



# 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

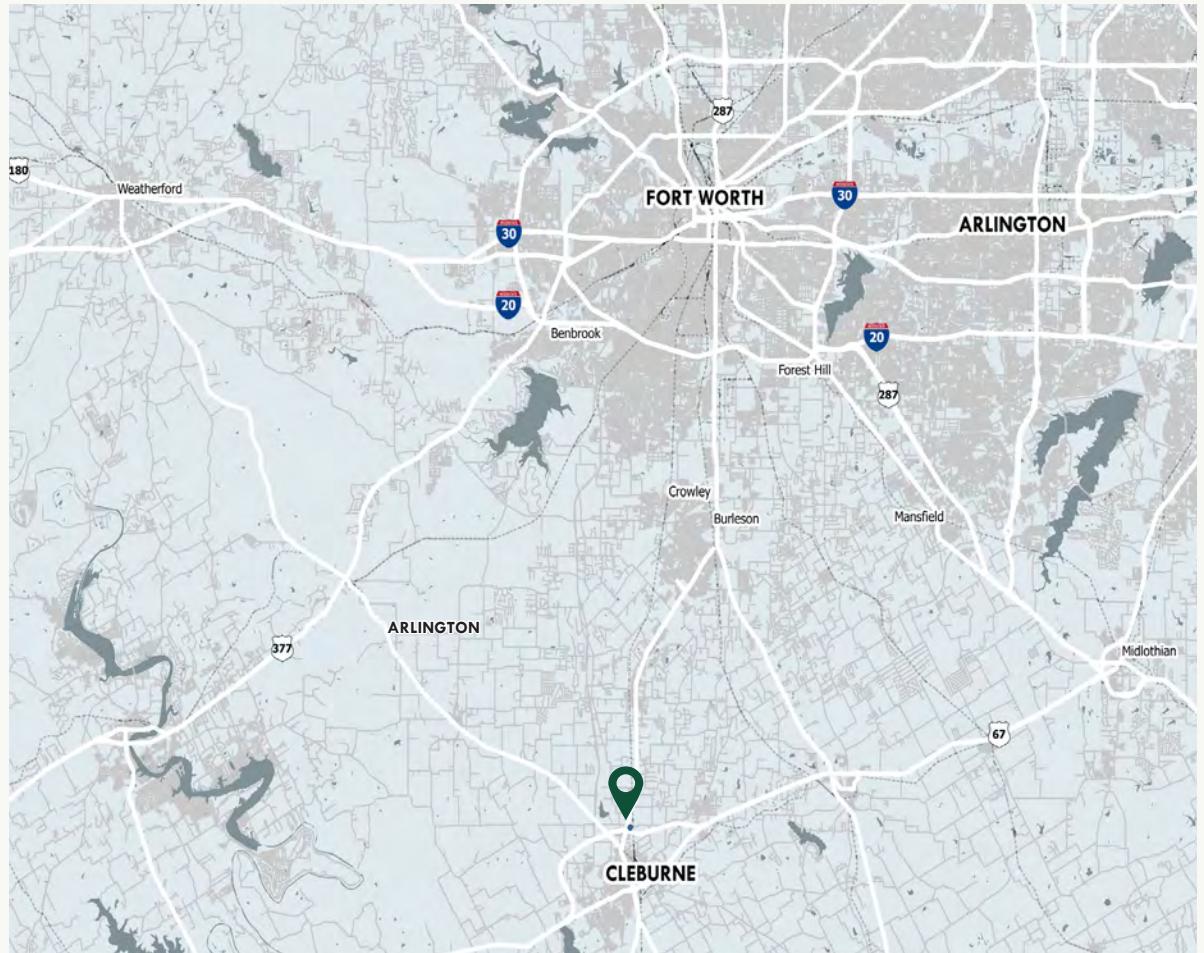
Inside Area  
2,554 SF

Inside Area  
