



# FORMER ALBERTSONS GARDEN CENTER

For Lease:  
NWC Hwy 174 & Hwy 67  
Cleburne, TX 76033

**VENTURE**

LAWRENCE WILSON  
LWILSON@VENTUREDFW.COM

JOHN ZIKOS  
JZIKOS@VENTUREDFW.COM

DEAN STRAKA  
DSTRAKA@VENTUREDFW.COM

# Metrics

Former Garden Center  
Cleburne, TX

## Location

NWC Hwy 174 & Hwy 67

## Size

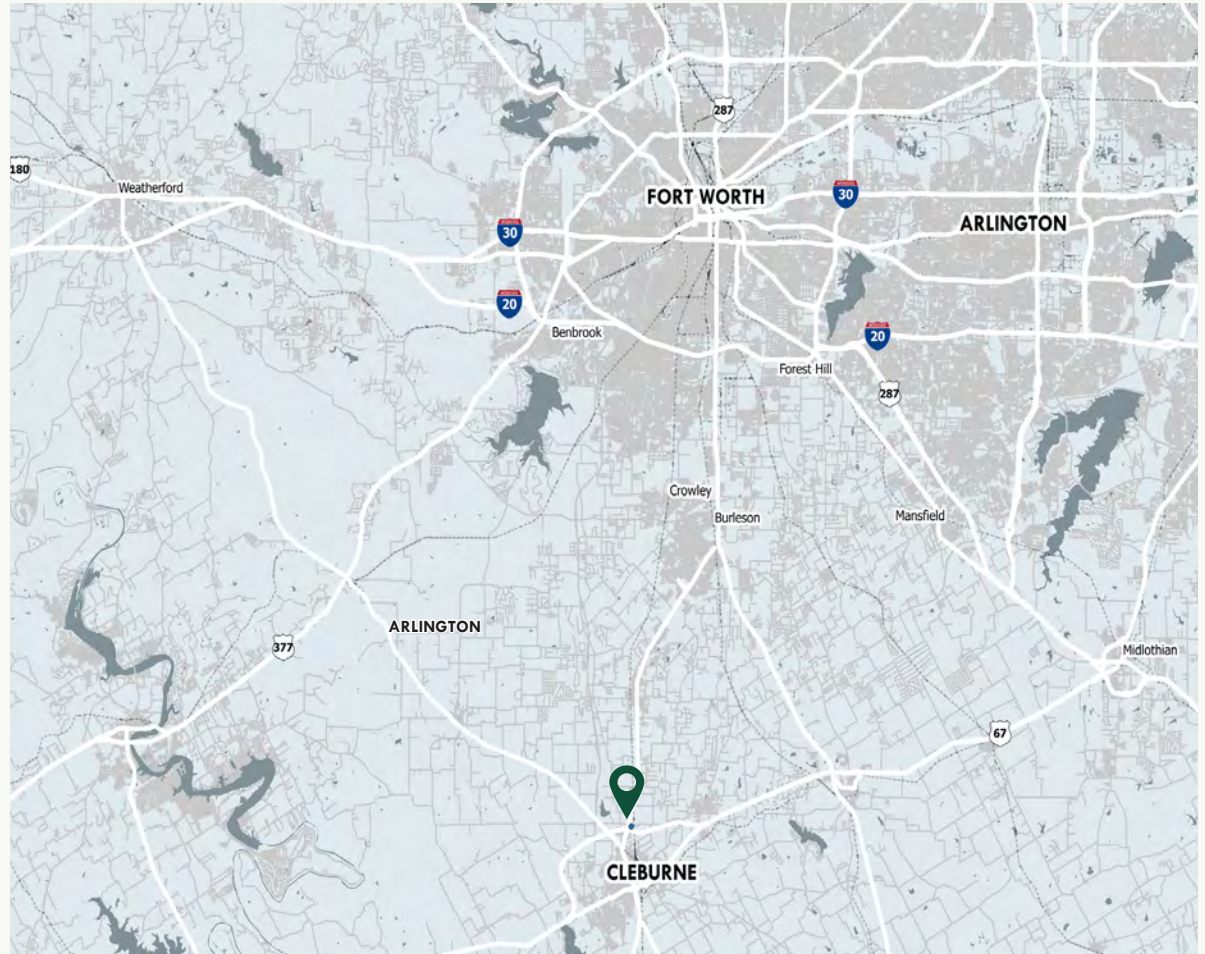
Inside Area  
2,554 SF

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2,554 SF

