MIXED USE FOR SALE

HILLTOP BARN AND BAR MIXED USE

2770 COUNTY ROAD 1125B, CLEBURNE, TX 76033

BUILDINGS, BUSINESS AND LAND FOR SALE

KW COMMERCIAL | FORT WORTH

,

Each Office Independently Owned and Operated

PRESENTED BY:

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2770 COUNTY ROAD 1125B

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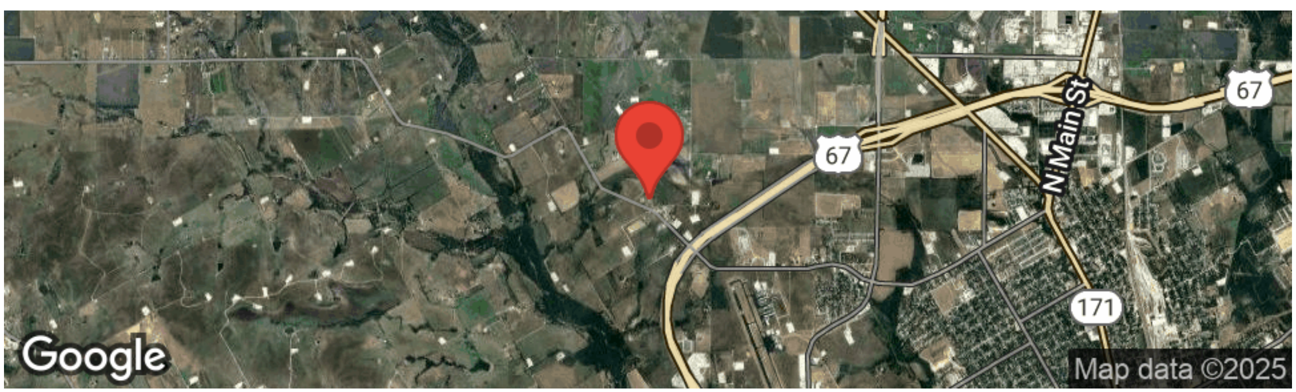
EXECUTIVE SUMMARY

2770 COUNTY ROAD 1125B

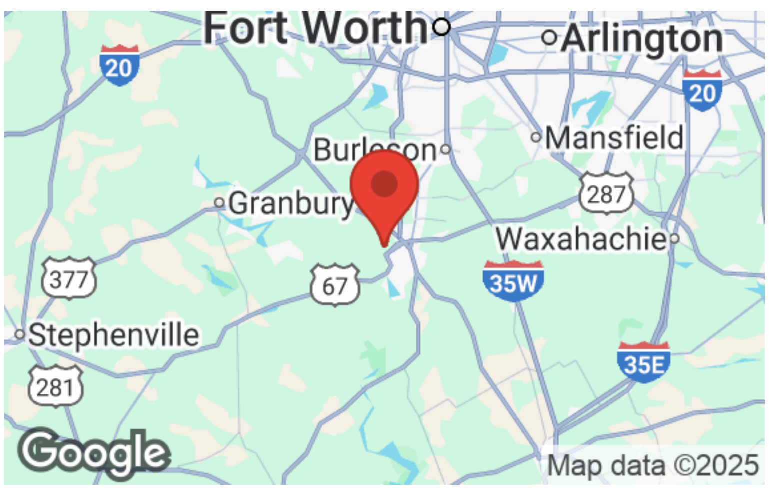
Turnkey property for sale.

Opportunity Zone. Several business units; an entertainment venue, bar and club, short term/medium term rental property and undeveloped acreage in the rapidly expanding US 67 corridor around Cleburne, Texas.



OFFERING SUMMARY

PRICE:	$3,285,714
BUILDING SF:	6,416
PRICE / AC:	$505,494
OCCUPANCY:	100%
PRO FORMA NOI:	$206,990
CAP RATE:	6.3%
AVAILABLE SF:	0
LOT SIZE:	6.50 Acres
FRONTAGE:	~591 feet
SIGNAGE:	Monument
PARKING:	100+
PARKING RATIO:	64+
YEAR BUILT:	2012
RENOVATED:	2025



LOCATION INFORMATION

Building Name:	Hilltop Barn - mixed Use property
Street Address:	2770 County Road 1125B
City, State, Zip:	Cleburne, TX 76033
County:	Johnson County - TX
Market:	Dallas-Fort Worth-Arlington | TX
Sub-market:	South
Cross Streets:	US Hwy 67 & FM 4
Road frontage:	~ 650 feet

LOCATION OVERVIEW

This venue in Cleburne, TX, offers strong economic potential across multiple sectors. It could serve as a wedding/event venue, an agritourism destination, or a farm stay, attracting visitors from the growing DFW metroplex. Johnson County’s rural economy allows for incentives and perks, as this is inside the opportunity zone.