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

VENTURE

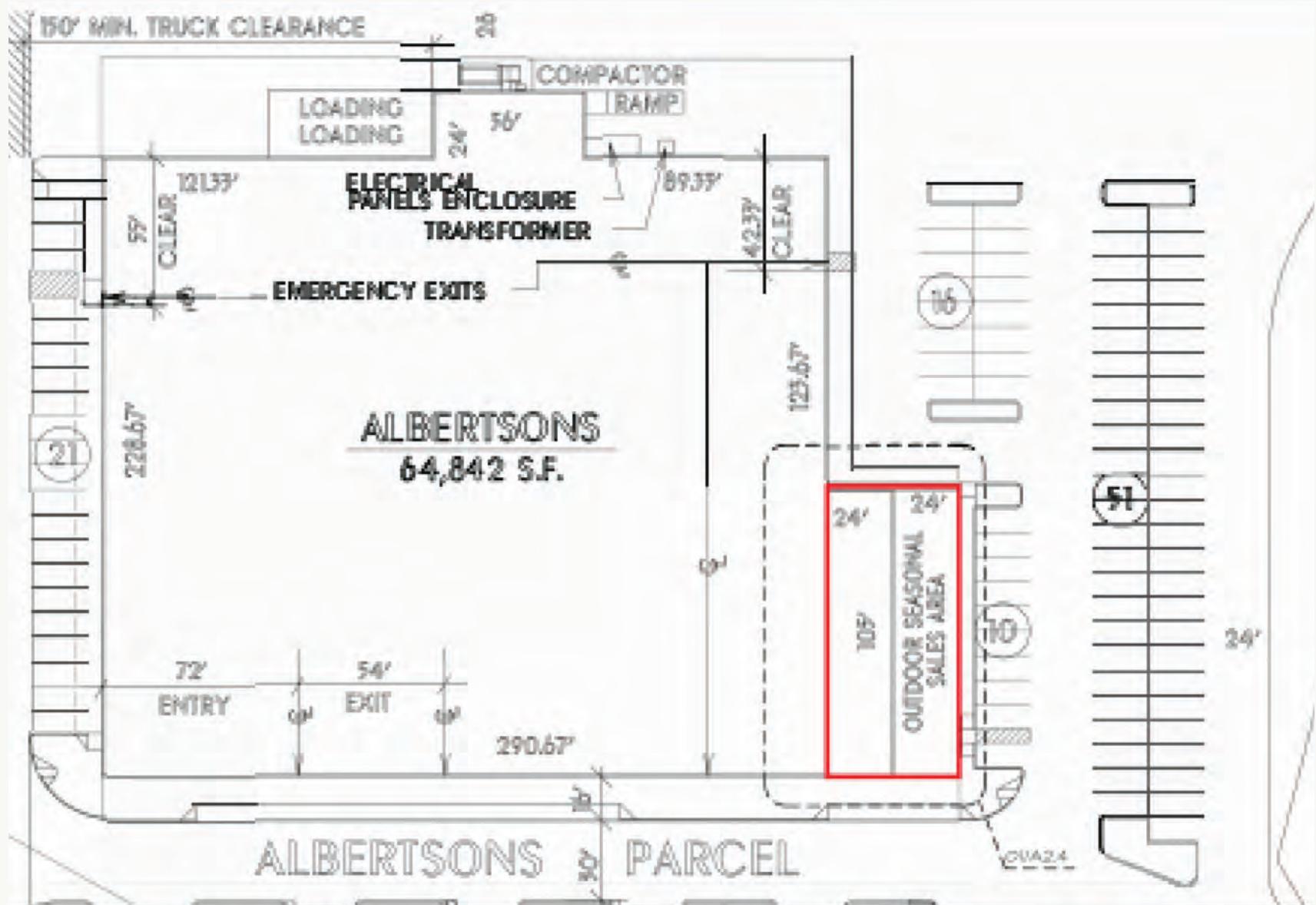
LAWRENCE WILSON  
LWILSON@VENTUREDFW.COM

