

CLEBURNE MEDICAL CAMPUS DEVELOPMENT



DEVELOPMENT SUMMARY

**Cleburne Medical Campus MOB
Medical Office Campus Development
219 N. Ridgeway Drive
Cleburne, Texas 76033**

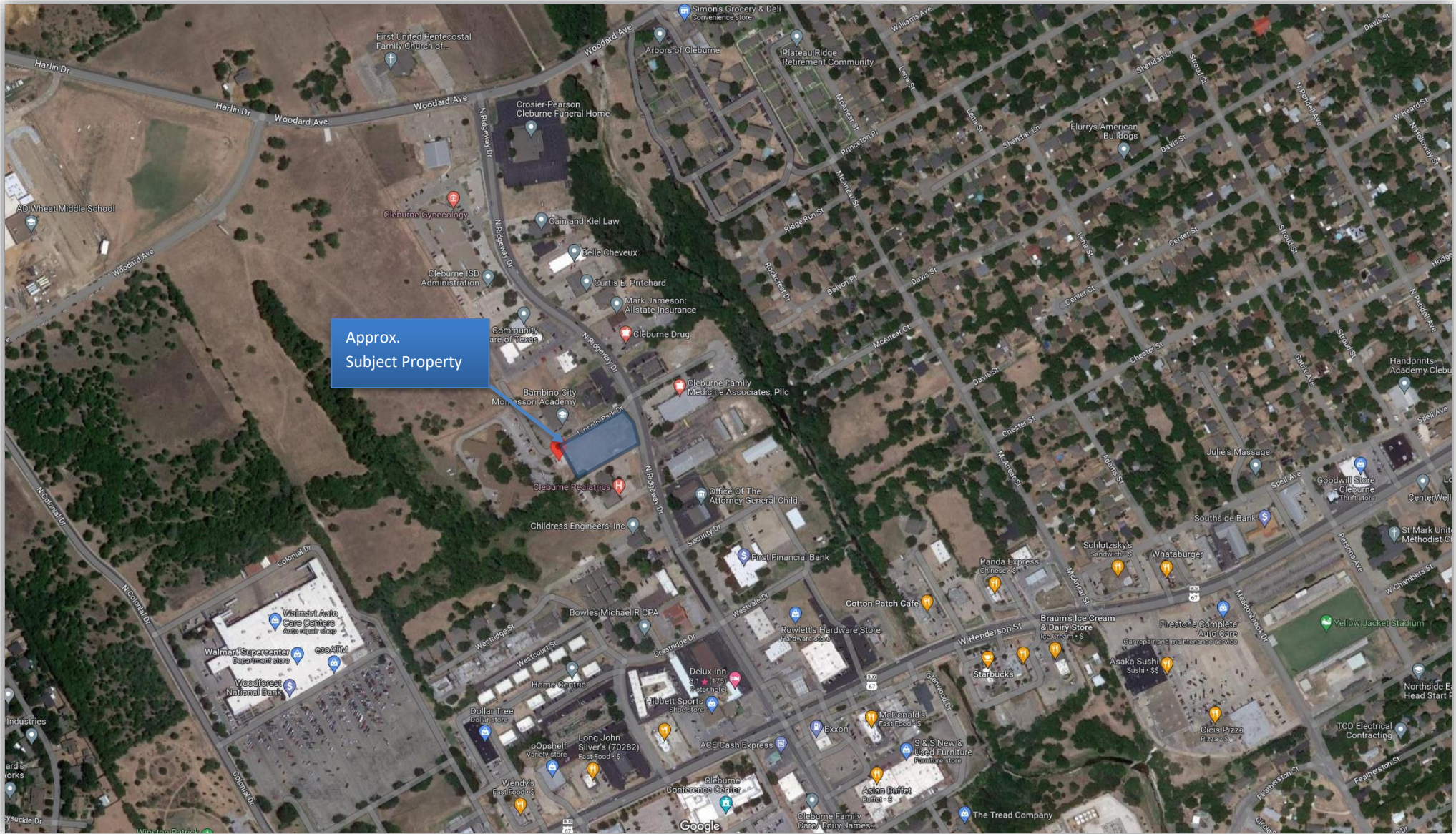
DEVELOPMENT HIGHLIGHTS

- **1,791 SF of lease space, in an 8,000 SF Medical Office Building**
- **.877 acre lot (38,202 SF)**
- **Tenant mix to include a 4,000 SF OB/GYN clinic, Mammography clinic and additional 1,791 SF of medical/professional office space**
- **High tenant finish out allowance for medical/credit tenants**
- **Adjacent to complementary medical users including dental, family practice, internal medicine and more**
