

FOR SALE

# 3 Acres For Development

1651 Country Club Rd | Cleburne, TX 76033



# VISION

COMMERCIAL REAL ESTATE



Kevin Goodman

817.803.3287

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PRICE | CONTACT BROKER PROPERTY AREA | **133,816 SF**

## PROPERTY HIGHLIGHTS

- 3 Acres ideal for a neighborhood retail center or a restaurant pad site
- Zoned RC for “Regional Commercial District”
- Walking distance to Smith Middle School & Gerard Elementary School
- Adjacent to brand new D.R Horton residential development
- Minutes from Cleburne Golf Links & Lake Pat Cleburne

## DEMOGRAPHICS

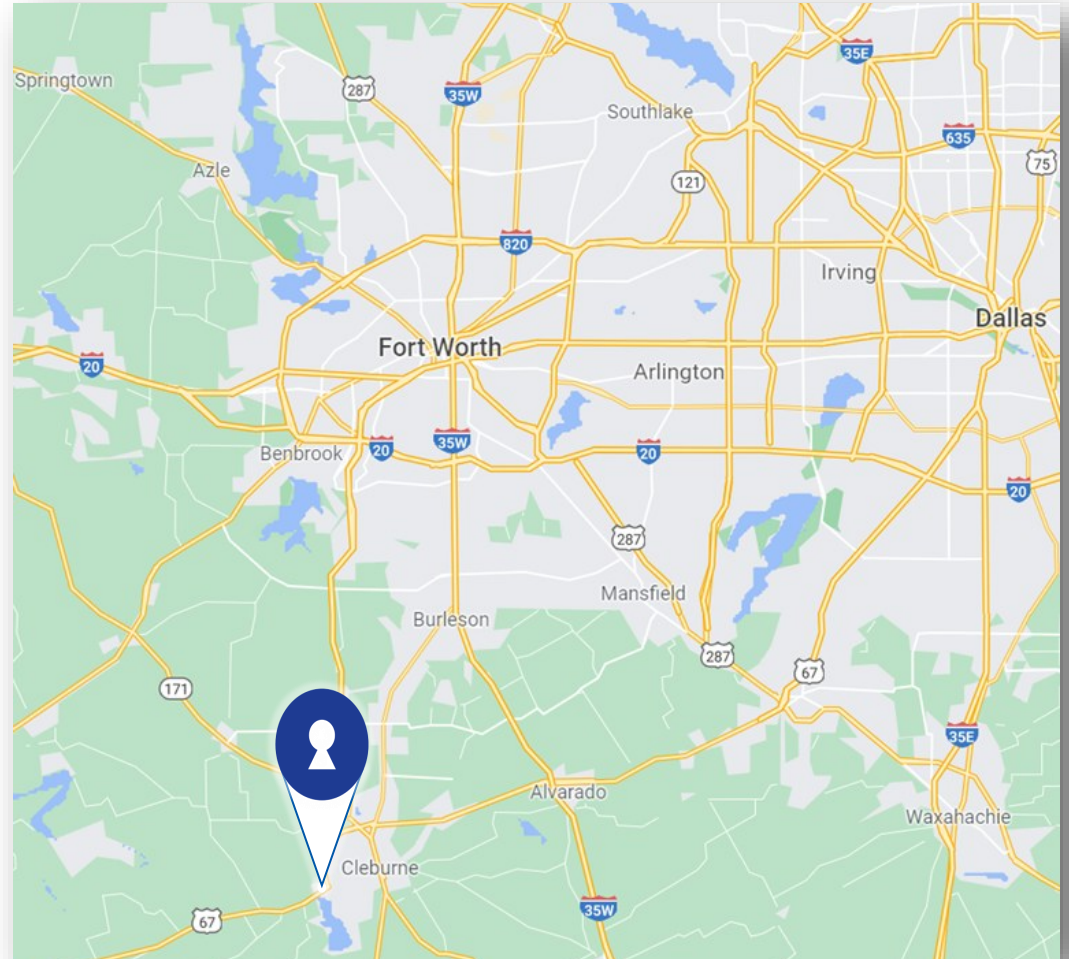
|                             | 1 MILE   | 3 MILE   | 5 MILE   |
|-----------------------------|----------|----------|----------|
| POPULATION                  | 4,914    | 22,307   | 35,203   |
| DAYTIME POPULATION          | 235      | 10,392   | 13,985   |
| AVG HH INCOME               | \$98,464 | \$76,644 | \$70,707 |
| POPULATION GROWTH 2021-2026 | 1.9%     | 1.9%     | 1.9%     |