JOHN ZIKOS  
JZIKOS@VENTUREDFW.COM

DEAN STRAKA  
DSTRAKA@VENTUREDFW.COM

# Site Plan

## Former Garden Center Cleburne, TX



## VENTURE

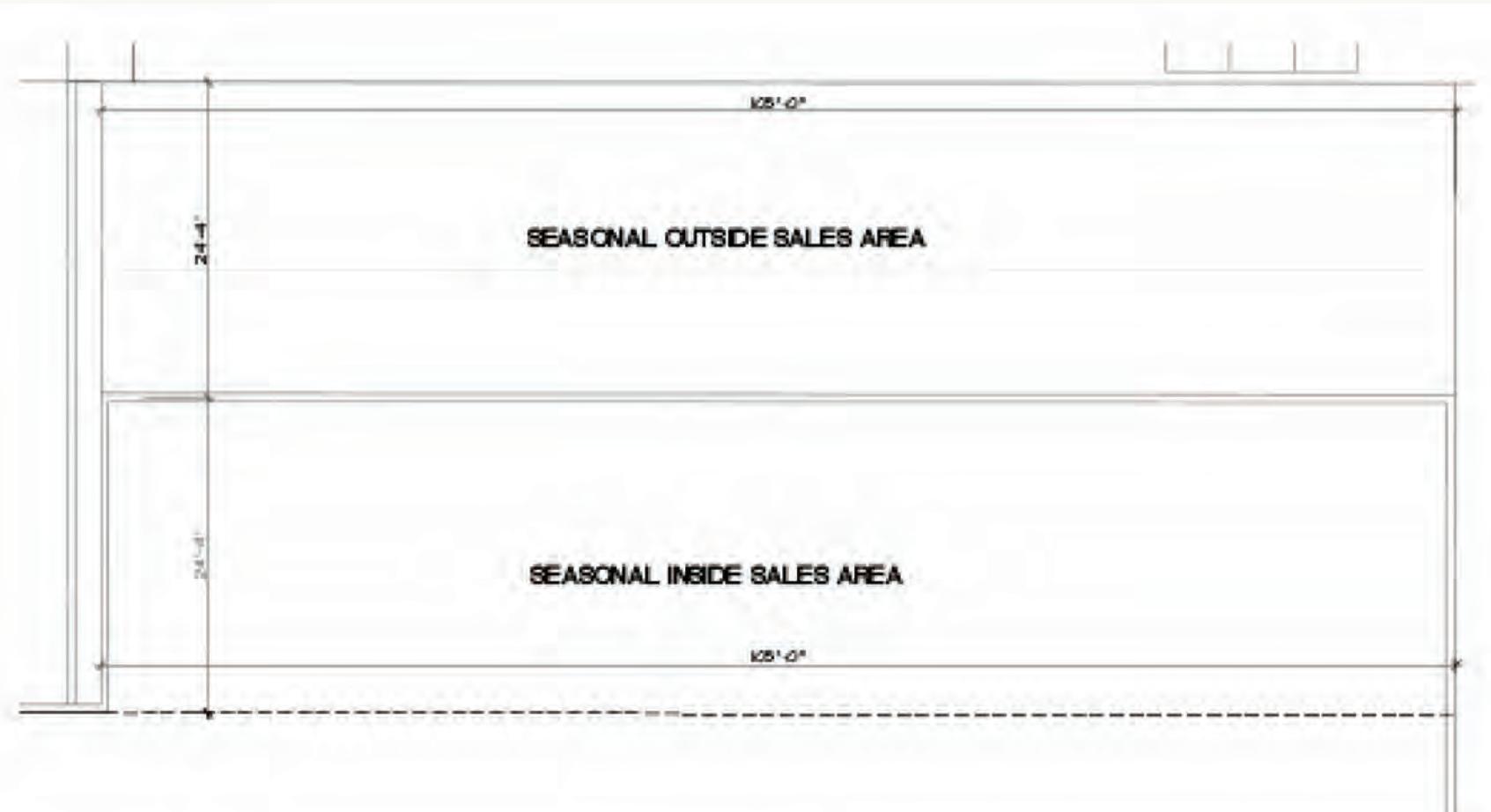
LAWRENCE WILSON  
LWILSON@VENTUREDFW.COM

JOHN ZIKOS  
JZIKOS@VENTUREDFW.COM

DEAN STRAKA  
DSTRAKA@VENTUREDFW.COM

# Site Plan

Former Garden Center  
Cleburne, TX



## 01 SEASONAL FLOOR AREAS

SCALE: 100' = 1'-0"

