



OFFERING MEMORANDUM

207 N Ridgeway Dr Office Building

207 N Ridgeway Dr, Cleburne, TX 76033
Johnson County

This 10,500sf single-building 2 level commercial office building sits on a 24,439-square-foot parcel centrally located in Cleburne, Texas.

RC Regional Commercial District zoning, established business use, and Qualified Opportunity Zone designation support owner-user, hold, or repositioning strategies.

Presented By:

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CHRISTIE'S
INTERNATIONAL REAL ESTATE
— @ PROPERTIES LONE STAR —

PROPERTY DESCRIPTION & DETAILS

This 10,500 SF single-building, two level, commercial office building occupies a 24,439 SF site on the well established main Ridgeway/Henderson corridor. Surrounded by banks, city services, healthcare, grocery, pharmacies, and dining, this in-town location benefits from repeat daily traffic, strong convenience appeal, and regional access to Fort Worth and Dallas, and supports durable demand for commercial, retail and service uses. With RC Regional Commercial District zoning, Opportunity Zone status, full-building availability, and a manageable scale position the property well for owner-users, long term investors, or redevelopment-oriented buyers.

Address	207 N Ridgeway Dr, Cleburne, TX 76033
APN	126.2978.00190
Building Size	10,500sf
Land Size	24,439sf / 0.564 acres
Year Built	1968
Stories	2
Parking	33 spaces (some covered)
Land to Building Ratio	2.34:1
Improvement Type	Brick and Stucco Block
Internet	High-speed

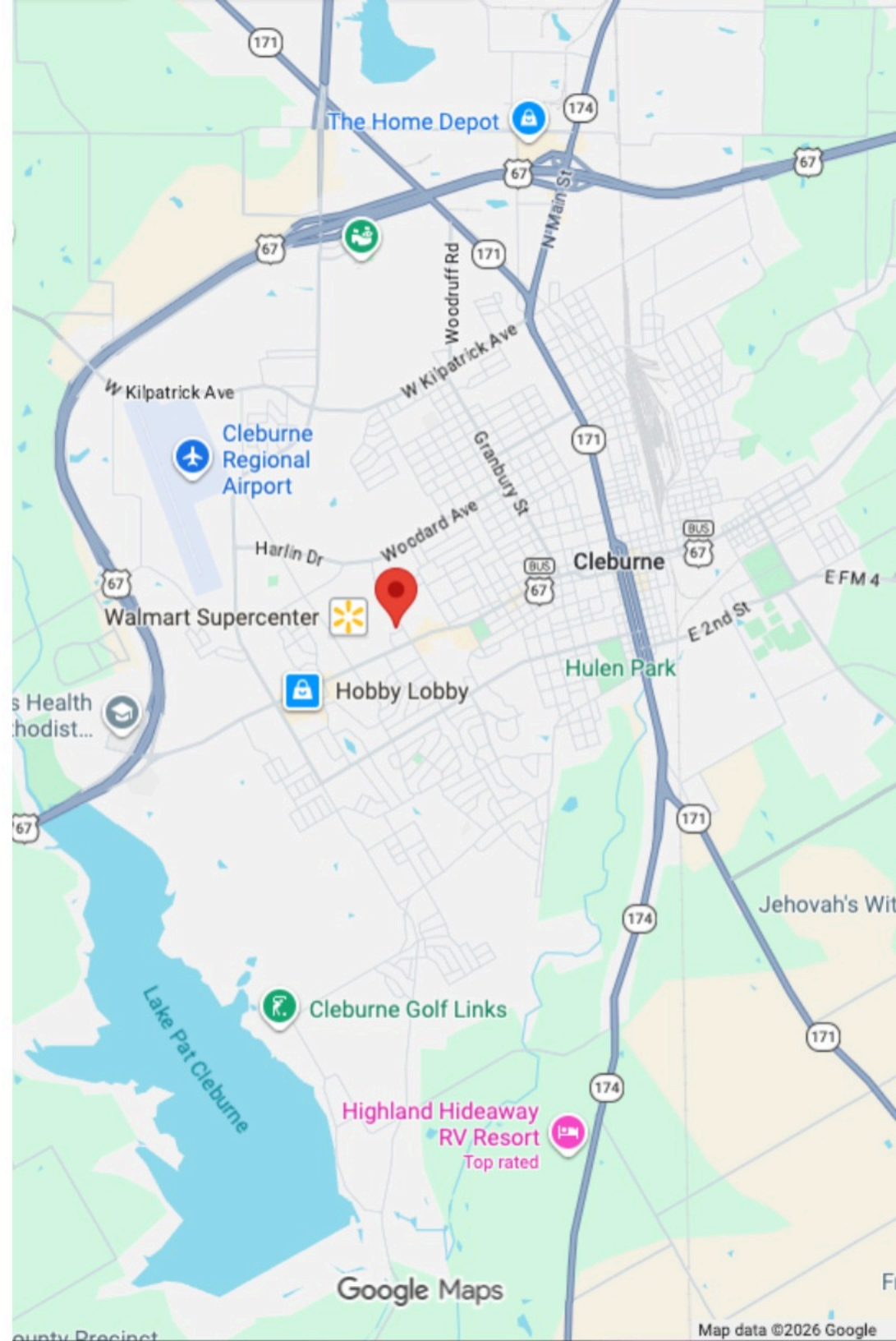




SITE MAP

Located on North Ridgeway Drive just north of West Henderson Street, the property benefits from immediate access to one of Cleburne's primary commercial corridors, supporting visibility and convenient customer approach.

