

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

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



3801
WINDMILL RD

ATTENTION END USERS & SITE SELECTION EXECUTIVES!
SUBJECT LOCATION ADJACENT TO ±1M SF WALMART DISTRIBUTION CENTER - OFFERING PARALLEL HIGH-VOLUME DISTRIBUTION

ABILITY TO BUILD 200K-400K 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



SITE PLAN (EXAMPLE ONLY)

POTENTIAL BUILD-TO-SUIT AND/OR FOR SALE!



LAND AREA: ±19.95 AC
TOP HIGHWAY ACCESS



RAILROAD ACCESS
W/ RAIL SPUR INFRASTRUCTURE AVAILABLE

PROPERTY OVERVIEW

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

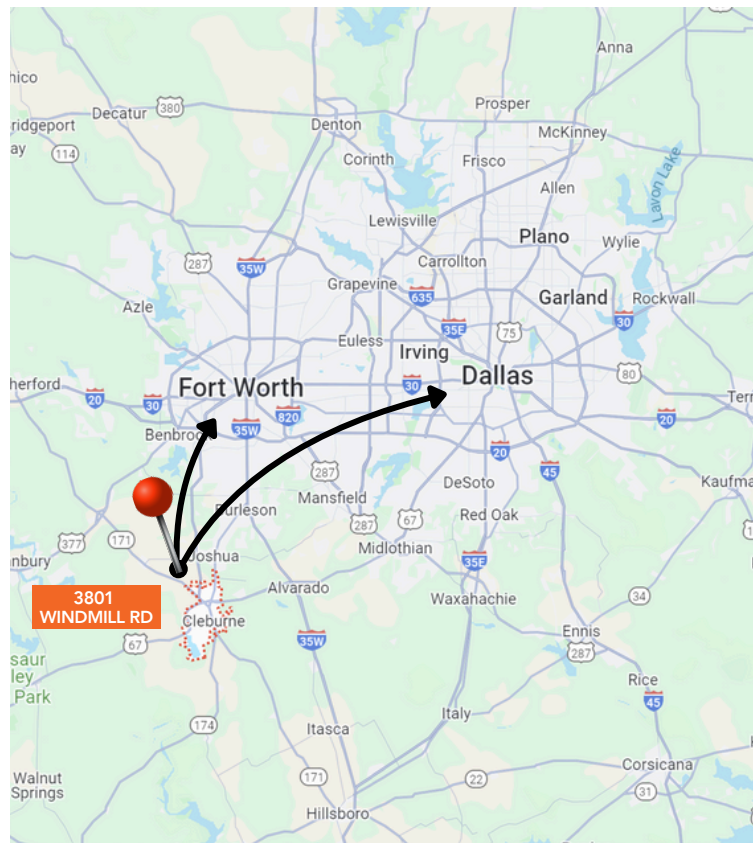
DRIVING DISTANCE

- From DFW to Cleburne: 52 miles
- From Fort Worth to Cleburne: 33 miles
- From Cleburne to Arlington: 47 miles



REGIONAL, NATIONAL & INTERNATIONAL HUB

STRATEGIC FORT WORTH, DALLAS, AND ARLINGTON LOCATION



PROPERTY HIGHLIGHTS

- **New!** Prime Strategic Industrial/Cold Storage/Commercial Development Site | Rail Service Available! For Sale or **Build to Suit**.
- **Just 30 Minutes** to the Booming Fort Worth Market with Strategic Access to the DFW Metroplex.
- **Superior Zoning** and Pro-Growth Location, proximate to Walmart Distribution Center and Other Major Industrial Facilities. Superior Highway, State and Regional Access.
- Ideal **Cold Storage/Distribution/Manufacturing** with Build-to-Suit Opportunity (up to +/- 400,000 SF on site.) Customize and create your own maximized footprint to suit your highest and best use!
- **Exceptional 19.95 Acres** For Sale. Contact Broker for Pricing.

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.



DFW MSA | OVER 26% RISE IN POPULATION

BUILD & GROW WITH TEXAS!

