

OFFERING MEMORANDUM

HISTORIC 3-STORY BUILDING MIX USE INVESTMENT PROPERTY

201 - 205 E CHAMBERS

CLEBURNE, TX 76031


TRANSWESTERN
RETAIL



201-205 E CHAMBERS

Historical Building

CLEBURNE, TX

OVERVIEW

Located in Historic Downtown Cleburne

Historic 3-Story Building

Total Building Size: Approximately 20,000 SF

~ 11 Multi-Family Units on Second & Third Floor 100% occupied

~ 3 Retail/Commercial spaces totaling 6,553 SF 39% occupied

Built in 1900

14 Parking spaces included on Property

Ample parking via adjacent city lot and street

Frontage Includes E Chambers St and N Anglin St

Contact Broker For Price



Historic Downtown Cleburne is vibrant and offers a mix of historic charm and modern amenities. It features a variety of unique retail stores, eateries, and entertainment options, including live music, theaters, museums, and art studios. Events like Antique Alley and SpringFest draw visitors from afar and residents alike, creating a lively community atmosphere.

Downtown Cleburne is experiencing growth and development, making it an attractive place to both live and work. The city has been focusing on enhancing its infrastructure to support this growth. Initiatives like the impact fee ordinance ensure that developers contribute to the city's infrastructure needs, which includes improvements to water, wastewater, and roadway systems. This ongoing investment is aimed at managing the demands of new development and ensuring sustainable growth.

Overall, Cleburne's downtown is becoming an increasingly appealing destination due to its blend of historical elements and contemporary conveniences, making it a nice place to both live and thrive with a growing and engaged community.





CLEBURNE

at a Glance

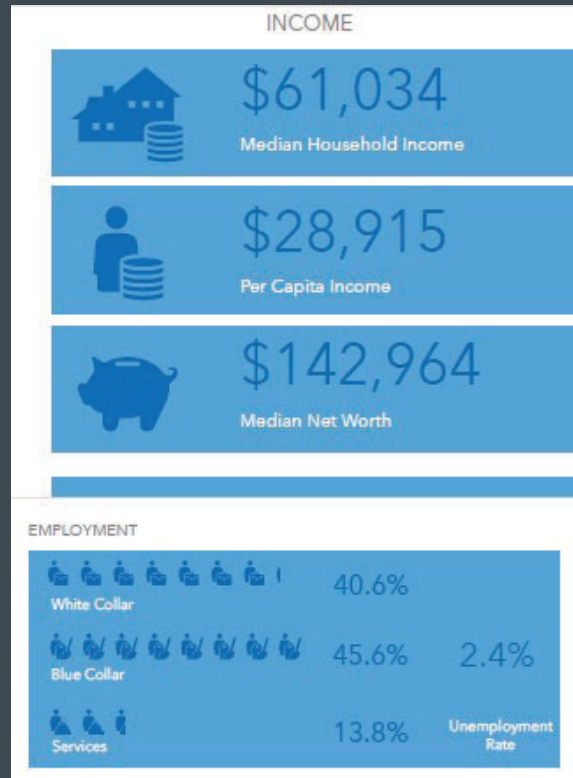


Cleburne, the county seat of Johnson County, is on U.S. Highway 67 thirty miles south of Fort Worth. Its origin and growth can be attributed to its role as a crossroads and transportation center. The site was near the earliest Johnson County road, an old wagon trail that was used by soldiers traveling from Fort Belknap to Fort Graham. The location had an excellent water source on West Buffalo Creek that attracted travelers, including cattlemen from the nearby Chisholm Trail.