Commercially, it could expand with a winery, brewery, or retreat space, tapping into Texas’ expanding tourism and business markets.

PROPERTY HIGHLIGHTS

- Prime Location: Perched on a scenic hilltop in Cleburne, TX, offering breathtaking views of rolling pastures and open country.
- Expansive Acreage: Spacious land ideal for agriculture, events, or future development.
- Desirable growth - Amazon's operations facility has started construction for a 1.7mm sf space.
- Accessibility: Convenient access to highways while maintaining a peaceful, private atmosphere.
- Residential growth - 166+ new home communities planned.

PRO FORMA SUMMARY

2770 COUNTY ROAD 1125B

Income

Description	Actual	Per SF	Market	Per SF
Gross Potential Rent	**$94,440**	**$94,440.00**	**$0**	**$0.00**
- Less: Vacancy	($18,888)	($18,888.00)	$0	$0.00
+ Misc. Income	$424,188	$424,188.00	$0	$0.00
Effective Gross Income	**$499,740**	**$499,740.00**	**$0**	**$0.00**

Operating Expenses

Description	Actual	Per SF	Market	Per SF
Advertising	$60,000	$60,000.00	$0	$0.00
Building Insurance	$13,209	$13,209.00	$0	$0.00
Taxes - Variable	$53,685	$53,685.00	$0	$0.00
Taxes - Real Estate	$12,000	$12,000.00	$0	$0.00
Total Expenses	**($138,894)**	**($138,894.00)**	**$0**	**$0.00**
Net Operating Income	**$360,846**	**$360,846.00**	**$0**	**$0.00**

ANNUAL PROPERTY OPERATING DATA

2770 COUNTY ROAD 1125B

Description Year Ending	Year 1 05/2026	Year 2 05/2027	Year 3 05/2028	Year 4 05/2029	Year 5 05/2030
Income					
Rental Income	$94,440	$96,329	$98,255	$100,220	$102,225
Events	$132,324	$132,324	$132,324	$132,324	$132,324
Bar	$291,864	$291,864	$291,864	$291,864	$291,864
Gross Scheduled Income	**$518,628**	**$520,517**	**$522,443**	**$524,408**	**$526,413**
Turnover Vacancy	($18,888)	($19,266)	($19,651)	($20,044)	($20,445)
Gross Operating Income	**$499,740**	**$501,251**	**$502,792**	**$504,364**	**$505,968**
Expenses					
Advertising	($60,000)	($60,000)	($60,000)	($60,000)	($60,000)
Building Insurance	($13,209)	($13,209)	($13,209)	($13,209)	($13,209)
Taxes - Variable	($53,685)	($53,685)	($53,685)	($53,685)	($53,685)
Taxes - Real Estate	($12,000)	($12,000)	($12,000)	($12,000)	($12,000)
Total Operating Expenses	**($138,894)**	**($138,894)**	**($138,894)**	**($138,894)**	**($138,894)**
Operating Expense Ratio	**27.79%**	**27.71%**	**27.62%**	**27.54%**	**27.45%**
Net Operating Income	**$360,846**	**$362,357**	**$363,898**	**$365,470**	**$367,074**

