

Hotels/Motels

- 1 Hampton Inn & Suites
- 2 Best Way Inn
- 3 Holiday Inn Express & Suites

- 4 Motel 6
- 5 Super 8

Restaurants/Fast Food

- 1 Sonic Drive-In
- 2 Pastafina
- 3 Chicken Express
- 4 Taco Casa
- 5 Chili's Grill & Bar
- 6 Barrera's Tex Mex
- 7 Taco T
- 8 Pappa John's Pizza
- 9 West End Grill
- 10 Huddle House
- 11 Hawaii Shaved Ice
- 12 Subway
- 13 Little Caesars Pizza
- 14 Donut Express
- 15 Burger King
- 16 Wendy's
- 17 Long John Silver's
- 18 Susannah's Homestyle Cooking
- 19 Baskin Robbins

Retail/Grocery Stores/Drug Stores

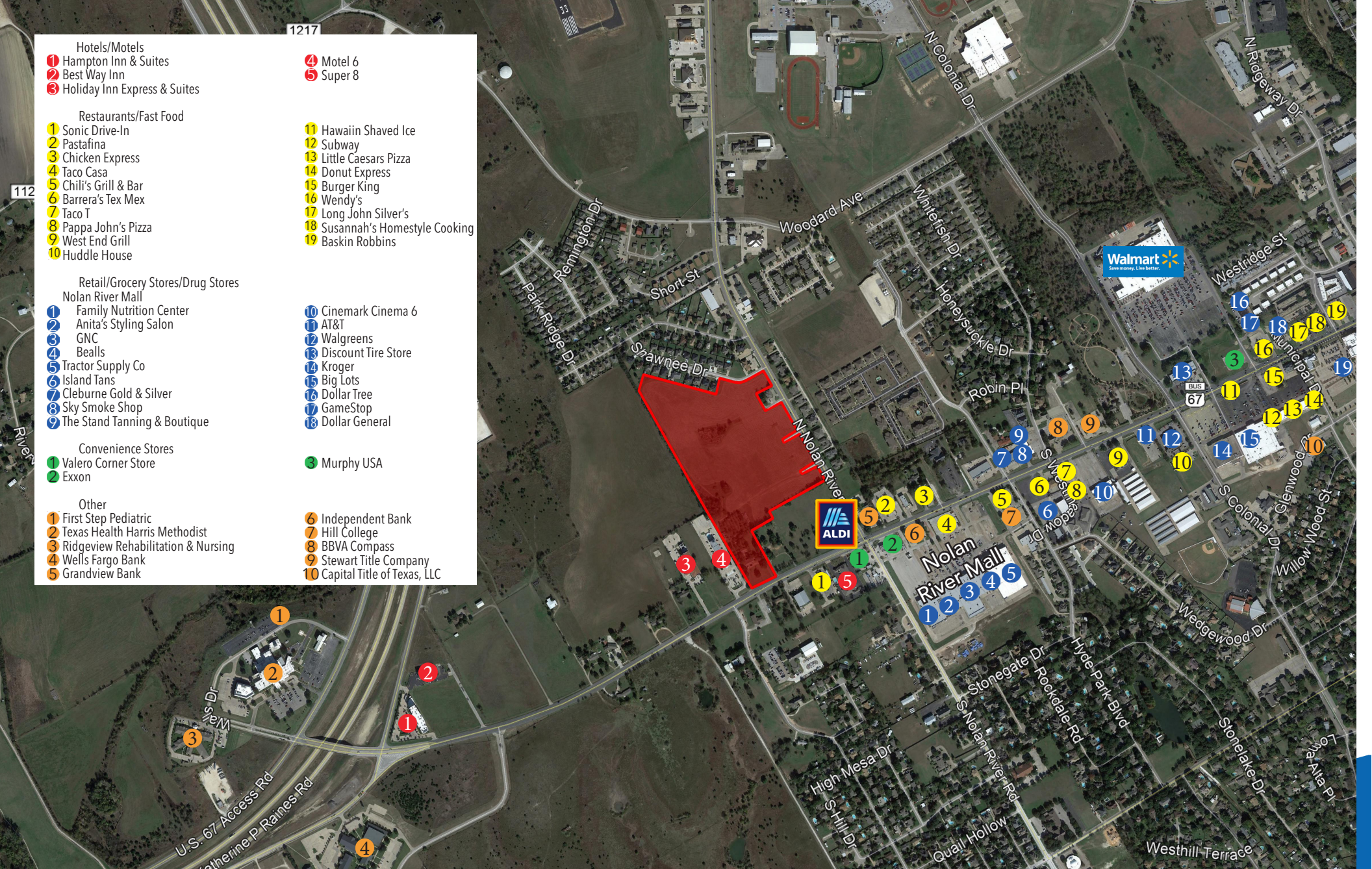
- 1 Nolan River Mall
- 2 Family Nutrition Center
- 3 Anita's Styling Salon
- 4 GNC
- 5 Bealls
- 6 Tractor Supply Co
- 7 Island Tans
- 8 Cleburne Gold & Silver
- 9 Sky Smoke Shop
- 10 The Stand Tanning & Boutique
- 11 Cinemark Cinema 6
- 12 AT&T
- 13 Walgreens
- 14 Discount Tire Store
- 15 Kroger
- 16 Big Lots
- 17 Dollar Tree
- 18 GameStop
- 19 Dollar General