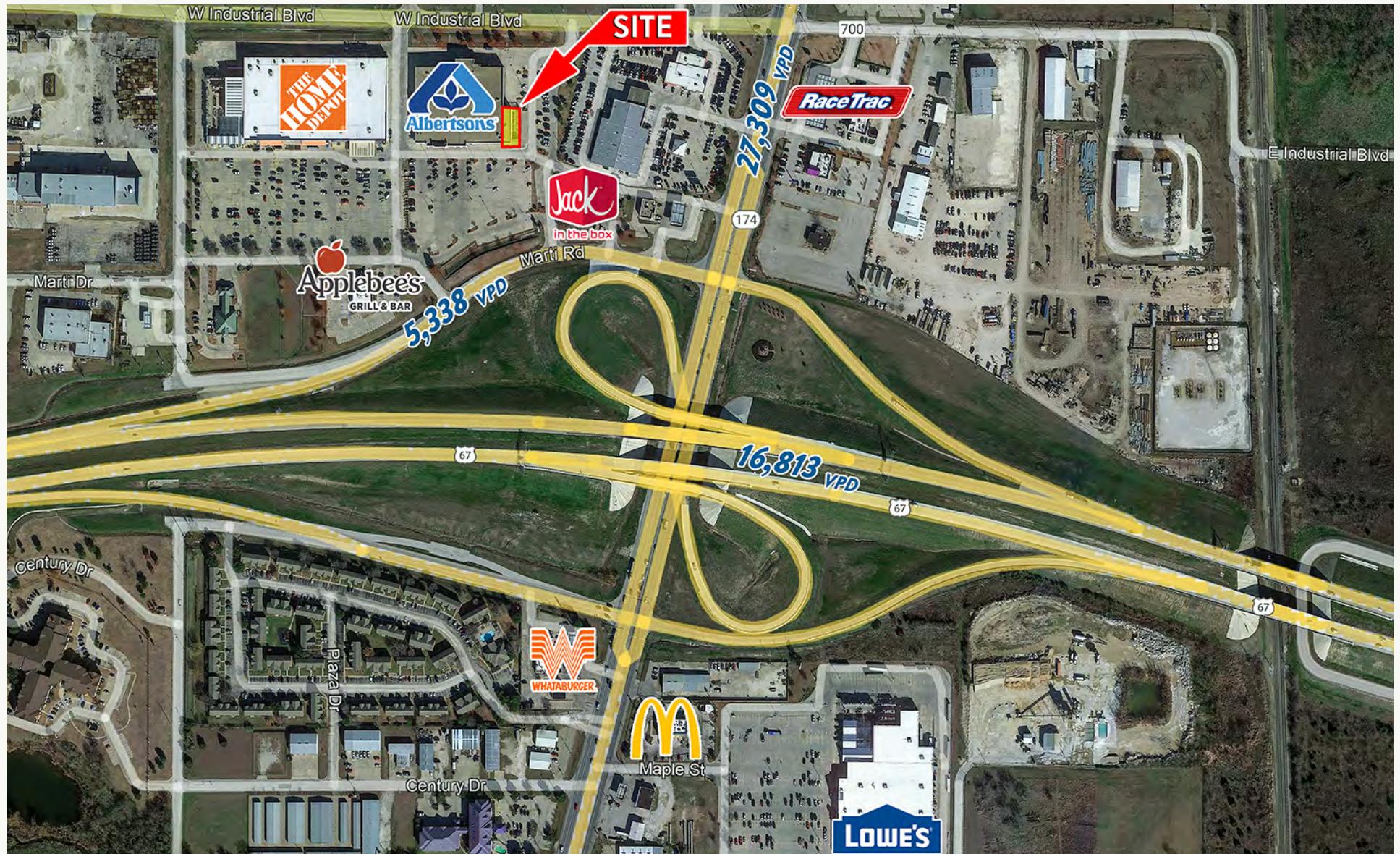
SEASONAL OUTSIDE AREA = 2,554 SF.

SEASONAL INSIDE AREA = 2,554 SF.