\*STDB.com 2023

## TRAFFIC COUNT

4,964 VPD at Country Club Rd & Sandstone Dr

The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.









PROPERTY ADDRESS:  
TBD COUNTRY CLUB DR.  
CLEBURNE, TEXAS

| MEASURED | LINE | LENGTH | BEARING     |
|----------|------|--------|-------------|
|          | L1   | 38.49' | N09°22'59"E |
|          | L2   | 93.49' | N30°50'00"W |

| RECORD | LINE | BEARING     |
|--------|------|-------------|
|        | L1   | N09°24'23"E |
|        | L2   | N30°48'36"W |

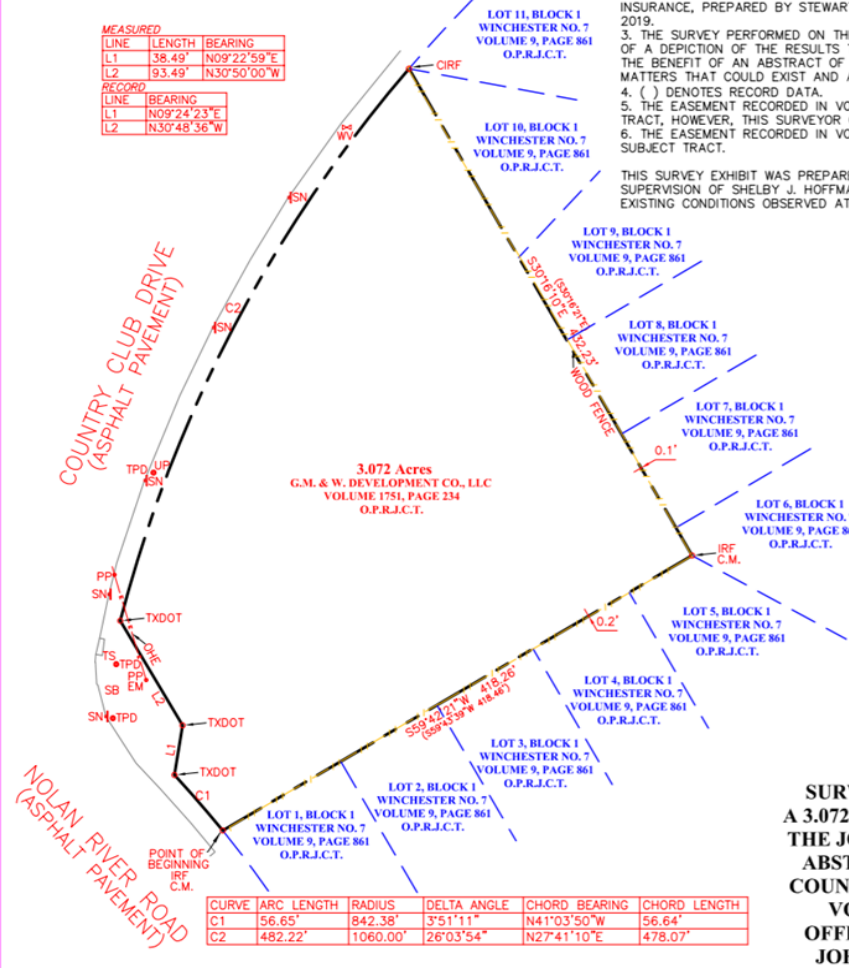
**SURVEYOR'S NOTES:**

- ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA 2011).
  - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COPY OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY STEWART TITLE GUARANTY COMPANY, GF#430653, ISSUED MAY 23, 2019.
  - THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
  - ( ) DENOTES RECORD DATA.
  - THE EASEMENT RECORDED IN VOLUME 1265, PAGE 1, O.P.R.J.C.T., MAY AFFECT THE SUBJECT TRACT, HOWEVER, THIS SURVEYOR CANNOT DETERMINE THE LOCATION THEREOF.
  - THE EASEMENT RECORDED IN VOLUME 1287, PAGE 963, O.P.R.J.C.T., DOES NOT AFFECT THE SUBJECT TRACT.
- THIS SURVEY EXHIBIT WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON JUNE 7, 2019 AND SHOWS THE EXISTING CONDITIONS OBSERVED AT THE TIME OF THE SURVEY.



**LEGEND**

|       |                         |
|-------|-------------------------|
| IRF   | IRON ROD FOUND          |
| C.M.  | CONTROLLING MONUMENT    |
| CIRS  | CAPPED IRON ROD SET     |
|       | STAMPED "GSI SURVEYING" |
| TXDOT | TXDOT BRASS DISC FOUND  |
| CIRF  | CAPPED IRON ROD FOUND   |
| WV    | WATER VALVE             |
| EM    | ELECTRIC METER          |
| SN    | SIGN                    |
| TPD   | TELEPHONE PEDESTAL      |
| PP    | POWER POLE              |
| SB    | SIGNAL BOX              |
| TS    | TRAFFIC SIGNAL          |