- **High traffic retail just South of property on Hwy 67 including Wal-Mart, McDonalds, Starbucks, Big Lots and more**
- **Great Visibility/Accessibility – On North Ridgeway Drive (10,000 CPD) just North of busy Henderson Street (Bus Hwy 67, 22,000 CPD) with easy access to Hwy 67 and the Chisholm Trail Tollway**
- **Close to Cleburne High School and AD Wheat Middle School**

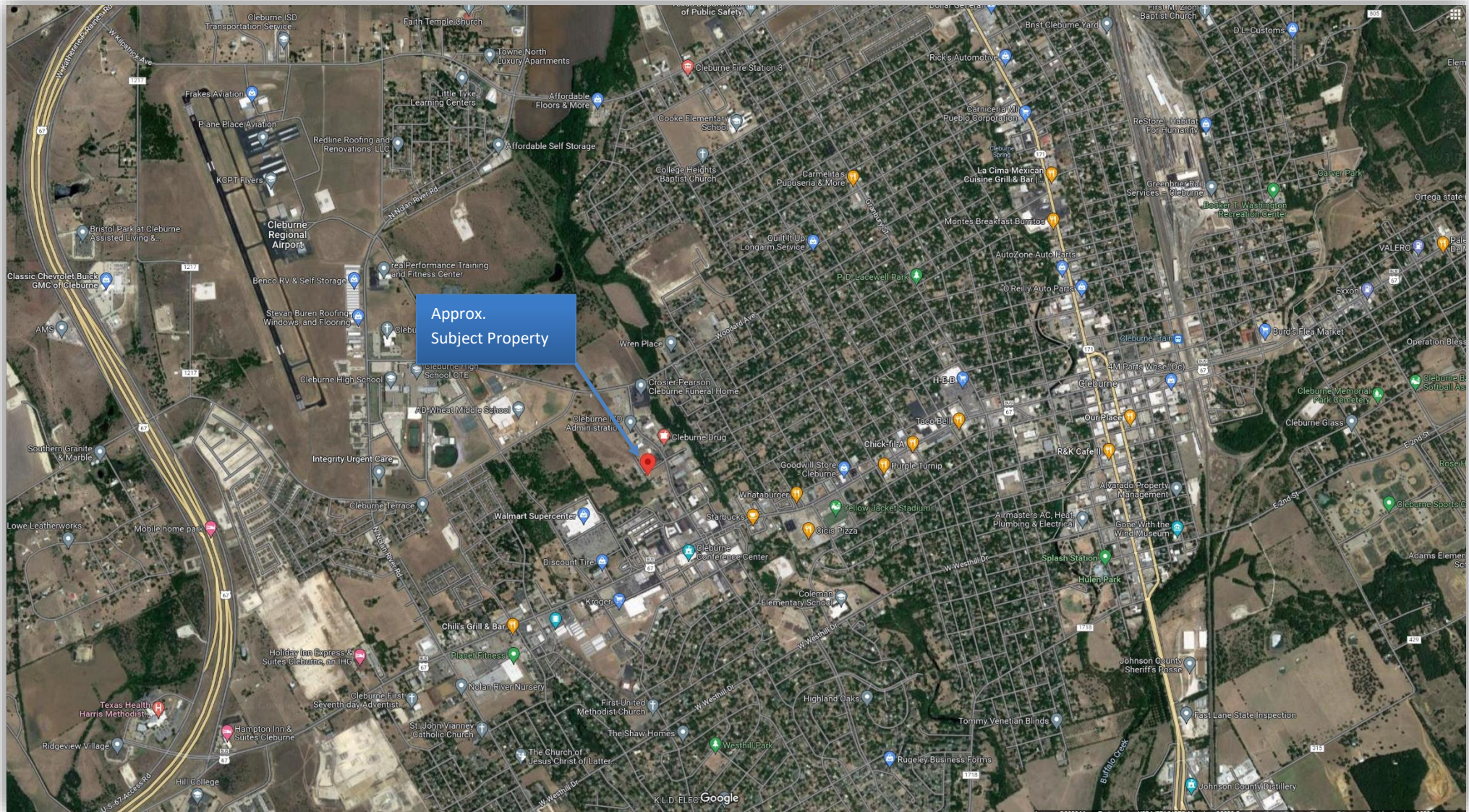


MEDICAL DEVELOPMENT SUMMARY

Use:	Medical, Professional Office
Lease Space:	1,791 SF
Building Size:	8,000 SF
Lot Size:	.877 acres
Offering Structure:	Buildings For Lease
Frontage	North Ridgeway Drive
Delivery Date	Fourth Quarter 2024



