



EXCLUSIVE OFFERING |
DOLLAR GENERAL | S&P RATING BBB



1800 COUNTY RD 427A, CLEBURNE, TX (DFW)

JUSTIN SMITH
Senior Vice President
License ID# 01504494
949.790.3151
jbsmith@leeirvine.com

Property. Brand new Dollar General, 9,100± SF building on 1.06+ acre site. Metal Construction, Concrete Block Facade, Concrete Parking Lot.

Tenant. S&P Rating BBB, operates 15,000+ stores in 44 states. Ranked 159th within the Fortune 500 Companies. Fiscal 2017 revenues exceeded \$23.5 billion.

Lease structure. Corporate, 15-year, absolute NNN lease scheduled to begin May 2018, with 10% rent increases at the beginning of each option.

Location. Dollar General is situated along FM 4 (5,000 VPD) in Cleburne, TX. FM 4 is a local thoroughfare that serves Cleburne and the surrounding communities, as well as provide direct access to downtown Cleburne. The site will benefit as it the only variety store within a 5-mile radius, and will directly serve the east Cleburne community. The immediate trade area features high average household incomes of \$82,798 within a 1-mile radius. Additionally, several national credit tenants are in close approximation to the subject property such as Walmart, Bealls, Kroger, HEB, Discount Tire AutoZone, Napa, O'Reilly, Firestone, Sherwin Williams Walgreens, CVS, McDonald's, Whataburger, WingStop, Starbucks, Jack in the Box, Dairy Queen, Taco Bell, Dairy Queen, Subway, and many more. The city of Cleburne is located approximately 30-miles south of Fort Worth and 49-miles southwest of Dallas.

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DISCLAIMER

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1800 COUNTY RD 427A, CLEBURNE, TX (DFW)

PRICE CAP RATE:	\$1,414,082 6.10%
NET OPERATING INCOME:	\$85,552
BUILDING AREA:	9,100± Square Feet
LAND AREA:	1.06± Acres
YEAR BUILT :	2018
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%
CONSTRUCTION TYPE:	Metal Construction, Concrete Block Facade, Concrete Parking Lot

LEASE OVERVIEW

Initial Lease Term:	15-Yrs, Plus (3), 5-Year Options to Renew
Projected Rent Commencement:	September 2018
Projected Lease Expiration:	September 2033
Lease Type:	Absolute NNN
Rent Increases:	10% In Option Periods
Year 1-15 Annual Rent (Current):	\$85,552
Year 16-20 Annual Rent (Option 1):	\$94,107
Year 21-25 Annual Rent (Option 2):	\$103,518
Year 26-30 Annual Rent (Option 3):	\$113,870

TENANT OVERVIEW

LESSEE: Dolgen Corp. of Texas, Inc.
GUARANTOR: Dollar General Corporation



DOLLAR GENERAL | www.dollargeneral.com | S&P Rating BBB (upgraded from BBB- In October, 2015)

Cal Turner founded J. L. Turner & Son, Inc. in 1939, and opened the first Dollar General store in Springfield, Kentucky in June 1955. Today, Dollar General Corporation operates as the country's largest small-box discount retailer with stores in the southern, southwestern, midwestern, and eastern United States. The stores are typically located in local neighborhoods and small communities deemed "too small" for big-box retailers. Dollar General offers both name-brand and generic merchandise—including off-brand goods and closeouts of name-brand items. Although it has the word "dollar" in the name, Dollar General is not a dollar store. Many of its offerings are priced at more than one dollar. However, goods are usually sold at set price points of penny items and up to the range of 50 to 60 dollars, not counting phone cards and loadable store gift cards. The company provides paper and cleaning products (paper towels, bath tissues, paper dinnerware, trash and storage bags, laundry, and other home cleaning supplies), packaged food and perishables (cereals, canned soups and vegetables, sugar, flour, milk, eggs, and bread), beverages, snacks (such as candies, cookies, crackers, salty snacks, and carbonated beverages), over-the-counter medicines, personal care products (soap, body wash, shampoo, dental hygiene, and foot care products), pet supplies and pet food products, seasonal products (decorations, toys, batteries, small electronics, greeting cards, and stationery) prepaid cell phones and accessories, gardening supplies, hardware, automotive, home office supplies, home products (kitchen supplies, cookware, small appliances, light bulbs, storage containers, frames, candles, and craft supplies, as well as kitchen, bed, and bath soft goods), and casual, everyday apparel (for infants, toddlers, girls, boys, women, and men, as well as socks, underwear, disposable diapers, shoes, and accessories). Since the turn of the century, Dollar General has added stores that carry a greater selection of grocery items, which operate under the name "Dollar General Market".

In 2007 Kohlberg Kravis Roberts & Co. (KKR) acquired Dollar General, privatized the company for restructuring, and took the company public again in 2009. As of July 14, 2018, Dollar General operated 15,000+ stores in 44 states. The company ranks 159th within the Fortune 500 Companies. Fiscal 2017 revenues exceeded \$23.5 billion with net income of \$1.54 billion.

1800 COUNTY RD 427A, CLEBURNE, TX (DFW)

2017 Financial Highlights:

- Total Sales Increase of 7.3% to \$23.5 Billion
- Same-Store Sales Increase of 2.7%
- 27th Consecutive Year of Same-Stores Sale Growth
- Net Income Increased 23% to 1.54 Billion

Investment Highlights:

- Dollar General is the Country's Largest Small-Box Discount Retailer
- Corporate guaranty by investment grade tenant: Dollar General (S&P:BBB)
- Absolute NNN Lease – No Landlord Responsibility



