



# Avid

REAL ESTATE ADVISORS

[www.avidrea.com](http://www.avidrea.com)  
214.379.1040

**25,000 SF  
Pad Site with  
115 FT of Frontage**

1645 W Henderson St  
Cleburne, TX 76033

**CONTACT BROKER FOR MORE INFORMATION:**

**James Seidel**  
jseidel@avidrea.com  
214.379.1041

**Ryan Clark**  
rclark@avidrea.com  
214.379.1050

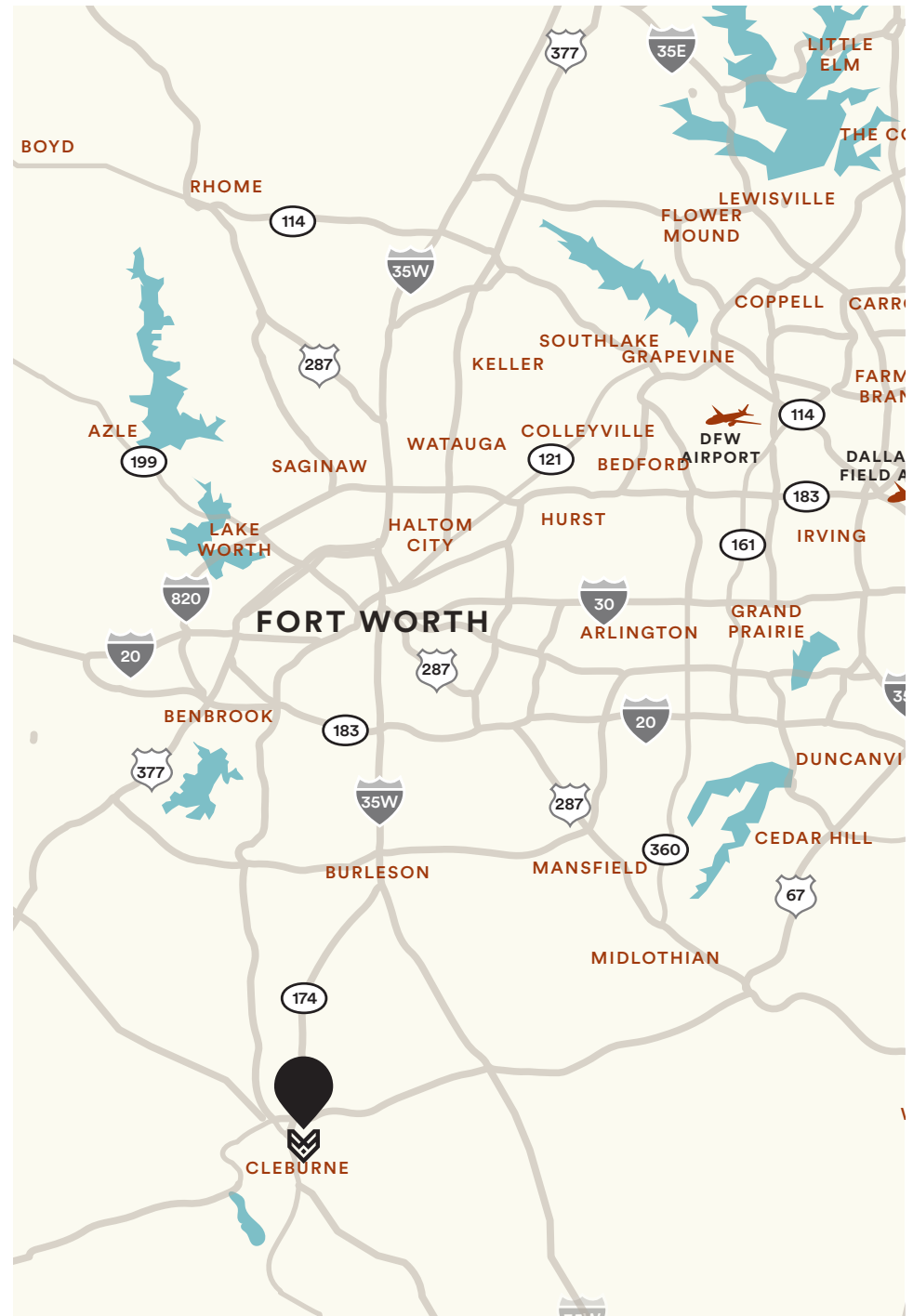


# Property Details

<b>LOCATION</b>	1645 W Henderson St, Cleburne, TX 76033	
<b>AVAILABLE</b>	1,020 SF Building / 25,000 SF Pad Site	
<b>PRICE</b>	Please Call for Pricing	
<b>ZONING</b>	RC - Regional Commercial	
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>» 114.9 feet of frontage on Henderson St</li> <li>» Freestanding 2nd Gen Drive-thru on site</li> <li>» Rare signalized hard corner on Henderson St</li> <li>» Cinemark shadow anchored</li> <li>» High growth with opening of Chisholm Trail Pkwy</li> </ul>	
<b>AREA RETAIL &amp; TRAFFIC DRIVERS</b>	Cinemark, Papa John's, Chili's, Planet Fitness, U-Haul, Kroger, Big Lots, Tractor Supply, Walmart, Aldi, Harbor Freight Tools, Starbucks, Aspen Dental, Firehouse Subs, SportClips, Hobby Lobby, Boot Barn	
<b>TRAFFIC COUNTS</b>	W Henderson St 22,866 CPD 2023	N Nolan River Rd 8,516 CPD 2023

## Demographics

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>	6,481	31,010	37,381
<b>EST. POP GROWTH 2024-29</b>	2.8%	2.8%	2.8%
<b>MEDIAN AGE</b>	38.0	35.4	35.7
<b>NUMBER OF HOUSEHOLDS</b>	2,540	11,190	13,426
<b>AVG HOUSEHOLD INCOME</b>	\$100,924	\$95,488	\$91,397
<b>MED HOUSEHOLD INCOME</b>	\$73,091	\$72,193	\$69,421



