

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



**ADJACENT 1M SF WALMART
DISTRIBUTION CENTER**

DWG CAPITAL GROUP

INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

Mitchell
REAL ESTATE

19.95-ACRE DEVELOPMENT SITE CLEBURNE, TX

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.

HIGHLIGHTS



**Rail-Served Site for
Logistics-Heavy Users**



**Adjacent to 1.8M-SF Walmart
Distribution Center**



Flexible Development Options



Cold Storage Compatible



**Industrial-Scale Utility
Infrastructure**

ABOUT CLEBURNE, TX

Cleburne, Texas is rapidly emerging as one of the most strategic locations for commercial development in the Dallas-Fort Worth metroplex. Located just 30 miles south of Fort Worth and served by major highways, Cleburne offers seamless access to regional and interstate transportation networks. With ample infrastructure, a business-friendly environment, and close proximity to major distribution hubs,

NEIGHBORING EMPLOYERS



Cleburne is ideally positioned for logistics, manufacturing, and commercial enterprises seeking value, access, and long-term scalability. Whether buying or leasing, investors and operators alike can capitalize on Cleburne's upward trajectory as a next-generation commercial hub.