

# **2200 Us 67 East Business Cleburne Tx 76031**

## **A Comprehensive Guide to 2200 US 67 East Business, Cleburne, TX 76031**

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Editor: John Smith, Certified Commercial Investment Member (CCIM) with over 20 years of experience in commercial real estate investment and analysis.

Summary: This guide provides a detailed overview of the property located at 2200 US 67 East Business, Cleburne, TX 76031. It covers aspects such as location analysis, market trends, potential uses, common pitfalls to avoid when dealing with this address, and best practices for success. The guide also offers insights into the Cleburne commercial real estate market and provides valuable information for both potential investors and business owners.

Keywords: 2200 US 67 East Business Cleburne TX 76031, Cleburne commercial real estate, Texas commercial property, US 67 Business Cleburne, Cleburne TX business opportunities, commercial property investment Cleburne TX

### **I. Location Analysis: 2200 US 67 East Business, Cleburne, TX 76031**

The property located at 2200 US 67 East Business, Cleburne, TX 76031, benefits from a highly visible location along a major thoroughfare. US 67 is a key transportation artery in the region, providing excellent accessibility for both customers and employees. The high traffic volume translates into significant potential for businesses operating from this address. Proximity to other businesses and residential areas further enhances its desirability. Detailed demographic data for the surrounding area is crucial to understanding the potential customer base and market demand. This analysis should consider factors such as population density, income levels, and consumer spending habits. The specific characteristics of the immediate surroundings, including competing businesses and complementary businesses, are also key to assessing the property's potential.

### **II. Market Trends in Cleburne, TX**

Understanding current market trends in Cleburne is crucial for anyone considering 2200 US 67 East Business. This includes analyzing factors like:

**Vacancy rates:** Low vacancy rates indicate a strong demand for commercial space, while high rates may suggest market saturation.

**Rental rates:** Analyzing rental rates for comparable properties in the area provides a benchmark for determining appropriate lease terms.

**Property values:** Tracking property values helps assess the potential return on investment for any acquisition or development at 2200 US 67 East Business.

**Economic indicators:** Local economic indicators such as employment rates, population growth, and retail sales are essential in gauging the overall health and growth potential of the Cleburne market.

### **III. Potential Uses for 2200 US 67 East Business**

The versatility of 2200 US 67 East Business, Cleburne, TX 76031 allows for a variety of potential uses, depending on its size, zoning regulations, and existing infrastructure. Possible options include:

**Retail:** The high visibility makes it suitable for retail outlets, restaurants, or service businesses.

**Office Space:** The location could be ideal for professional offices, particularly those that require high visibility and easy access.

**Warehouse/Distribution:** Depending on building specifications, it could be suitable for warehousing and distribution activities.

**Mixed-Use Development:** Combining residential and commercial elements could further maximize the property's potential.

### **IV. Common Pitfalls and Best Practices**

**Pitfalls:**

**Ignoring due diligence:** Thorough due diligence is crucial before making any investment decision. This involves examining the property's condition, zoning regulations, environmental factors, and any potential liabilities.

**Underestimating renovation costs:** Renovations or improvements can significantly impact the overall investment cost. Accurate budgeting is essential.

**Neglecting market research:** A comprehensive market analysis is necessary to avoid overestimating demand and ensure the chosen business aligns with market needs.

**Improper lease agreements:** Legally sound and comprehensive lease agreements are crucial to protecting the investor's interests.

**Best Practices:**

**Engage professionals:** Utilize the expertise of real estate agents, lawyers, and other specialists for guidance.

**Secure appropriate financing:** Securing adequate financing ensures the project's viability.

Develop a comprehensive business plan: A well-defined business plan provides a roadmap for success.

Monitor performance regularly: Regular monitoring ensures early detection of any issues and allows for timely adjustments.

## **V. Conclusion**

2200 US 67 East Business, Cleburne, TX 76031, presents a compelling opportunity for investors and businesses seeking a prominent location in a growing market. Careful planning, thorough due diligence, and adherence to best practices are critical for maximizing the potential of this property. Understanding the local market dynamics and employing professional guidance will significantly increase the likelihood of success.

## **FAQs**

1. What is the zoning classification for 2200 US 67 East Business, Cleburne, TX 76031? This information must be obtained from the Cleburne city planning department.
2. What are the current property taxes? This information is available through the county appraisal district.
3. Are there any environmental concerns associated with the property? An environmental assessment would be required to determine this.
4. What is the average rental rate for comparable properties in the area? This data can be obtained from local real estate professionals and market reports.
5. What are the utility costs associated with the property? Contact local utility providers for this information.
6. What are the parking provisions at the property? This detail would need to be ascertained from property records or site inspection.
7. Is there any existing tenant in place? Contact the property owner or listing agent.
8. What are the accessibility features of the property? A site visit would be needed to verify accessibility features.
9. What are the building codes and regulations applicable to the property? Consult the city of Cleburne's building codes and regulations.

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by offering crisp statements for why churches and pastors should pursue the work of revitalizing. If you are a pastor, keep reading into the next section, where Jeramie Rinne, Greg Gilbert, John Folmar, J. D. Greear, and Brian Croft offer valuable and practical wisdom on how to proceed with the work of reform. Could it be that church revitalization does not loom as large in the modern evangelical mindset as it did in Jesus' and the apostles'? Before you answer that question, if nothing else, read Bobby's article. You just might wonder if we've missed something basic.

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ready to be applied in the labs of readers around the world. Authoritative and practical, *Bioassays in Experimental and Preclinical Pharmacology* aims to assist undergraduate and postgraduate students, research scholars, scientists, and other academicians performing research in the vital field of drug discovery.

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