# Wide Aerial



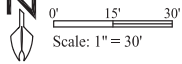


# Survey

Job No. 202207014

Revision 03

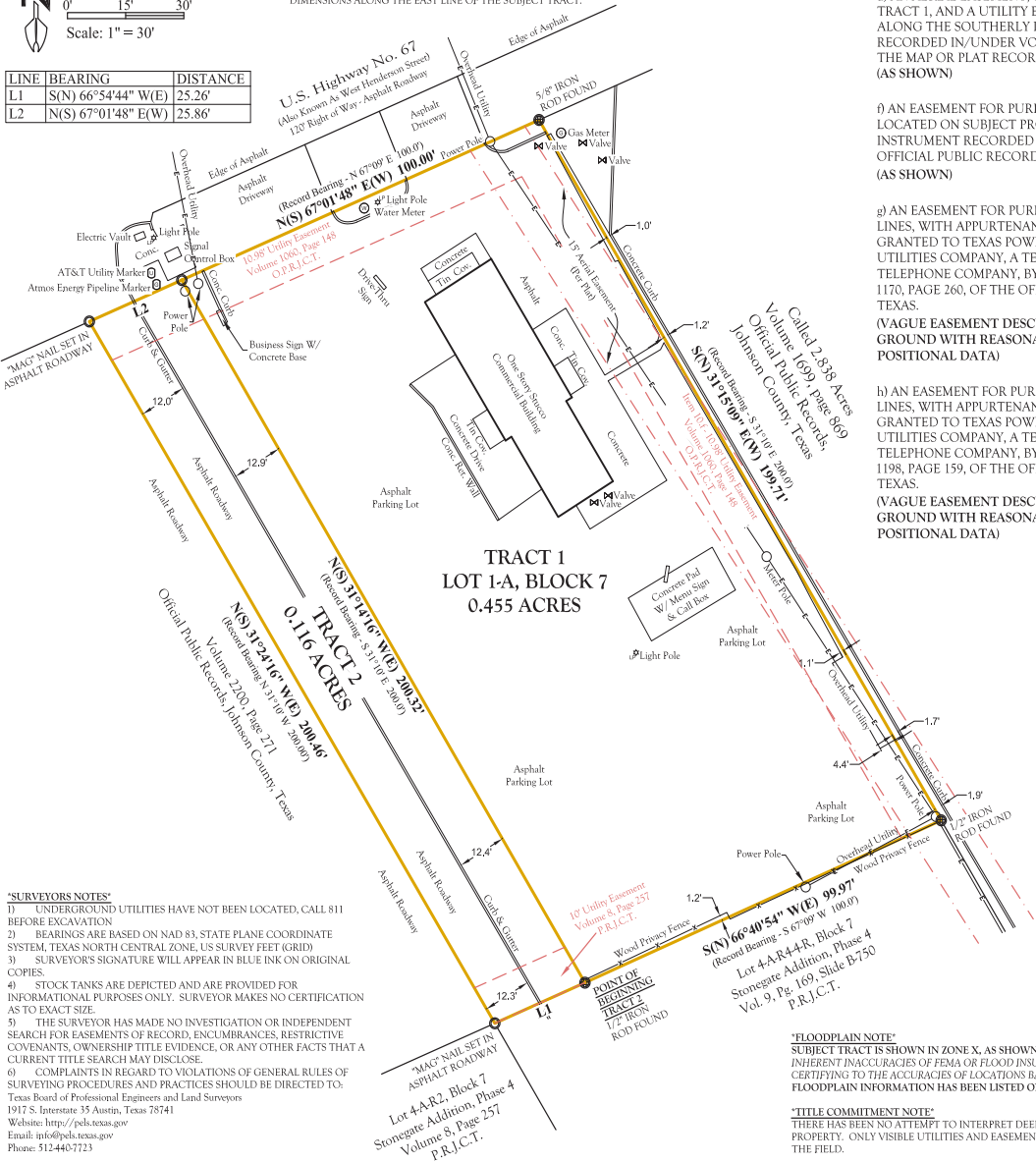
Plot Date: 11/03/2022 3:00 pm



LINE	BEARING	DISTANCE
L1	S(N) 66°54'44" W(E)	25.26'
L2	N(S) 67°01'48" E(W)	25.86'

**\*PREVIOUS NOTES\***

REVISION 01: REVIEWED TITLE COMMITMENT ITEMS AND REVISED TITLE COMMITMENT COMMENTS AND ALSO LABELED ITEM 10.E ON THE FACE OF THE SURVEY.  
 REVISION 02: REMOVED ITEM 10.E FROM THE FACE OF THE SURVEY AND ADDED NOTES REGARDING THE RELEASE OF SUBJECT EASEMENT.  
 REVISION 03: REVISED TITLE COMMITMENT, CERTIFICATION AND ADDED DIMENSIONS ALONG THE EAST LINE OF THE SUBJECT TRACT.



**\*SURVEYOR'S NOTES\***

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED, CALL 811 BEFORE EXCAVATION
- 2) BEARINGS ARE BASED ON NAD 83, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, U.S. SURVEY FEET (GRID)
- 3) SURVEYOR'S SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES.
- 4) STOCK TANKS ARE DEPICTED AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SURVEYOR MAKES NO CERTIFICATION AS TO EXACT SIZE.
- 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- 6) COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO: Texas Board of Professional Engineers and Land Surveyors  
 1917 S. Interstate 35 Austin, Texas 78741  
 Website: <http://peels.texas.gov>  
 Email: [info@peels.texas.gov](mailto:info@peels.texas.gov)  
 Phone: 512-440-7723

