

NAI Robert Lynn



1014 N. Nolan River Road
Cleburne, Texas 76033

Asking Price: \$2,050,000

Confidential Offering Memorandum presented by

Ethan Wiley
NAI Robert Lynn

817.872.3918
ewiley@nairl.com

Nick Candelari
NAI Robert Lynn

817.872.3905
ncandelari@nairl.com

This Offering Memorandum has been prepared by Broker for use by the principal ("Principal") to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum. Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own

investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived.

Disclaimer



1014 N. Nolan River Road

Address

1014 N. Nolan River Road
Cleburne, Texas 76033

Year Constructed

1985

Property Description

Free Standing

Gross Leasable Area

30,656 SF

Price

\$2,050,000

Cap Rate

7.5%

Land Acreage

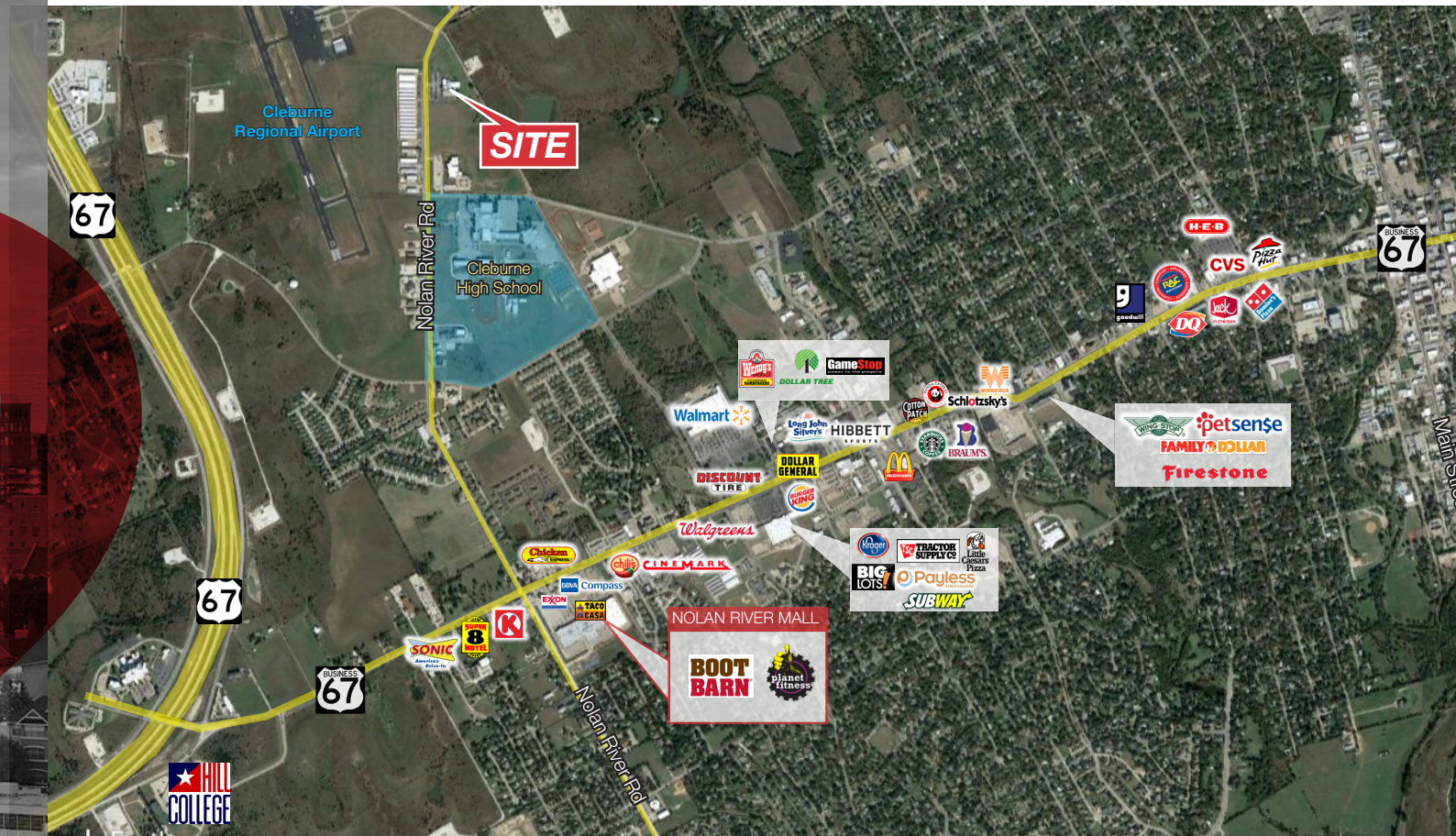
1.93 Acres

Tenant

Real Performance Physical Therapy

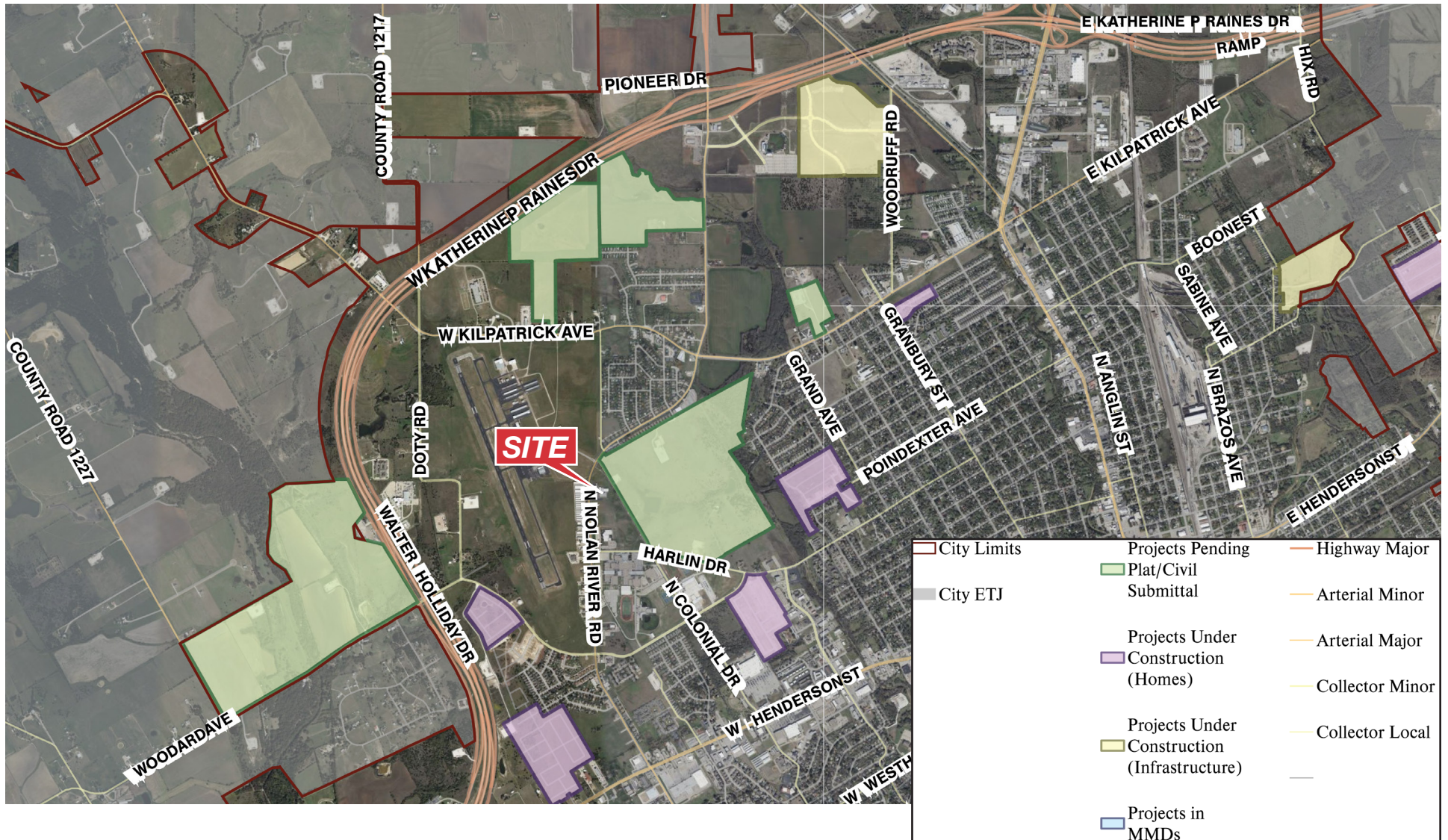
Market Aerial

Property Summary



Active Developments

2 Property Summary



Parcel Overview

2 Property Summary



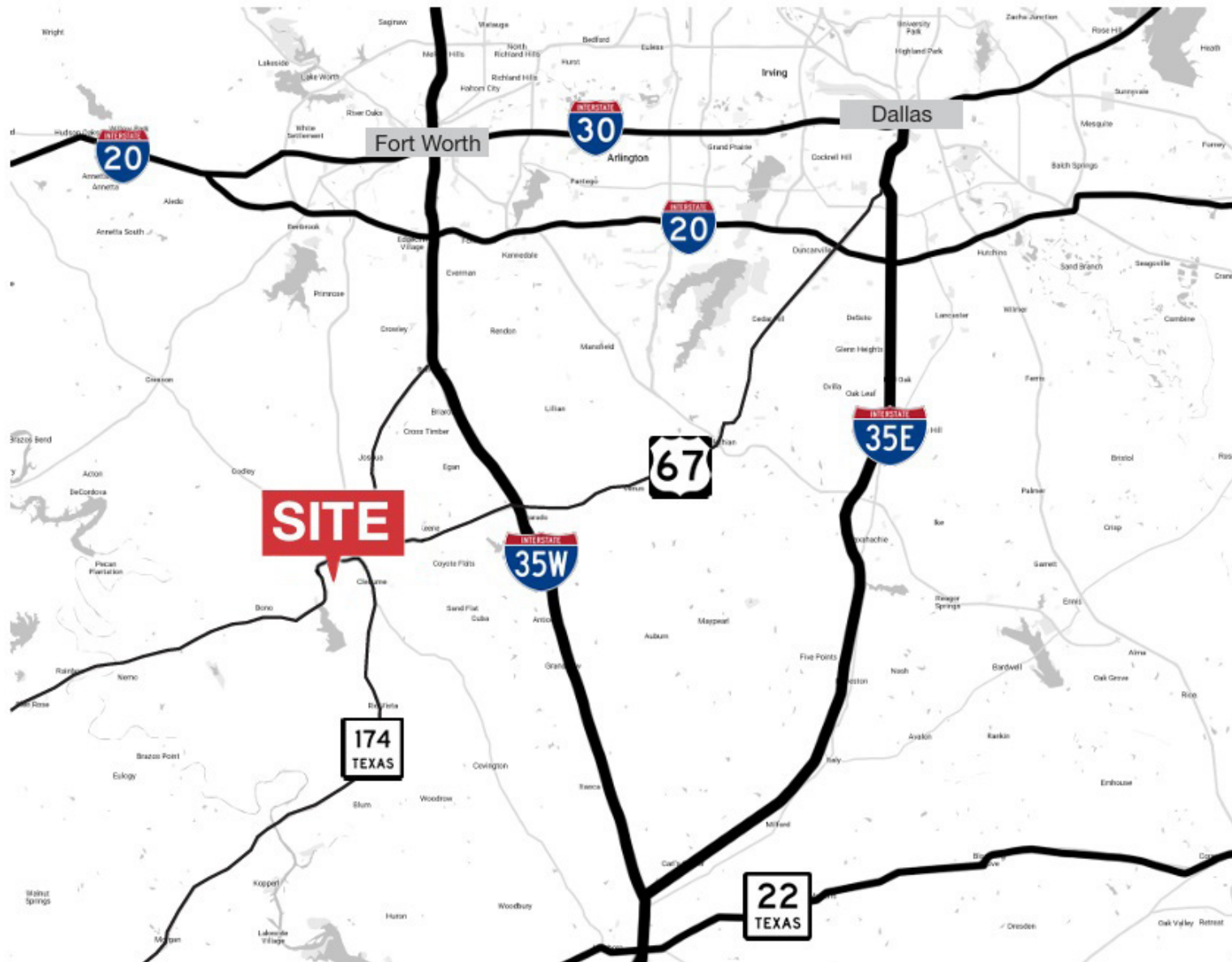
