LAND FOR SALE

W. HENDERSON STREET & MAYFIELD DRIVE

CLEBURNE, TX

DFW ADVISORS

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

4600 Greenville Avenue, Suite 150

Dallas, TX 75206

Office: 214.750.9898

Metro: 817.626.2400

Fax: 214.750.9908

www.dfwa.net

VACANT LAND FOR SALE

LOCATION:	The intersection of W. Henderson Street (Business U.S. Highway 67) and Mayfield Drive, Cleburne, Johnson County, Texas
SIZE:	Approximately 193.22 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 is located on Business U.S. Highway 67 next to the Hill College campus. Hill College has signed an agreement with Texas Tech University where students attending Hill College can now earn a four-year degree from Texas Tech University while attending classes at the campus in Cleburne.

The property on W. Henderson Street is desirable for retail, residential and multi-family and has the highest traffic counts in the city. TxDOT traffic counts along W. Henderson Street show approximately 20,000 vehicles per day.

W. Henderson Street (Business U.S. Highway 67) is the main thoroughfare through the center of Cleburne and is home to major retailers such as Walmart Supercenter, Kroger, H-E-B Grocery, Tractor Supply Co., Bealls, Walgreens and Cinemark Cinemas. Henderson Street also connects Cleburne City Hall, Johnson County Courthouse and City Square to the site. Just north of the site on the Highway 67 Loop is Texas Health Harris Methodist Hospital Cleburne and Medical Plaza, which provides most all of the medical services to Johnson County.

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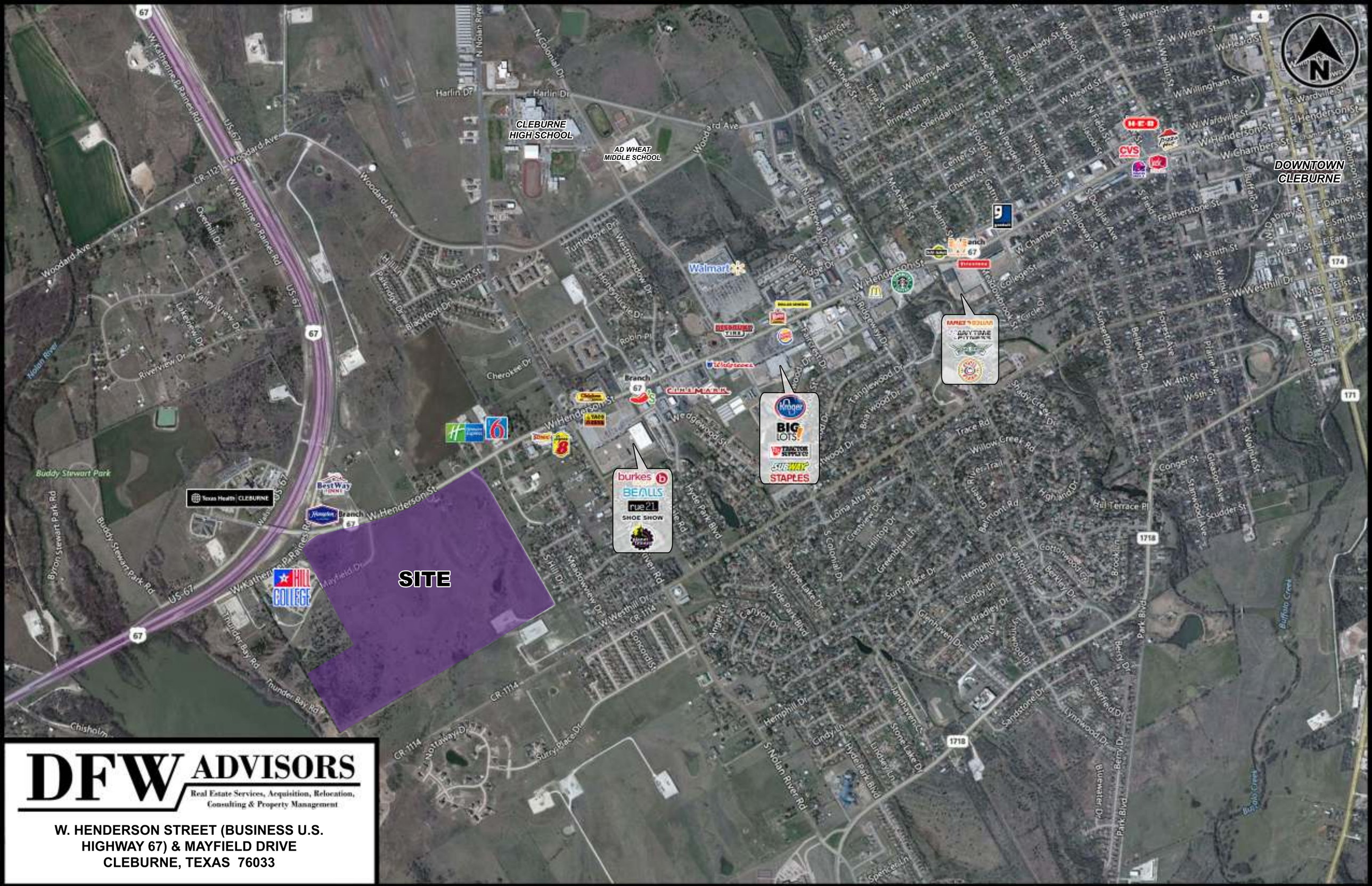