**STEWART TITLE COMPANY - FILE NO. 1762451**

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

4) AN AERIAL EASEMENT, 15 FEET IN WIDTH, IN THE EASTERLY PORTION OF TRACT 1, AND A UTILITY EASEMENT, 10 FEET IN WIDTH, ALONG THE SOUTHERLY LINE OF TRACT 2, AS SET FORTH BY PLATS RECORDED IN/UNDER VOLUME 6, PAGE 55, AND VOLUME 8, PAGE 257, OF THE MAP OR PLAT RECORDS OF JOHNSON COUNTY, TEXAS (AS SHOWN)

5) AN EASEMENT FOR PURPOSES OF UTILITIES, WITH APPURTENANCES LOCATED ON SUBJECT PROPERTY GRANTED TO CITY OF CLEBURNE BY INSTRUMENT RECORDED IN/UNDER VOLUME 1060, PAGE 148, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS. (AS SHOWN)

6) AN EASEMENT FOR PURPOSES OF ELECTRIC AND COMMUNICATION LINES, WITH APPURTENANCES, LOCATED ON SUBJECT PROPERTY GRANTED TO TEXAS POWER & LIGHT COMPANY, A DIVISION OF TEXAS UTILITIES COMPANY, A TEXAS CORPORATION, AND SOUTHWESTERN BELL TELEPHONE COMPANY, BY INSTRUMENT RECORDED IN/UNDER VOLUME 1170, PAGE 260, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS.  
 (VAGUE EASEMENT DESCRIPTION - UNABLE TO LOCATE ON THE GROUND WITH REASONABLE CERTAINTY DUE TO LACK OF POSITIONAL DATA)

7) AN EASEMENT FOR PURPOSES OF ELECTRIC AND COMMUNICATION LINES, WITH APPURTENANCES, LOCATED ON SUBJECT PROPERTY GRANTED TO TEXAS POWER & LIGHT COMPANY, A DIVISION OF TEXAS UTILITIES COMPANY, A TEXAS CORPORATION, AND SOUTHWESTERN BELL TELEPHONE COMPANY, BY INSTRUMENT RECORDED IN/UNDER VOLUME 1198, PAGE 159, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS.  
 (VAGUE EASEMENT DESCRIPTION - UNABLE TO LOCATE ON THE GROUND WITH REASONABLE CERTAINTY DUE TO LACK OF POSITIONAL DATA)

**\*FLOODPLAIN NOTE\***  
 SUBJECT TRACT IS SHOWN IN ZONE X, AS SHOWN ON FEMA FIRM NO. 48251C0285J, EFFECTIVE 12/04/2012. INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS. FLOODPLAIN INFORMATION HAS BEEN LISTED ON THIS SURVEY.

**\*TITLE COMMITMENT NOTE\***  
 THERE HAS BEEN NO ATTEMPT TO INTERPRET DEED RESTRICTIONS OR ZONING REGARDING THIS PROPERTY. ONLY VISIBLE UTILITIES AND EASEMENTS HAVE BEEN SHOWN ON THIS SURVEY AS LOCATED IN THE FIELD.

A SURVEY OF

1645 WEST HENDERSON STREET, CLEBURNE TEXAS, 76033

**TRACT 1:**

LOT 1-A, BLOCK 7, OF THE STONEGATE ADDITION, PHASE FOUR, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN VOLUME 6, PAGE 55 OF THE MAP RECORDS OF JOHNSON COUNTY, TEXAS.