1800 COUNTY RD 427A, CLEBURNE, TX (DFW)



How Dollar General Became Rural America’s Store of Choice

By Sarah Nassauer

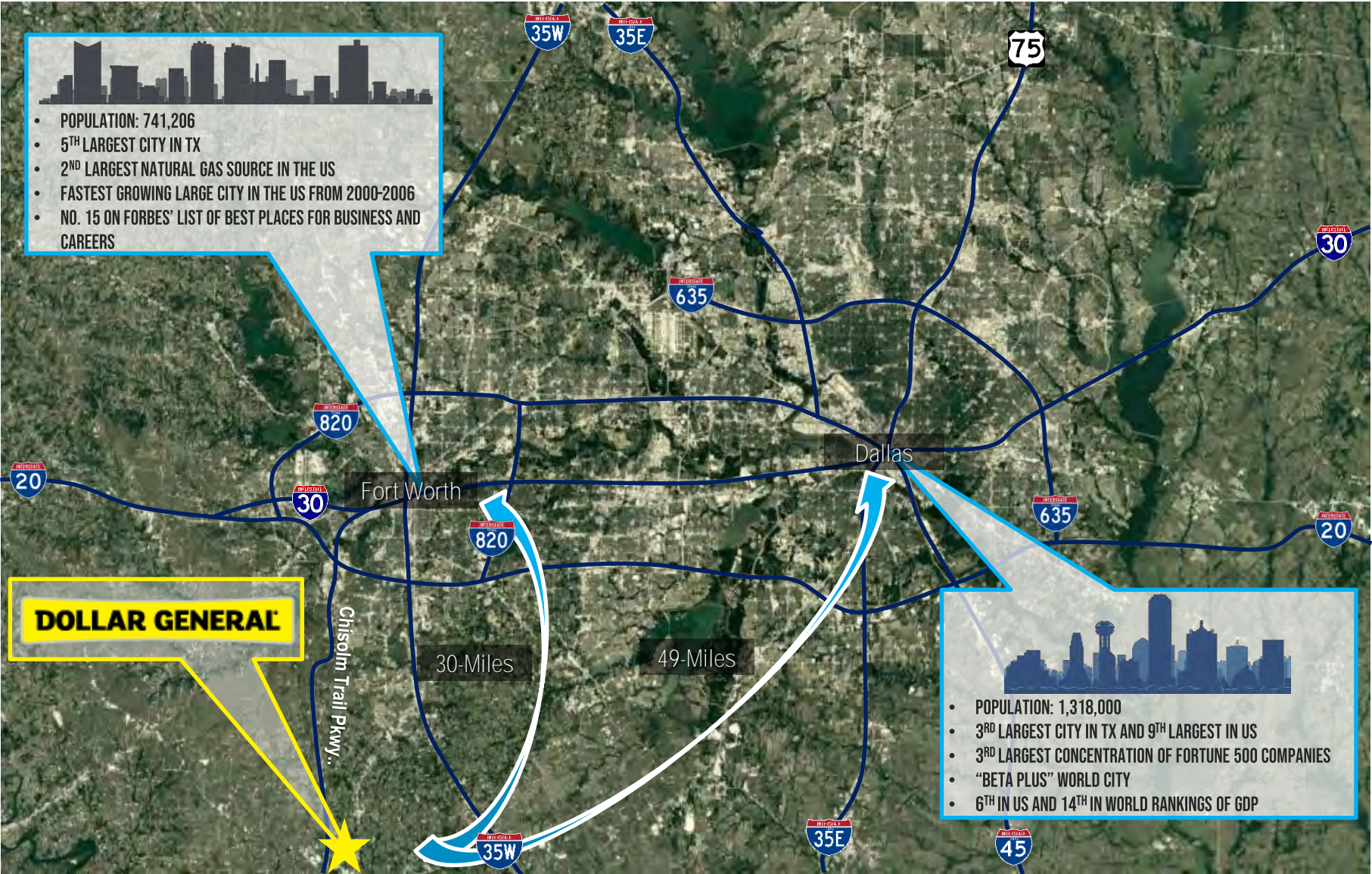
EVANSVILLE, Tenn.— (*The Wall Street Journal*) —The local Dollar General store, built on a rural highway and surrounded by farmland, sells no fresh meat, greens or fruit. The selection echoes a suburban drugstore chain, from shower curtains to breakfast cereal, toilet paper, plastic toys and camouflage-pattern socks. Refrigerators and freezers on one wall hold milk, eggs and frozen pizza. Many items are sold in mini bottles or small bags, keeping costs lower than a trip to the Wal-Mart Supercenter down the road. The two registers are staffed by one cashier, except during rush hours after school and after work.

Dollar General is expanding because rural America is struggling. With its convenient locations for frugal shoppers, it has become one of the most profitable retailers in the U.S. and a lifeline for lower-income customers bypassed by other major chains. Dollar General Corp.'s 14,000 stores yielded more than double the profit of Macy's Inc. on less revenue during its most recent fiscal year. And its \$22 billion market value eclipses the largest U.S. grocery chain, Kroger Co., which has five times the revenue. The retailer relies on rapid store openings to keep revenue climbing and investors happy; 2016 marked its 27th consecutive year of sales growth in stores open at least a year. While many large retailers are closing locations, Dollar General executives said they planned to build thousands more stores, mostly in small communities that have otherwise shown few signs of the U.S. economic recovery.

Dollar-store chains flourished in the wake of the recession. Wal-Mart opened more than 100 mostly rural Wal-Mart Express stores, a chain the company has since closed, selling dozens of the stores to Dollar General last year. Dollar General executives said in 2012 the chain would shift more attention to cities, attempting to assuage investors who worried the company's growth could stall. Instead, demand by rural shoppers kept Dollar General's focus on sparsely populated communities. In 2013, Dollar General refined its formula for new locations, incorporating such data as proximity to a post office or church. The company identified 14,000 spots, with "the highest improvement in opportunities in small town and rural markets," Mr. Dreiling told analysts in 2014. The company has since opened hundreds of diminutive stores, about the size of a basketball court, that can generate profits in communities with fewer than 1,000 homes, Mr. Vasos said. This year, the company bought 322 stores from a private-equity firm that had bought them from Dollar Tree as it sought antitrust approval for the Family Dollar purchase. The acquisition included stores in Brooklyn, N.Y., Chicago and other cities, locations that will be a useful testing ground, he said

Source: https://www.wsj.com/article_email/how-dollar-general-became-rural-americas-store-of-choice-1512401992-1MyQjAxMTE3MzAwNTAwNjUxWjw/