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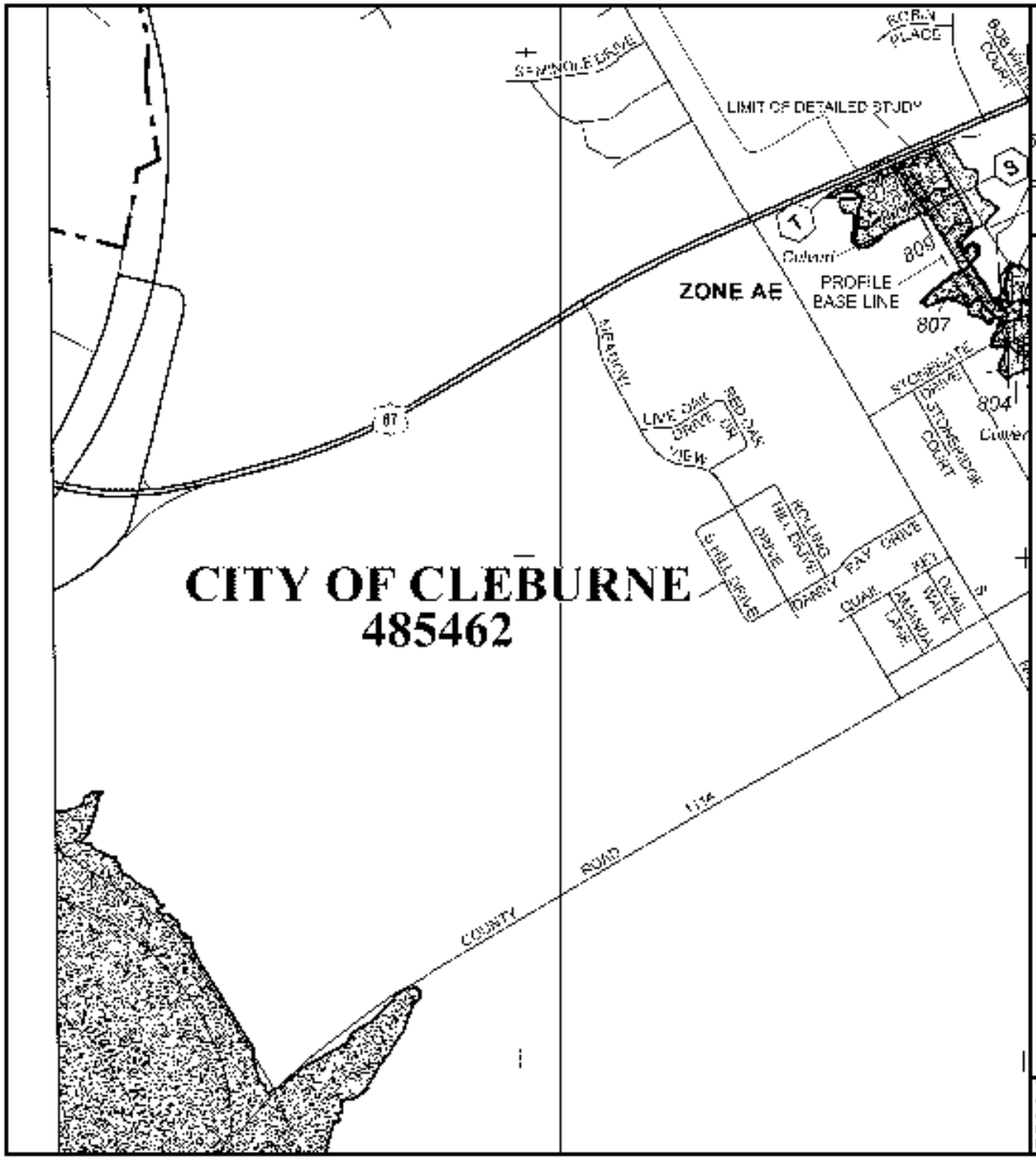
W. HENDERSON STREET (BUSINESS U.S. HIGHWAY 67) & MAYFIELD DRIVE
CLEBURNE, TEXAS 76033