Approx.
Subject Property





AREA MAP



YURAS
AICALE
FORSYTH
CROWLE
Leased Investment Team

Subject Property

AREA MAP



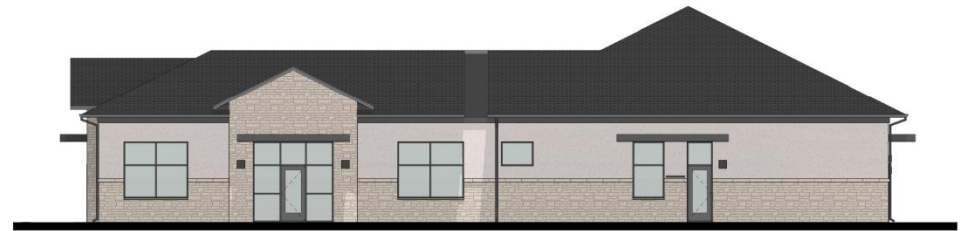
FLOORPLAN



PRELIMINARY ELEVATIONS



NORTH ELEVATION | 4
SCALE: 1/8" = 1'-0" | A3.0



WEST ELEVATION | 3
SCALE: 1/8" = 1'-0" | A3.0



SOUTH ELEVATION | 2
SCALE: 1/8" = 1'-0" | A3.0



EAST ELEVATION | 1
SCALE: 1/8" = 1'-0" | A3.0

DEMOGRAPHIC SUMMARY REPORT

Demographic Summary Report

219 N Ridgeway Dr, Cleburne, TX 76033

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	2 Mile	3 Mile	5 Mile
Population			
2026 Projection	27,694	34,944	39,295
2021 Estimate	25,260	31,878	35,896
2010 Census	22,975	29,031	33,010
Growth 2021 - 2026	9.64%	9.62%	9.47%
Growth 2010 - 2021	9.95%	9.81%	8.74%
2021 Population by Hispanic Origin	7,602	10,350	11,304
2021 Population	25,260	31,878	35,896
White	22,793 90.23%	28,430 89.18%	32,031 89.23%
Black	1,369 5.42%	2,071 6.50%	2,259 6.29%
Am. Indian & Alaskan	243 0.96%	309 0.97%	354 0.99%
Asian	213 0.84%	240 0.75%	269 0.75%
Hawaiian & Pacific Island	116 0.46%	160 0.50%	240 0.67%
Other	525 2.08%	667 2.09%	743 2.07%
U.S. Armed Forces	0	0	4
Households			
2026 Projection	10,085	12,404	13,945
2021 Estimate	9,195	11,308	12,728
2010 Census	8,382	10,303	11,701
Growth 2021 - 2026	9.68%	9.69%	9.56%
Growth 2010 - 2021	9.70%	9.75%	8.78%
Owner Occupied	5,866 63.80%	6,997 61.88%	8,018 62.99%
Renter Occupied	3,329 36.20%	4,310 38.11%	4,710 37.01%
2021 Households by HH Income	9,197	11,309	12,730
Income: <\$25,000	1,650 17.94%	2,253 19.92%	2,415 18.97%
Income: \$25,000 - \$50,000	2,268 24.66%	2,895 25.60%	3,295 25.88%
Income: \$50,000 - \$75,000	1,848 20.09%	2,252 19.91%	2,532 19.89%
Income: \$75,000 - \$100,000	1,303 14.17%	1,562 13.81%	1,788 14.05%
Income: \$100,000 - \$125,000	899 9.77%	970 8.58%	1,086 8.53%
Income: \$125,000 - \$150,000	525 5.71%	585 5.17%	667 5.24%
Income: \$150,000 - \$200,000	459 4.99%	511 4.52%	634 4.98%
Income: \$200,000+	245 2.66%	281 2.48%	313 2.46%
2021 Avg Household Income	\$72,555	\$69,214	\$70,134
2021 Med Household Income	\$58,814	\$55,590	\$56,472