**TRACT 2:**

0.116 ACRES OF LAND LOCATED IN THE L.J. HALE SURVEY, A-354, BEING ALL OF A TRACT AS DESCRIBED IN VOLUME 2200, PAGE 267 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 4-A-R3, BLOCK 7, STONEGATE ADDITION, PHASE 4, AS RECORDED IN VOLUME 8, PAGE 257, PLAT RECORDS OF JOHNSON COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 IRON ROD FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1-A, BLOCK 7, OF THE STONEGATE ADDITION, PHASE FOUR, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN VOLUME 6, PAGE 55 OF THE MAP RECORDS OF JOHNSON COUNTY, TEXAS, THE NORTHWEST CORNER OF LOT 4-A-R4-R, BLOCK 7, OF THE STONEGATE ADDITION, PHASE FOUR, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN VOLUME 9, PAGE 169, SLIDE B-750 OF THE MAP RECORDS OF JOHNSON COUNTY, TEXAS, AND THE NORTHEAST CORNER OF LOT 4-A-R2, BLOCK 7, OF THE STONEGATE ADDITION, PHASE FOUR, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN VOLUME 8, PAGE 257 OF THE MAP RECORDS OF JOHNSON COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID LOT 4-A-R2 AND THE TRACT DESCRIBED HEREIN, S 66°54'44" W - 25.26 FEET TO A "MAG" NAIL SET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN VOLUME 2200, PAGE 271 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID TRACT DESCRIBED IN VOLUME 2200, PAGE 271 AND SAID TRACT DESCRIBED HEREIN, N 31°24'16" W - 200.46 FEET TO A "MAG" NAIL SET, SAID POINT ALSO BEING IN THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 67;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 67, N 67°01'48" E - 25.86 FEET TO A 3/8 INCH SPIKE SET WITH CAP "JRP 5959", SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1-A;

THENCE ALONG THE COMMON LINE OF SAID LOT 1-A AND SAID TRACT DESCRIBED HEREIN, S 31°14'16" E - 200.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.116 ACRES OF LAND.

FIELD NOTE DESCRIPTION TO ACCOMPANY PLAT EVENLY DATED

**\*LEGEND\***

○ 3/8 INCH SPIKE SET WITH CAP MARKED "JRP 5959" UNLESS OTHERWISE NOTED.

**\*SPECIAL NOTE\***

TEXAS STATUTES LOCAL GOVERNMENT CODE, TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES, SUBTITLE B. COUNTY REGULATORY AUTHORITY, CHAPTER 232. COUNTY REGULATION OF SUBDIVISIONS, SUBCHAPTER A. SUBDIVISION PLATTING REQUIREMENTS IN GENERAL.  
**BEFORE CONSTRUCTION PLEASE CONSULT ALL APPLICABLE GOVERNING ENTITIES REGARDING RULES AND REGULATIONS THAT MAY AFFECT CONSTRUCTION ON THIS PROPERTY.**

