

# **LAND FOR SALE**

**HARLIN DRIVE & N. COLONIAL DRIVE  
CLEBURNE, TX**



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**Dallas, TX 75206**

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

## VACANT LAND FOR SALE

**LOCATION:** The intersection of Harlin Drive and N. Colonial Drive, Cleburne, Johnson County, Texas

**SIZE:** Approximately 222.18 acres

**PRICE:** \$25,000.00 an acre

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

The property on Harlin Road is in the center of the City of Cleburne and is across from the High School, the elementary school and close to the new ballpark being constructed by the city for the Cleburne Railroaders.

At the present time, Cleburne has no major subdivision being developed for single-family housing.



Harlin Drive and N. Colonial Drive, Cleburne, TX



# **DFW** **ADVISORS**

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

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**Legend**

- W\_Main
- WW\_ForceMain
- WW\_GravityMain
- MayfieldProp
- City Limits

1 inch = 500 feet

**City of Cleburne  
Utilities**

DISCLAIMER:  
THIS MAP IS A GRAPHIC ILLUSTRATION AND IS NOT INTENDED TO ESTABLISH  
PRECISE DIMENSIONS. THE CITY OF CLEBURNE ASSUMES NO LIABILITY FOR  
THE ACCURACY OF THIS MAP.



# New Cleburne Ballpark on Tap for 2017

By Kevin Reichard on April 14, 2016 in Independent Baseball, News



With **Hunt Construction** hired today to build a new **Cleburne** (TX) ballpark, it's possible we could see a home for the **Cleburne Railroaders** open in time for the 2017 season.

So far the focus has been on the funding plan for the ballpark, which would be part of a larger \$100-million development. Voters approved a half-cent sales-tax hike last November to back \$25 million in bonds for the new ballpark. The city has already spent \$10 million on 74.4 acres of land for the development, and private interests are planning **Cleburne Station**, an adjacent dining and retail complex. Hunt will be working with a budget of \$20.7 million, [with plans expected this summer](#).

The new ballpark even has a name: **The Depot**. Besides hosting pro baseball — the independent American Association has been discussed in conjunction with the Railroaders — The Depot is also planned as a community event center, including soccer matches.

The development would be at the southeast corner of U.S. 67 and Chisholm Trail Parkway, serving as a gateway to Cleburne.

It would mark the return of pro baseball to Cleburne, but there are probably not too many who remember those times: [the last pro team played in 1922](#). (Edited to correct this end date)

<http://ballparkdigest.com/2016/04/14/new-cleburne-ballpark-on-tap-for-2017/>



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

**Location:** Harlin Drive and N. Colonial Drive

**Address:** Harlin Drive and N. Colonial Drive, Cleburne, Johnson County

**Latitude:** 32° : 20' : 55"

**Longitude:** -97° : 25' : 21"



	Description	1 Miles	3 Miles	5 Miles
	Square Miles	3.960981	41.077516	64.616422
	Population Density	987.9	665.9	495.8
	<b>POPULATION BY YEAR</b>			
	Population (4/1/2000)	3,090	24,753	28,545
	Population (4/1/2010)	3,913	27,354	32,040
	Population (1/1/2016)	4,162	29,225	34,236
	Population (1/1/2021)	4,316	30,322	35,531
	<b>HOUSEHOLDS BY YEAR</b>			
	Households (1/1/2016)	1,574	10,317	12,009
	Households (1/1/2021)	1,638	10,730	12,490
	<b>FAMILY CHARACTERISTICS</b>			
	Family Population	3,099	22,927	27,159
	Families	988	6,814	8,071
	Families, Married with Children Under 18	332	2,386	2,883
	Other Families, Female Householder, No Husband Present with Children Under 18	163	949	1,077
	Other Families, Male Householder, No Wife Present with Children Under 18	54	368	424
	<b>POPULATION BY GENDER</b>			
	Population, Male	1,836	13,399	15,741
	Population, Female	2,077	13,955	16,299
	<b>POPULATION BY AGE</b>			
	Population, Median Age	34.7	34.2	34.4
	Population Aged 0 to 5 Years	389	2,736	3,161
	Population Aged 6 to 11 Years	331	2,507	2,947
	Population Aged 12 to 17 Years	298	2,361	2,805

Population Aged 18 to 24 Years	387	2,637	3,025
Population Aged 25 to 34 Years	567	3,750	4,347
Population Aged 35 to 44 Years	496	3,526	4,197
Population Aged 45 to 54 Years	413	3,292	3,988
Population Aged 55 to 64 Years	377	2,877	3,417
Population Aged 65 to 74 Years	311	1,918	2,215
Population Aged 75 to 84 Years	240	1,249	1,391
Population Aged 85 Years and Older	104	501	547
<b>POPULATION BY RACE</b>			
White Population, Alone	3,367	22,505	26,535
Black Population, Alone	151	1,187	1,357
Asian Population, Alone	65	231	259
American Indian and Alaska Native Population, Alone	25	194	231
Other Race Population, Alone	216	2,567	2,898
Two or More Races Population	89	670	760
<b>POPULATION BY ETHNICITY</b>			
Hispanic Population	602	7,488	8,468
White Non-Hispanic Population	3,027	18,025	21,462
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Population, Speaks Spanish (Pop 5+)	304	4,445	5,082
Population, Citizenship - Foreign Born - Not a Citizen	288	2,059	2,248
<b>DETAILED HOUSEHOLD CHARACTERISTICS</b>			
Household, Average Size	2.48	2.72	2.75
Households, 1 Person	422	2,469	2,736
Households, 2 Person	473	2,982	3,520
Households, 3 Person	253	1,592	1,886
Households, 4 Person	204	1,367	1,602
Households, 5 Person	98	712	880
Households, 6 Person	31	354	410
Households, 7 or More Person	12	268	310
<b>HOUSING UNITS BY OCCUPANCY</b>			
Housing, Units	1,624	10,677	12,411
Housing, Occupied Units	1,493	9,744	11,344
Housing, Vacant Units	131	933	1,067
Housing, Vacant Units For Rent	69	292	328
Housing, Vacant Units Rented, Not Occupied	1	19	21
<b>HOUSING UNITS BY TENURE</b>			
Housing, Owner Occupied	689	5,824	7,060
Housing, Renter Occupied	804	3,920	4,284
<b>OCCUPIED HOUSING STRUCTURES</b>			
Housing, Occupied Units	1,493	9,744	11,344
Housing, Structure with 1 Unit Detached	847	7,055	8,208
Housing, Structure with 1 Unit Attached	23	75	124
Housing, Structure with 2 Units	58	660	704
Housing, Structure with 3-4 Units	285	668	688
Housing, Structure with 5-9 Units	109	274	281
Housing, Structure with 10-19 Units	33	199	234
Housing, Structure with 20-49 Units	105	213	253



