

PROPERTY DESCRIPTION

- Premier power center development prominently located at the NWC on W Henderson St & Nolan River Rd/Chisolm Trail Pkwy, which connects Cleburne to Downtown Fort Worth
- The new development will create the premier shopping center in Cleburne consisting of a best-in-class lineup of national tenants (big box anchors, junior boxes, strip center outparcel, & pad sites)
- Cleburne currently has approved plats in place which account for potentially 710 new single-family rooftops with anticipation of 500-600 new homes being built on those plats within the next two years

AVAILABLE SPACE

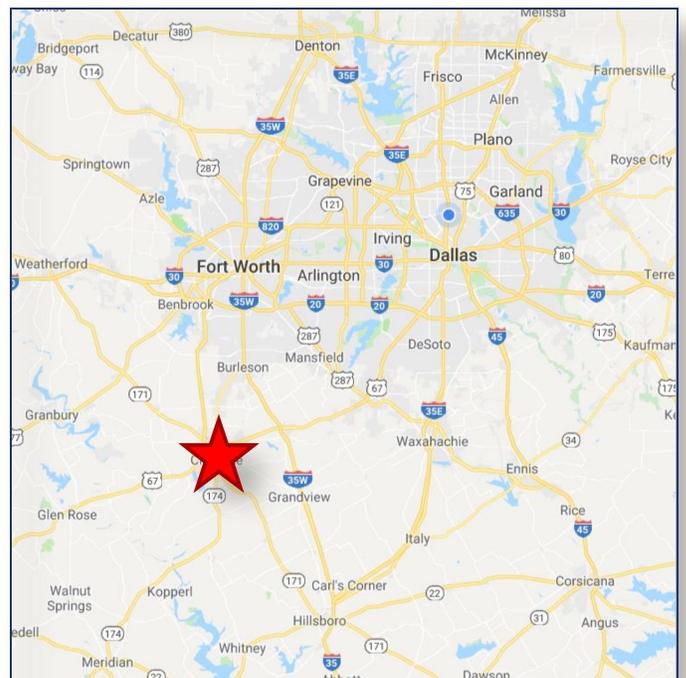
+/- 151,400 SF of Building Area on +/- 29.51 AC of Land;
Pad Sites Available

TRAFFIC COUNTS

W Henderson St: 14,000 VPD | N Nolan River Rd: 13,000 VPD

DEMOGRAPHICS

| | 3 Mi | 5 Mi | Trade |
|-----------------------------|----------|----------|----------|
| Population (2017) | 30,751 | 40,125 | 102,644 |
| Avg Household Income (2017) | \$59,601 | \$59,767 | \$64,689 |

