

# **LAND FOR SALE**

**CR 805 & FERGASON ROAD  
CLEBURNE, TX**



**4600 Greenville Avenue, Suite 150**

**Dallas, TX 75206**

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**[www.dfwa.net](http://www.dfwa.net)**

## VACANT LAND FOR SALE

LOCATION: The intersection of CR 805 and Ferguson Road, Cleburne, Johnson County, Texas

SIZE: Approximately 43.00 acres

PRICE: \$10,000.00 an acre

Population in Cleburne in 2017 is 30,020. Projected to grow to 40,000 people within the next five years. Johnson County has a population of 155,450 as of 2017 and that is projected to grow as well.



CR 805 and Fergason Road, Cleburne, TX



# **DFW** **ADVISORS**

Real Estate Services, Acquisition, Relocation,  
Consulting & Property Management

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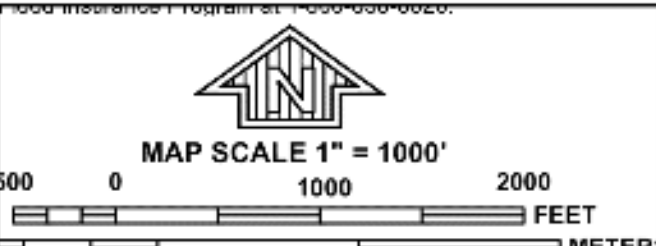
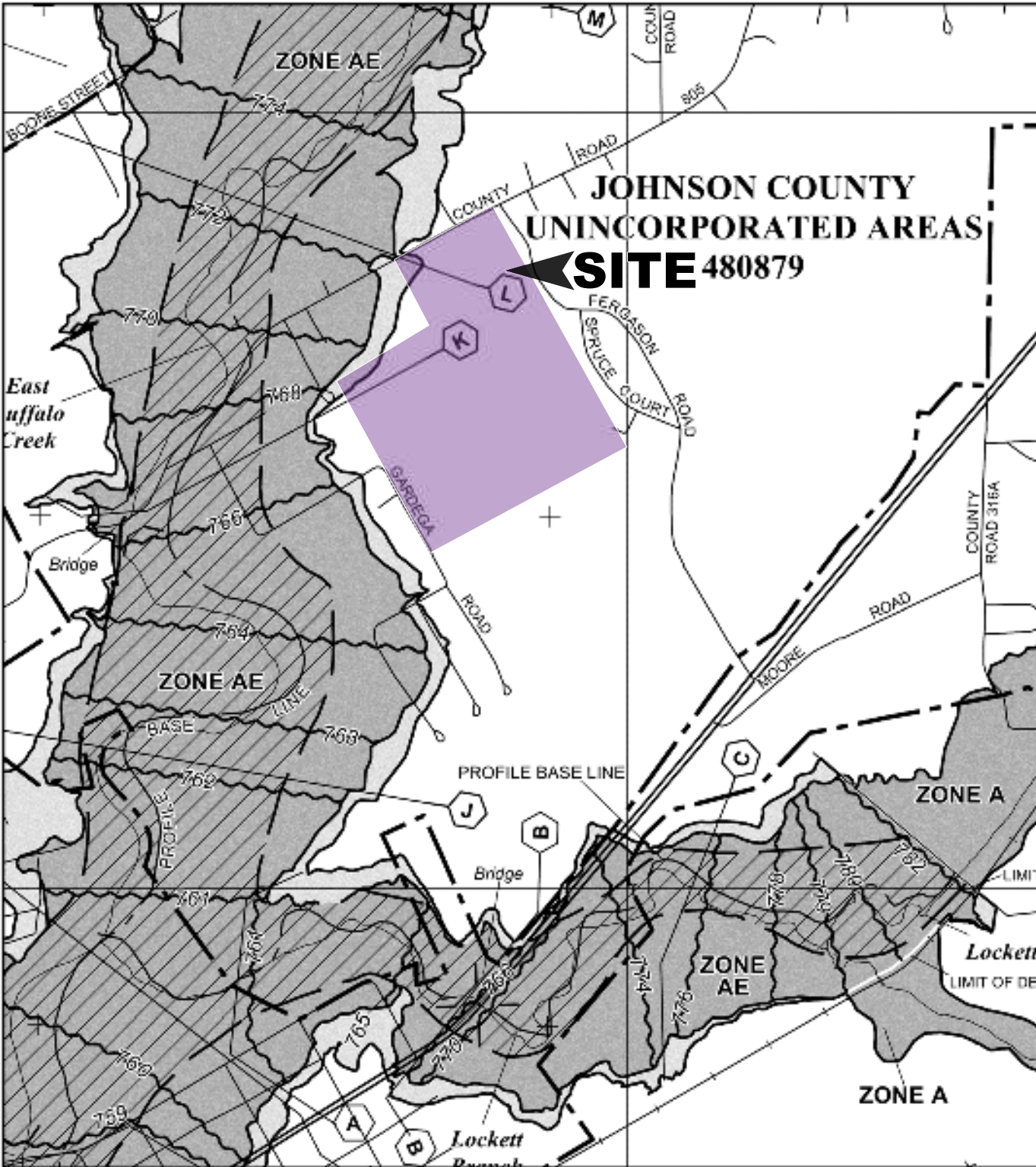


