

NEW! | PRIME 19.95 ACRE COMMERCIAL DEVELOPMENT SITE | CLEBURNE, TX

CONTACT BROKER FOR PRICING | RAIL SPUR AVAIL | HIGH-GROWTH DALLAS/FORT WORTH MSA

WALMART ADJACENT | COLD STORAGE/DISTRIBUTION/MANUFACTURING DEVELOPMENT OPPORTUNITY

Mitchell
REAL ESTATE



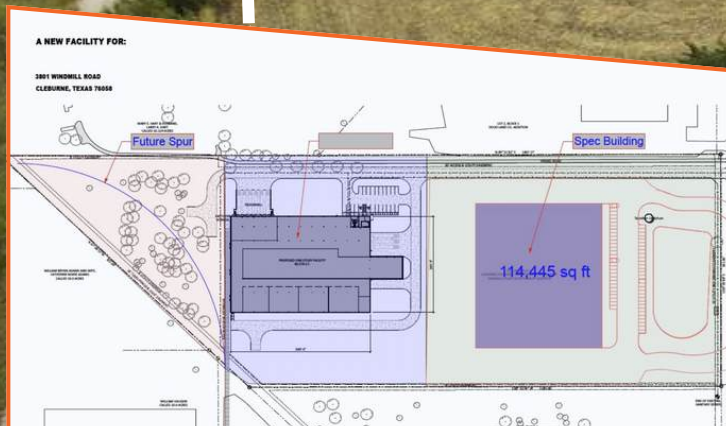
3801
WINDMILL RD

ABILITY TO BUILD 50K-521K SF ON SITE. CREATE YOUR OWN MAXIMIZED FOOTPRINT TO SUIT YOUR HIGHEST AND BEST USE!

FORT WORTH WESTERN RAILROAD SERVICE CONNECTING WITH UNION PACIFIC, KC & BURLINGTON NORTHERN

ATTENTION END USERS & SITE SELECTION EXECUTIVES!

LOCATION ADJACENT TO 1.8M-SF WALMART DISTRIBUTION CENTER OFFERING PARALLEL HIGH-VOLUME DISTRIBUTION



SITE PLAN (EXAMPLE ONLY)

FOR LEASE/BUILD-TO-SUIT OR FOR SALE!

DWGC CAPITAL GROUP
CRE BROKERAGE
INVESTMENT SALES. CAPITAL MARKETS. DONE.



LAND AREA: 19.95 AC

TOP HIGHWAY
ACCESS



RAILROAD ACCESS

W/ RAIL SPUR
INFRASTRUCTURE AVAILABLE

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Superior Development Flexibility:

Scalable from ±50,000 SF to ±521,000 SF (up to 60% site coverage)

This 19.95-acre parcel offers versatile development options with its M2 Heavy Industrial zoning classification. The Cleburne property presents abundant potential for various industrial applications including manufacturing, warehousing, and distribution facilities.

Situated at the heart of North Texas' economic hub, this DWF Metroplex site provides nearly 870,000 square feet of total area for substantial development projects and future expansion needs.