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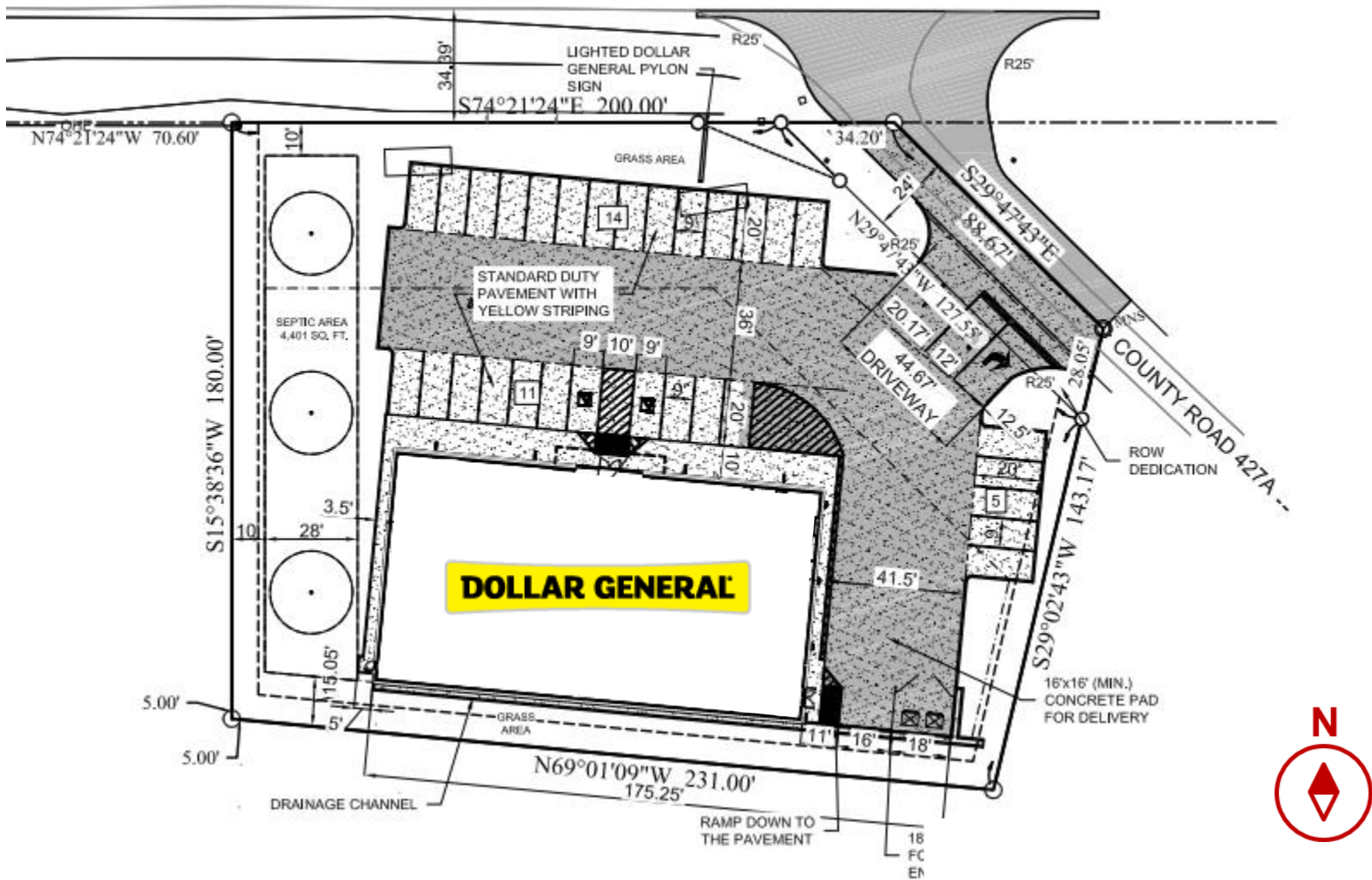


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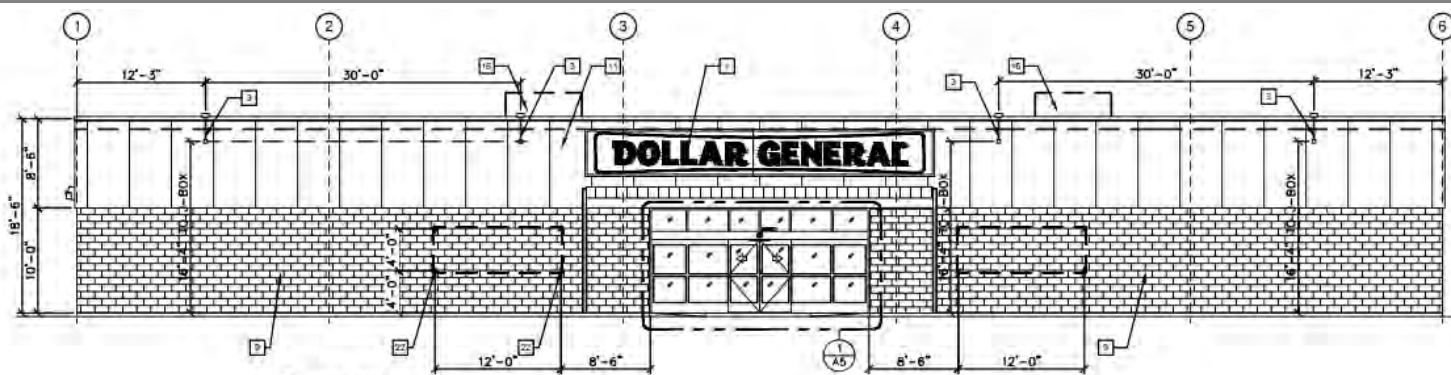


