



MIXED-USE · RESTORED HISTORIC LANDMARK · DOWNTOWN SQUARE

# 111 S. Caddo Street, Cleburne, TX.

SALE / LEASE

**Call Agent**  
FOR PRICING & DETAILS

The meticulously restored former Yale Theater — ±9,200 SF of character-rich retail / office space on Cleburne's historic downtown square. Preserved pre-1916 architecture paired with recently replaced plumbing and HVAC.

<b>BUILDING SF</b> <b>±9,200</b>	<b>STORIES</b> <b>2 FLOORS</b>	<b>YEAR BUILT</b> <b>Pre-1916</b>	<b>FRONTAGE</b> <b>S. Caddo</b>
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LISTING BROKER

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111 S. CADDO ST · CLEBURNE, TX

# Property Details.

## PROPERTY OVERVIEW

A rare chance to own a piece of Cleburne's history: the meticulously restored former Yale Theater in the heart of the historic downtown square. Established prior to 1916 and once celebrated as the "Home of Refined Music," its Pueblo Moderne facade and spacious stage-house suggest origins as a vaudeville venue. The ±9,200 SF building has been completely gutted and remodeled with recently replaced plumbing and HVAC, while preserving the character that makes it one of a kind.

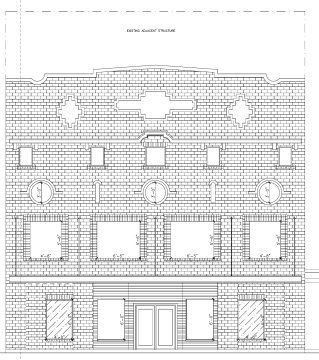
Restoration highlights include the original ceilings, exposed brick walls finished with a clear glaze downstairs and left raw in the upstairs offices, the intact original entry tile, and an era-appropriate tiled ceiling across the top floor. Two grand spiral staircases connect the levels. Flexible mixed-use zoning suits a cultural arts / performance venue, office with character, boutique retail, fitness studio, salon / spa, or a unique dining concept.

## PROPERTY HIGHLIGHTS

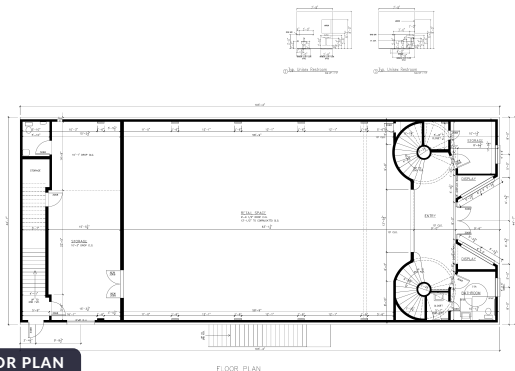
- Former Yale Theater — "Home of Refined Music," est. prior to 1916
- ±9,200 SF · two stories (±4,600 SF each) · twin spiral staircases
- Fully gutted & remodeled — recently replaced plumbing & HVAC systems
- Restored ceilings, exposed brick, original entry tile, tiled top floor
- Pueblo Moderne facade on the historic Johnson County square
- Minutes from Amazon's \$500M, 1.7M-SF fulfillment center (under construction)
- Flexible use: arts venue, office, retail, fitness studio, salon / spa, or dining

## PROPERTY SPECS

PROPERTY TYPE	Mixed-Use · Retail/Office
BUILDING SF	±9,200 SF
STORIES	2 · ±4,600 SF/fl
YEAR BUILT	Pre-1916 · reno. 2025
FRONTAGE	S. Caddo St
COUNTY	Johnson
MARKET	Cleburne · Downtown
ZONING	Downtown Comm. (verify)
SALE / LEASE	Call Agent



FRONT ELEVATION



1ST FLOOR PLAN

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111 S. CADDO ST · CLEBURNE, TX  
**Building · Location**