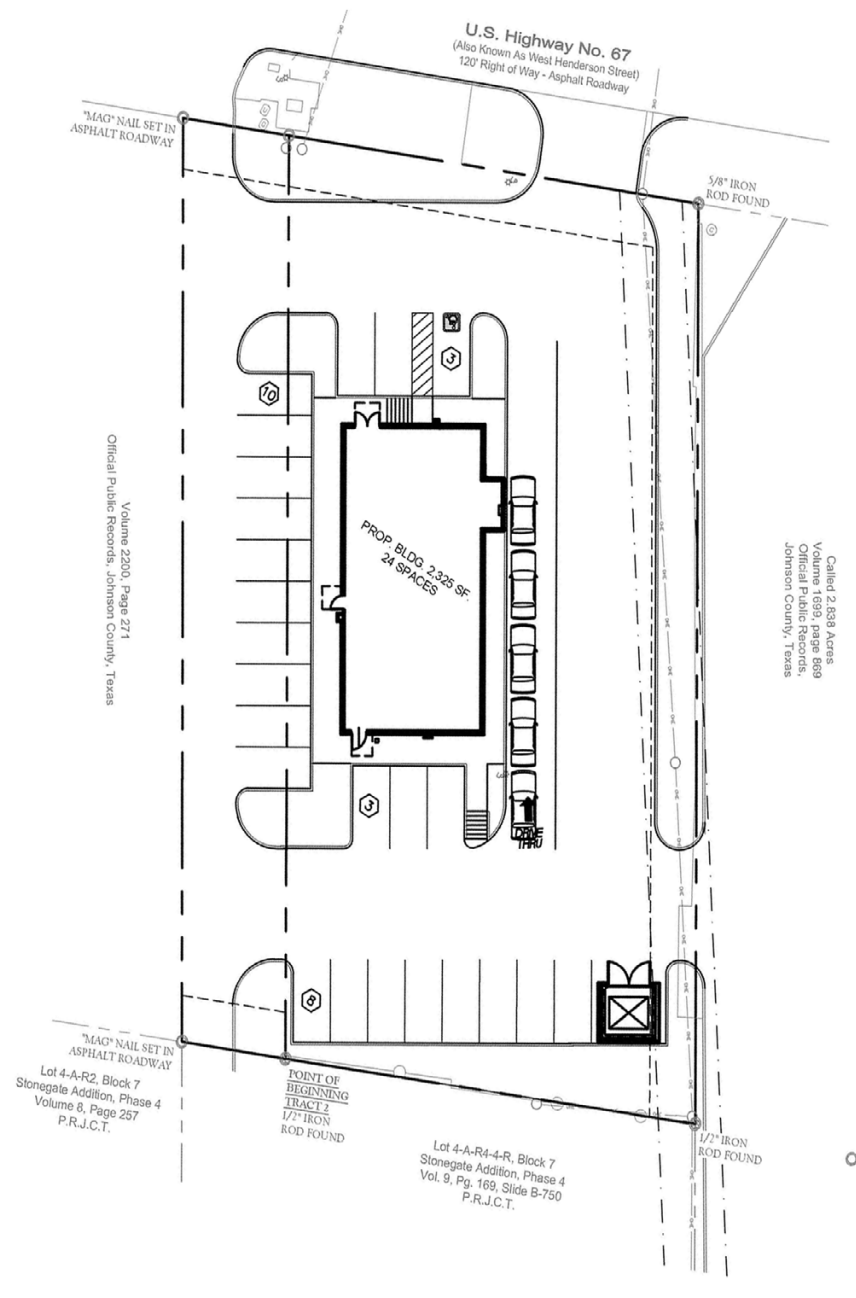
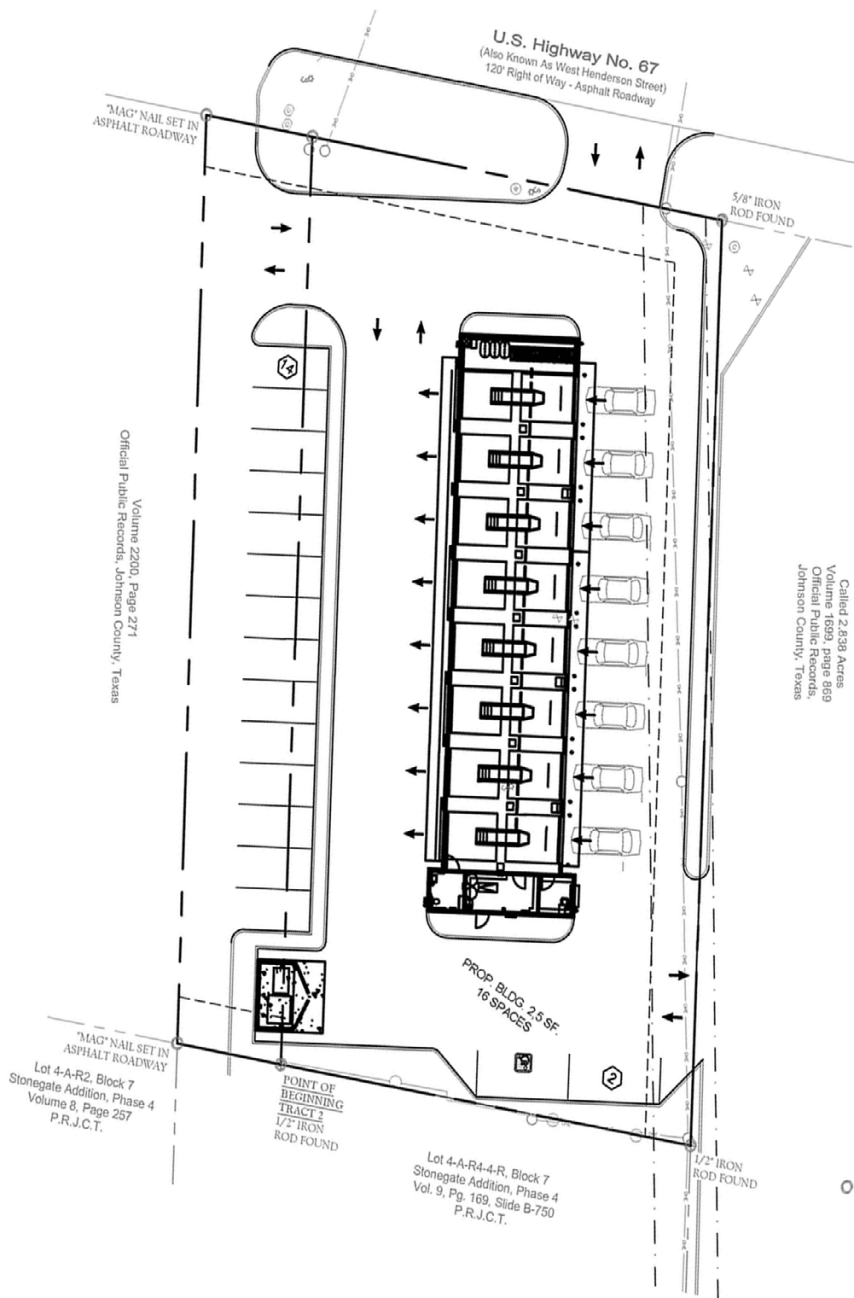
**\*PUBLIC RIGHT OF WAY NOTE\***  
 SUBJECT TRACT APPEARS TO HAVE DIRECT ACCESS, AND IS ADJACENT TO, U.S. HIGHWAY NO. 67, A PUBLIC RIGHT OF WAY.