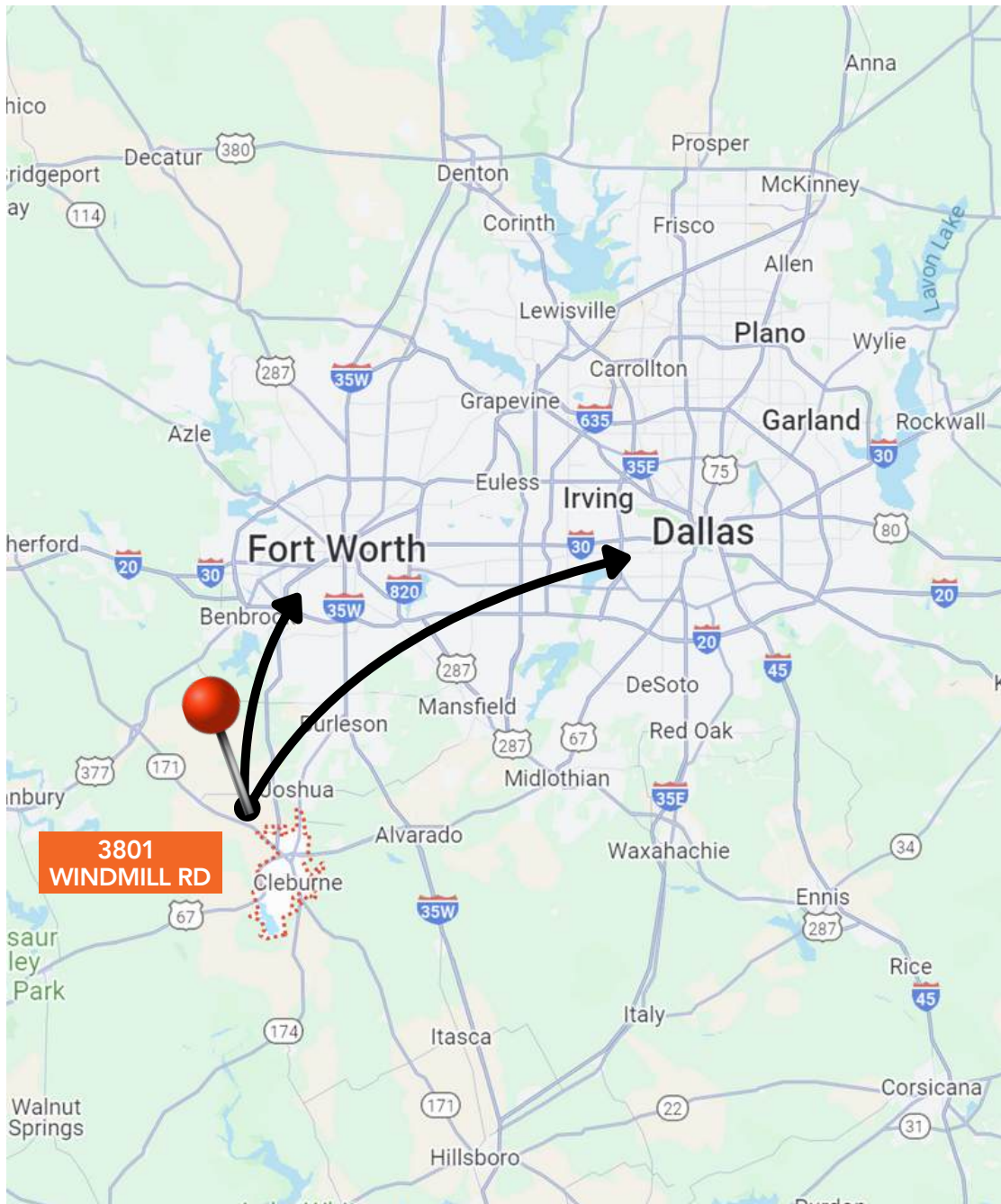
An ideal location for manufacturing, logistics, 3PL/distribution, industrial outdoor storage (IOS), or tailored build-to-suit solutions, the Windmill Road address offers excellent visibility and strategic accessibility for commercial operations.

Property Type	Commercial Development Land
Address	3801 Windmill Rd. (Lot 1R BLK 1)
City, State, Zip	Cleburne, TX 76033
Lot Size	19.95 AC/Appraisal District
Total Area	869,220 SF
Zoning	M2 Heavy Industrial
County	Johnson County

EXECUTIVE SUMMARY

PROPERTY PHOTOS





EXECUTIVE SUMMARY

STRATEGIC LOCATION ADVANTAGES



Cleburne to Dallas

50 miles with direct highway access via Chisholm Trail Parkway



Cleburne to Fort Worth

33 miles with multiple transportation options



Regional, National and International Hub

DFW Airport produces over \$37 billion in economic impact each year

93% of the U.S. population is within 48 hours reach by truck

3801 Windmill Road provides exceptional connectivity to major population centers and business districts within the DFW Metroplex. Relatively short driving distances ensure efficient distribution operations and workforce accessibility from throughout the region.





EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

✓ Rail-Served Site for Logistics-Heavy Users

Available access enables direct integration into regional and national freight networks.

✓ Adjacent to 1.8M-SF Walmart Distribution Center

Proximity to Walmart in the high-performing Dallas-Fort Worth metroplex, consistently ranked among the top industrial markets in the U.S.