DEMOGRAPHICS

Demographic Detail Report

219 N Ridgeway Dr, Cleburne, TX 76033

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	2 Mile		3 Mile		5 Mile	
Population						
2026 Projection	27,694		34,944		39,295	
2021 Estimate	25,260		31,878		35,896	
2010 Census	22,975		29,031		33,010	
Growth 2021 - 2026	9.64%		9.62%		9.47%	
Growth 2010 - 2021	9.95%		9.81%		8.74%	
2021 Population by Age						
	25,260		31,878		35,896	
Age 0 - 4	1,754	6.94%	2,240	7.03%	2,496	6.95%
Age 5 - 9	1,935	7.66%	2,471	7.75%	2,752	7.67%
Age 10 - 14	2,011	7.96%	2,553	8.01%	2,853	7.95%
Age 15 - 19	1,724	6.83%	2,179	6.84%	2,442	6.80%
Age 20 - 24	1,498	5.93%	1,918	6.02%	2,148	5.98%
Age 25 - 29	1,653	6.54%	2,155	6.76%	2,402	6.69%
Age 30 - 34	1,769	7.00%	2,306	7.23%	2,565	7.15%
Age 35 - 39	1,765	6.99%	2,280	7.15%	2,539	7.07%
Age 40 - 44	1,541	6.10%	1,969	6.18%	2,201	6.13%
Age 45 - 49	1,521	6.02%	1,924	6.04%	2,172	6.05%
Age 50 - 54	1,402	5.55%	1,755	5.51%	2,010	5.60%
Age 55 - 59	1,440	5.70%	1,782	5.59%	2,057	5.73%
Age 60 - 64	1,358	5.38%	1,660	5.21%	1,921	5.35%
Age 65 - 69	1,148	4.54%	1,394	4.37%	1,607	4.48%
Age 70 - 74	1,011	4.00%	1,227	3.85%	1,409	3.93%
Age 75 - 79	720	2.85%	869	2.73%	994	2.77%
Age 80 - 84	520	2.06%	621	1.95%	700	1.95%
Age 85+	489	1.94%	574	1.80%	628	1.75%
Age 65+	3,888	15.39%	4,685	14.70%	5,338	14.87%
Median Age	35.80		35.30		35.60	
Average Age	37.10		36.70		36.90	

DEMOGRAPHICS

Demographic Detail Report

219 N Ridgeway Dr, Cleburne, TX 76033						
Radius	2 Mile		3 Mile		5 Mile	
2021 Population By Race	25,260		31,878		35,896	
White	22,793	90.23%	28,430	89.18%	32,031	89.23%
Black	1,369	5.42%	2,071	6.50%	2,259	6.29%
Am. Indian & Alaskan	243	0.96%	309	0.97%	354	0.99%
Asian	213	0.84%	240	0.75%	269	0.75%
Hawaiian & Pacific Island	116	0.46%	160	0.50%	240	0.67%
Other	525	2.08%	667	2.09%	743	2.07%
Population by Hispanic Origin	25,260		31,878		35,896	
Non-Hispanic Origin	17,656	69.90%	21,528	67.53%	24,593	68.51%
Hispanic Origin	7,603	30.10%	10,349	32.46%	11,304	31.49%
2021 Median Age, Male	34.20		34.00		34.40	
2021 Average Age, Male	35.60		35.30		35.60	
2021 Median Age, Female	37.40		36.50		36.80	
2021 Average Age, Female	38.60		38.00		38.10	
2021 Population by Occupation Classification	19,210		24,172		27,302	
Civilian Employed	10,555	54.95%	13,125	54.30%	14,878	54.49%
Civilian Unemployed	748	3.89%	851	3.52%	962	3.52%
Civilian Non-Labor Force	7,907	41.16%	10,196	42.18%	11,458	41.97%
Armed Forces	0	0.00%	0	0.00%	4	0.01%
Households by Marital Status						
Married	4,848		5,831		6,684	
Married No Children	2,711		3,221		3,745	
Married w/Children	2,137		2,610		2,939	
2021 Population by Education	17,323		21,721		24,547	
Some High School, No Diploma	3,001	17.32%	4,234	19.49%	4,711	19.19%
High School Grad (Incl Equivalency)	5,718	33.01%	7,277	33.50%	8,250	33.61%
Some College, No Degree	4,699	27.13%	5,698	26.23%	6,497	26.47%
Associate Degree	984	5.68%	1,203	5.54%	1,342	5.47%
Bachelor Degree	2,017	11.64%	2,320	10.68%	2,624	10.69%
Advanced Degree	904	5.22%	989	4.55%	1,123	4.57%