Convenience Stores

- 1 Valero Corner Store
- 2 Exxon
- 3 Murphy USA

Other

- 1 First Step Pediatric
- 2 Texas Health Harris Methodist
- 3 Ridgeview Rehabilitation & Nursing
- 4 Wells Fargo Bank
- 5 Grandview Bank
- 6 Independent Bank
- 7 Hill College
- 8 BBVA Compass
- 9 Stewart Title Company
- 10 Capital Title of Texas, LLC



NWQ OF NOLAN RIVER RD & W. HENDERSON ST

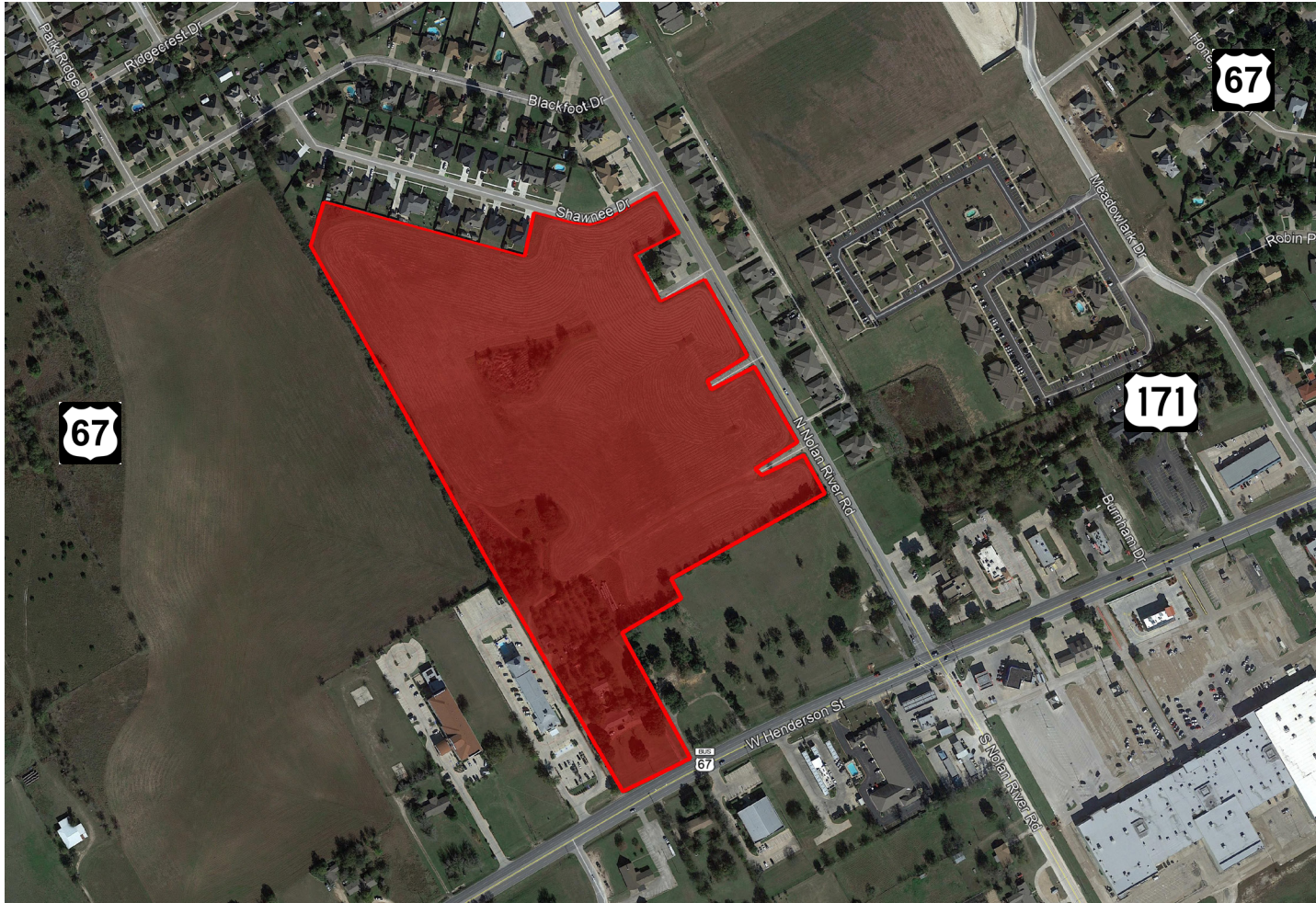
+/- 29 ACRES | CLEBURNE, TEXAS