✓ Flexible Development Options

Up to 521,000 buildable SF with custom footprint to maximize site utilization

✓ Cold Storage Compatible

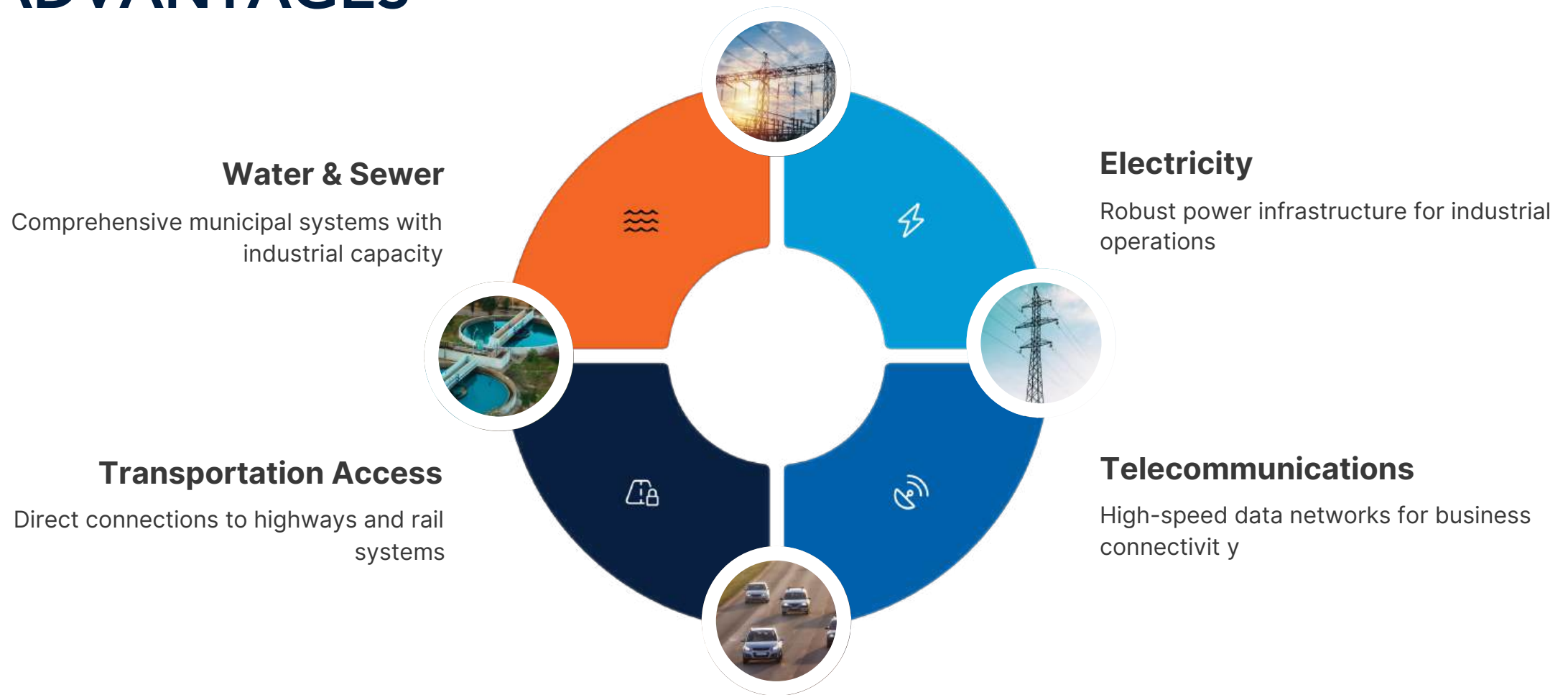
Zoning and infrastructure support specialized cold storage operations

✓ Industrial-Scale Utility Infrastructure

Oncor and United Co-Op provide robust three-phase power. Gas, sewer and water capacity to support heavy industrial operations

EXECUTIVE SUMMARY

INFRASTRUCTURE ADVANTAGES

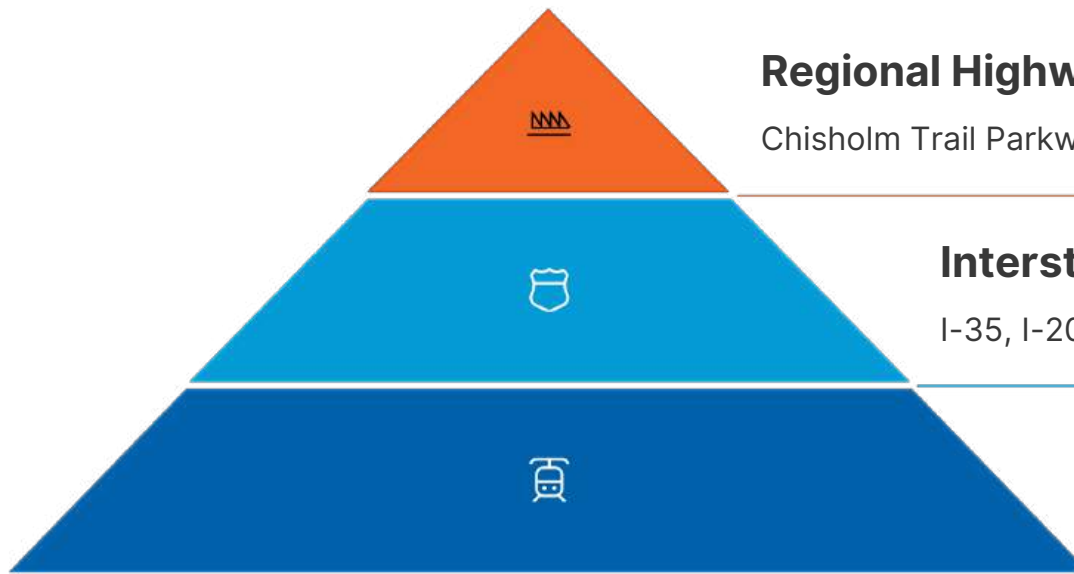
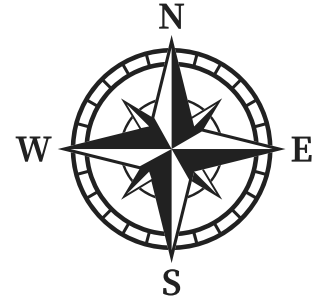


The property features development-ready infrastructure designed specifically for industrial applications. All necessary utilities are in place with sufficient capacity to support manufacturing, warehousing, cold storage, and distribution operations without costly infrastructure extensions or upgrades.