## Traffic Counts

Hwy 174  
27,309 VPD

Hwy 67  
16,813 VPD



## Area Attractions

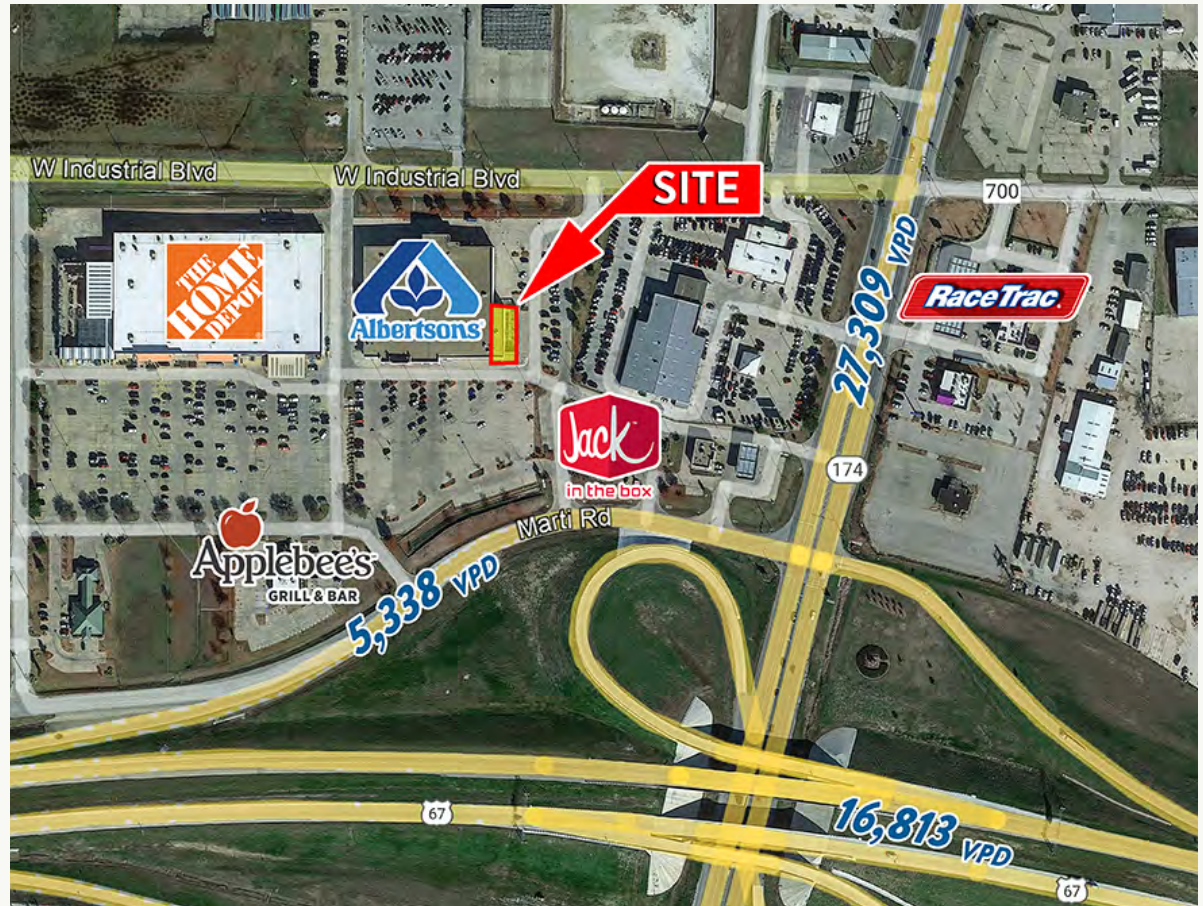




# Property Highlights

Former Garden Center  
Cleburne, TX

1. Adjacent to an Albertsons grocery store with ample parking
2. The intersection of Highway 67 and Highway 174 carries over 44,000 VPD
3. Located within a regional retail corridor with Lowe's and Home Depot