DALLAS MARGESON
 817.259.3502
 dallas.margeson@transwestern.com

NWQ OF NOLAN RIVER RD & W. HENDERSON ST

+/- 29 ACRES | CLEBURNE, TEXAS



PROPERTY INFORMATION

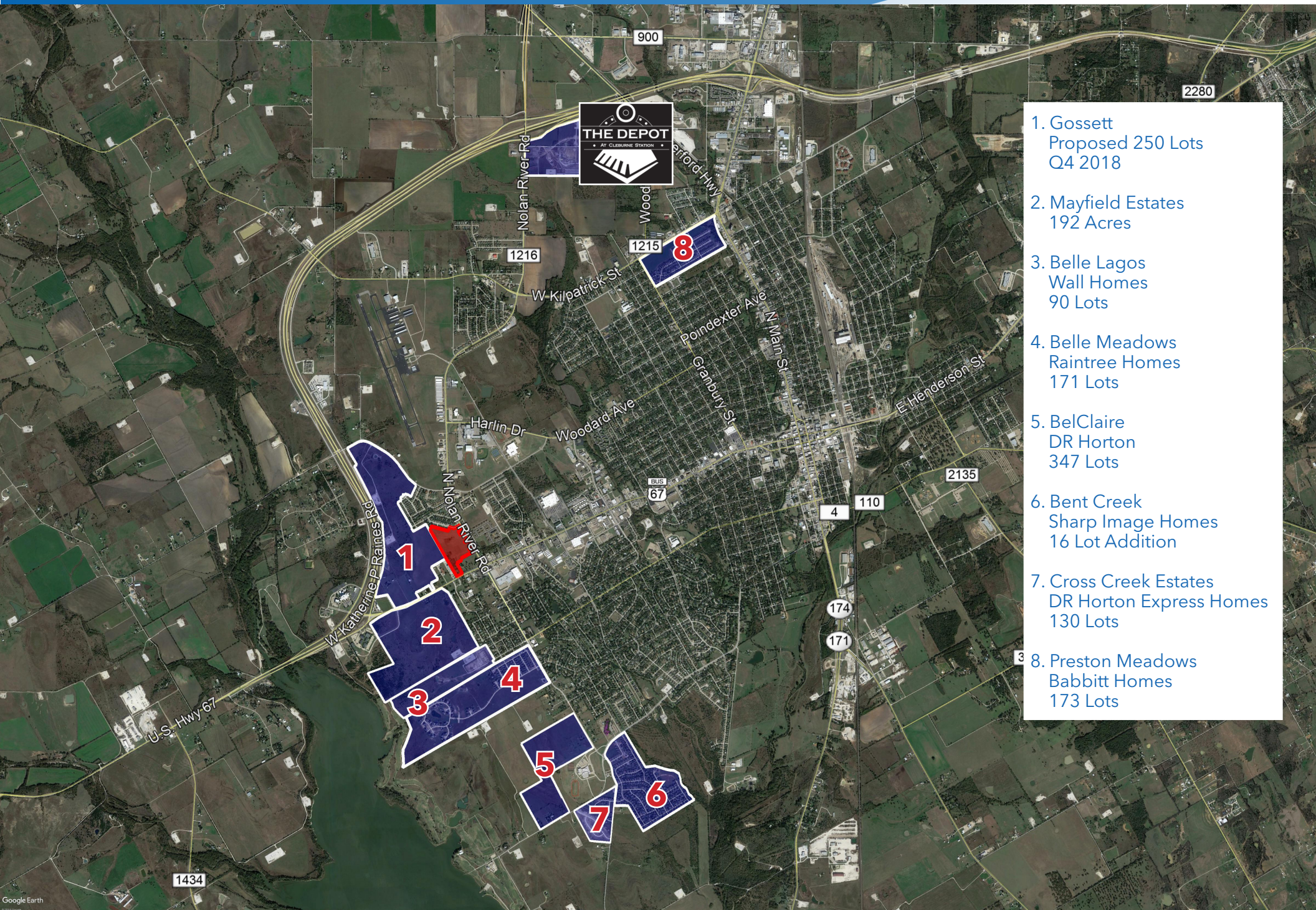
- +/-29 Acres
- Cleburne ISD
- Johnson County
- Minutes from Chisholm Trail Parkway with access from West Henderson St & Nolan River Rd
- Prime Development Opportunity
- Divisible
- Utilities to Site
- Zoning - C2, General Business District - Commercial