The industrial zoning classification permits a wide range of applications, providing flexibility for diverse operational requirements. This comprehensive infrastructure package significantly reduces development timelines and costs compared to greenfield sites.

LOCATION & AREA

KEY TRANSPORTATION LINKS & CONNECTIVITY



Regional Highways

Chisholm Trail Parkway (US-67), SH 171, SH 174, FM 4 offering connectivity to DWF & beyond

Interstate Connections

I-35, I-20, I-30 for national distribution

Comprehensive Rail Network

Fort Worth Western Rail with connections to Union Pacific, KC and Burlington North

West Coast Connectivity

I-20 provides direct access to California markets, enabling efficient distribution to the entire Pacific region. This western corridor creates strategic advantages for businesses serving customers throughout the western United States.

East Coast Distribution

I-30 offers a straight route to East Coast destinations, streamlining logistics for companies requiring efficient bi-coastal operations. This eastern access simplifies supply chain management across the continental United States.

North-South Corridor

I-35 is a major trade route for the U.S., Canada and Mexico, positioning operations at this site for optimal NAFTA trade advantages. Connecting to highways in both countries, I-35 enables comprehensive North American market coverage from a single strategic location.

LOCATION & AREA

LOCAL AREA & COMMUNITY

City Profile

Cleburne serves as the county seat of Johnson County, Texas with an estimated population of 38,131 in 2024, creating a stable community environment with county government presence and services.

Community Character

The city maintains its distinct Texas heritage while embracing growth, offering an authentic small-city atmosphere with modern amenities. Residents enjoy a balance of historic charm and contemporary development.

Regional Significance

As a growing satellite city within the DFW metroplex, Cleburne provides strategic advantages for businesses seeking proximity to major markets while benefiting from lower operational costs and development-friendly policies.

Cleburne offers a compelling combination of small-town livability and strategic access to the DFW metroplex. The city's established community infrastructure supports both business operations and employee quality of life, creating an attractive environment for commercial development.



LOCATION & AREA

MAJOR EMPLOYERS IN AREA

Cleburne's largest employers include Walmart (with a Supercenter and distribution center) and the Cleburne Independent School District, each employing approx. 900+ workers. Local government and Johnson County provide 940+ jobs combined. Other key employers: Johns Manville, Texas Resources Harris Methodist Hospital, Greenbrier Rail Service, Supreme Corporation of Texas, and Broan-Nutone. The natural gas boom has brought related companies to the area. Fun Town RV, the nation's largest single-location towable RV dealer, employs 410+ people at its headquarters and sales office.