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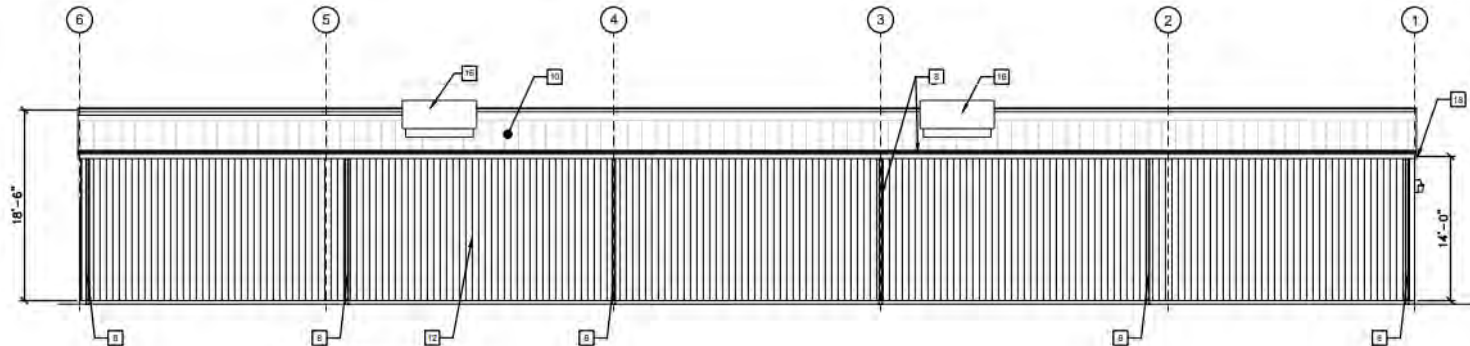
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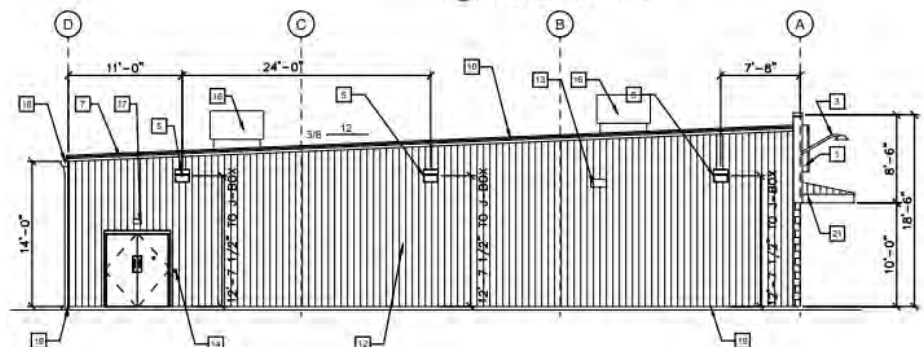
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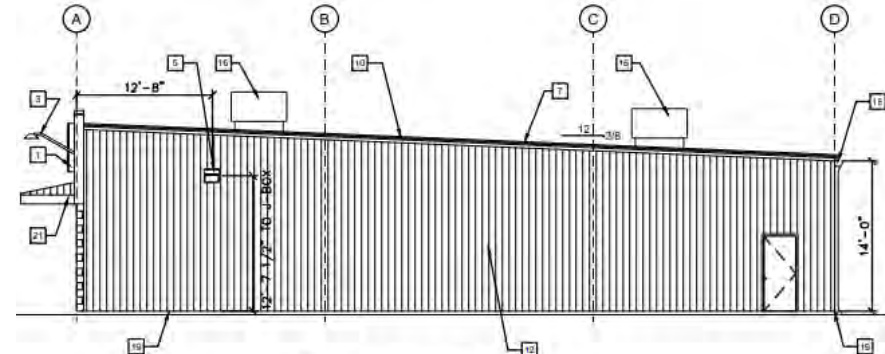
1 FRONT ELEVATION
A2 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
A2 SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION
A2 SCALE: 1/8" = 1'-0"



4 RIGHT ELEVATION
A2 SCALE: 1/8" = 1'-0"

CHISHOLM TRAIL PARKWAY DRIVING GROWTH IN JOHNSON COUNTY

Campbell, Elizabeth – [Fort Worth Star-Telegram](#) – Chisholm Trail Parkway, the 28-mile toll road from Fort Worth to Cleburne opened in May 2014, and resulted in the construction of more than 3,000 homes within the following months in Johnson County. “The tollway is a huge game changer,” said Diana Miller, the county’s economic development director. “We did not expect to see residential development come so quickly.” People want a country lifestyle near shopping and employment in Fort Worth, she said.

Godley could see 1,500 homes, and new homes are also being built in Joshua. In Venus, along U.S. 67, Miller said a developer wants to build 1,900 homes. “I told our smaller cities that they needed to be prepared,” Miller said, adding that she told them: “Remember that freight train I told you about five years ago? Well, it’s here.” Miller said Joshua, Godley and Keene have upgraded to new water towers and treatment plants.

Godley Mayor David Wallis said he wasn’t too surprised to hear developers want to build more than 1,000 new homes in a city with a current population of 1,009. He said he expects the population to increase to 3,000-3,500 in the years ahead. The toll road makes it possible to have a country home and commute to work in downtown Fort Worth, he said. “This is where I grew up, and it’s exciting to see all of the interest in the area,” Wallis said. He said the city council will have to approve plats for the housing developments, but developers won’t have to deal with much bureaucracy because Godley is so small. Some of the developments are planned within the city limits, but others will have to be annexed in. Besides the new homes, Godley will also get a new Wal-Mart Express store, he said.

In Joshua, Mayor Joe Hollarn is also hearing from developers who want to add new homes. He said he’s also seeing people moving in from Fort Worth. Some homeowners are taking advantage of the high demand and selling, he said. “I’ve seen people put their house up for sale and move out a week later,” he said, adding that the highly rated Joshua school district is probably the biggest draw.

In Burleson, city economic development manager Justin Bond said that last year 360 new homes were built in the city, and he expects 400 this year. Burleson has two exits to the parkway, Farm Road 917 and County Road 913. “We look at the parkway, and it’s almost a whole other Burleson that can be developed,” he said. Bond said he expects residential and business development along the parkway to happen in three to five years. “It will move quickly; I have no doubt about that,” he said.

Johnson County judge Roger Harmon, who has spent the past 20 years helping plan for the tollway, said North Texas Council of Governments projections show the county population will double to more than 300,000 by 2035. “We think growth will start out moderately and increase to a heavier pace,” Harmon said. Harmon said that Johnson County and Cleburne formed a tax increment financing district that takes in the U.S. 67 loop and continues north along the toll road to help pay for development in the area.