PRICING INFORMATION

- Contact Broker

CONTACT INFORMATION:

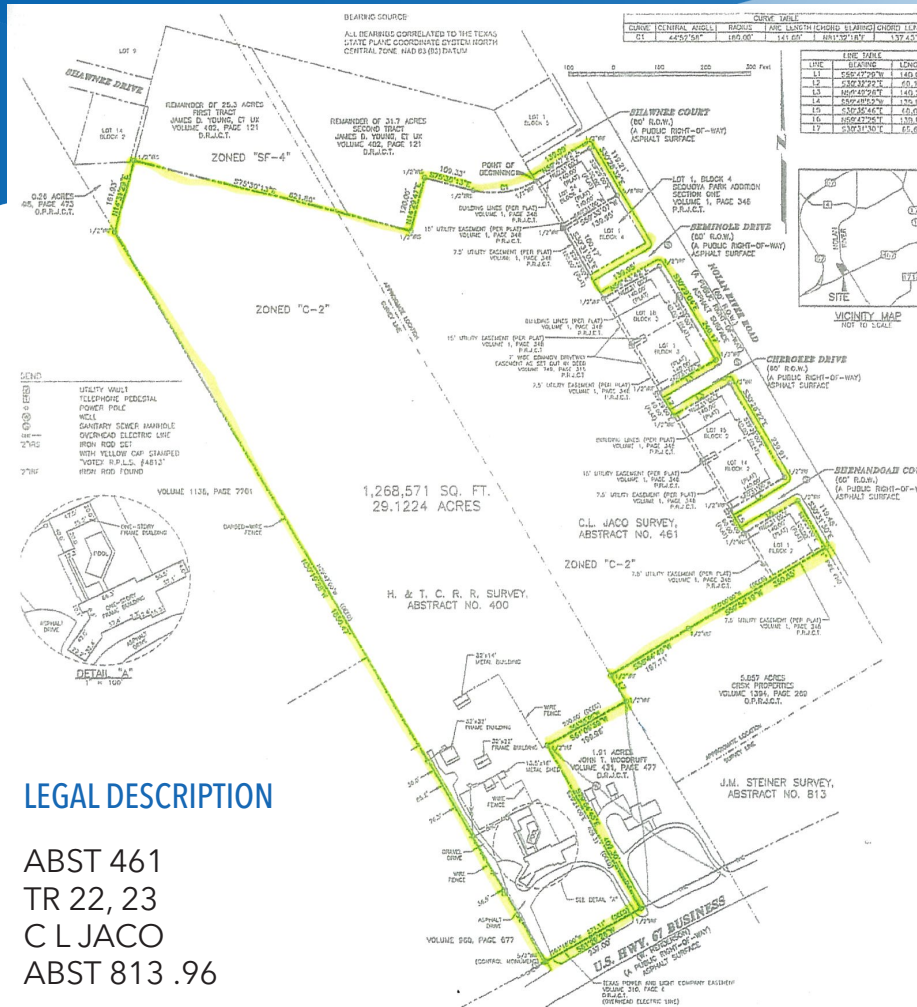
DALLAS MARGESON
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1. Gossett
Proposed 250 Lots
Q4 2018
2. Mayfield Estates
192 Acres
3. Belle Lagos
Wall Homes
90 Lots
4. Belle Meadows
Raintree Homes
171 Lots
5. BelClaire
DR Horton
347 Lots
6. Bent Creek
Sharp Image Homes
16 Lot Addition
7. Cross Creek Estates
DR Horton Express Homes
130 Lots
8. Preston Meadows
Babbitt Homes
173 Lots