1.8M+

Amazon

One of the Big Five American technology companies

900+

Walmart

Employees at Supercenter and distribution center

900+

Cleburne ISD

Educational system employees

940+

Government

Local government and Johnson County staff

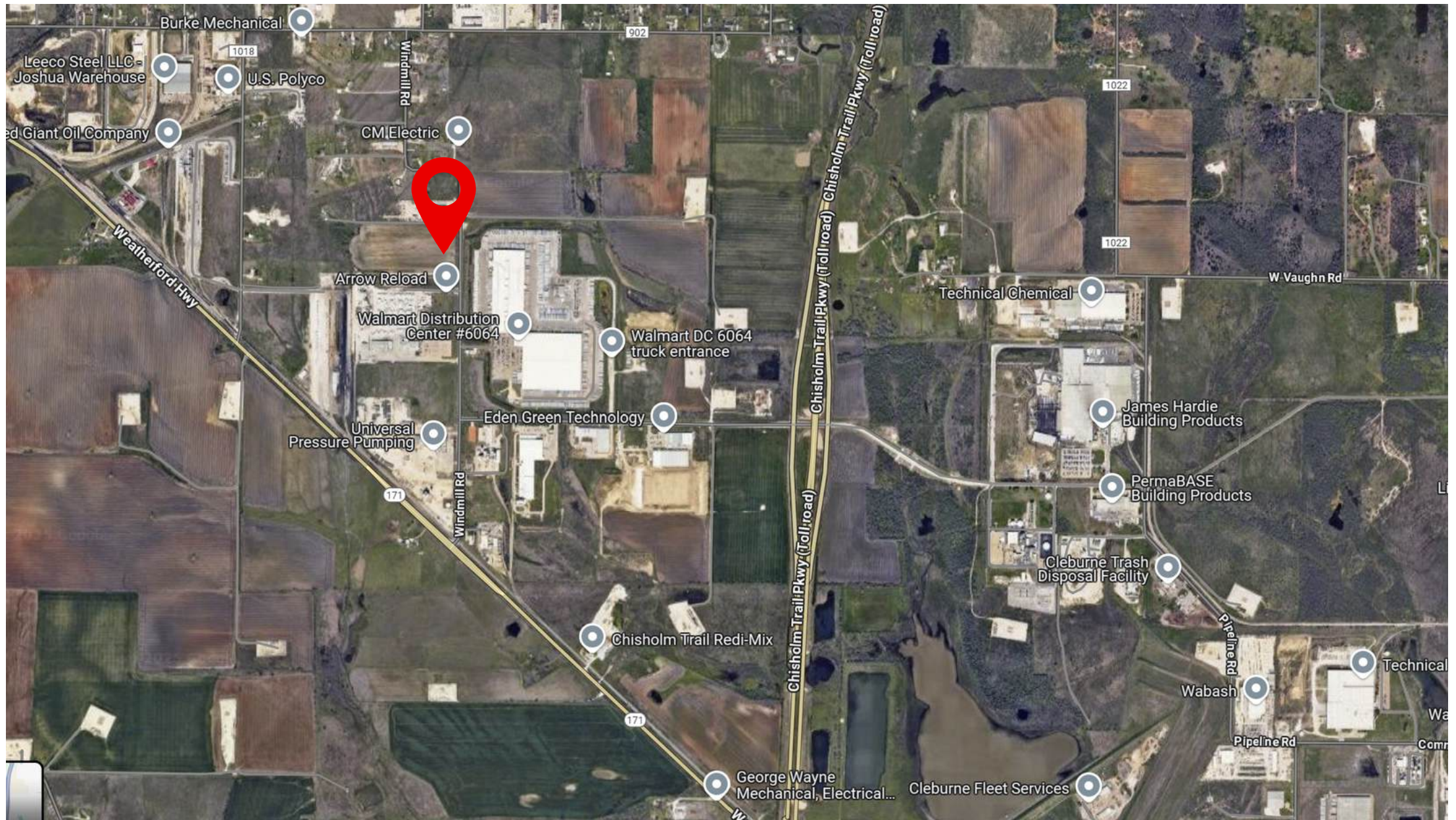
410+

Fun Town RV

Nation's largest single-location towable RV dealer

LOCATION & AREA

AERIAL MAP OF SITE



ECONOMY & MARKET

ECONOMIC GROWTH & AMENITIES

Expanding Industrial Park

Adjacent to US Highway 67, Cleburne's industrial park continues its impressive growth trajectory, now encompassing 1,200 acres. This comprehensive development features essential infrastructure including rail access, road networks, comprehensive utilities, and all necessary services to support industrial operations.

The park's ongoing expansion reflects the region's strong economic momentum and creates valuable clustering benefits for businesses establishing operations in the area.

Community Amenities

Cleburne offers a rich array of recreational and cultural amenities including multiple parks (Buddy Stewart, Winchester, Carver, Hulen, Kirtley, and Bradshaw), museums (Layland Museum and Cleburne City Museum), and the Cleburne Public Library.

The nearby Cleburne State Park provides outdoor recreation opportunities, enhancing quality of life for the workforce. Convenient air transportation is readily available from both DFW Airport and Dallas Love Field.

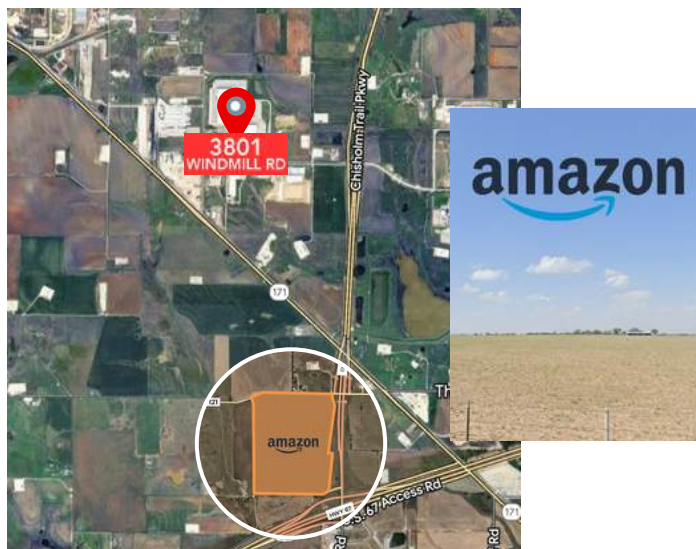
The combination of robust industrial infrastructure and quality community amenities creates an ideal environment for businesses seeking locations that can both support operations and attract talent.



ECONOMY & MARKET

ADJACENT THRIVING INDUSTRIES

The subject property's position within this cluster of institutional-grade industrial facilities demonstrates its suitability for high-volume distribution, manufacturing, and logistics operations. These adjacent businesses have already validated the location's strategic advantages and infrastructure capabilities.



Amazon Operations Facility

Since 2010, Amazon has invested \$70 billion in Texas and now 1.7M SF will be located just 3 miles from the subject site (in the 1200 block of W. Industrial.)



Walmart Distribution Center

±1.8M SF facility adjacent to the site, demonstrating the location's viability for large-scale distribution operations and creating potential synergies for supply chain businesses.



Arrow Reload

Canadian building product distributor located nearby, highlighting the area's attractiveness for international businesses seeking US distribution capabilities.