| UP    | UTILITY POLE            |
| OHE   | OVERHEAD ELECTRIC       |



**PROPERTY DESCRIPTION**  
BEING A 3.072 ACRE TRACT OF LAND, IN THE JOSHUA SANDERS SURVEY, ABSTRACT NO. 775, JOHNSON COUNTY, TEXAS, CONVEYED TO G.M. & W. DEVELOPMENT COMPANY, LLC, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 1751, PAGE 234, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, AT AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID G.M. TRACT, IN THE EAST LINE OF NOLAN RIVER ROAD, IN A CURVE TO THE LEFT, HAVING A RADIUS OF 842.38 FEET;

**THENCE**, WITH THE EAST LINE OF SAID NOLAN RIVER ROAD, THE FOLLOWING THREE (3), COURSES AND DISTANCES:

- WITH SAID CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF, N 41°03'50" W, 56.64 FEET, AN ARC LENGTH OF 56.65 FEET, TO A TXDOT BRASS DISK FOUND;
- N 09°22'59" E, A DISTANCE OF 38.49 FEET, TO A TXDOT BRASS DISK FOUND;
- N 30°50'00" W, A DISTANCE OF 93.49 FEET, TO A TXDOT BRASS DISK FOUND, IN THE SOUTH LINE OF COUNTRY CLUB DRIVE, IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 1060.00 FEET;

**THENCE**, WITH THE SOUTH LINE OF SAID COUNTRY CLUB DRIVE, AND WITH SAID CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF, N 27°41'10" E, 478.07 FEET, AN ARC LENGTH OF 482.22 FEET, TO AN IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID G.M. TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 10, BLOCK 1, WINCHESTER NO. 7, AN ADDITION TO THE CITY OF CLEBURNE, RECORDED IN VOLUME 9, PAGE 861, O.P.R.J.C.T.;

**THENCE**, WITH THE COMMON LINE BETWEEN SAID G.M. TRACT, AND WITH SAID WINCHESTER ADDITION, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

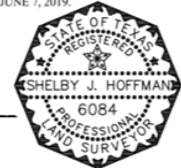
- S 30°16'10" E, A DISTANCE OF 432.23 FEET, TO AN IRON ROD FOUND;
- S 59°42'21" W, A DISTANCE OF 418.26 FEET, TO THE POINT OF BEGINNING AND CONTAINING 3.072 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO.6084, ON JUNE 7, 2019.