**SITE**

**DFW ADVISORS**  
Real Estate Services, Acquisition, Relocation,  
Consulting & Property Management

COUNTY ROAD 805 & FERGASON ROAD  
CLEBURNE, TEXAS 76031





**JOHNSON COUNTY  
UNINCORPORATED AREAS**

**▲ SITE 480879**

**NATIONAL FLOOD INSURANCE PROGRAM**

PANEL 0305J


**FIRM**  
FLOOD INSURANCE RATE MAP  
JOHNSON COUNTY,  
TEXAS  
AND INCORPORATED AREAS

PANEL 305 OF 475  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CLEBURNE, CITY OF	48462	005	J
JOHNSON COUNTY UNINCORPORATED AREAS	48070	005	J
KENNE, CITY OF	48100	005	J

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER**  
48251C0305J

**MAP REVISED**  
DECEMBER 4, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.niso.fema.gov](http://www.niso.fema.gov)



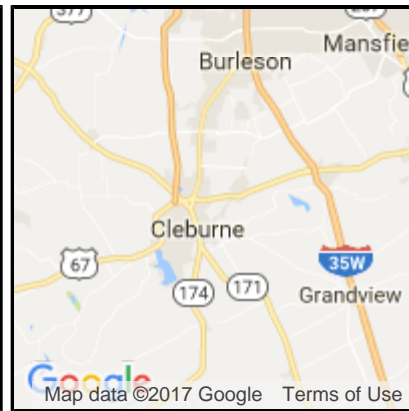
## EASI Census 2010 Site Selection Reports & Analysis Detailed Summary

**Location: CR 805 & Fergason Road**

**Address: county road 805 and fergason road, cleburne, tx**

**Latitude: 32° : 22' : 11"**

**Longitude: -97° : 21' : 51"**



Description	1 Miles	5 Miles	10 Miles
<b>Square Miles</b>	4.433996	97.296658	310.012348
<b>Population Density</b>	547.6	445.5	256.9
<b>POPULATION BY YEAR</b>			
<b>Population (4/1/2000)</b>	2,153	39,439	71,748
<b>Population (4/1/2010)</b>	2,428	43,346	79,632
<b>Population (1/1/2016)</b>	2,584	46,308	85,074
<b>Population (1/1/2021)</b>	2,682	48,069	88,342
<b>HOUSEHOLDS BY YEAR</b>			
<b>Households (1/1/2016)</b>	815	16,042	29,571
<b>Households (1/1/2021)</b>	846	16,688	30,761
<b>FAMILY CHARACTERISTICS</b>			
<b>Family Population</b>	2,188	36,846	69,596
<b>Families</b>	588	10,964	21,024
<b>Families, Married with Children Under 18</b>	208	3,888	7,532
<b>Other Families, Female Householder, No Husband Present with Children Under 18</b>	125	1,376	2,270
<b>Other Families, Male Householder, No Wife Present with Children Under 18</b>	36	547	1,004
<b>POPULATION BY GENDER</b>			
<b>Population, Male</b>	1,203	21,243	39,332
<b>Population, Female</b>	1,225	22,103	40,300
<b>POPULATION BY AGE</b>			
<b>Population, Median Age</b>	28.3	34.8	36.4
<b>Population Aged 0 to 5 Years</b>	344	4,056	6,884