DEMOGRAPHICS

Demographic Detail Report

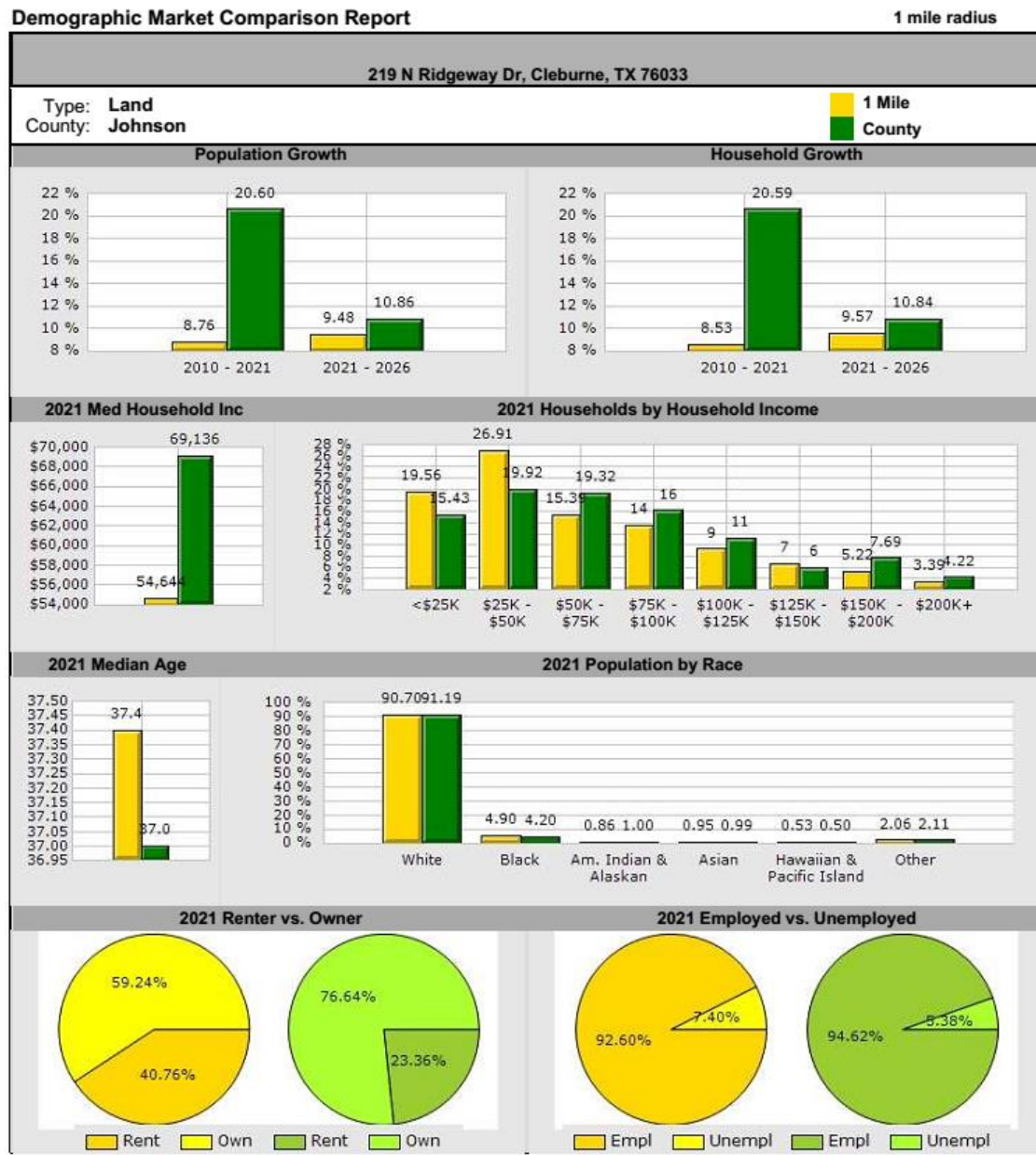
219 N Ridgeway Dr, Cleburne, TX 76033						
Radius	2 Mile		3 Mile		5 Mile	
2021 Population by Occupation	19,546		24,210		27,463	
Real Estate & Finance	453	2.32%	526	2.17%	588	2.14%
Professional & Management	3,746	19.17%	4,261	17.60%	4,786	17.43%
Public Administration	328	1.68%	379	1.57%	474	1.73%
Education & Health	2,430	12.43%	2,859	11.81%	3,195	11.63%
Services	1,786	9.14%	2,236	9.24%	2,424	8.83%
Information	72	0.37%	90	0.37%	102	0.37%
Sales	1,734	8.87%	2,257	9.32%	2,615	9.52%
Transportation	70	0.36%	73	0.30%	74	0.27%
Retail	1,841	9.42%	2,505	10.35%	2,834	10.32%
Wholesale	229	1.17%	256	1.06%	365	1.33%
Manufacturing	1,125	5.76%	1,367	5.65%	1,532	5.58%
Production	2,830	14.48%	3,638	15.03%	4,192	15.26%
Construction	1,171	5.99%	1,511	6.24%	1,707	6.22%
Utilities	722	3.69%	839	3.47%	973	3.54%
Agriculture & Mining	202	1.03%	360	1.49%	452	1.65%
Farming, Fishing, Forestry	21	0.11%	97	0.40%	99	0.36%
Other Services	786	4.02%	956	3.95%	1,051	3.83%
2021 Worker Travel Time to Job	10,229		12,742		14,443	
<30 Minutes	6,210	60.71%	7,714	60.54%	8,653	59.91%
30-60 Minutes	3,162	30.91%	4,002	31.41%	4,620	31.99%
60+ Minutes	857	8.38%	1,026	8.05%	1,170	8.10%
2010 Households by HH Size	8,382		10,303		11,701	
1-Person Households	2,031	24.23%	2,518	24.44%	2,783	23.78%
2-Person Households	2,666	31.81%	3,179	30.86%	3,672	31.38%
3-Person Households	1,396	16.65%	1,712	16.62%	1,954	16.70%
4-Person Households	1,201	14.33%	1,460	14.17%	1,646	14.07%
5-Person Households	608	7.25%	788	7.65%	905	7.73%
6-Person Households	280	3.34%	365	3.54%	425	3.63%
7 or more Person Households	200	2.39%	281	2.73%	316	2.70%
2021 Average Household Size	2.70		2.70		2.80	
Households						
2026 Projection	10,085		12,404		13,945	
2021 Estimate	9,195		11,308		12,728	
2010 Census	8,382		10,303		11,701	
Growth 2021 - 2026	9.68%		9.69%		9.56%	
Growth 2010 - 2021	9.70%		9.75%		8.78%	