BUILDING & FLOOR PLANS

±9,200 SF · RESTORED YALE THEATER



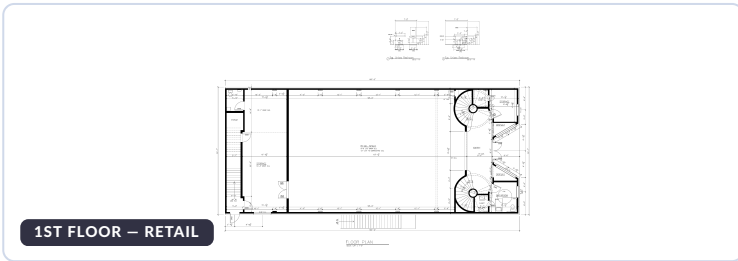
AERIAL - S. CADDO ST



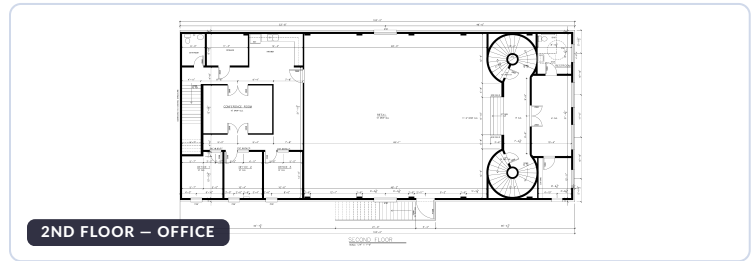
PUEBLO MODERNE FACADE



FRONT ELEVATION

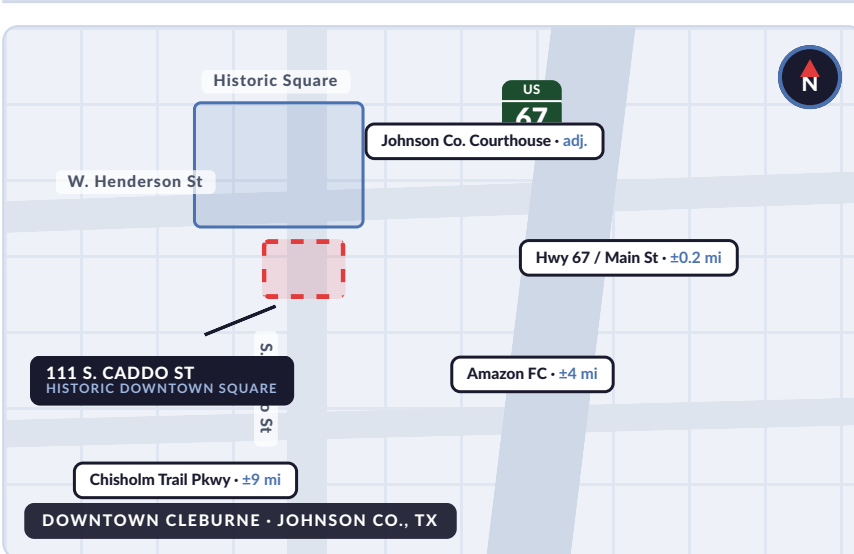


1ST FLOOR — RETAIL



2ND FLOOR — OFFICE

LOCATION & TRADE AREA



LOCATION

ADDRESS  
**111 S. Caddo St**  
**Cleburne, TX 76031**

Historic Square / Courthouse	Adjacent
Hwy 67 (Main St)	±0.2 mi
Amazon Fulfillment Center	±4 mi
Chisholm Trail Parkway	±9 mi
Downtown Fort Worth	±30 mi

Cleburne, the Johnson County seat, is a growing community of ±32,000 (median HH income ±\$61K). Amazon's \$500M fulfillment center now under construction nearby is driving new jobs and investment to the area.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Square footage, year built, zoning and distances are approximate and must be independently confirmed. © 2026 Capstone Commercial Real Estate Group.

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## Information About 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

### 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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<b>Capstone Commercial Real Estate Group, LLC</b> <i>Name of Sponsoring Broker (Licensed Individual or Business Entity)</i>	<b>480574</b> <i>License No.</i>	<b>sburris@capstonecommercial.com</b> <i>Email</i>	<b>(972) 250-5800</b> <i>Phone</i>
<b>Steven Burris</b> <i>Name of Designated Broker of Licensed Business Entity, if applicable</i>	<b>450870</b> <i>License No.</i>	<b>sburris@capstonecommercial.com</b> <i>Email</i>	<b>(972) 250-5858</b> <i>Phone</i>
<i>Name of Licensed Supervisor of Sales Agent/Associate, if applicable</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<b>Kara Porter</b> <i>Name of Sales Agent/Associate</i>	<b>521788</b> <i>License No.</i>	<b>kporter@capstonecommercial.com</b> <i>Email</i>	<b>(214) 789-6898</b> <i>Phone</i>
<i>Buyer/Tenant/Seller/Landlord Initials</i>	<i>Date</i>		