I HEREBY CERTIFY TO: ANDREWS & BARTH, P.C., A TEXAS PROFESSIONAL CORPORATION AND CLEBURNE CORNER PURSUIT, LLC THAT ALL DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS, PROTRUSIONS OR VISIBLE / APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED ON THE GROUND AUGUST 3, 2022. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

*Justin Rene Parenteau*  
 JUSTIN RENE PARENTEAU  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS LICENSE NO. 5959  
 140 HACKBERRY POINT DRIVE  
 WEATHERFORD, TEXAS 76087  
 PHONE NO. 361-813-8888  
 JUSTIN@NOCUTMAPS.COM



# Concept Plan





# Information About Brokerage Services

11-2-2015



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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

### **Avid Real Estate Advisors, LLC**

\_\_\_\_\_  
Licensed Broker/Broker Firm Name or Primary Assumed Business Name

**#9008251**

\_\_\_\_\_  
License No

\_\_\_\_\_  
E-mail

**214.379.1040**

\_\_\_\_\_  
Phone

### **Ryan Jordan**

\_\_\_\_\_  
Designated broker of Firm

**#622105**

\_\_\_\_\_  
License No

**rjordan@avidrea.com**

\_\_\_\_\_  
E-mail

**214.379.1043**

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent/Associate

\_\_\_\_\_  
License No

\_\_\_\_\_  
E-mail

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Sales Agent/Associate's Name

\_\_\_\_\_  
License No

\_\_\_\_\_  
E-mail

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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