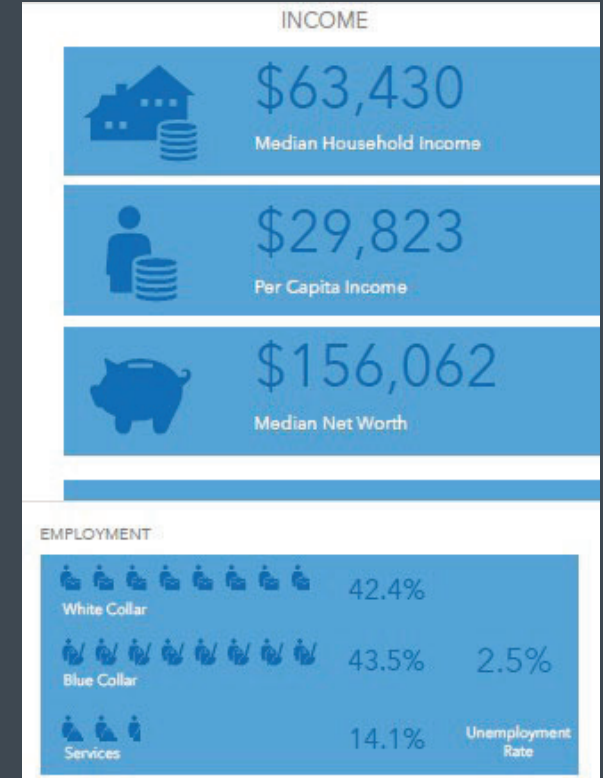
1 MILE

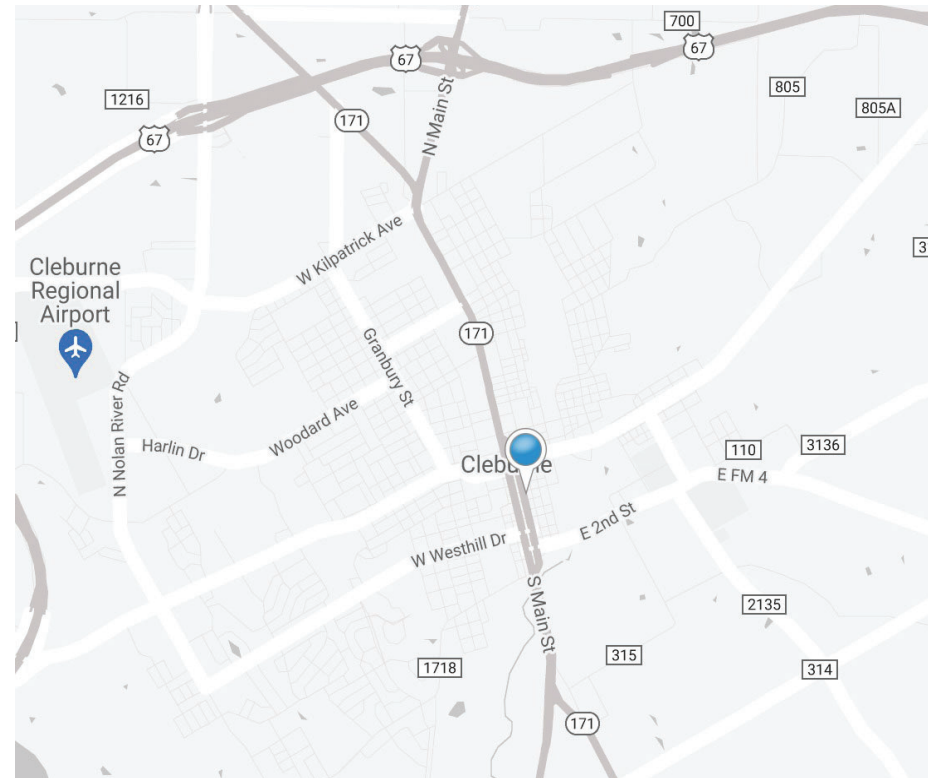


3 MILES



5 MILES

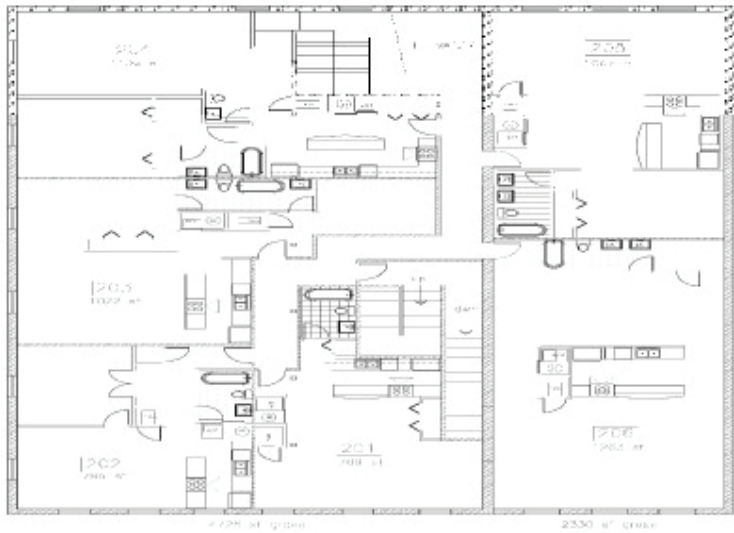




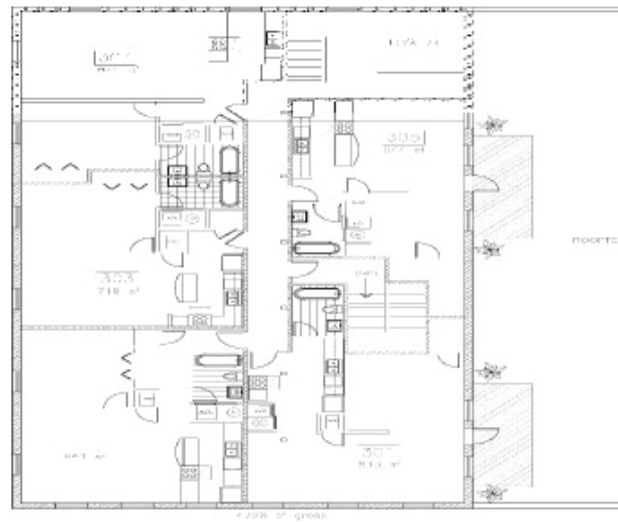
RESIDENTIAL RENT ROLL | 2nd & 3rd FLOORS

UNIT	SQ FT	DEPOSIT	TERMS	RENT/MO	WATER	INTERNET
201	709	\$1,100.00	9/30/2024	\$1,100.00	\$30	\$40
202	785	\$1,300.00	10/31/2024	\$1,200.00		
203	1022	\$1,625.00	9/30/2024	\$1,525.00	\$30	\$40
204	1139	\$1,625.00	11/30/2024	\$1,625.00	\$30	\$40
205	1067	\$1,600.00	4/30/2025	\$1,400.00	\$30	\$40
206	1263		10/31/2024	\$1,600.00	\$30	\$40
301	813	\$1,300.00	5/30/2025	\$1,300.00	\$30	\$40
302	841	\$1,600.00	2/27/2025	\$1,400.00	\$30	\$40
303	719	\$1,175.00	1/31/2025	\$1,275.00	\$30	\$40
304	849	\$1,600.00	10/31/2024	\$1,400.00	\$30	\$40
305	644	\$1,300.00		\$1,300.00	\$30	\$40
TOTAL	9,851	\$14,225.00		\$15,125.00	\$300	\$400