DEMOGRAPHICS

Demographic Detail Report

219 N Ridgeway Dr, Cleburne, TX 76033			
Radius	2 Mile	3 Mile	5 Mile
2021 Households by HH Income	9,197	11,309	12,730
<\$25,000	1,650 17.94%	2,253 19.92%	2,415 18.97%
\$25,000 - \$50,000	2,268 24.66%	2,895 25.60%	3,295 25.88%
\$50,000 - \$75,000	1,848 20.09%	2,252 19.91%	2,532 19.89%
\$75,000 - \$100,000	1,303 14.17%	1,562 13.81%	1,788 14.05%
\$100,000 - \$125,000	899 9.77%	970 8.58%	1,086 8.53%
\$125,000 - \$150,000	525 5.71%	585 5.17%	667 5.24%
\$150,000 - \$200,000	459 4.99%	511 4.52%	634 4.98%
\$200,000+	245 2.66%	281 2.48%	313 2.46%
2021 Avg Household Income	\$72,555	\$69,214	\$70,134
2021 Med Household Income	\$58,814	\$55,590	\$56,472
2021 Occupied Housing	9,195	11,307	12,728
Owner Occupied	5,866 63.80%	6,997 61.88%	8,018 62.99%
Renter Occupied	3,329 36.20%	4,310 38.12%	4,710 37.01%
2010 Housing Units	9,127	11,169	12,023
1 Unit	7,350 80.53%	8,803 78.82%	9,564 79.55%
2 - 4 Units	959 10.51%	1,104 9.88%	1,162 9.66%
5 - 19 Units	614 6.73%	835 7.48%	861 7.16%
20+ Units	204 2.24%	427 3.82%	436 3.63%
2021 Housing Value	5,866	6,997	8,017
<\$100,000	2,220 37.85%	2,827 40.40%	3,119 38.90%
\$100,000 - \$200,000	2,519 42.94%	2,757 39.40%	3,019 37.66%
\$200,000 - \$300,000	585 9.97%	752 10.75%	999 12.46%
\$300,000 - \$400,000	289 4.93%	352 5.03%	478 5.96%
\$400,000 - \$500,000	217 3.70%	240 3.43%	275 3.43%
\$500,000 - \$1,000,000	36 0.61%	69 0.99%	127 1.58%
\$1,000,000+	0 0.00%	0 0.00%	0 0.00%
2021 Median Home Value	\$128,305	\$124,356	\$129,463
2021 Housing Units by Yr Built	9,484	11,670	13,123
Built 2010+	360 3.80%	451 3.86%	483 3.68%
Built 2000 - 2010	1,083 11.42%	1,589 13.62%	1,711 13.04%
Built 1990 - 1999	802 8.46%	1,098 9.41%	1,488 11.34%
Built 1980 - 1989	1,402 14.78%	1,630 13.97%	1,979 15.08%
Built 1970 - 1979	1,668 17.59%	1,882 16.13%	2,163 16.48%
Built 1960 - 1969	1,214 12.80%	1,337 11.46%	1,445 11.01%
Built 1950 - 1959	1,276 13.45%	1,500 12.85%	1,550 11.81%
Built <1949	1,679 17.70%	2,183 18.71%	2,304 17.56%
2021 Median Year Built	1972	1973	1975