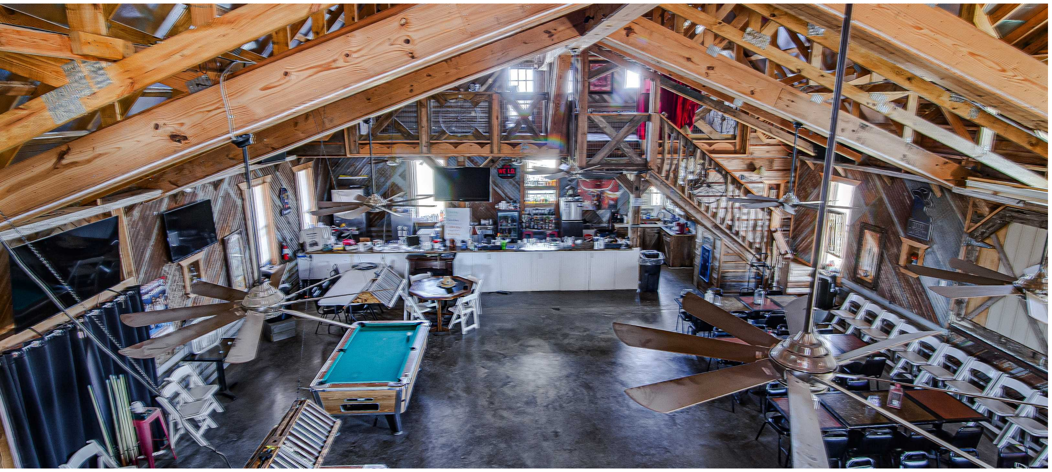
PROFORMA

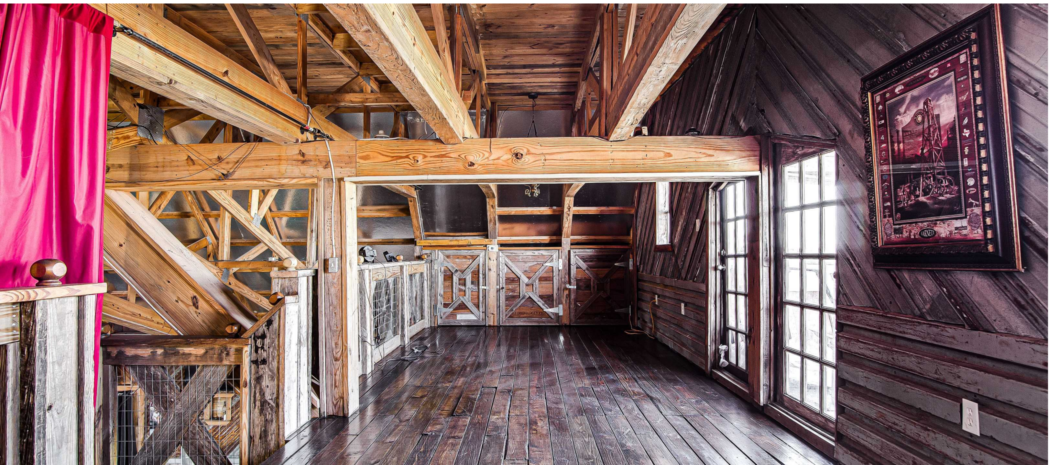
2770 COUNTY ROAD 1125B

PROJECTION PROFIT/LOSS - ASSUME $5K ANNUAL ADVERTISING ON EVENTS, LODGING AND BAR - INCREASE IN SALES EQUAL TO $4/1 SALES TO ADVERTISING METRIC; INDUSTRY STANDARDS													
MONTH	January	February	March	April	May	June	July	August	September	October	November	December	**TOTALS**
SALES													
Events	7,319	8,852	13,180	7,392	13,837	7,237	12,160	16,981	11,825	13,953	12,357	7,230	$ 132,323
Lodging	7,173	11,343	10,845	7,865	6,690	6,922	6,694	7,143	6,955	6,310	8,152	8,346	$ 94,437
Bar	24,322	24,322	24,322	24,322	15,141	21,628	36,511	33,342	29,758	21,215	19,878	17,105	$ 291,867
T O T A L S A L E S	38,814	44,517	48,347	39,579	35,668	35,787	55,365	57,466	48,538	41,478	40,387	32,681	$ 518,627
Expenses:													
DIRECT COSTS:													
supplies	1,731	1,119	491	1,993	3,660	7,842	9,215	6,146	7,633	2,945	1,946	2,096	$ 46,816
Cost of goods-bar	0	0	0	1,844	3,887	3,689	4,662	2,831	3,661	6,544	3,764	7,345	$ 38,229
TOTAL COST OF SALES	1,731	1,119	491	3,837	7,547	11,531	13,878	8,977	11,294	9,489	5,709	9,441	$ 85,044
GROSS PROFIT DOLLARS	37,083	43,398	47,856	35,743	28,121	24,256	41,488	48,489	37,244	31,989	34,678	23,240	$ 433,583
GROSS PROFIT %	95.54%	97.49%	98.98%	90.31%	78.84%	67.78%	74.93%	84.38%	76.73%	77.12%	85.86%	71.11%	83.60%
VARIABLE COSTS:													
Credit Card Fees (3% of sales)	0	0	0	57	1,190	1,615	1,615	1,370	1,817	1,531	1,634	1,619	$ 12,448