SECOND FLOOR

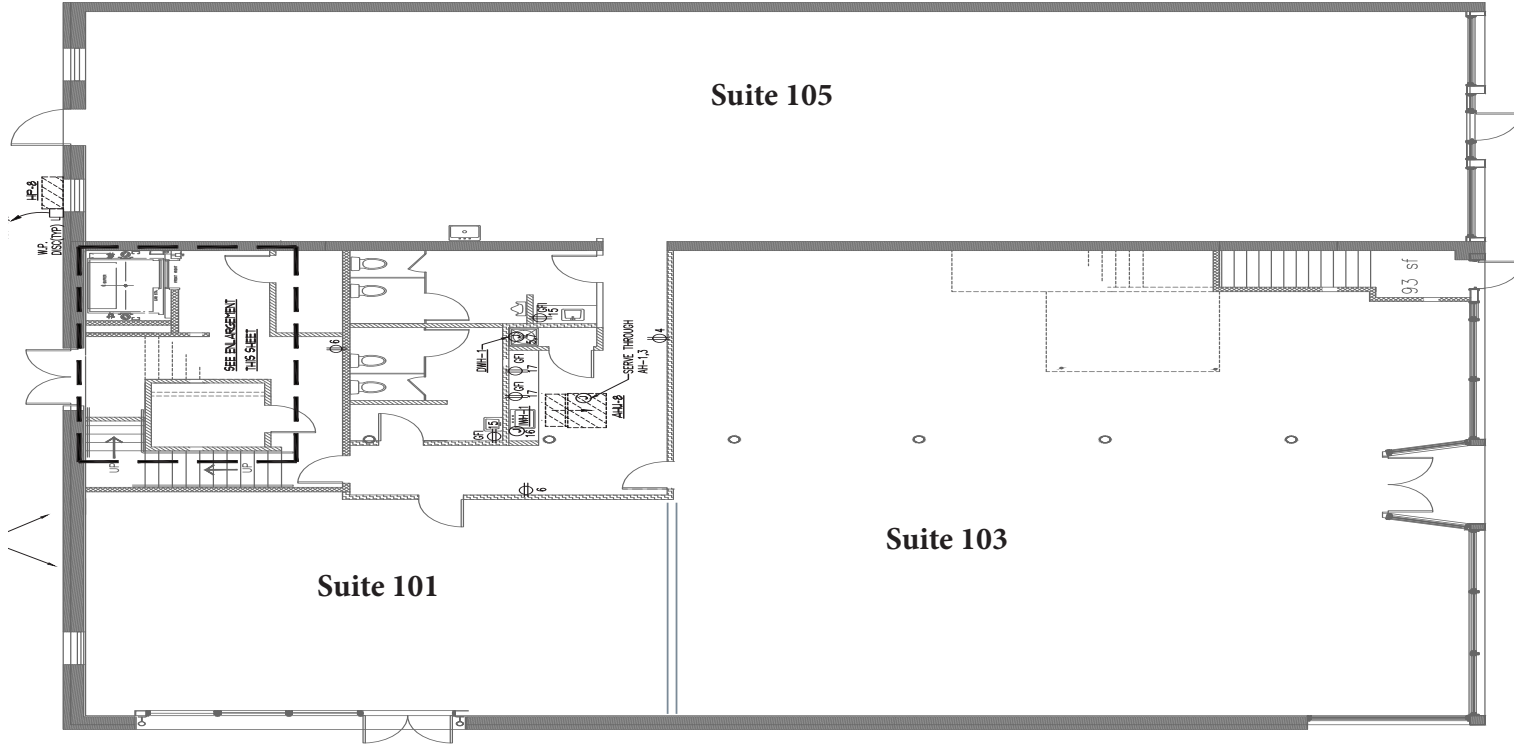


THIRD FLOOR



COMMERCIAL RENT ROLL | GROUND FLOOR

Tenant	Suite	SQ Ft	Term	Base Monthly	Base Annual	Rate PSF	Base Year
Wildly Beautiful Salon & Spa LLC	105	2,539	1/1/2025-12/31/2034	\$1,941.00	\$23,292.00	\$9.17	2024
**In Year 1 Wildly Beautiful Salon & Spa LLC is paying 1/2 of rent as a tenant improvement allowance.							
Vacant	103	3,142					
Vacant	101	872					
Total		6,553		\$1,941.00	\$23,292.00	\$9.17	



FINANCIAL ANALYSIS

NOI ANALYSIS - PROJECTED 2025

RETAIL & MULTI-FAMILY

01/01/2025-12/31/2025	Sq Ft	Base Rent PSF	Base Rent Total Monthly	Base Rent Total Annual	Base Year	Terms	Notes
Retail-Suite 105	2,539	\$18.34	\$3,880.44	\$46,565.00	2024	120 months	In Year 1 Tenant is paying 1/2 rent at \$9.17/SF as a tenant improvement allowance
Residential -2nd Floor	5,985	\$16.94	\$8,450.00	\$101,400.00			
Residential - 3rd Floor	3,866	\$20.72	\$ 6,675.00	\$80,100.00			
TOTAL PROJECTED 2025	12,390	\$18.41	\$19,005.44	\$228,065.00			

TOTAL NET RENT INCOME \$228,065.00

EXPENSE REIMBURSEMENT \$8,400.00

RESIDENTIAL WATER \$3,600.00

RESIDENTIAL INTERNET \$4,800.00

TOTAL GROSS INCOME \$236,465.00

EXPENSES

RE TAXES (\$10,647.27)

INSURANCE (\$28,819.09)

CAM (\$34,677.17)

TOTAL OP EX (\$74,143.53)

NOI \$162,321.47



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Transwestern Commercial Services Fort Worth, LLC	9000246		817-877-4433
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Eugene Paul Wittorf	479373	paul.wittorf@transwestern.com	972-774-2500
Designated Broker of Firm	License No.	Email	Phone
Leland Alvinus Prowse IV	450719	leland.prowse@transwestern.com	817-877-4433
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jeffrey Scott Givens	431457	jeff.givens@transwestern.com	817-877-4433
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0





TRANSWESTERN

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