Schlumberger (SLB)

The world's largest oilfield services firm maintains operations bordering the property, underscoring the location's strategic importance for energy-related industries.



ECONOMY & MARKET

CLEBURNE'S INDUSTRIAL PARK OVERVIEW



Strategic Position

Located in Cleburne, Texas with exceptional access to the Dallas-Fort Worth metroplex and nationwide destinations via major transportation routes.



Development Capacity

Total park area of approximately 200 acres with potential for up to 400,000 SF of development on this 19.95-acre site.



Rail Infrastructure

Rail access available to the west side of the property with existing easements in place for creating a rail spur.

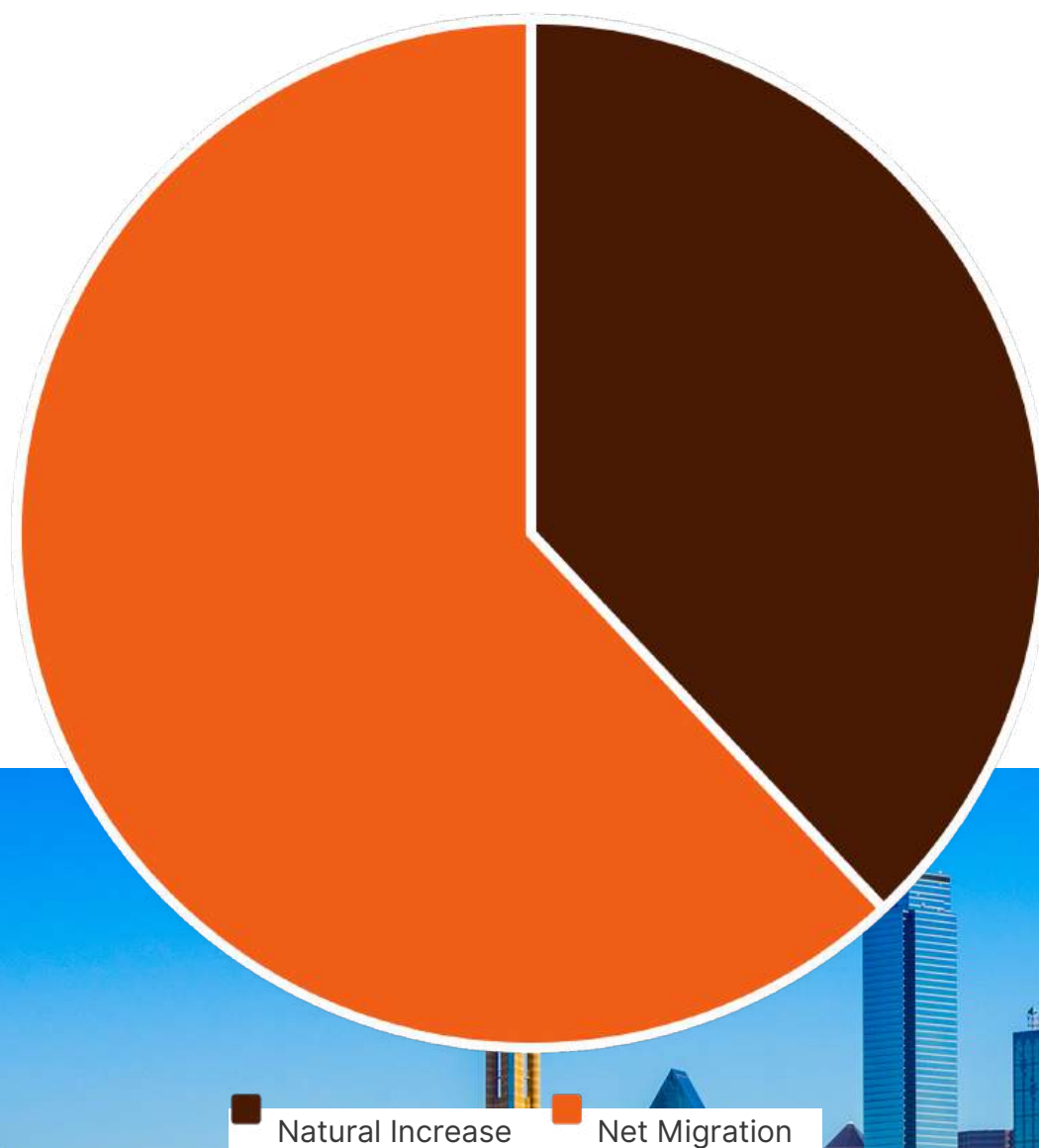


Multi-Directional Access

Efficient routes in all directions connecting to key markets through major highways and transportation corridors.

The industrial park in Cleburne offers a comprehensive infrastructure solution for businesses seeking strategic positioning within the growing DFW metroplex. The park's thoughtful design and existing tenant base create an environment conducive to operational success.