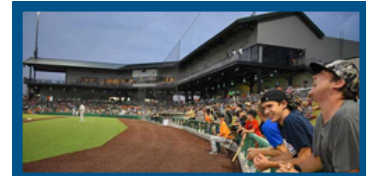
- REGION ADDS 328 NEW RESIDENTS EACH DAY
- 38% NATURAL INCREASE
- 62% NET-MIGRATION

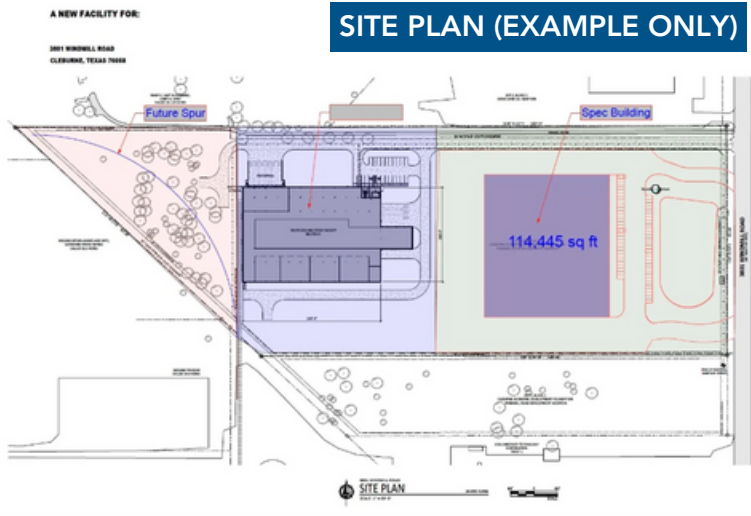


PROPERTY DETAILS

This **19.95-acre industrial property** offers a prime location with level terrain and excellent visibility, featuring 500 feet of frontage on Windmill Road. Zoned for industrial use, it is ideal for a range of applications including warehousing, commercial use and cold storage. **The Owner (a seasoned developer) is prepared to BUILD-TO-SUIT any sized building (up to 400K SF) that a new owner/tenant requires.**

Conceptual footprint/site renderings are available for a 88,000 SF and 114,445 SF facility, with potential for future expansion. Positioned proximate to Walmart Distribution Center and other industrial facilities, the property benefits from **top-level site access with Cleburne's strategic highway connections.**





LOCAL AREA & COMMUNITY

CITY OF CLEBURNE:

A city and county seat of Johnson County, Texas with a population of 33,474 as of 2023.

ECONOMIC GROWTH:

Adjacent to US Highway 67, Cleburne's industrial park continues to grow with 1,200 acres featuring rail, roads, utilities, and all necessary services.

RECREATIONAL SPOTS:

Buddy Stewart Park, Winchester Park, Carver Park, Hulen Park, Kirtley Park, Bradshaw Park, Layland Museum, Cleburne Public Library, Cleburne City Museum, and Cleburne State Park.

AIR TRANSPORTATION:

Available from DFW Airport and Love Field.

ADJACENT THRIVING INSTITUTIONAL-GRADE INDUSTRIES:

The site is adjacent to the **±1M SF Walmart Distribution Center** and is also in close proximity to **Arrow Reload**, a Canadian building product distributor located just to the south. Additionally, it is bordered by **Schlumberger (SLB)**, the world's largest oilfield services firm.



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Cleburne Economic Development Foundation

Choose Cleburne For Location

The Cleburne Economic Development Industrial Park stands out as a strategic location for optimizing distribution and fostering growth, with its comprehensive infrastructure and favorable positioning. The park's adjacency to Walmart enhances its appeal for high-efficiency, high-volume distribution on a national, regional, and international scale.

CLEBURNE ECONOMIC DEVELOPMENT INDUSTRIAL PARK OVERVIEW

LOCATION:

Strategically positioned in Cleburne, Texas, in Cleburne Industrial Park which offers exceptional access to the Dallas-Fort Worth metroplex and nationwide destinations. The park benefits from major routes facilitating fast travel across the region and beyond.

SIZE AND EXPANSION:

- **Total Park Area:** Approximately 200 acres.
- **Potential Space:** Up to 400,000 SF of development on a 19.95-acre site. Conceptual plans include an 88,500 SF AND A 114,000 SF, totaling around 200,000 SF.
- **Rail Access:** Rail access is available to the west side of the property, with easements in place to create a rail spur.