1 inch = 500 feet

City of Cleburne
Utilities

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



MAP SCALE 1" = 1000'

500 0 1000 2000

FEET

METERS

NFIP

PANEL 0285J

FIRM

FLOOD INSURANCE RATE MAP

JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 285 OF 475

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CLEBURNE, CITY OF	485462	0285	J
[illegible]	[illegible]	[illegible]	[illegible]

NATIONAL FLOOD INSURANCE PROGRAM

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
48251C0285J

MAP REVISED
DECEMBER 4, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above designated flood map. It was extracted using F-MIT Online. 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.msc.fema.gov

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	213.25	41°20'04"	153.12	80.08	S 12°40'02" W	149.82
C2	564.43	37°47'31"	385.40	200.00	S 32°05'06" E	378.45
C3	226.54	47°38'06"	188.34	100.00	S 41°43'40" W	182.97
C4	225.00	115°38'04"	454.18	357.85	N 18°24'41" E	380.89
C5	605.42	72°08'03"	761.85	442.87	S 08°20'39" W	712.57
C6	289.28	33°12'33"	155.50	80.00	S 77°04'14" W	153.33
C7	248.41	37°48'44"	163.80	85.00	S 05°06'11" E	160.84
C8	900.13	31°48'47"	542.72	281.50	S 18°38'33" W	524.43
C9	828.38	13°47'39"	199.03	100.00	S 08°13'40" E	198.55
C10	800.08	12°15'01"	190.58	95.72	S 00°33'18" E	179.95
C11	224.50	39°12'10"	153.71	80.00	N 58°48'43" W	150.73
C12	210.00	36°31'18"	133.86	69.29	N 82°41'28" E	131.61
C13	223.15	67°48'53"	264.13	150.00	S 29°12'35" W	248.98
C14	221.40	52°49'36"	207.99	112.39	N 18°12'37" E	200.43
C15	822.11	21°50'08"	237.06	120.00	S 19°37'55" E	235.66
C16	410.98	20°41'56"	148.37	75.00	S 20°38'01" E	147.58
C17	557.06	17°03'06"	198.53	100.00	S 00°31'18" E	197.79
C18	530.98	19°00'49"	217.72	109.49	S 29°48'23" E	217.10
C19	281.58	51°04'53"	233.22	125.00	S 11°44'17" E	225.57
C20	301.48	31°01'34"	163.25	83.68	S 08°26'12" E	161.28
C21	200.00	90°25'07"	315.62	201.47	S 73°52'10" E	283.87
C22	200.00	39°17'38"	137.18	71.41	S 14°05'43" W	134.50
C23	348.54	44°08'20"	190.00	100.00	S 15°12'08" E	185.33
C24	1028.23	11°07'51"	199.37	100.00	S 31°42'50" E	199.06
C25	200.00	43°20'33"	151.29	79.47	S 47°49'07" E	147.71
C26	1028.23	11°07'51"	199.37	100.00	S 31°42'50" E	199.06
C27	414.09	26°32'09"	195.41	100.00	S 12°32'50" E	194.66
C28	357.31	31°18'14"	195.01	100.00	S 13°18'32" E	192.60
C29	304.33	27°41'20"	147.07	75.00	S 13°27'25" E	145.64
C30	248.53	44°14'20"	189.96	100.00	S 08°27'52" E	185.28
C31	305.43	47°45'41"	253.88	150.00	S 41°23'03" W	246.39
C32	271.03	40°31'32"	191.73	100.08	N 38°46'23" E	187.76
C33	200.00	84°24'18"	224.82	125.99	S 01°32'32" W	213.17
C34	200.00	67°01'46"	233.98	132.45	S 62°02'31" E	220.85
C35	200.00	40°06'13"	138.99	73.00	S 08°28'20" E	137.15

APPROVED BY THE CITY COUNCIL
OF CLEBURNE

MAYOR

DATE

CITY SECRETARY

DATE

APPROVED BY THE CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE

PRELIMINARY PLAT OF MAYFIELD ESTATES,

AN ADDITION TO THE CITY CLEBURNE, BEING 195.712 ACRES OUT OF THE, H. & T.C. RR. CO. SURVEY, ABSTRACT NO. 400, JOHNSON COUNTY, TEXAS.

Recer & Fox Inc.
128 S. Ridgeway Drive
Cleburne, Texas 76031
(817) 645-9661
FAX (817) 645-9662
Professional Surveyors
Land Planners
DRAFTED BY CLIFFORD DOSS

01052301plat.DWG

SURVEY MADE ON THE GROUND FEBRUARY 17 AND 21, 1998. Rev. 11-2001

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**

IABS 1-0