<b>Population Aged 6 to 11 Years</b>	245	3,935	7,274
<b>Population Aged 12 to 17 Years</b>	216	3,837	7,323
<b>Population Aged 18 to 24 Years</b>	301	4,308	7,149
<b>Population Aged 25 to 34 Years</b>	332	5,641	9,673
<b>Population Aged 35 to 44 Years</b>	272	5,598	10,526
<b>Population Aged 45 to 54 Years</b>	293	5,613	11,365
<b>Population Aged 55 to 64 Years</b>	232	4,628	9,369
<b>Population Aged 65 to 74 Years</b>	116	3,081	5,840
<b>Population Aged 75 to 84 Years</b>	56	1,881	3,155
<b>Population Aged 85 Years and Older</b>	21	768	1,074
<b>POPULATION BY RACE</b>			
<b>White Population, Alone</b>	1,707	35,651	68,749
<b>Black Population, Alone</b>	192	1,788	2,293
<b>Asian Population, Alone</b>	28	769	921
<b>American Indian and Alaska Native Population, Alone</b>	18	323	540
<b>Other Race Population, Alone</b>	421	3,788	5,463
<b>Two or More Races Population</b>	62	1,027	1,666
<b>POPULATION BY ETHNICITY</b>			
<b>Hispanic Population</b>	1,012	10,951	15,536
<b>White Non-Hispanic Population</b>	1,161	29,135	59,551
<b>GENERAL POPULATION CHARACTERISTICS</b>			
<b>Population, Speaks Spanish (Pop 5+)</b>	822	7,093	9,879
<b>Population, Citizenship - Foreign Born - Not a Citizen</b>	220	3,058	4,605
<b>DETAILED HOUSEHOLD CHARACTERISTICS</b>			
<b>Household, Average Size</b>	3.14	2.78	2.80
<b>Households, 1 Person</b>	145	3,468	5,690
<b>Households, 2 Person</b>	210	4,807	9,309
<b>Households, 3 Person</b>	144	2,544	4,813
<b>Households, 4 Person</b>	113	2,162	4,244
<b>Households, 5 Person</b>	77	1,213	2,264
<b>Households, 6 Person</b>	49	562	972
<b>Households, 7 or More Person</b>	36	401	670
<b>HOUSING UNITS BY OCCUPANCY</b>			
<b>Housing, Units</b>	854	16,633	30,695
<b>Housing, Occupied Units</b>	774	15,157	27,962
<b>Housing, Vacant Units</b>	80	1,476	2,733
<b>Housing, Vacant Units For Rent</b>	27	534	849
<b>Housing, Vacant Units Rented, Not Occupied</b>	1	27	47
<b>HOUSING UNITS BY TENURE</b>			
<b>Housing, Owner Occupied</b>	437	9,598	19,961
<b>Housing, Renter Occupied</b>	337	5,559	8,001
<b>OCCUPIED HOUSING STRUCTURES</b>			
<b>Housing, Occupied Units</b>	774	15,157	27,962
<b>Housing, Structure with 1 Unit Detached</b>	472	10,681	19,388