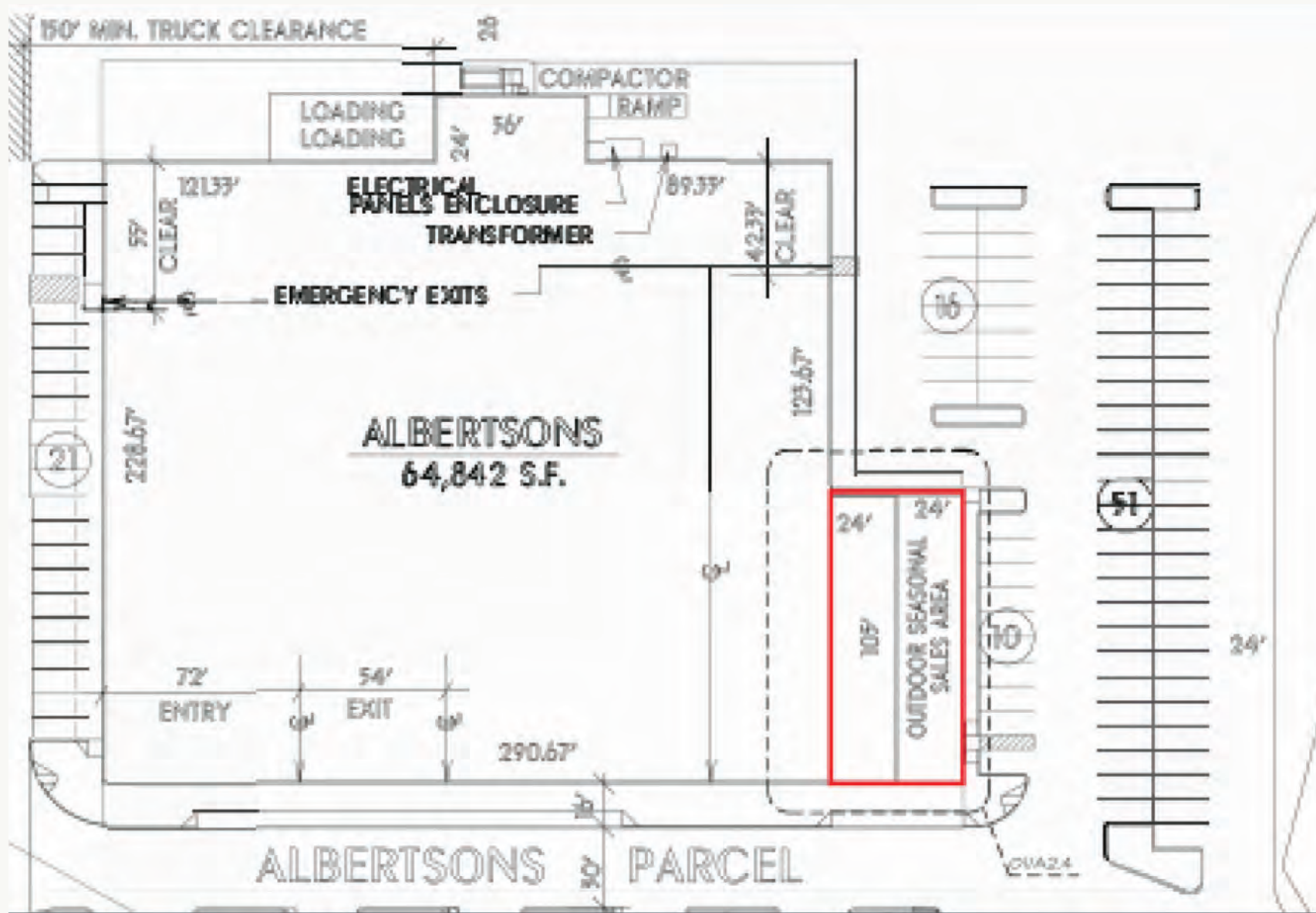


## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	1,614	24,221	55,247
EST. DAYTIME POPULATION	1,937	8,835	17,173
EST. AVG. HH INCOME	\$52,677	\$81,459	\$93,486