Housing, Structure with 50+ Units	19	206	206
Housing, Structure Mobile Home	14	378	630
Housing, Structure Boat, RV, Van, Other	0	16	16
<b>RENTER OCCUPIED HOUSEHOLDS BY RENT VALUE</b>			
Housing, Median Rent (\$)	619	612	612
Housing, Renter Occupied	804	3,920	4,284
Housing, Rent less than \$250	83	340	340
Housing, Rent \$250-\$499	101	637	710
Housing, Rent \$500-\$749	435	2,014	2,178
Housing, Rent \$750-\$999	116	531	583
Housing, Rent \$1,000-\$1,249	9	111	111
Housing, Rent \$1,250-\$1,499	22	76	76
Housing, Rent \$1,500-\$1,999	0	32	32
Housing, Rent \$2,000+	17	17	17
Housing, No Cash Rent	21	162	237
<b>OWNER OCCUPIED HOUSEHOLDS BY MORTGAGE</b>			
Housing, Owner Occupied	689	5,824	7,060
Housing, Owner Households, With Mortgage Any	461	3,577	4,421
Housing, Owner Households, With No Mortgage	228	2,247	2,639
<b>OWNER OCCUPIED HOUSEHOLDS BY HOME VALUE</b>			
Housing, Owner Occupied	689	5,824	7,060
Housing, Median Value Owner Households (\$)	106,622	95,000	96,960
Housing, Owner Households Valued Less than \$10,000	0	58	70
Housing, Owner Households Valued \$10,000-\$14,999	8	67	87
Housing, Owner Households Valued \$15,000-\$19,999	0	17	30
Housing, Owner Households Valued \$20,000-\$24,999	0	53	70
Housing, Owner Households Valued \$25,000-\$29,999	0	91	91
Housing, Owner Households Valued \$30,000-\$34,999	0	83	94
Housing, Owner Households Valued \$35,000-\$39,999	0	67	78
Housing, Owner Households Valued \$40,000-\$49,999	0	405	435
Housing, Owner Households Valued \$50,000-\$59,999	12	254	277
Housing, Owner Households Valued \$60,000-\$69,999	22	453	509
Housing, Owner Households Valued \$70,000-\$79,999	30	604	678
Housing, Owner Households Valued \$80,000-\$89,999	123	456	637
Housing, Owner Households Valued \$90,000-\$99,999	105	608	681
Housing, Owner Households Valued \$100,000-\$124,999	168	859	965
Housing, Owner Households Valued \$125,000-\$149,999	84	486	655
Housing, Owner Households Valued \$150,000-\$174,999	33	418	604
Housing, Owner Households Valued \$175,000-\$199,999	61	319	393
Housing, Owner Households Valued \$200,000-\$249,999	12	191	288
Housing, Owner Households Valued \$250,000-\$299,999	0	160	208
Housing, Owner Households Valued \$300,000-\$399,999	0	65	87
Housing, Owner Households Valued \$400,000-\$499,999	0	30	30
Housing, Owner Households Valued \$500,000-\$749,999	12	31	44
Housing, Owner Households Valued \$750,000-\$999,999	0	5	5
Housing, Owner Households Valued More than \$1,000,000	19	44	44
<b>DETAILED INCOME CHARACTERISTICS</b>			
Household Income, Median (\$)	44,127	47,513	50,064
Household Income, Average (\$)	58,945	59,895	61,365
Household Income, Per Capita (\$)	23,773	22,005	22,324

HOUSEHOLDS BY INCOME			
Households with Income Less than \$15,000	194	1,215	1,333
Households with Income \$15,000 to \$24,999	145	1,245	1,316
Households with Income \$25,000 to \$34,999	256	1,245	1,347
Households with Income \$35,000 to \$49,999	249	1,399	1,670
Households with Income \$50,000 to \$74,999	269	1,958	2,358
Households with Income \$75,000 to \$99,999	236	1,203	1,498
Households with Income \$100,000 to \$124,999	89	666	853
Households with Income \$125,000 to \$149,999	29	327	402
Households with Income \$150,000 to \$199,999	11	314	369
Households with Income \$200,000 and Over	15	172	198
LABOR FORCE CHARACTERISTICS (POP 16+)			
Employment Potential (Pop 16+)	2,993	20,530	24,054
Employment, Civilian Total (Pop 16+)	1,681	11,407	13,275
Employment, Civilian Males (Pop 16+)	954	6,222	7,224
Employment, Civilian Females (Pop 16+)	727	5,185	6,051
BLOCK GROUP COUNT	3	24	28

**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.

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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.

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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
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)