Planning for growth

In preparation for a population boom, the Cleburne city council approved a comprehensive plan that estimated the population at 100,000 by 2040. The city’s population now, according to U.S. Census 2013 estimates: 29,747. The North Central Texas Council of Governments puts the increase at a more conservative 40,162 by 2020 and 48,389 by 2035. Asked whether the 100,000 population figure is realistic, Cleburne Mayor Scott Cain said that there has been skepticism among some residents, but that the city needs to be ready for the larger numbers.

“Johnson County is the last frontier in North Texas,” he said. “The Alliance Corridor is all built out, and I think the Chisholm Trail Parkway opens up the whole southwest corridor.” But Cain also wants to be cautious about the pace of development. He said he wants to see a plan for the Chisholm Trail Parkway corridor and intends to meet with mayors from Burleson and Fort Worth. Cain said he would like to keep a rural feel to the area.

Holt Cat, a heavy equipment dealership that opened in early June, chose to locate on 20 acres at U.S. 67 near where it connects to the parkway to take advantage of the expected population boom. Cain said company officials told him the toll road was a big factor in Holt Cat’s decision to expand in the Metroplex. The Chris Brown Chevrolet dealership, also on U.S. 67, was up and running the same day the toll road opened.

Cashing in on the parkway

At least one small businessman is getting in on the act. Cleburne resident Robin Houghton figures everyone will need a “cool place” to go for entertainment as more people move in, and he plans to provide one. Houghton bought the property that was once home to the iconic Bill’s Bookstore, which was torn down because the old building wasn’t up to code. “I have always had a soft spot for Bill, (referring to the former owner Bill Miller who now lives in Grandview) and I wanted to help him out,” he said. Houghton plans to turn the vacant lot in the heart of downtown into a venue for dining and entertainment, and called it Chisholm Trail Courtyard.

CITY AUTHORIZES AGREEMENT WITH HOUSING DEVELOPMENT

Cleburne council members discussed a proposed housing development during their Tuesday meeting, a portion of which will be located within Cleburne’s extra territorial jurisdiction. The remainder of the development site, which is located between U.S. 67 and the Chisholm Trail Parkway, sits within Burleson’s ETJ.

Smith, Matt – [Cleburne Times-Review](#) (June 29, 2017) – “Although the neighborhood sits outside of Cleburne city limits, Cleburne City Manager Steve Polasek labeled the development a potential game changer, an assessment Mayor Scott Cain agreed with. “It’s to our advantage to see housing developed out there, especially with The Depot and our retail components planned, that helps promote shopping in Cleburne. This is something that for years, decades to come we’ll all reap the benefits, including the future landowners out there by seeing that it’s done well from the beginning.”

The agreement as approved by council Tuesday night also affords Cleburne the option to annex the area in question, at least the portion within Cleburne’s ETJ, in 15 years if not sooner. Another benefit is that the developers, not the city of Cleburne, will fund infrastructure for the area. More precisely, the Joshua Farms Municipal Management District No. 1 will fund the infrastructure through the issuance of bonds. The 84th Texas Legislature created the Joshua Farms District, which exists as a taxing entity. Those taxes will apply only to residents within the development area, not Cleburne or Burleson residents.

“What we’re looking at is rooftops going up and new people coming in who are going to shop in Cleburne but without any costs to the city,” Polasek said. The 285-acre site will be divided into lots ranging from 5,000 square feet to more than 10,000. The area will also contain 37.1 acres of green space, 7.5 acres for gas well pad sites, 7.8 acres for right-of-way needs and 2 acres for a community center. About 300 additional acres of the development sit within Burleson’s ETJ.

Cleburne passed a resolution on Tuesday, which authorizes a development agreement with Joshua Farms. The developer, as part of the legislation passed, is required to enter such agreements with the cities affected. The development, under the agreement, will meet or exceed current Cleburne development standards and require city inspections for buildings and infrastructure. Cleburne, should they choose to do so, may annex the development area in 15 years from the effective date of the agreement or at the date when construction of 100 percent of the public infrastructure needed to serve the property is complete. The development will be under a home owner’s association, ensuring quality standards for the neighborhood, said Robert Miklos, an attorney representing the developers.

Miklos added that the bonds the developers plan to issue to fund infrastructure are non-recourse bonds. Meaning that should the developer default and should Cleburne later annex the area, Cleburne would not be on the hook for payment of the bonds. That’s important, Polasek said. “If we annex this in 15 years or less we want to make sure the area is in good shape and not something that would require a lot of repair on the city’s part.” An on-site sewer treatment plant and the Johnson County Special Utility District, not the city of Cleburne, will service the area’s sewer and water needs for now.

It would be cost prohibitive to run city water and sewer lines to the area at this time, Polasek said. The hope, Polasek said, is that Joshua Farms triggers additional development in the area. Cleburne worked with local legislators for several years to develop the municipal management district, Polasek said. “We don’t want to inherit something, should we choose to annex, that’s going to cost our residents,” Polasek said. “We want to bring something of value into the city.” Cain agreed. “The benefit with these kind of districts is that the property owners themselves pay for the improvements,” Cain said. “Cleburne taxpayers will not be affected. I cannot stress that enough.”

Joshua Farms property owners will not be serviced by Cleburne police and fire and will not pay Cleburne city taxes unless and until the city annexes the area. Councilman Dale Sturgeon voiced concern over notice. “I know there’s controversy about annexation issues between Joshua and people living out in the county up in arms right now,” Sturgeon said. “Will the people buying property out there be told that there’s a strong likelihood they’ll be annexed by Cleburne at some point? “That needs to be very clear to anyone buying out there that they will probably be part of the city of Cleburne eventually.” Miklos and Polasek said potential buyers will be furnished that information.

Council members voted to hire Venus Construction Company to construct sewers along Texas 174 North at a cost not to exceed \$3,349,650. “As sewer projects go, this is actually very exciting,” Public Works Director Keith Fisher said. And how, Polasek said. “This opens that corridor to future development, opens the east side of Texas 174 going north,” Polasek said. “That’s more than 1,000 acres. We have water there but no sewer.”