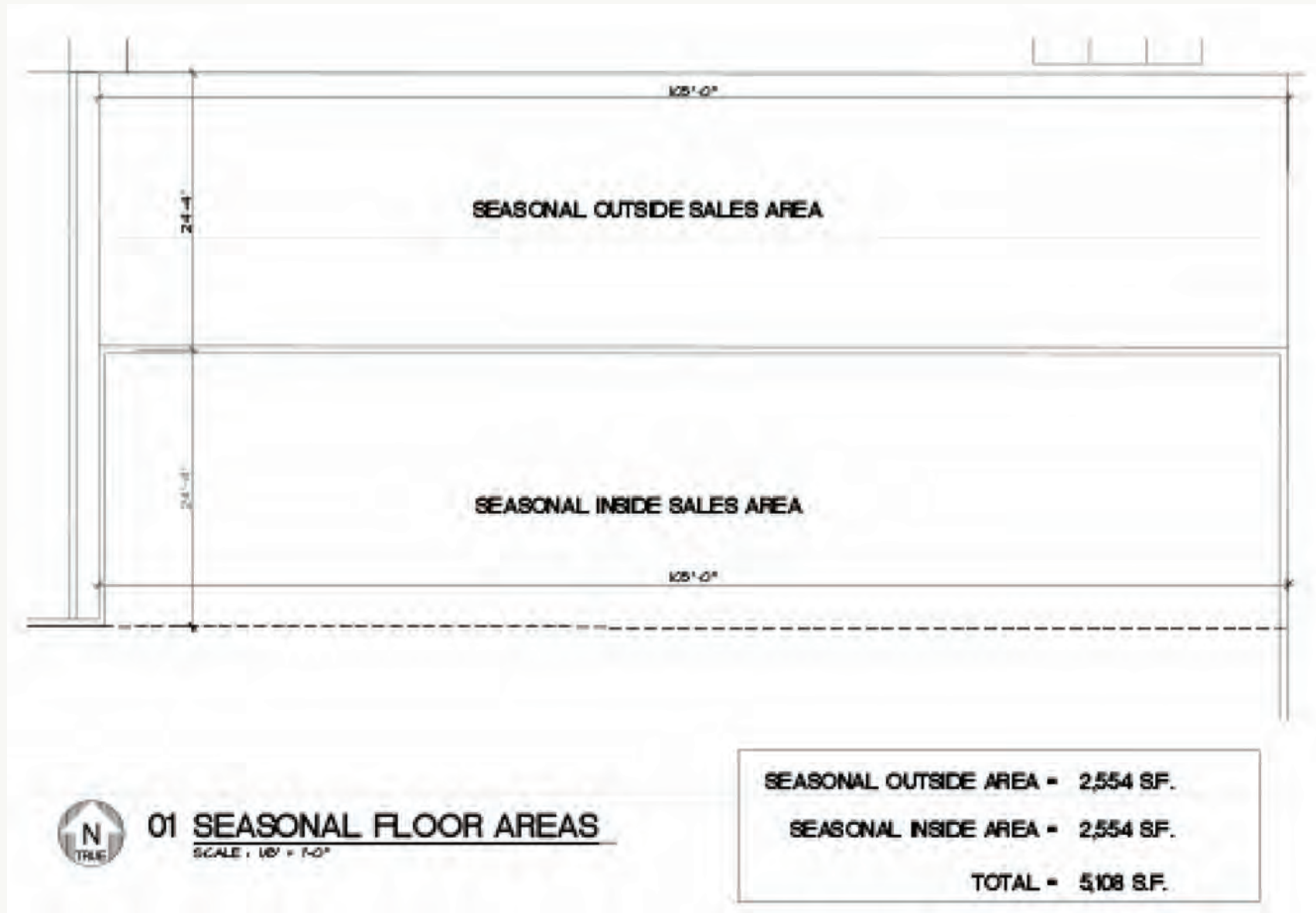
# Site Plan

Former Garden Center  
Cleburne, TX



# Site Plan

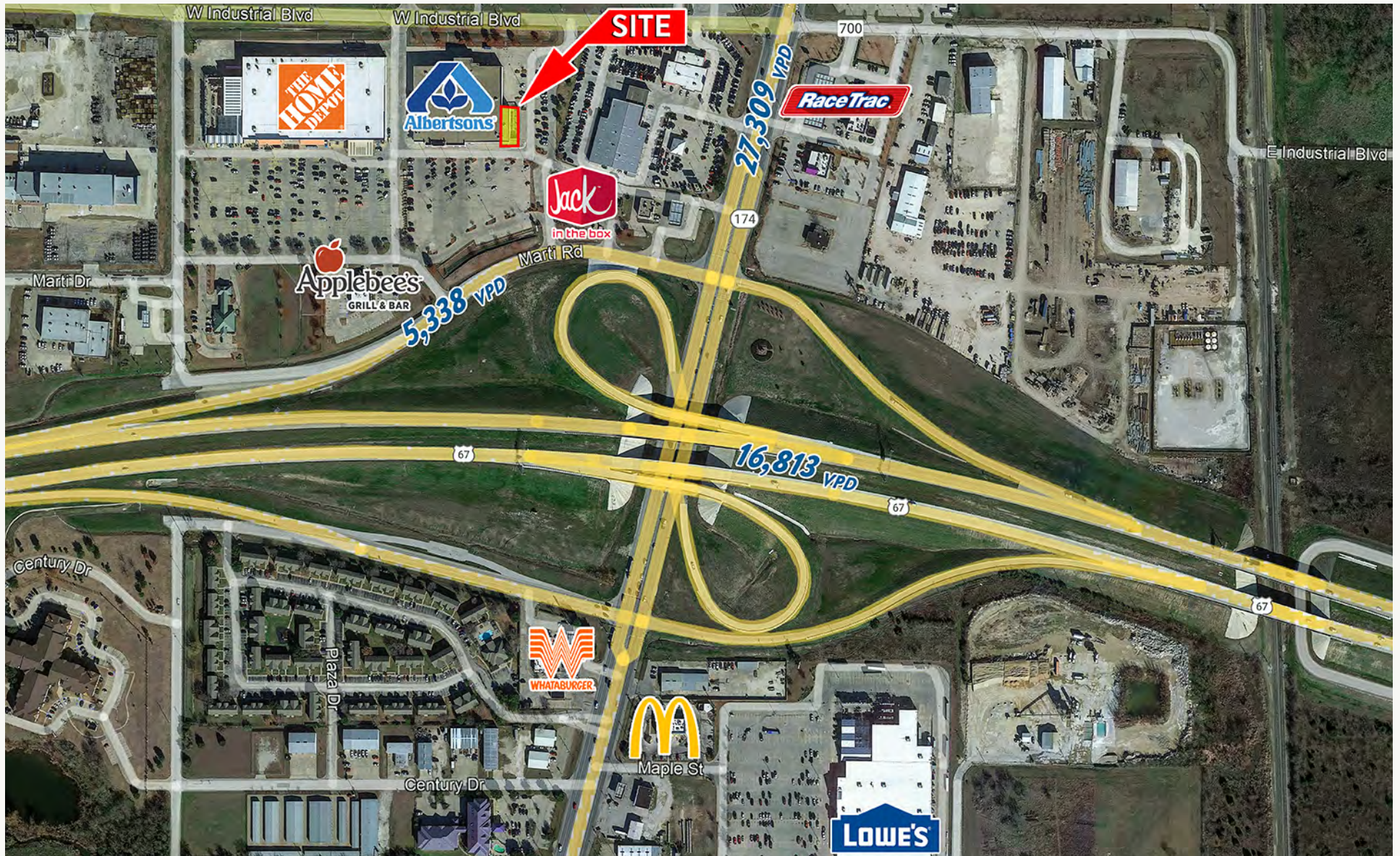
Former Garden Center  
Cleburne, TX





# Close Aerial

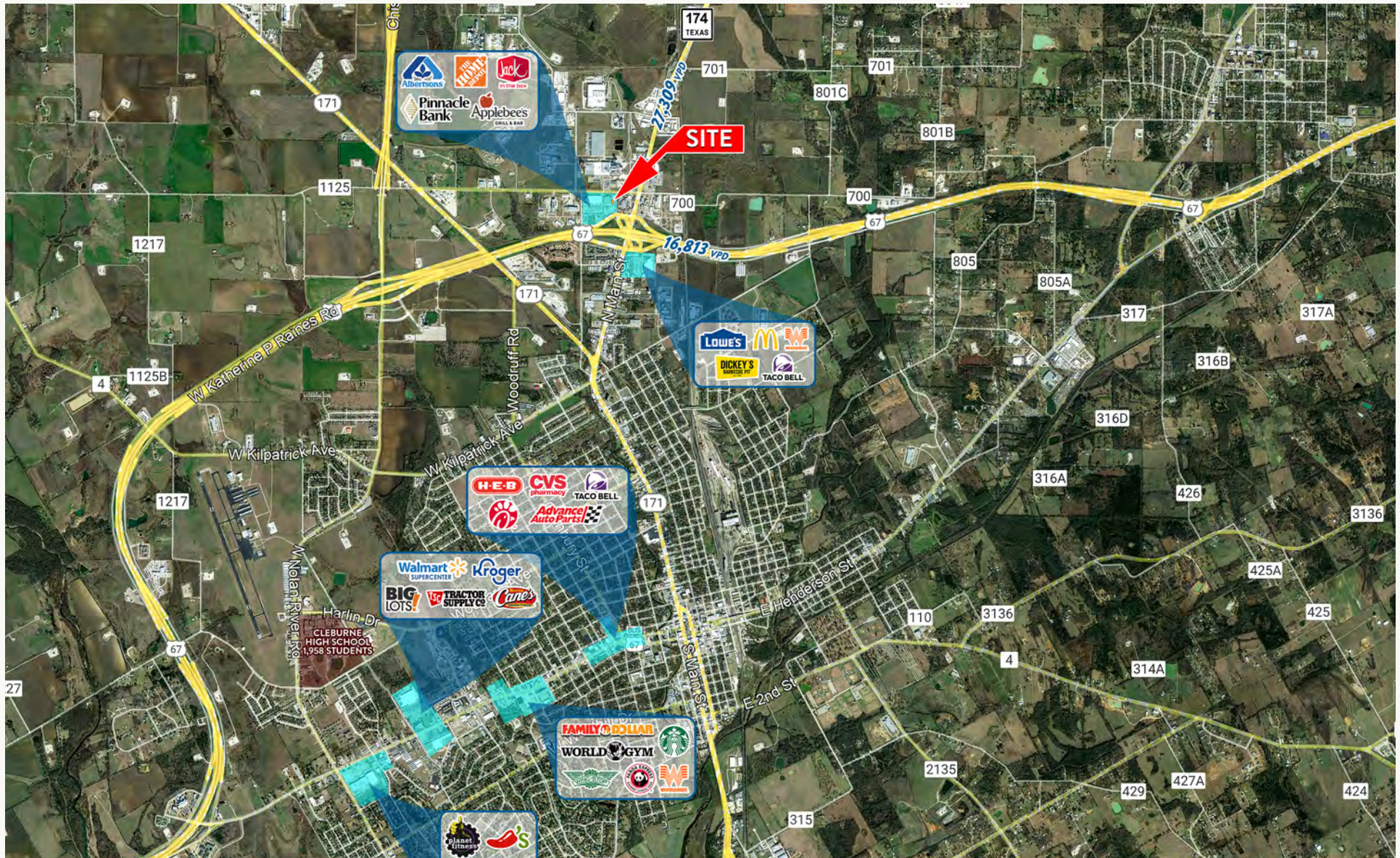
Former Garden Center  
Cleburne, TX





# Far Aerial

Former Garden Center  
Cleburne, TX





# Photos

Former Garden Center  
Cleburne, TX



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NWC Hwy 174 & Hwy 67  
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**Lawrence Wilson**  
lwilson@venturedfw.com

**John Zikos**  
jzikos@venturedfw.com

**Dean Straka**  
dstraka@venturedfw.com

(214) 378-1212

[www.VentureDFW.com](http://www.VentureDFW.com)

8235 Douglas Ave  
Suite 720  
Dallas, Texas 75225

# VENTURE

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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.

2-10-2025



## 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.

## 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 or subagent 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.**

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**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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Venture Commercial Real Estate, LLC.  
Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

476641  
License No.

[info@venturedfw.com](mailto:info@venturedfw.com)  
Email

214-378-1212  
Phone

Michael E. Geisler  
Designated Broker of Firm

350982  
License No.

[mgeisler@venturedfw.com](mailto:mgeisler@venturedfw.com)  
Email

214-378-1212  
Phone

Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

Lawrence E. Wilson  
Sales Agent/Associate's Name

708761  
License No.

[lwilson@venturedfw.com](mailto:lwilson@venturedfw.com)  
Email

214-378-1212  
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350982  
License No.

[mgeisler@venturedfw.com](mailto:mgeisler@venturedfw.com)  
Email

214-378-1212  
Phone

Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

John Zikos  
Sales Agent/Associate's Name

375018  
License No.

[izikos@venturedfw.com](mailto:izikos@venturedfw.com)  
Email

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Email

214-378-1212  
Phone

Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

Dean Straka  
Sales Agent/Associate's Name

808009  
License No.

[dstraka@venturedfw.com](mailto:dstraka@venturedfw.com)  
Email

214-378-1212  
Phone

Buyer/Tenant/Seller/Landlord Initials

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