| CURVE | ARC LENGTH | RADIUS   | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|----------|-------------|---------------|--------------|
| C1    | 56.65'     | 842.38'  | 3°51'11"    | N41°03'50"W   | 56.64'       |
| C2    | 482.22'    | 1060.00' | 26°03'54"   | N27°41'10"E   | 478.07'      |

**SURVEY EXHIBIT SHOWING**  
**A 3.072 ACRE TRACT OF LAND, IN**  
**THE JOSHUA SANDERS SURVEY,**  
**ABSTRACT NO. 775, JOHNSON**  
**COUNTY, TEXAS, RECORDED IN**  
**VOLUME 1751, PAGE 234,**  
**OFFICIAL PUBLIC RECORDS,**  
**JOHNSON COUNTY, TEXAS**

*SJ Hoff* 6/11/19

REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6084



**GEOMATIC SOLUTIONS, INC.**

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS  
OFFICE: 817-487-8916  
TBPLS FIRM NO. 10184400 SHELBY@GSI SURVEY.COM

|               |               |                         |
|---------------|---------------|-------------------------|
| Scale: 1"=80' | Date: 6/11/19 | DWG: 2019297-SURVEY-001 |
| Drawn: OF     | Checked: SJH  | Job: 2019-297           |



**COMMERCE**

250+ Major Companies & Headquarters  
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



**#1** in the country for **3-year job growth** (185,600 jobs)  
**#1** in the country for **job recovery to pre-pandemic high** (3,951,900 jobs)  
BLS, Dec. 2021

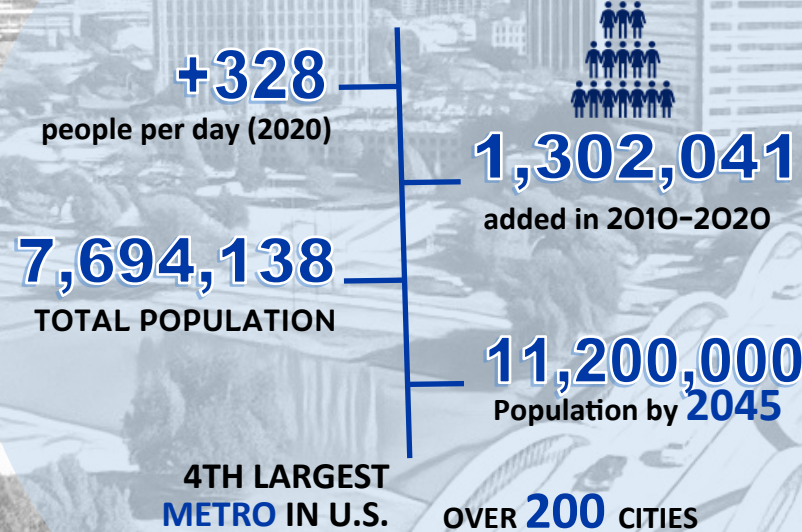
**4** **Global 500 Companies** Fortune, 2021  
**9** **World's Most Admired Companies** Fortune, 2022  
**22** **Fortune 500 Companies**



**50%**  
**LOWER COST OF LIVING**  
With a lower cost of living than the top three U.S. Metros.

**+7.2%**  
**EMPLOYMENT GROWTH**  
With a year over year gain of 277,600 jobs as of July 2022

**DFW AREA GROWTH**



**3 Commercial AIRPORTS**

- DFW International
  - Dallas Love Field
  - Alliance
- Travel anywhere in Continental U.S. in **4 hours**
- Access nearly **60** international destinations

**HIGHER EDUCATION**

**Three Research 1 Universities**

Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

**30** Higher Education Institutions  
**15** Major Universities Including: **TCU** **SMU**

**HEALTH CARE**

**138 HOSPITALS & FACILITIES** with Acute Care  
**32 MAJOR HOSPITALS**  
**23 HEALTHCARE SYSTEMS**



# INFORMATION ON BROKERAGE SERVICES



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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Broker Firm Name

9006752  
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Designated Broker of Firm

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Regulated by the Texas Real Estate Commission

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