Water and sewer revenue bonds issued in 2015 will fund the project, Fisher said. Council members also voted to hire Geotechnical Group for construction material testing services at a cost not to exceed \$65,840. The city earlier this year hired Westhill Construction to build sidewalks along Nolan River Road and Colonial Drive and the parking lot across the street from city hall for \$1,551,115. The Texas Department of Transportation requires that the materials used be tested thus, the hiring of Geotechnical Group...”

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CLEBURNE, TX / JOHNSON COUNTY

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The City of Cleburne is county seat of Johnson County, Texas, United States. As of 2016 the population is 30,223. The City of Cleburne Parks and Recreation Department maintains Splash Station, a small water park for people of all ages. Near Cleburne is Cleburne State Park, located 10 miles from the city limits. It has fishing, camping, swimming, and hiking trails. The Depot at Cleburne Station is a 1,750 seat baseball stadium, home to the Cleburne Railroaders of the American Association of Independent Professional Baseball. Major employers include Walmart, which maintains a Supercenter retail outlet, as well as a distribution center. Together those facilities employ 914 workers. Local government is also a major employer, providing 335 jobs. Johns Manville, Texas Resources Harris Methodist Hospital, Greenbrier rail service (operating at the rail yards previously occupied by Burlington Northern Santa Fe), Supreme Corporation of Texas and Broan-Nutone are among other major private sector employers. A recent natural gas boom has now brought related companies to the district and surrounding areas.

Johnson County is located in north central Texas on the southwestern edge of the Dallas-Fort Worth area. Johnson County comprises 740 square miles with three geographical areas. Johnson County's current population is nearly 160,000. The economy of Johnson County is specialized in Mining, Quarrying, Oil, and Gas Extraction, employing five times more people than averaged in a location of its size. Another major sector within Johnson County is healthcare. Walls Regional Hospital located in Johnson County has been named one of the nation's Top 100 Hospitals for the past three years. It's services have recently been expanded to include a Transitional Care Unit where those who need a little extra care past their initial hospital stay may recover. The County's close proximity to the DFW Metroplex has resulted in highly efficient transportation systems. Whether by rail, air or overland, carriers are easily available to Johnson County businesses and industries. Johnson County is less than an hour from Dallas/Fort Worth International Airport, and Cleburne, the Johnson County seat, has an airport with a 5,700 ft. runway.

1800 COUNTY RD 427A, CLEBURNE, TX (DFW)



DALLAS - FORT WORTH - ARLINGTON MSA

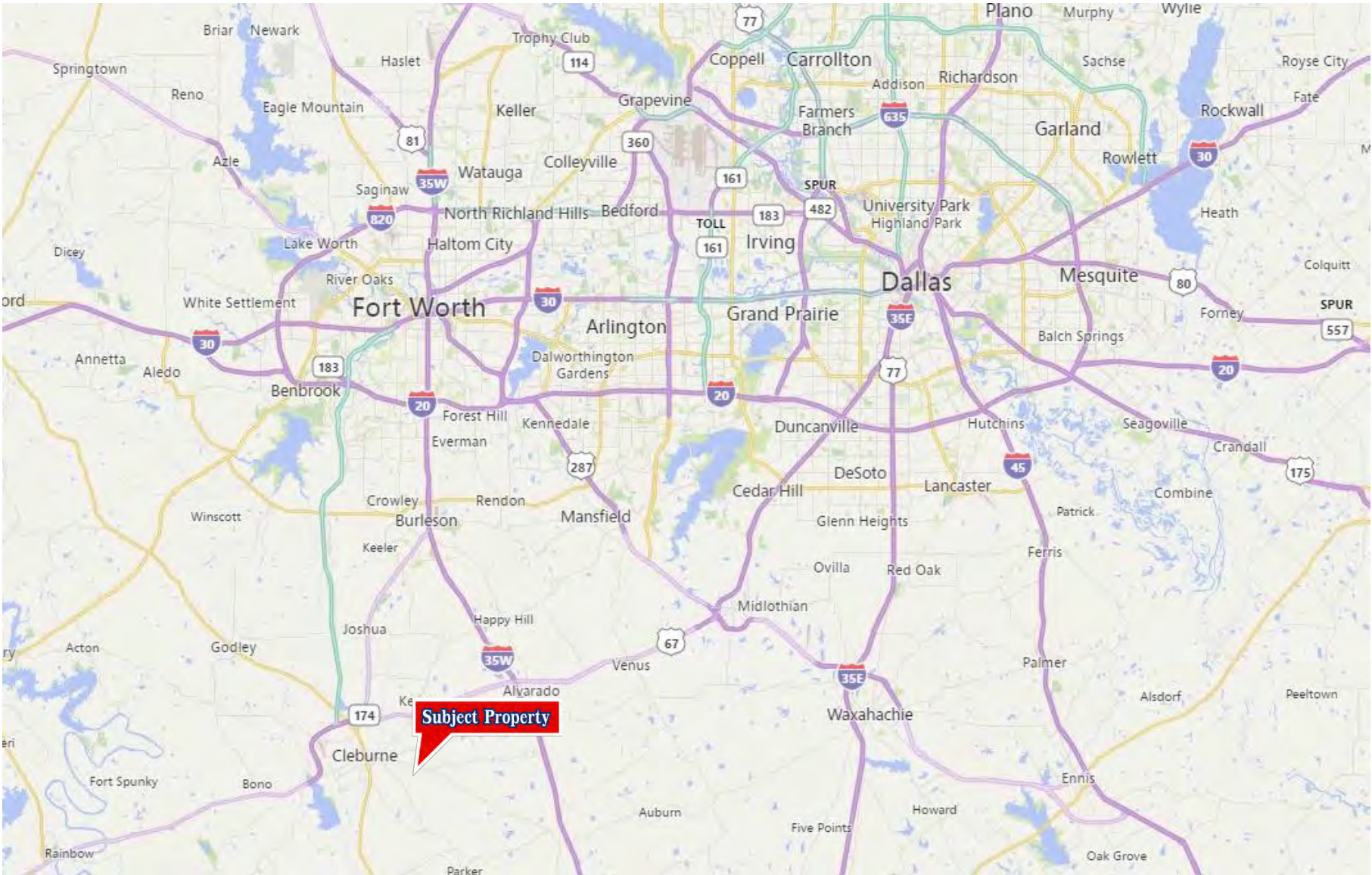
The Dallas – Fort Worth – Arlington Metropolitan Statistical Area (MSA) encompasses 13 counties within the U.S. state of Texas. It is the economic and cultural hub of the region commonly called North Texas or the Metroplex and is the largest land-locked metropolitan area in the United States.