CONNECTIVITY:

- **East:** Efficient access to key markets via The Chisholm Trail, SH 171 and SH 67
- **North:** Efficient routes to Dallas and North Texas.
- **South:** Strong links to southern markets and Mexico through I35, IH-20 and IH-30.
- **West:** Direct routes to Texas and California.

KEY TRANSPORTATION LINKS:

- **Chisholm Trail Parkway:** Provides swift access across the Dallas-Fort Worth metro area to SH-20 and SH-30 for enhanced regional connectivity.
- **US-20 and US-30:** Enhance regional transportation.
- **US-135:** Connects to Canada and Mexico, supporting cross-border logistics.
- **SH-171:** Connects to Interstate Highway 20 via Weatherford, Texas and nearby areas.
- **I-35:** Facilitates travel South to Austin, San Antonio and Mexico, and North to Canada.
- **Rail Support:** The park is equipped with rail infrastructure provided by Fort Worth and Western Rail which provides services to Union Pacific, Kansas City, and Burlington Northern, enabling efficient nationwide and internal distribution.

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Choose Cleburne For Infrastructure

INFRASTRUCTURE:

- **Utilities:** Comprehensive services including water, sewer, electricity, and telecommunications.
- **Road and Rail Access:** Direct connections to major highways and rail systems.
- **Zoning:** Industrial zoning for manufacturing, warehousing, and distribution.

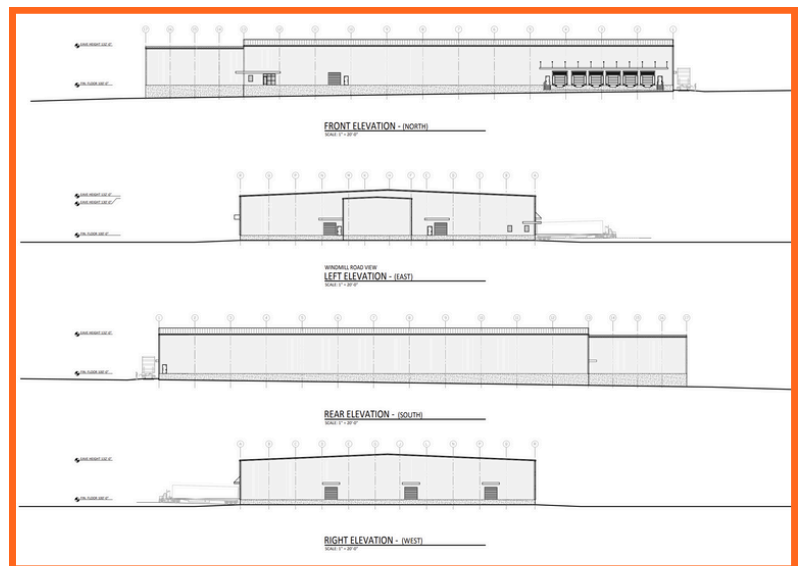
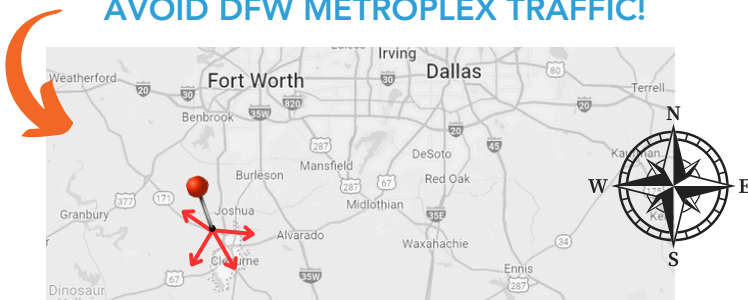
ECONOMIC AND STRATEGIC BENEFITS:

- **Core National Location:** Centrally located with excellent access to major transportation routes and strategic national connections.
- **Workforce:** Access to a skilled labor pool in the region.
- **Business Environment:** Offers local incentives for industrial development, fostering a supportive business climate.

PRIME NORTH AMERICAN CENTRALIZED LOCATION FOR CUSTOMER SERVICE:

- I-20 Direct to California
- I-30 Direct to East Coast
- I-35 Direct (North to Canada or South to Mexico)

AVOID DFW METROPLEX TRAFFIC!



ELEVATION SCHEMATICS



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.

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.

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

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date