bank charges	7	19	52	323	493	132	11	12	156	145	129	155	$ 1,636
Alchohol tax	0	0	0	0	0	2,290	1,357	4,417	4,039	4,613	3,813	0	$ 20,529
Sales and use tax	0	76	0	0	0	0	0	4,862	0	0	0	0	$ 4,938
Bartender wages				175			440	300		5,534	5,713	1,973	$ 14,135
TOTAL VARIABLE COSTS	**7**	**95**	**52**	**555**	**1,684**	**4,037**	**3,423**	**10,960**	**6,012**	**11,823**	**11,290**	**3,746**	$ 53,685
OPERATING PROFIT DOLLAF	37,076	43,303	47,803	35,188	26,437	20,218	38,065	37,529	31,231	20,166	23,388	19,493	$ 379,898
OPERATING PROFIT %	95.52%	97.27%	98.88%	88.90%	74.12%	56.50%	68.75%	65.31%	64.34%	48.62%	57.91%	59.65%	73.25%
ADMINISTRATIVE COSTS:													
Insurance	391	2,176	1,067	1,067	1,067	1,043	1,067	1,067	1,067	1,067	1,067	1,067	$ 13,209
Real estate taxes	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	$ 12,000
Advertising - Events	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	$ 18,000
Advertising - Lodging	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	$ 18,000
Advertising - Bar	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	$ 24,000
Utilities: Elect., Internet	903	952	1,580	750	779	1,053	1,428	2,010	557	1,853	1,536	1,137	$ 14,537
TOTAL ADMINISTRATIVE COSTS	**7,294**	**9,127**	**8,646**	**7,816**	**7,846**	**8,096**	**8,495**	**9,076**	**7,624**	**8,920**	**8,603**	**8,203**	$ 99,746
EBITDA DOLLARS	29,782	34,176	39,157	27,371	18,591	12,122	29,570	28,453	23,607	11,246	14,785	11,290	$ 280,151
EBITDA %	76.73%	76.77%	80.99%	69.16%	52.12%	33.87%	53.41%	49.51%	48.64%	27.11%	36.61%	34.55%	54.02%