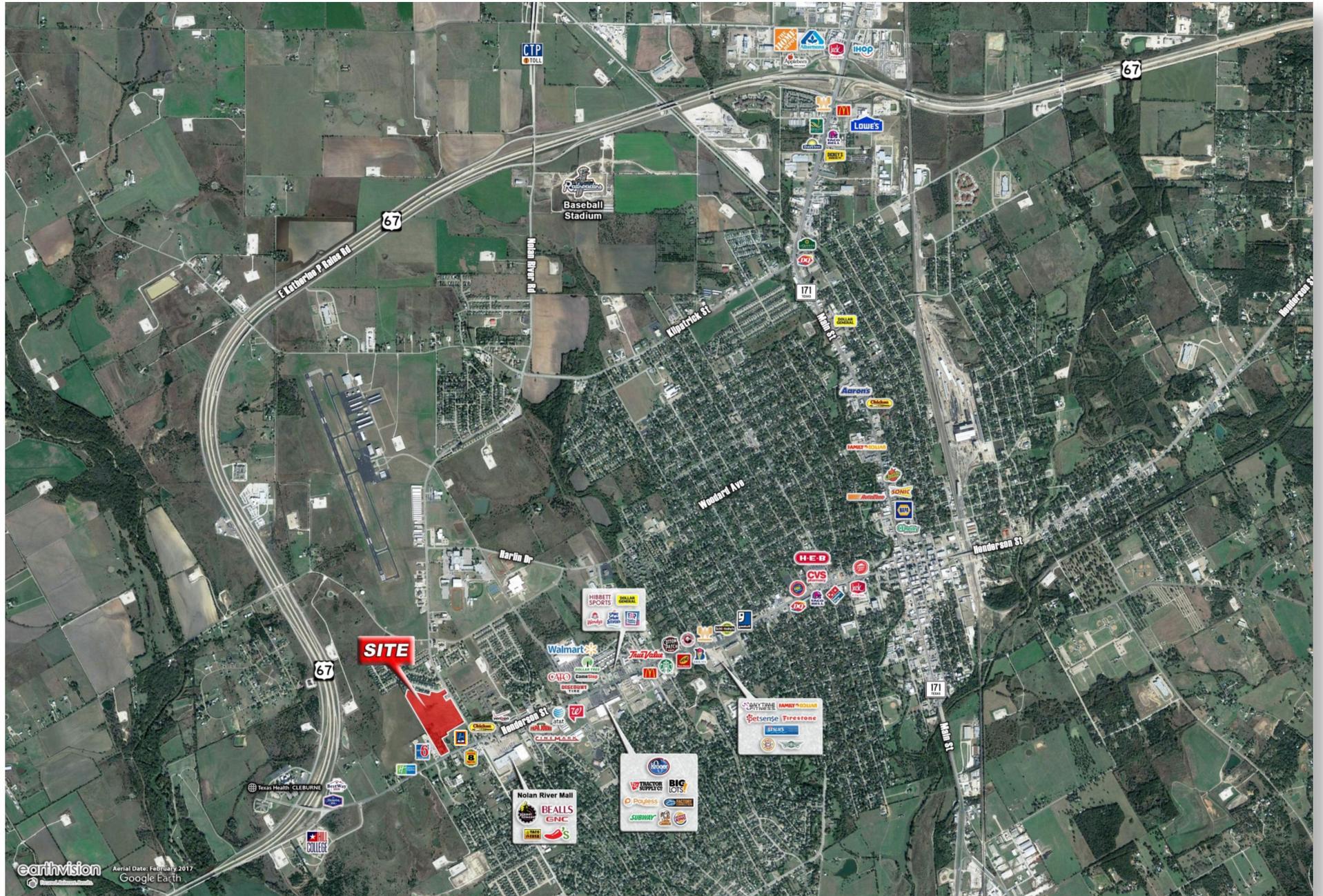


FOR MORE INFORMATION:

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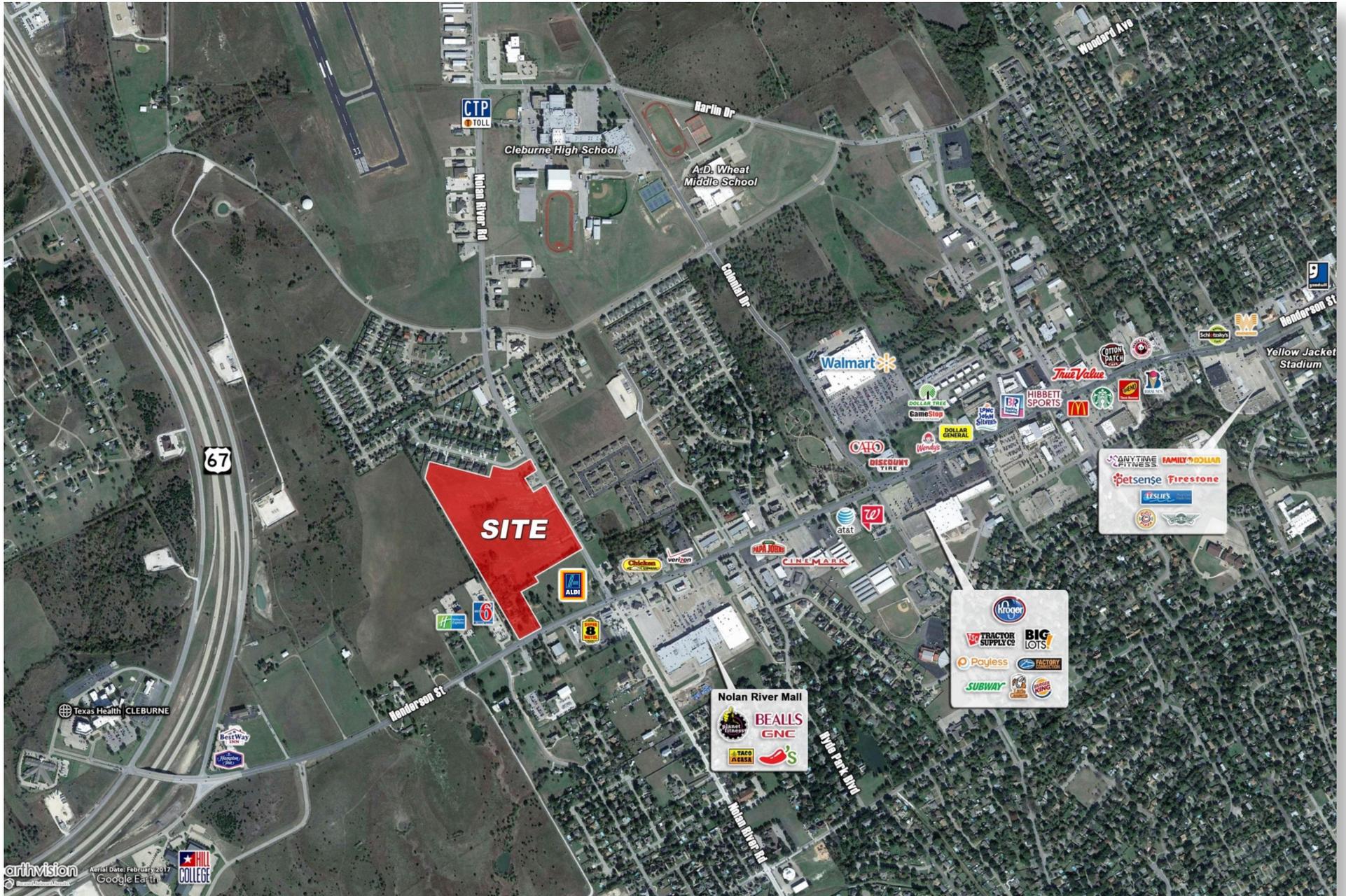
CLEBURNE POWER CENTER DEVELOPMENT

SWC of W Henderson St & Nolan River Rd (Chisolm Trail Pkwy) | Cleburne, TX



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PROJECT INFORMATION

SITE AREA

| | |
|---------------|---------------------|
| RETAIL PARCEL | ±22.71 ACRES |
| RETAIL F | ±0.76 ACRES |
| OUTPARCEL A | ±1.65 ACRES |
| OUTPARCEL B | ±1.26 ACRES |
| OUTPARCEL C | ±1.15 ACRES |
| OUTPARCEL D | ±1.37 ACRES |
| OUTPARCEL E | ±0.61 ACRES |
| TOTAL | ±29.51 ACRES |

BUILDING AREA

| | |
|--------------|-------------------|
| RETAIL A | 55,000 SF |
| RETAIL B | 22,000 SF |
| RETAIL C | 25,000 SF |
| RETAIL D | 18,000 SF |
| RETAIL E | 24,200 SF |
| RETAIL F | 7,200 SF |
| TOTAL | 151,400 SF |

PARKING SUMMARY

| USER | RATIO REQUIRED | SPACES REQ'D | SPACES PROV'D |
|-----------------|----------------|--------------|---------------|
| RETAIL PARCEL | 1/200 SF | 721 | 893 |
| RETAIL B PARCEL | 1/200 SF | 36 | 36 |
| TOTAL | | 757 | 929 |

BUILDING COVERAGE RATIO
TOTAL BUILDING AREA = 151,400 SF
TOTAL SITE AREA = 1,285,455.6 SF (±29.51 AC)
RATIO = 11.8%

ZONING CLASSIFICATION
JURISDICTION CITY OF CLEBURNE
EXISTING ZONING TBV
REQUIRED ZONING TBV

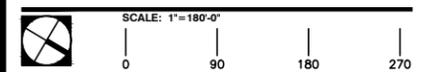
PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY: SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
- THIS SITE PLAN IS BASED ON AERIAL PHOTO DATA.
- ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD

| DATE | NARRATIVE | INITIALS |
|--------|-----------|----------|
| 3/7/18 | SCHEME 8 | JKM |

CLEBURNE TX
NWC NOLAN RIVER ROAD
& WEST HENDERSON STREET



SCHEME 8



LOCATION MAP