The projected Dallas-Fort Worth Metroplex population for 2016 was 7,268,910. During the 12-month period from July 2008 to July 2009, the Dallas-Fort Worth-Arlington metropolitan area gained 146,530 new residents, more than any other metropolitan area in the United States. The area's population has grown by about 1 million since the last census was administered in 2000. The Dallas–Fort Worth–Arlington MSA is, by population, the largest metropolitan area in Texas, the largest in the South, the 4th largest in the United States, and the 10th largest in the Americas. The metropolitan area has the 4th largest gross metropolitan product (GMP) in the United States, and approximately 10th largest by GMP in the world.

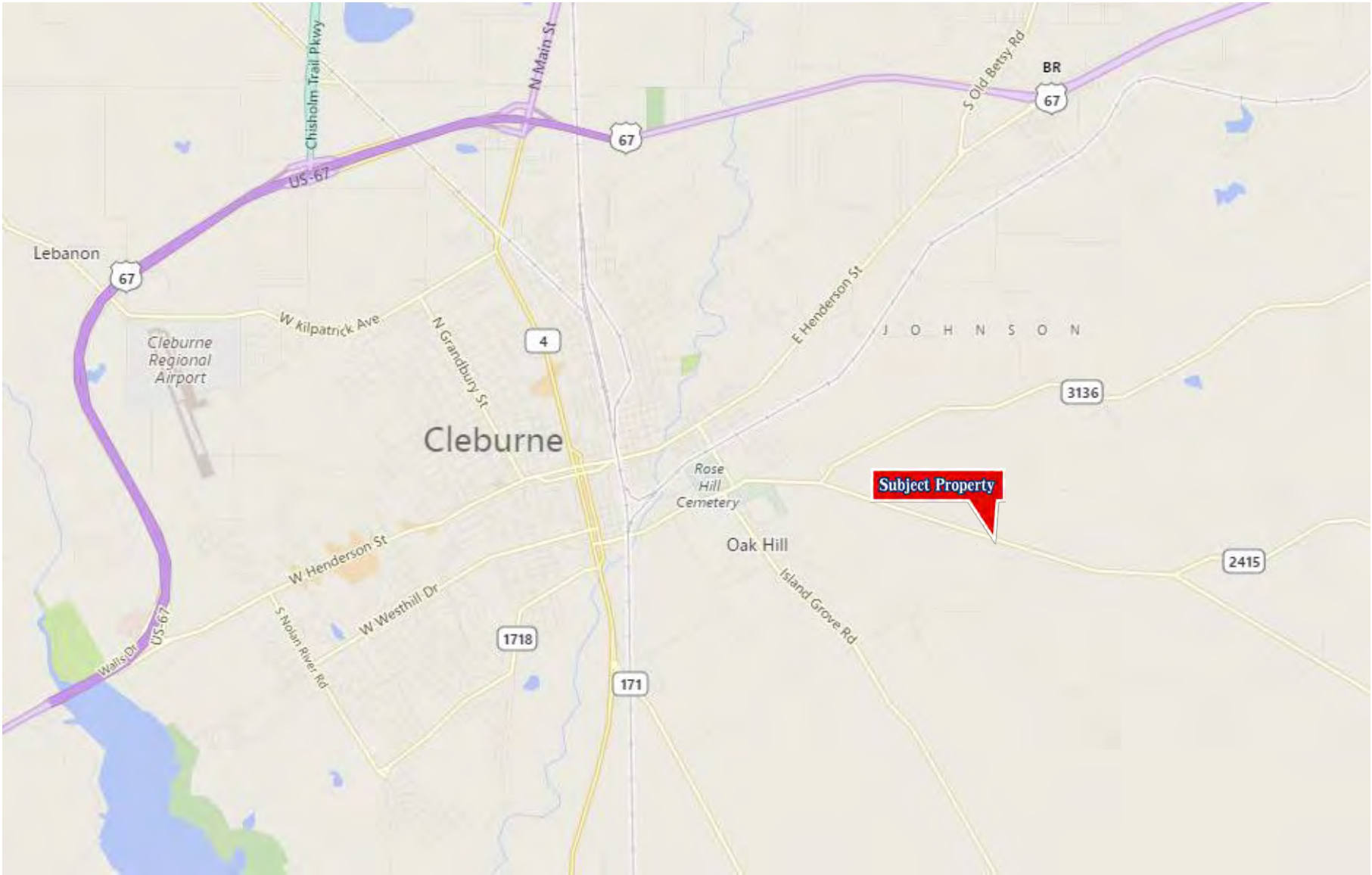
The Metroplex has one of the highest concentrations of corporate headquarters in the United States. 20 Fortune 500 companies are headquartered in the area. The city of Dallas alone has the 3rd largest concentration of Fortune 500 headquarters in the country. The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor), due to the large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms. The Telecom Corridor located just north of Dallas in Richardson is home to more than 5,700 companies including Texas Instruments which employs over 10,000 people at its headquarters.

HP Enterprises Services, Dell Services, i2, AT&T, Ericsson, CA and Verizon also have headquarters or major operations in and around Dallas. The Texas farming and ranching industry, based in Fort Worth adds to the economic diversification of the area. Several major defense manufacturers, including Lockheed Martin, Bell Helicopter Textron, and Raytheon, maintain significant operations in the Metroplex. ExxonMobil, the #1 corporation on the Fortune 500 listings, is headquartered in Irving, Texas.