DEMOGRAPHIC MARKET COMPARISON REPORT



DEMOGRAPHIC MARKET COMPARISON REPORT

Demographic Market Comparison Report		1 mile radius		
219 N Ridgeway Dr, Cleburne, TX 76033				
Type:	Land			
County:	Johnson			
	1 Mile		County	
Population Growth				
Growth 2010 - 2021	8.76%		20.60%	
Growth 2021 - 2026	9.48%		10.86%	
Empl	3,641	92.60%	82,170	94.62%
Unempl	291	7.40%	4,675	5.38%
2021 Population by Race				
	8,504		180,973	
White	7,713	90.70%	165,032	91.19%
Black	417	4.90%	7,602	4.20%
Am. Indian & Alaskan	73	0.86%	1,814	1.00%
Asian	81	0.95%	1,799	0.99%
Hawaiian & Pacific Island	45	0.53%	909	0.50%
Other	175	2.06%	3,817	2.11%
Household Growth				
Growth 2010 - 2021	8.53%		20.59%	
Growth 2021 - 2026	9.57%		10.84%	
Renter Occupied	1,359	40.76%	14,657	23.36%
Owner Occupied	1,975	59.24%	48,098	76.64%
2021 Households by Household Income				
	3,333		62,755	
Income <\$25K	652	19.56%	9,682	15.43%
Income \$25K - \$50K	897	26.91%	12,498	19.92%
Income \$50K - \$75K	513	15.39%	12,125	19.32%
Income \$75K - \$100K	453	13.59%	10,184	16.23%
Income \$100K - \$125K	310	9.30%	7,045	11.23%
Income \$125K - \$150K	221	6.63%	3,743	5.96%
Income \$150K - \$200K	174	5.22%	4,827	7.69%
Income \$200K+	113	3.39%	2,651	4.22%
2021 Med Household Inc	\$54,644		\$69,136	
2021 Median Age	37.40		37.00	