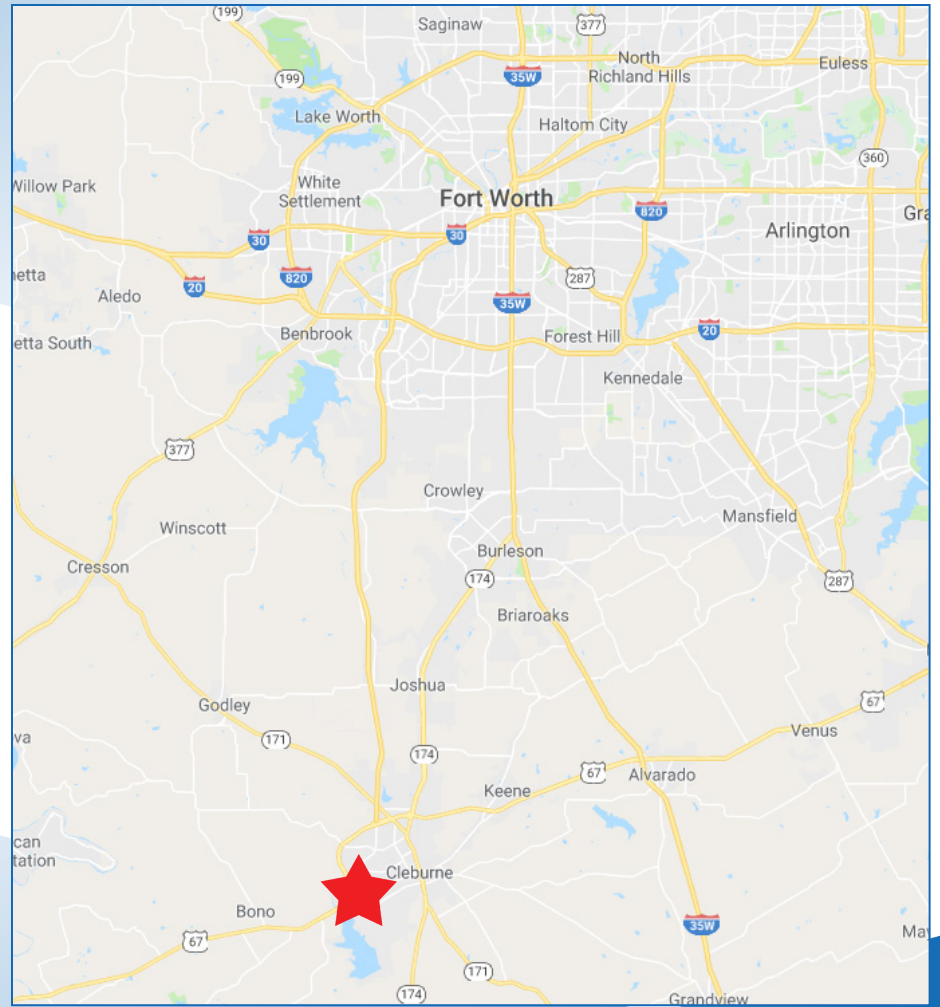
NWQ OF NOLAN RIVER RD & W. HENDERSON ST

+/- 29 ACRES | CLEBURNE, TEXAS



LEGAL DESCRIPTION

ABST 461
TR 22, 23
C L JACO
ABST 813 .96



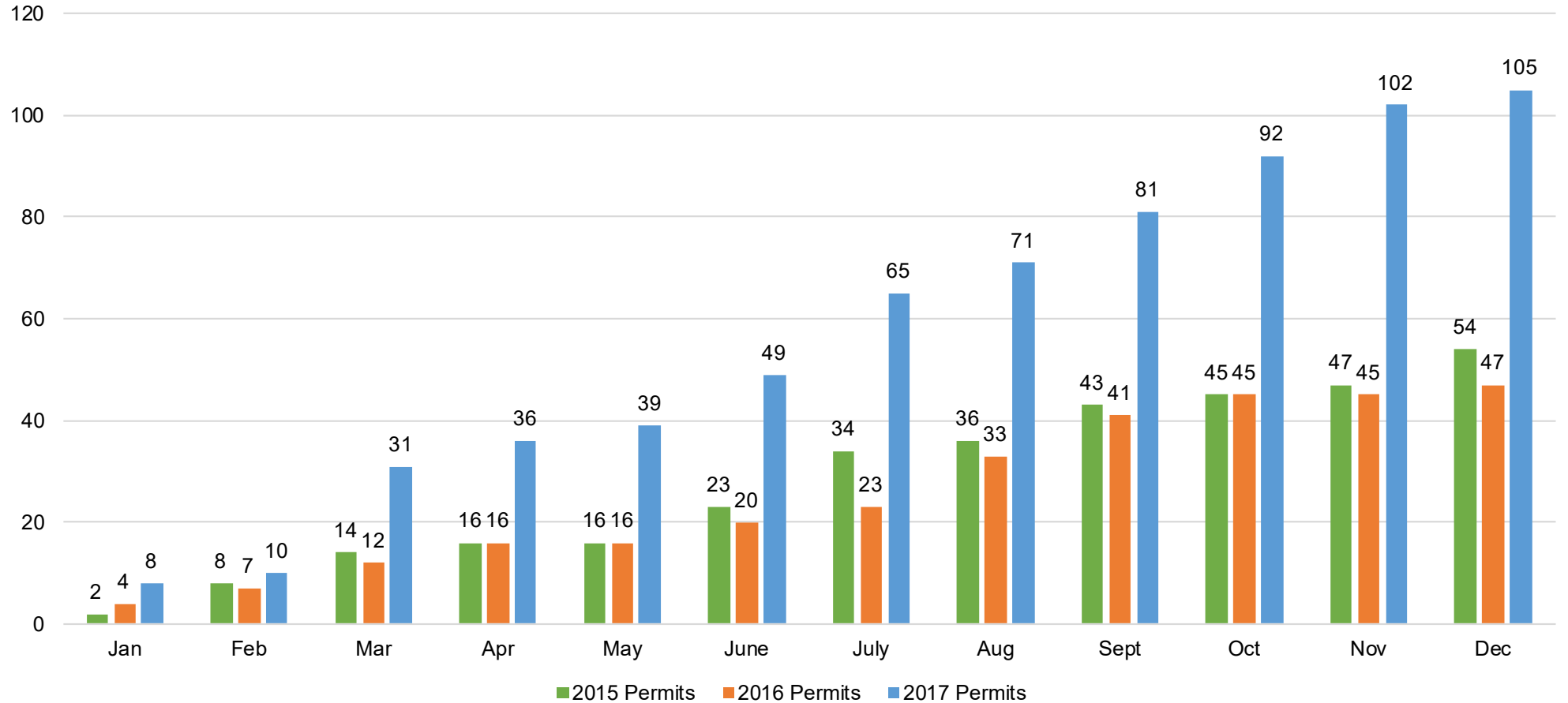
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	4,037	25,770	33,006
Households	1,603	9,342	11,711
Avg. Household Income	\$74,562	\$64,620	\$63,588
Employed/Work from Home	4,089	12,436	16,392