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1800 County Rd 427A				
Cleburne, TX 76031				
		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	788	8,472	40,627
	2023 Projected Population	884	9,597	45,491
	2010 Census Population	772	8,047	38,607
	2000 Census Population	757	7,887	35,739
	Projected Annual Growth 2018 to 2023	2.4%	2.7%	2.4%
	Historical Annual Growth 2000 to 2018	0.2%	0.4%	0.8%
HOUSEHOLDS	2018 Estimated Households	281	2,830	14,208
	2023 Projected Households	305	3,103	15,409
	2010 Census Households	275	2,687	13,474
	2000 Census Households	267	2,679	12,537
	Projected Annual Growth 2018 to 2023	1.7%	1.9%	1.7%
	Historical Annual Growth 2000 to 2018	0.3%	0.3%	0.7%
AGE	2018 Est. Population Under 10 Years	13.1%	15.1%	13.8%
	2018 Est. Population 10 to 19 Years	13.3%	14.1%	14.1%
	2018 Est. Population 20 to 29 Years	12.1%	14.6%	14.0%
	2018 Est. Population 30 to 44 Years	17.2%	17.6%	17.6%
	2018 Est. Population 45 to 59 Years	20.8%	19.3%	17.9%
	2018 Est. Population 60 to 74 Years	18.2%	14.3%	15.2%
	2018 Est. Population 75 Years or Over	5.4%	5.1%	7.3%
	2018 Est. Median Age	39.0	34.5	36.2
MARITAL STATUS & GENDER	2018 Est. Male Population	49.4%	50.1%	49.1%
	2018 Est. Female Population	50.6%	49.9%	50.9%
	2018 Est. Never Married	24.0%	29.2%	28.3%
	2018 Est. Now Married	56.5%	46.2%	45.3%
	2018 Est. Separated or Divorced	15.2%	20.2%	19.9%
INCOME	2018 Est. Widowed	4.3%	4.4%	6.5%
	2018 Est. HH Income \$200,000 or More	3.3%	2.7%	3.1%
	2018 Est. HH Income \$150,000 to \$199,999	9.8%	5.6%	4.7%
	2018 Est. HH Income \$100,000 to \$149,999	15.4%	10.6%	14.1%
	2018 Est. HH Income \$75,000 to \$99,999	24.1%	13.4%	13.6%
	2018 Est. HH Income \$50,000 to \$74,999	17.1%	19.2%	19.3%
	2018 Est. HH Income \$35,000 to \$49,999	8.3%	13.0%	13.1%
	2018 Est. HH Income \$25,000 to \$34,999	7.8%	10.8%	11.0%
	2018 Est. HH Income \$15,000 to \$24,999	8.6%	12.1%	12.2%
	2018 Est. HH Income Under \$15,000	5.5%	12.7%	9.0%
	2018 Est. Average Household Income	\$82,798	\$68,444	\$75,394
	2018 Est. Median Household Income	\$71,211	\$53,539	\$57,663
	2018 Est. Per Capita Income	\$29,540	\$22,933	\$26,627
	2018 Est. Total Businesses	2	447	1,508
	2018 Est. Total Employees	12	3,931	14,276

1800 County Rd 427A				
Cleburne, TX 76031				
		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	616	6,468	31,595
	2018 Est. Civilian Employed	59.0%	54.4%	55.2%
	2018 Est. Civilian Unemployed	3.1%	3.0%	2.1%
	2018 Est. in Armed Forces	-	-	0.1%
	2018 Est. not in Labor Force	37.9%	42.6%	42.6%
	2018 Labor Force Males	49.4%	50.3%	48.6%
	2018 Labor Force Females	50.6%	49.7%	51.4%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	372	3,506	17,444
	2010 Mgmt, Business, & Financial Operations	17.7%	10.9%	11.0%
	2010 Professional, Related	12.7%	10.2%	13.9%
	2010 Service	13.9%	16.7%	17.3%
	2010 Sales, Office	16.5%	17.0%	18.9%
	2010 Farming, Fishing, Forestry	-	-	-
	2010 Construction, Extraction, Maintenance	8.3%	9.3%	8.6%
	2010 Production, Transport, Material Moving	30.8%	35.8%	30.2%
	2010 White Collar Workers	47.0%	38.1%	43.8%
	2010 Blue Collar Workers	53.0%	61.9%	56.2%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	82.9%	80.3%	82.6%
	2010 Drive to Work in Carpool	11.7%	11.8%	9.2%
	2010 Travel to Work by Public Transportation	-	-	0.3%
	2010 Drive to Work on Motorcycle	-	-	0.1%
	2010 Walk or Bicycle to Work	0.7%	2.2%	1.6%
	2010 Other Means	0.7%	0.4%	1.3%
	2010 Work at Home	4.0%	5.2%	4.8%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	12.1%	19.8%	27.7%
	2010 Travel to Work in 15 to 29 Minutes	30.0%	24.3%	21.4%
	2010 Travel to Work in 30 to 59 Minutes	46.2%	36.3%	35.9%
	2010 Travel to Work in 60 Minutes or More	11.2%	8.6%	7.4%
	2010 Average Travel Time to Work	31.2	27.0	25.4
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$17.4 M	\$151 M	\$817 M
	2018 Est. Apparel	\$612 K	\$5.32 M	\$28.5 M
	2018 Est. Contributions, Gifts	\$1.21 M	\$9.95 M	\$53.8 M
	2018 Est. Education, Reading	\$692 K	\$5.66 M	\$30.7 M
	2018 Est. Entertainment	\$984 K	\$8.44 M	\$45.7 M
	2018 Est. Food, Beverages, Tobacco	\$2.63 M	\$23.4 M	\$126 M
	2018 Est. Furnishings, Equipment	\$617 K	\$5.12 M	\$27.8 M
	2018 Est. Health Care, Insurance	\$1.49 M	\$13.3 M	\$72.0 M
	2018 Est. Household Operations, Shelter, Utilities	\$5.35 M	\$46.8 M	\$253 M
	2018 Est. Miscellaneous Expenses	\$249 K	\$2.21 M	\$12.1 M
	2018 Est. Personal Care	\$226 K	\$1.97 M	\$10.6 M
	2018 Est. Transportation	\$3.31 M	\$28.9 M	\$157 M



Approved by the Texas Real Estate Commission for Voluntary Use
*Texas law requires all real estate licensees to give the following information about
 brokerage services to prospective buyers, tenants, sellers and landlords.*

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)