DEMOGRAPHIC TREND REPORT

Demographic Trend Report		1 Mile Radius		
219 N Ridgeway Dr, Cleburne, TX 76033				
Building Type: Land	Total Available: 0 SF			
Class: -	% Leased: 0%			
RBA: -	Rent/SF/Yr: -			
Typical Floor: -				
Description	2010	2021	2026	
Population	7,818	8,503	9,309	
Age 0 - 4	560 7.16%	572 6.73%	561 6.03%	
Age 5 - 9	557 7.12%	616 7.24%	615 6.61%	
Age 10 - 14	550 7.04%	632 7.43%	657 7.06%	
Age 15 - 19	500 6.40%	547 6.43%	649 6.97%	
Age 20 - 24	460 5.88%	478 5.62%	590 6.34%	
Age 25 - 29	513 6.56%	531 6.24%	559 6.00%	
Age 30 - 34	529 6.77%	587 6.90%	585 6.28%	
Age 35 - 39	475 6.08%	598 7.03%	616 6.62%	
Age 40 - 44	497 6.36%	517 6.08%	607 6.52%	
Age 45 - 49	477 6.10%	506 5.95%	572 6.14%	
Age 50 - 54	459 5.87%	464 5.46%	532 5.71%	
Age 55 - 59	440 5.63%	481 5.66%	509 5.47%	
Age 60 - 64	433 5.54%	460 5.41%	492 5.29%	
Age 65 - 69	375 4.80%	408 4.80%	459 4.93%	
Age 70 - 74	290 3.71%	381 4.48%	413 4.44%	
Age 75 - 79	240 3.07%	286 3.36%	343 3.68%	
Age 80 - 84	241 3.08%	216 2.54%	255 2.74%	
Age 85+	221 2.83%	222 2.61%	295 3.17%	
Age 15+	6,150 78.66%	6,682 78.58%	7,476 80.31%	
Age 20+	5,650 72.27%	6,135 72.15%	6,827 73.34%	
Age 65+	1,367 17.49%	1,513 17.79%	1,765 18.96%	
Median Age	38	37	39	
Average Age	38.60	38.60	39.50	
Population By Race	7,818	8,503	9,309	
White	7,323 93.67%	7,713 90.71%	8,266 88.80%	
Black	242 3.10%	416 4.89%	579 6.22%	
Am. Indian & Alaskan	64 0.82%	73 0.86%	82 0.88%	
Asian	51 0.65%	81 0.95%	108 1.16%	
Hawaiian & Pacific Islander	26 0.33%	45 0.53%	56 0.60%	
Other	109 1.39%	175 2.06%	219 2.35%	

DEMOGRAPHIC TREND REPORT

Demographic Trend Report		1 Mile Radius	
219 N Ridgeway Dr, Cleburne, TX 76033			
Description	2010	2021	2026
Population by Race (Hispanic)	1,472	2,019	2,420
White	1,405 95.45%	1,914 94.80%	2,283 94.34%
Black	15 1.02%	28 1.39%	38 1.57%
Am. Indian & Alaskan	30 2.04%	37 1.83%	43 1.78%
Asian	3 0.20%	3 0.15%	6 0.25%
Hawaiian & Pacific Islander	1 0.07%	2 0.10%	2 0.08%
Other	19 1.29%	36 1.78%	47 1.94%
Household by Household Income	3,073	3,333	3,653
<\$25,000	829 26.98%	652 19.56%	691 18.92%
\$25,000 - \$50,000	760 24.73%	897 26.91%	976 26.72%
\$50,000 - \$75,000	634 20.63%	513 15.39%	540 14.78%
\$75,000 - \$100,000	371 12.07%	453 13.59%	497 13.61%
\$100,000 - \$125,000	271 8.82%	310 9.30%	366 10.02%
\$125,000 - \$150,000	89 2.90%	221 6.63%	257 7.04%
\$150,000 - \$200,000	82 2.67%	174 5.22%	197 5.39%
\$200,000+	37 1.20%	113 3.39%	129 3.53%
Average Household Income	\$57,979	\$73,697	\$75,368
Median Household Income	\$48,249	\$54,644	\$56,041

TRAFFIC COUNT REPORT

Traffic Count Report

219 N Ridgeway Dr, Cleburne, TX 76033

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Westcourt St	Crestridge Dr	0.05 E	2018	160	MPSI	.16
2	N Ridgeway Dr	Westvale Dr	0.03 NW	2020	10,626	MPSI	.18
3	Belvon Pl	Rockcrest Dr	0.03 SW	2018	624	MPSI	.22
4	E Henderson St	del Rio Ct	0.06 E	2017	21,000	MPSI	.28
5	E Henderson St	del Rio Ct	0.05 E	2020	22,189	MPSI	.28
6	S Ridgeway Dr	Glenwood Dr	0.05 SE	2020	8,088	MPSI	.30
7	Davis St	McAneer St	0.04 SW	2018	963	MPSI	.30
8	Woodard Ave	N Ridgeway Dr	0.07 SW	2020	9,182	MPSI	.33
9	Colonial Dr	E Henderson St	0.07 NW	2020	5,581	MPSI	.46
10	Willana Ct	Spell Ave	0.07 S	2018	120	MPSI	.48