**TOTAL = 5,108 SF.**

# Close Aerial

Former Garden Center  
Cleburne, TX



VENTURE

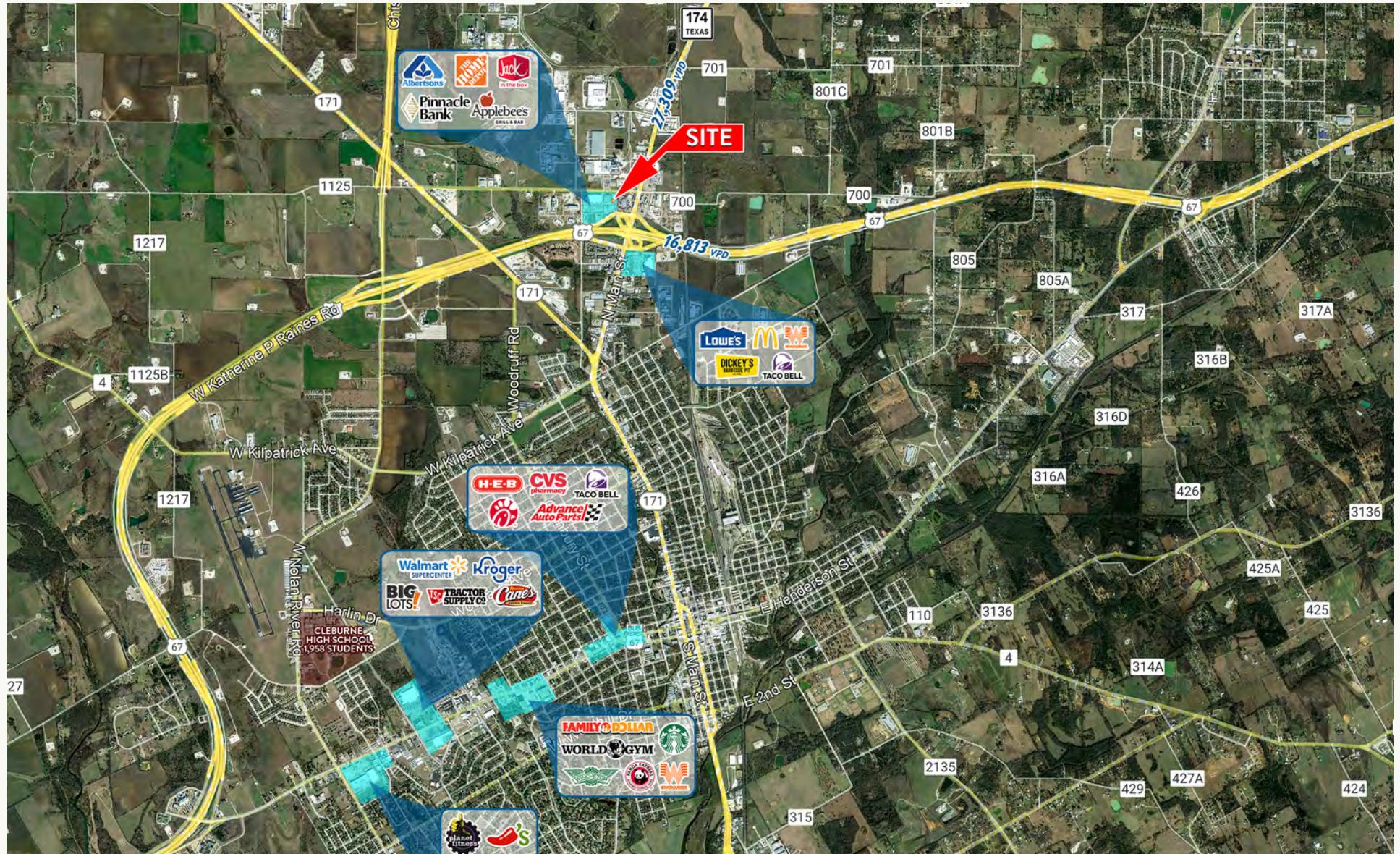
LAWRENCE WILSON  
LWILSON@VENTUREDFW.COM

JOHN ZIKOS  
JZIKOS@VENTUREDFW.COM

DEAN STRAKA  
DSTRAKA@VENTUREDFW.COM

# Far Aerial

## Former Garden Center Cleburne, TX



## VENTURE

LAWRENCE WILSON  
LWILSON@VENTUREDFW.COM

JOHN ZIKOS  
JZIKOS@VENTUREDFW.COM

DEAN STRAKA  
DSTRAKA@VENTUREDFW.COM

# Photos

Former Garden Center  
Cleburne, TX



**VENTURE**

LAWRENCE WILSON  
LWILSON@VENTUREDFW.COM

JOHN ZIKOS  
JZIKOS@VENTUREDFW.COM

DEAN STRAKA  
DSTRAKA@VENTUREDFW.COM

NWC Hwy 174 & Hwy 67  
Cleburne, TX

**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

\*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.

## 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.*

### 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.**

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

**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.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

Venture Commercial Real Estate, LLC.	476641	<a href="mailto:info@venturedfw.com">info@venturedfw.com</a>	214-378-1212
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	<a href="mailto:mgeisler@venturedfw.com">mgeisler@venturedfw.com</a>	214-378-1212
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Lawrence E. Wilson	708761	<a href="mailto:lwilson@venturedfw.com">lwilson@venturedfw.com</a>	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

## 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.*

### 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.**

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

**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.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

Venture Commercial Real Estate, LLC.	476641	<a href="mailto:info@venturedfw.com">info@venturedfw.com</a>	214-378-1212
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	<a href="mailto:mgeisler@venturedfw.com">mgeisler@venturedfw.com</a>	214-378-1212
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
John Zikos	375018	<a href="mailto:jzikos@venturedfw.com">jzikos@venturedfw.com</a>	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

## 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.*

### 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.**

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

**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.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

Venture Commercial Real Estate, LLC. Licensed Broker/Broker Firm Name or Primary Assumed Business Name	476641 License No.	<a href="mailto:info@venturedfw.com">info@venturedfw.com</a> Email	214-378-1212 Phone
Michael E. Geisler Designated Broker of Firm	350982 License No.	<a href="mailto:mgeisler@venturedfw.com">mgeisler@venturedfw.com</a> 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.	<a href="mailto:dstraka@venturedfw.com">dstraka@venturedfw.com</a> Email	214-378-1212 Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_