TRAFFIC COUNTS	
N. Nolan River Rd. @ W. Henderson St.	13,380 VPD
E. Henderson St. @ Burnham Dr.	12,500 VPD
US Hwy 67 @ Woodard Ave.	11,630 VPD
W. Katherine P Rains Rd (US 67) @ Weatherford Hwy	11,000 VPD

NWQ OF NOLAN RIVER RD & W. HENDERSON ST

+/- 29 ACRES | CLEBURNE, TEXAS

CLEBURNE RESIDENTIAL PERMIT COMPARISONS YEAR TO DATE 2015-2017



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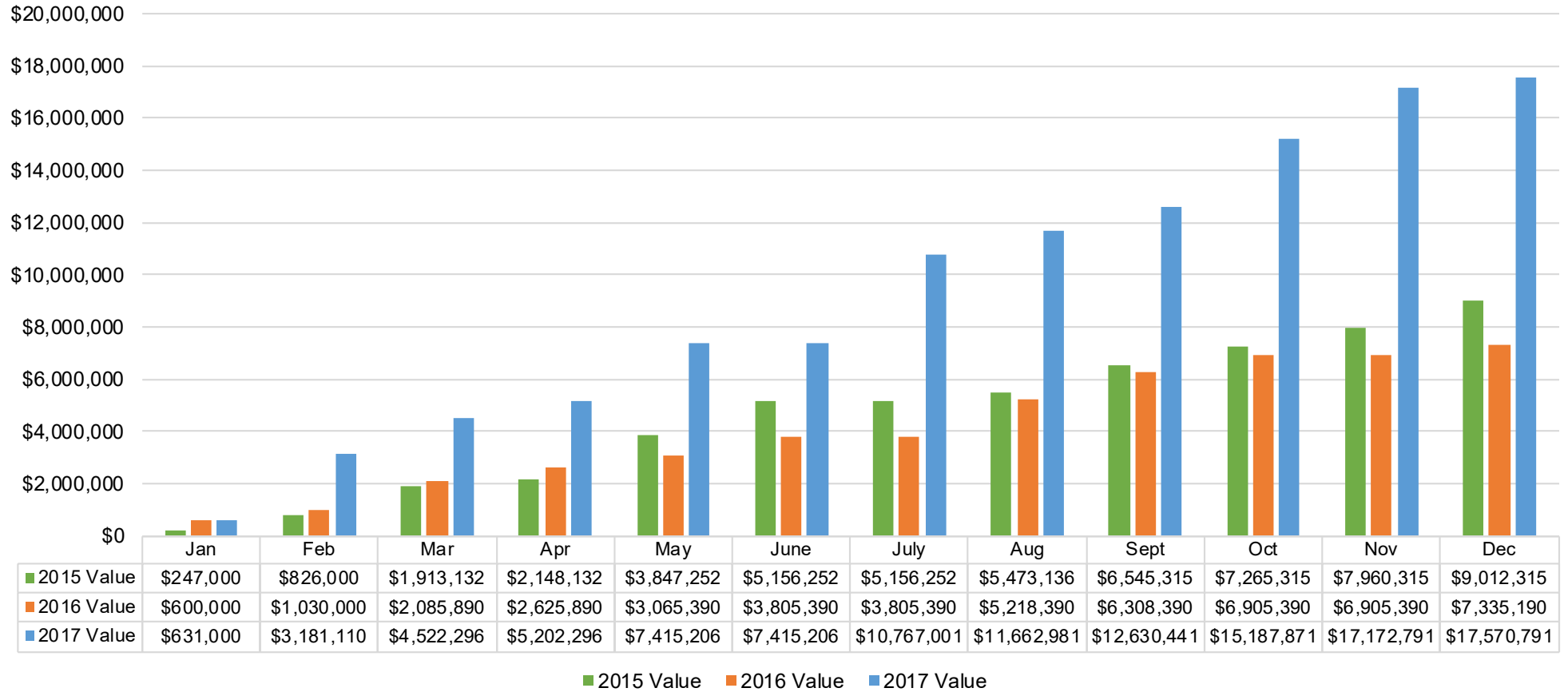


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NWQ OF NOLAN RIVER RD & W. HENDERSON ST

+/- 29 ACRES | CLEBURNE, TEXAS

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