<b>Housing, Structure with 1 Unit Attached</b>	10	124	273
<b>Housing, Structure with 2 Units</b>	12	819	964
<b>Housing, Structure with 3-4 Units</b>	20	905	1,027
<b>Housing, Structure with 5-9 Units</b>	35	340	398
<b>Housing, Structure with 10-19 Units</b>	79	234	234
<b>Housing, Structure with 20-49 Units</b>	40	272	355
<b>Housing, Structure with 50+ Units</b>	11	213	213
<b>Housing, Structure Mobile Home</b>	95	1,527	5,001
<b>Housing, Structure Boat, RV, Van, Other</b>	0	42	109
<b>RENTER OCCUPIED HOUSEHOLDS BY RENT VALUE</b>			
<b>Housing, Median Rent (\$)</b>	607	608	613
<b>Housing, Renter Occupied</b>	337	5,559	8,001
<b>Housing, Rent less than \$250</b>	13	428	578
<b>Housing, Rent \$250-\$499</b>	29	1,076	1,547
<b>Housing, Rent \$500-\$749</b>	249	2,568	3,305
<b>Housing, Rent \$750-\$999</b>	7	897	1,370
<b>Housing, Rent \$1,000-\$1,249</b>	0	111	200
<b>Housing, Rent \$1,250-\$1,499</b>	0	92	145
<b>Housing, Rent \$1,500-\$1,999</b>	0	32	74
<b>Housing, Rent \$2,000+</b>	0	17	17
<b>Housing, No Cash Rent</b>	39	338	765
<b>OWNER OCCUPIED HOUSEHOLDS BY MORTGAGE</b>			
<b>Housing, Owner Occupied</b>	437	9,598	19,961
<b>Housing, Owner Households, With Mortgage Any</b>	234	5,979	12,706
<b>Housing, Owner Households, With No Mortgage</b>	203	3,619	7,255
<b>OWNER OCCUPIED HOUSEHOLDS BY HOME VALUE</b>			
<b>Housing, Owner Occupied</b>	437	9,598	19,961
<b>Housing, Median Value Owner Households (\$)</b>	76,010	100,856	110,668
<b>Housing, Owner Households Valued Less than \$10,000</b>	0	85	263
<b>Housing, Owner Households Valued \$10,000-\$14,999</b>	4	141	163
<b>Housing, Owner Households Valued \$15,000-\$19,999</b>	0	66	203
<b>Housing, Owner Households Valued \$20,000-\$24,999</b>	0	152	303
<b>Housing, Owner Households Valued \$25,000-\$29,999</b>	11	200	275
<b>Housing, Owner Households Valued \$30,000-\$34,999</b>	11	120	310
<b>Housing, Owner Households Valued \$35,000-\$39,999</b>	44	84	141
<b>Housing, Owner Households Valued \$40,000-\$49,999</b>	18	522	949
<b>Housing, Owner Households Valued \$50,000-\$59,999</b>	27	404	731
<b>Housing, Owner Households Valued \$60,000-\$69,999</b>	41	628	1,234
<b>Housing, Owner Households Valued \$70,000-\$79,999</b>	104	749	1,387
<b>Housing, Owner Households Valued \$80,000-\$89,999</b>	18	749	1,507
<b>Housing, Owner Households Valued \$90,000-\$99,999</b>	13	853	1,472
<b>Housing, Owner Households Valued \$100,000-\$124,999</b>	55	1,344	2,443
<b>Housing, Owner Households Valued \$125,000-\$149,999</b>	12	887	1,782
<b>Housing, Owner Households Valued \$150,000-\$174,999</b>	10	895	2,050
<b>Housing, Owner Households Valued \$175,000-\$199,999</b>	0	508	1,143
<b>Housing, Owner Households Valued \$200,000-\$249,999</b>	19	499	1,432
<b>Housing, Owner Households Valued \$250,000-\$299,999</b>	15	283	598
<b>Housing, Owner Households Valued \$300,000-\$399,999</b>	22	183	724



<b>Housing, Owner Households Valued \$400,000-\$499,999</b>	0	52	171
<b>Housing, Owner Households Valued \$500,000-\$749,999</b>	13	132	501
<b>Housing, Owner Households Valued \$750,000-\$999,999</b>	0	5	42
<b>Housing, Owner Households Valued More than \$1,000,000</b>	0	57	137
<b>DETAILED INCOME CHARACTERISTICS</b>			
<b>Household Income, Median (\$)</b>	41,196	49,568	56,017
<b>Household Income, Average (\$)</b>	50,420	61,787	70,438
<b>Household Income, Per Capita (\$)</b>	16,073	22,154	25,107
<b>HOUSEHOLDS BY INCOME</b>			
<b>Households with Income Less than \$15,000</b>	168	1,747	2,596
<b>Households with Income \$15,000 to \$24,999</b>	69	1,796	2,770
<b>Households with Income \$25,000 to \$34,999</b>	112	1,795	3,037
<b>Households with Income \$35,000 to \$49,999</b>	92	2,307	4,230
<b>Households with Income \$50,000 to \$74,999</b>	148	2,994	5,601
<b>Households with Income \$75,000 to \$99,999</b>	67	1,850	3,763
<b>Households with Income \$100,000 to \$124,999</b>	83	1,169	2,554
<b>Households with Income \$125,000 to \$149,999</b>	23	654	1,471
<b>Households with Income \$150,000 to \$199,999</b>	10	605	1,186
<b>Households with Income \$200,000 and Over</b>	2	240	754
<b>LABOR FORCE CHARACTERISTICS (POP 16+)</b>			
<b>Employment Potential (Pop 16+)</b>	1,697	32,790	60,580
<b>Employment, Civilian Total (Pop 16+)</b>	852	17,590	34,143
<b>Employment, Civilian Males (Pop 16+)</b>	422	9,679	18,881
<b>Employment, Civilian Females (Pop 16+)</b>	430	7,911	15,262
<b>BLOCK GROUP COUNT</b>	2	35	55

**Footnotes:**

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 4/1/2010 unless otherwise stated.

Easy Analytic Software, Inc.  
 101 Haag Avenue, Bellmawr, NJ 08031  
 phone: 856.931.5780  
 fax: 856.931.4115



# 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.

DFW Advisors Ltd. Co.	597374		(214) 750-9898
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James L. Falvo	260787	jfalvo@dfwa.net	(214) 750-9898
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)