PROPERTY PHOTOS

2770 COUNTY ROAD 1125B





PROPERTY PHOTOS

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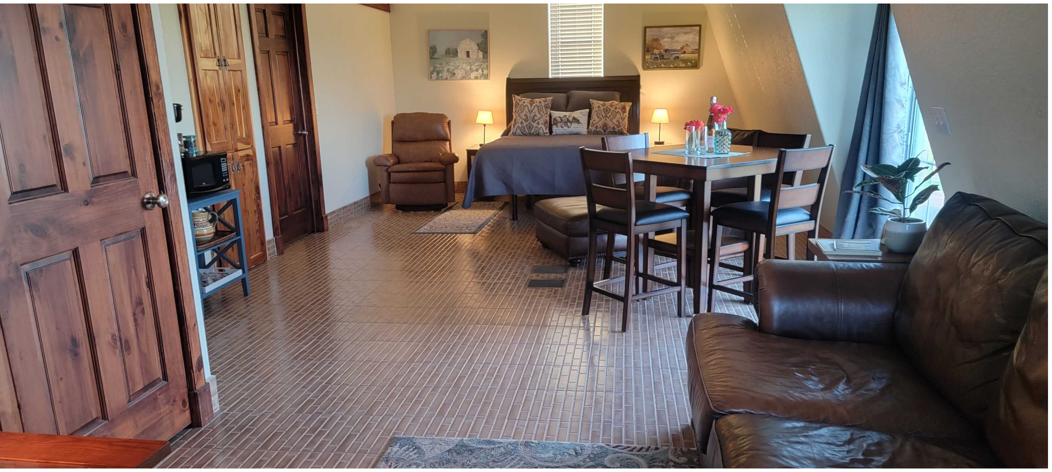
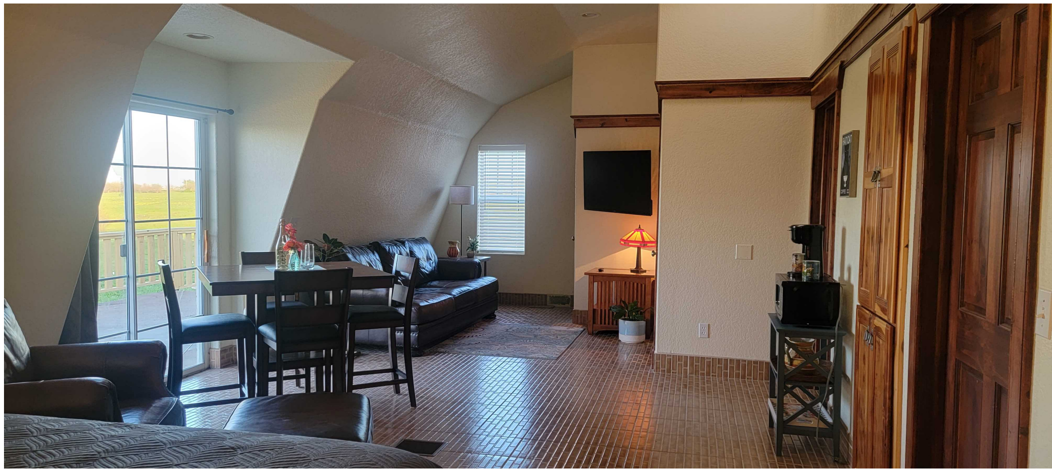
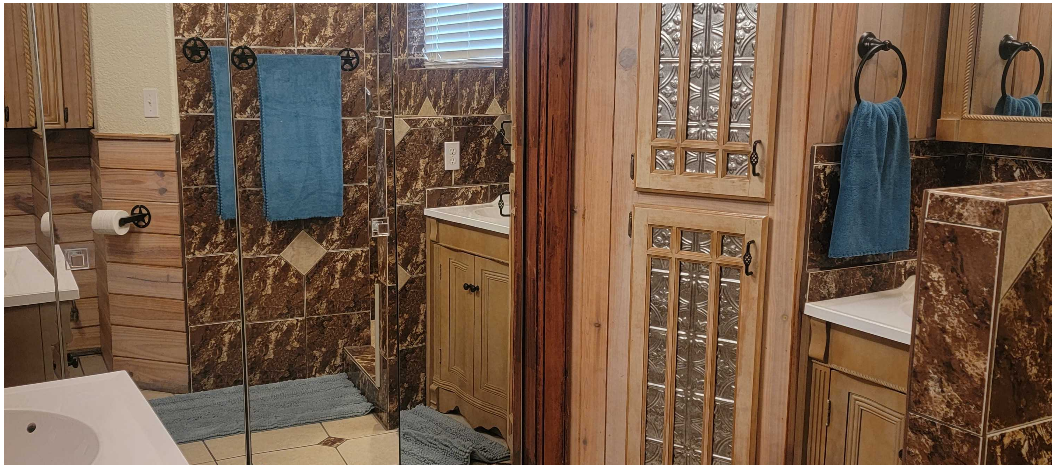