DFW MSA | OVER 26% RISE IN POPULATION



The Dallas-Fort Worth Metropolitan Statistical Area is experiencing explosive growth, adding an impressive 328 new residents each day. This remarkable expansion represents more than a 26% increase in population, creating substantial demand for new industrial and commercial infrastructure.

With 62% of this growth coming from net migration, businesses are benefiting from an influx of talent and consumers. This demographic momentum makes the DFW region one of America's most dynamic markets for commercial real estate development and investment opportunities.

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GROUP INVESTMENT SALES,
CAPITAL MARKETS
DONE.

ECONOMIC & STRATEGIC BENEFITS

Cleburne offers a compelling value proposition for industrial operations seeking to optimize their location strategy. The combination of strategic positioning, infrastructure readiness, and supportive business climate creates tangible competitive advantages for companies establishing operations at this site.

1 Strategic National Location

Centrally positioned within the United States with excellent access to major transportation corridors creating efficient distribution patterns nationwide

2 Skilled Workforce Access

Tap into the diversified labor pool of the Dallas-Fort Worth region while benefiting from Cleburne's competitive wage environment

3 Business-Friendly Environment

Local incentives for industrial development create financial advantages for new operations, while the supportive regulatory climate accelerates project timelines

4 Growth Positioning

Establish operations in one of America's fastest-growing metropolitan areas, ensuring long-term market opportunity and business expansion potential



SITE DEVELOPMENT

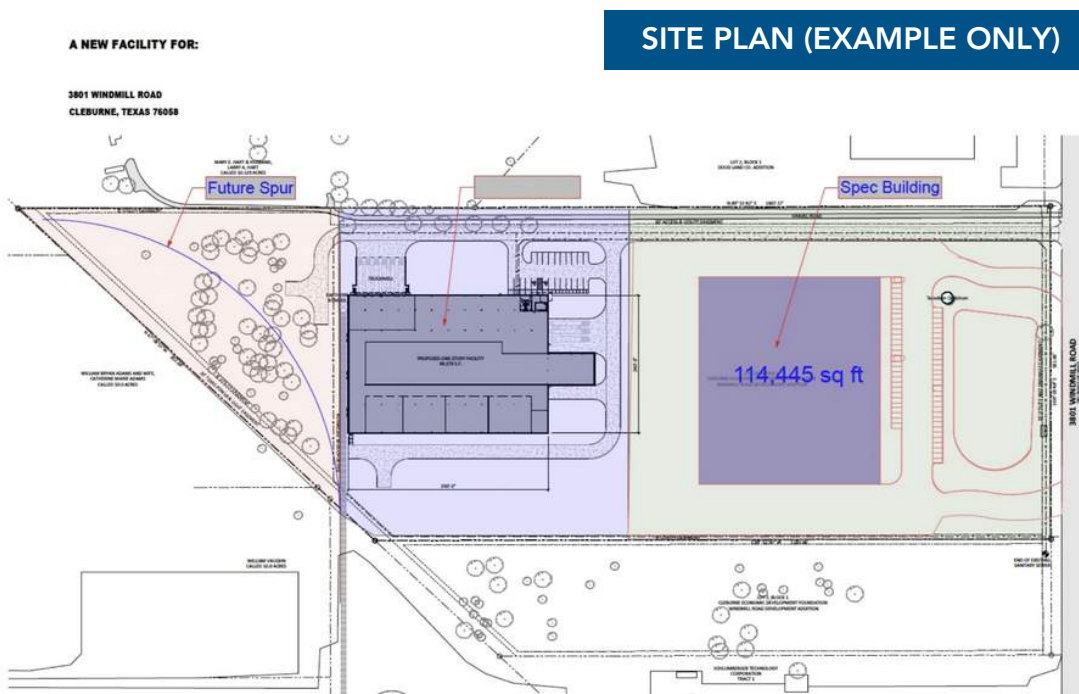
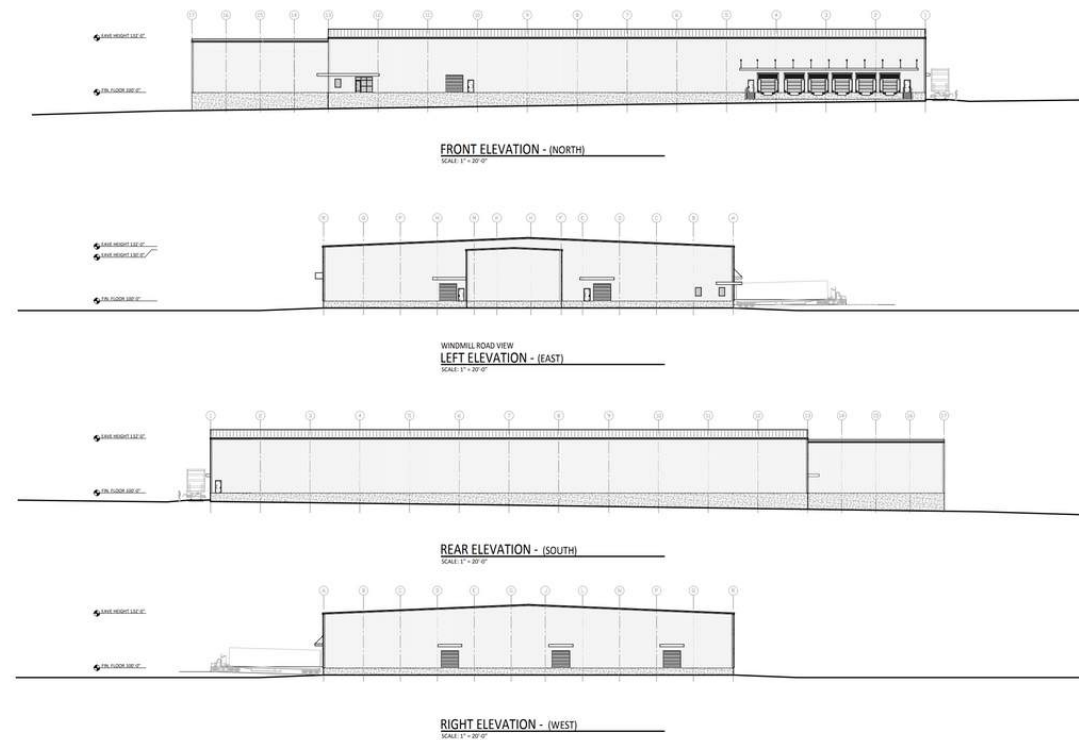
ELEVATION SCHEMATICS & SITE PLANS