Transportation: West Henderson Street/US 67 Business is approximately 0.2 miles from the property, providing near-immediate east-west circulation through Cleburne and improving day-to-day accessibility for tenants, customers, and service providers. The Chisholm Trail Pkwy is mere minutes from the property and US 67 Business and TX 174 junction is approximately 2.8 miles northeast, offering broader regional connectivity across Johnson County and into the greater Fort Worth side of the Metroplex, which supports business convenience and long-term marketability. Cleburne Regional Airport, located at 1650 Airport Drive, is approximately 1.8 miles northwest and serves corporate and general aviation users, adding practical access for business travel and reinforcing the property's appeal to professional users seeking efficient North Texas access. Dallas/Fort Worth International Airport is approximately 59 miles north, generally about a 60- to 75-minute drive depending on traffic, extending national connectivity for users with regional or out-of-state travel needs.



FIRST FLOOR PLAN scale 1/8" = 1'-0"

SECOND FLOOR PLAN scale 1/8" = 1'-0"

Variable	Mean	Standard deviation	Minimum	Maximum
AGE	34.2	10.5	20	55
SEX	0.48	0.50	0	1
EDUCATION	12.5	2.5	8	16
INCOME	15.2	8.5	5	35
OWNERSHIP	0.65	0.48	0	1
RENTAL	0.35	0.48	0	1
PROPERTY	0.55	0.50	0	1
DEBT	0.42	0.50	0	1
FINANCIAL	0.58	0.49	0	1
INVESTMENT	0.38	0.49	0	1
SAVING	0.45	0.50	0	1
CONSUMPTION	0.55	0.49	0	1
WELL-BEING	0.62	0.48	0	1
ENVIRONMENT	0.52	0.49	0	1
QUALITY OF LIFE	0.58	0.48	0	1
HEALTH	0.65	0.47	0	1
SAFETY	0.72	0.45	0	1
COMFORT	0.68	0.46	0	1
CONVENIENCE	0.60	0.47	0	1
STABILITY	0.55	0.48	0	1
SECURITY	0.63	0.46	0	1
PEACE	0.70	0.44	0	1
ORDER	0.67	0.45	0	1
JUSTICE	0.64	0.46	0	1
EQUALITY	0.61	0.47	0	1
LIBERTY	0.59	0.48	0	1
DEMOCRACY	0.56	0.49	0	1
TRANSPARENCY	0.53	0.48	0	1
ACCOUNTABILITY	0.51	0.49	0	1
INTEGRITY	0.49	0.49	0	1
HONESTY	0.47	0.49	0	1
COURAGE	0.44	0.49	0	1
RESPECT	0.42	0.49	0	1
TRUST	0.40	0.49	0	1
COOPERATION	0.38	0.49	0	1
TEAMWORK	0.36	0.49	0	1
COMMUNICATION	0.34	0.49	0	1
LISTENING	0.32	0.49	0	1
EMPATHY	0.30	0.49	0	1
COMPASSION	0.28	0.49	0	1
KINDNESS	0.26	0.49	0	1
GENEROSITY	0.24	0.49	0	1
GRATITUDE	0.22	0.49	0	1
POSITIVITY	0.20	0.49	0	1
OPTIMISM	0.18	0.49	0	1
HOPE	0.16	0.49	0	1
FAITH	0.14	0.49	0	1
CHARITY	0.12	0.49	0	1
WISDOM	0.10	0.49	0	1
KNOWLEDGE	0.08	0.49	0	1
SKILL	0.06	0.49	0	1
TALENT	0.04	0.49	0	1
POTENTIAL	0.02	0.49	0	1
ACHIEVEMENT	0.00	0.49	0	1
PROGRESS	0.00	0.49	0	1
GROWTH	0.00	0.49	0	1
DEVELOPMENT	0.00	0.49	0	1
IMPROVEMENT	0.00	0.49	0	1
PERFORMANCE	0.00	0.49	0	1
PRODUCTIVITY	0.00	0.49	0	1
EFFICIENCY	0.00	0.49	0	1
EFFECTIVENESS	0.00	0.49	0	1
IMPACT	0.00	0.49	0	1
CONTRIBUTION	0.00	0.49	0	1
INFLUENCE	0.00	0.49	0	1
POWER	0.00	0.49	0	1
WEALTH	0.00	0.49	0	1
STATUS	0.00	0.49	0	1
REPUTATION	0.00	0.49	0	1
RESPECTABILITY	0.00	0.49	0	1
PRESTIGE	0.00	0.49	0	1
GLORY	0.00	0.49	0	1
HONOR	0.00	0.49	0	1
PRIDE	0.00	0.49	0	1
EGO	0.00	0.49	0	1
SELFISHNESS	0.00	0.49	0	1
ENRAGED	0.00	0.49	0	1
ANGER	0.00	0.49	0	1
FRUSTRATION	0.00	0.49	0	1
DISAPPOINTMENT	0.00	0.49	0	1
DESPAIR	0.00	0.49	0	1
HELPLESSNESS	0.00			

AS BUILT DRAWINGS

D. S. A. INC.

CLARK, TEXAS



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.

11-03-2025



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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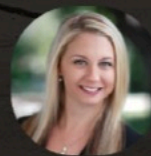
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

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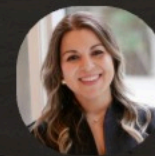
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This Offering Memorandum is for informational purposes only and does not constitute an offer to sell or a solicitation to purchase. All information contained herein is deemed reliable but not guaranteed. Prospective purchasers should conduct their own independent investigation and due diligence. The property is subject to prior sale, change in price, or withdrawal without notice. Neither the seller nor broker makes any representations or warranties regarding the accuracy or completeness of this information.