Interior Gallery

2 Property Summary



Location Map

2 Property Summary



Demographic Analysis

2 Property Summary

Population			
	1 mile	3 miles	5 miles
2020 Population	3,328	28,344	33,795
2025 Population	4,260	34,148	41,135
2030 Population Projection	4,909	39,030	47,083
Annual Growth 2020-2025	5.6%	4.1%	4.3%
Annual Growth 2025-2030	3.0%	2.9%	2.9%
Median Age	35.2	36.8	37
Bachelor's Degree or Higher	11%	16%	16%
U.S. Armed Forces	0	14	18

Population By Race			
	1 mile	3 miles	5 miles
White	2,907	22,495	27,019
Black	260	1,957	2,368
American Indian/Alaskan Native	25	318	388
Asian	40	244	292
Hawaiian & Pacific Islander	15	97	118
Two or More Races	1,012	9,036	10,950
Hispanic Origin	1,218	10,899	13,067

Housing			
	1 mile	3 miles	5 miles
Median Home Value	\$203,830	\$237,884	\$241,516
Median Year Built	1987	1982	1984

Households			
	1 mile	3 miles	5 miles
2020 Households	1,227	10,029	11,936
2025 Households	1,570	12,035	14,474
2030 Household Projection	1,805	13,716	16,520
Annual Growth 2020-2025	5.0%	3.4%	3.6%
Annual Growth 2025-2030	3.0%	2.8%	2.8%
Owner Occupied Households	841	8,406	10,363