These conceptual elevation schematics illustrate the development potential of the site. The design showcases modern industrial architecture with functional loading areas, efficient circulation patterns, and professional office components. Custom design modifications are available to accommodate specific operational requirements.

For detailed floor plans, site configurations, and customization options, please contact:

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(214.808.0080)

Judd Dunning
(214.726.6822)

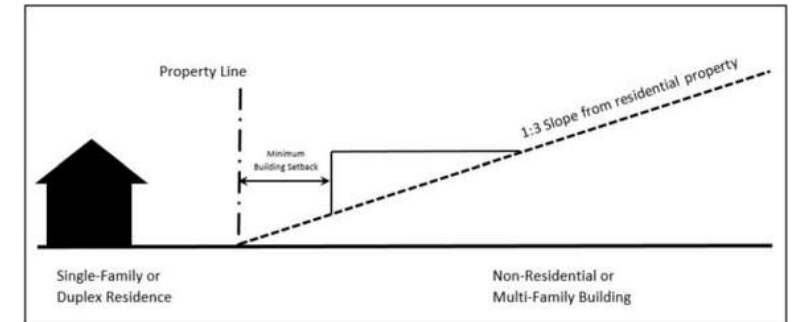


ZONING & CITY REQUIREMENTS

Zoning Ordinance Area Regulations

- Minimum Lot Area – 43,560 sf (1 ac)
- Minimum Lot Width – 100 ft
- Minimum Lot Depth – N/A
- Minimum Front Yard Setback - 25 ft, all areas adjacent to a street shall be deemed front yards
- **Minimum Side & Rear Yard Setback**
 - When not adjacent to Single-Family District – 5 ft
 - When adjacent to Single-Family District – 50 ft
- **Minimum Landscape Buffers**
 - 15ft along Windmill Road
 - A buffer must be installed between development in the I, Industrial District and any SF or MF district, unless the conditions of subsection 4.02.C.1.c are present at the time the first Certificate of Occupancy is issued on the property.
 - Within a buffer that is at least fifty feet (50') wide, a single row of shade trees from Table 9: Approved Plant Material List must be planted at thirty feet (30') on center.
 - Within a buffer that is less than fifty feet (50') wide, a double row of alternating shade trees from Table 9: Approved Plant Material List must be planted at thirty feet (30') on center.
 - When parking is adjacent to SF or MF a minimum of 20' is required
 - Buffers are not required for developments smaller than 2 acres.
- Maximum Building Area Coverage (all buildings) – 60%
- **Maximum Building Height:** No maximum/5 stories max
 - If the build height exceeds 5 stories the building has to be set back based off a 1:3 slope times the height. See attached snippet below for details.
- Open Space Definition - Area included in any side, rear or front yard, or any unoccupied space on the lot that is open and unobstructed to the sky, except for the ordinary projection of architectural features such as cornices, eaves, or bay windows.

Screening Regulations



- A minimum 6 ft masonry screening wall is required for all new nonresidential use developments that share a property line with any Single-Family or Multi-Family zoning district.
- Nonresidential Uses with loading docks or delivery entrances that front a Collector or Arterial Street shall be screened by a masonry screening wall that is a minimum six feet (6') in height to obscure views of loading docks and loading spaces.
- Loading docks shall be screened with a masonry screening wall that is a minimum of eight feet (8') in height along the property line shared with the Residential Use. The wall must screen the entire loading dock or space from Residential Use.

NATIONWIDE REAL ESTATE SERVICES



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