PROPERTY PHOTOS

2770 COUNTY ROAD 1125B

EXECUTIVE SUMMARY

2770 COUNTY ROAD 1125B

Acquisition Costs

Purchase Price, Points and Closing Costs	$3,285,714
Investment - Cash	$3,285,714

Investment Information

Purchase Price	$3,285,714
Price per SF	N/A

Financial Indicators

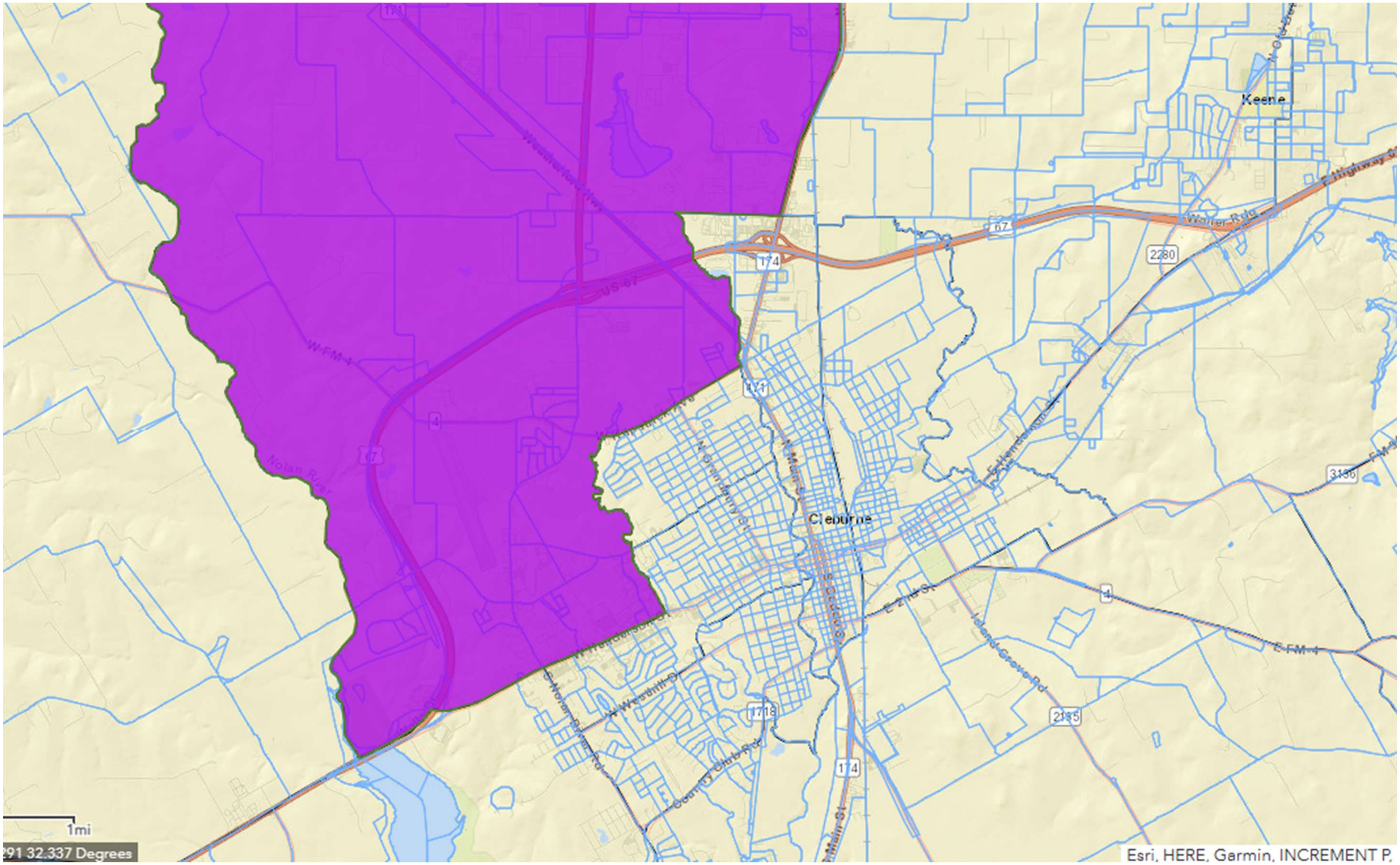
Cash-on-Cash Return Before Taxes	10.98%
Debt Coverage Ratio	N/A
Capitalization Rate	10.98%
Gross Income / Square Feet	$0.00
Gross Expenses / Square Feet	$0.00
Operating Expense Ratio	27.79%

Income, Expenses & Cash Flow

Gross Scheduled Income	**$518,628**
Total Vacancy and Credits	($18,888)
Operating Expenses	($138,894)
Net Operating Income	**$360,846**
Debt Service	$0
Cash Flow Before Taxes	**$360,846**

OPPORTUNITY ZONE

2770 COUNTY ROAD 1125B



[Federal Opportunity Zones in Texas]

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2770 COUNTY ROAD 1125B

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CASH FLOW ANALYSIS

2770 COUNTY ROAD 1125B

Before-Tax Cash Flow Year Ending	Year 1 05/2026	Year 2 05/2027	Year 3 05/2028	Year 4 05/2029	Year 5 05/2030
Before-Tax Cash Flow					
Gross Scheduled Income	**$518,628**	**$520,517**	**$522,443**	**$524,408**	**$526,413**
Turnover Vacancy	($18,888)	($19,266)	($19,651)	($20,044)	($20,445)
Total Operating Expenses	($138,894)	($138,894)	($138,894)	($138,894)	($138,894)
Net Operating Income	**$360,846**	**$362,357**	**$363,898**	**$365,470**	**$367,074**
Loan Payment	$0	$0	$0	$0	$0
Before-Tax Cash Flow	**$360,846**	**$362,357**	**$363,898**	**$365,470**	**$367,074**
Cash-On-Cash Return	**10.98%**	**11.03%**	**11.08%**	**11.12%**	**11.17%**