Renter Occupied Households	965	5,310	6,157
Avg Household Size	2.6	2.7	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$43.4M	\$354.9M	\$427.2M

Income			
	1 mile	3 miles	5 miles
Avg Household Income	\$81,869	\$89,148	\$88,178
Median Household Income	\$77,939	\$71,282	\$70,522
< \$25,000	232	1,592	1,991
\$25,000 - 50,000	277	2,766	3,356
\$50,000 - 75,000	226	1,972	2,329
\$75,000 - 100,000	421	1,938	2,395
\$100,000 - 125,000	204	1,441	1,637
\$125,000 - 150,000	67	613	678
\$150,000 - 200,000	96	942	1,197
\$200,000+	46	772	892

Tenant Profile

2 Property Summary



Real Performance Physical Therapy has operated at 1014 N Nolan River Rd since 1988 — nearly four decades serving Cleburne and Johnson County, with a newly executed 7 year lease, highlighting dedication to the market as well as the property — with a sister location in Burleson. The clinic specializes in outpatient orthopedic and sports therapy, including post-surgical rehab, work-injury/return-to-work programs, and manual therapy, drawing steady referral-based patient volume.

Notably, both the Cleburne and Burleson locations are partnered with Texas Health Huguley, giving the tenant an institutional referral pipeline and credibility tied to a well-established regional hospital system. That combination of long operating history and hospital-system partnership supports strong occupancy durability for this space.

REAL PERFORMANCE PHYSICAL THERAPY

Square Feet:	10,000 SF
Rent PSF:	\$14.50
Company Website:	therapypartnersgroup.com

Financials



Investment Overview

3 Financials

THE PROPERTY

1014 N. Nolan River Rd.
Cleburne, Texas 76033

PROPERTY SUMMARY

Property Type:	Free Standing
Building Size:	30,656 SF
Land:	1.93 Acres
Year Built	1985

RENT ROLL

	LEASED SF	RENT	ANNUAL RENT
Pinnacle Bank ATM	Ground	\$550.00/ Month	\$6,600.00
Real Performance Physical Therapy	10,000	\$14.50 PSF	\$145,000.00
Net Operating Income			\$ 151,600.00

PRICE

Sale Price:	\$2,050,000
Cap Rate:	7.50%



Confidential Offering Memorandum presented by

Ethan Wiley

NAI Robert Lynn

817.872.3918

ewiley@nairl.com

Nick Candelari

NAI Robert Lynn

817.872.3905

ncandelari@nairl.com