

# 10,500 SF Industrial on 26.52 Acres

110 Barnett Dr. Cleburne, TX 76033

**SALE OR LEASE**



**FORMATION**  
REAL ESTATE

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# AERIAL

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Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

# PROPERTY DETAIL

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## PROPERTY OVERVIEW

Drive-through service facility with oversized yard in an established industrial park in Cleburne, TX just off TX Hwy 174.

The property includes  $\pm 5,400$  SF of warehouse space, with three drive-through bays, (2) 3-ton cranes, shop heaters, air lines, and a 1,500 SF wash bay. The 3,660 SF office has (9) private offices, a conference room, break/kitchen and large training room. The site features asphalt parking and significant fenced outside storage with all city utilities.

The industrial park features a dedicated left turn bay off SH-74, which highway connects the site to the US 67 to the north and the DFW Metroplex.

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## HIGHLIGHTS

<b>Building:</b>	10,500 SF
<b>Lot Size:</b>	26.52 Acres
<b>Doors:</b>	(6) Grade Level- 14' & 15' Tall
<b>Cranes:</b>	(2) 3-Ton
<b>Power:</b>	3 Phase 480v
<b>Office Area:</b>	$\pm 3,660$ SF
<b>Zoning:</b>	(I) Industrial
<b>Utilities:</b>	City Water & Sewer
<b>Pricing:</b>	Contact Brokers
<b>Features:</b>	Wash Bay Fully Rock Stabilized Electric Perimeter Fence (3) Gated Entries Asphalt Paved Parking

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# PHOTOS

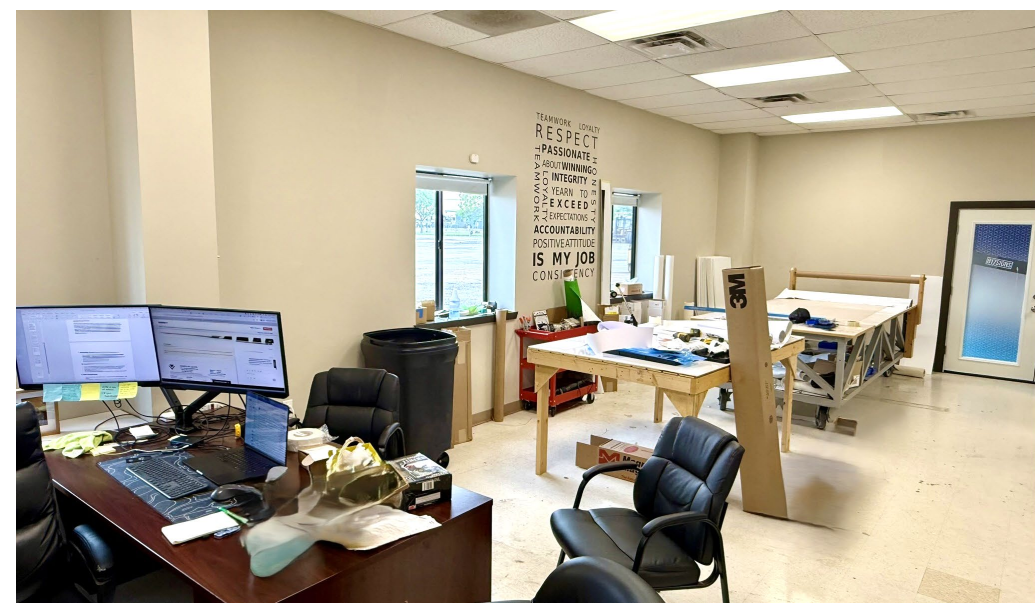
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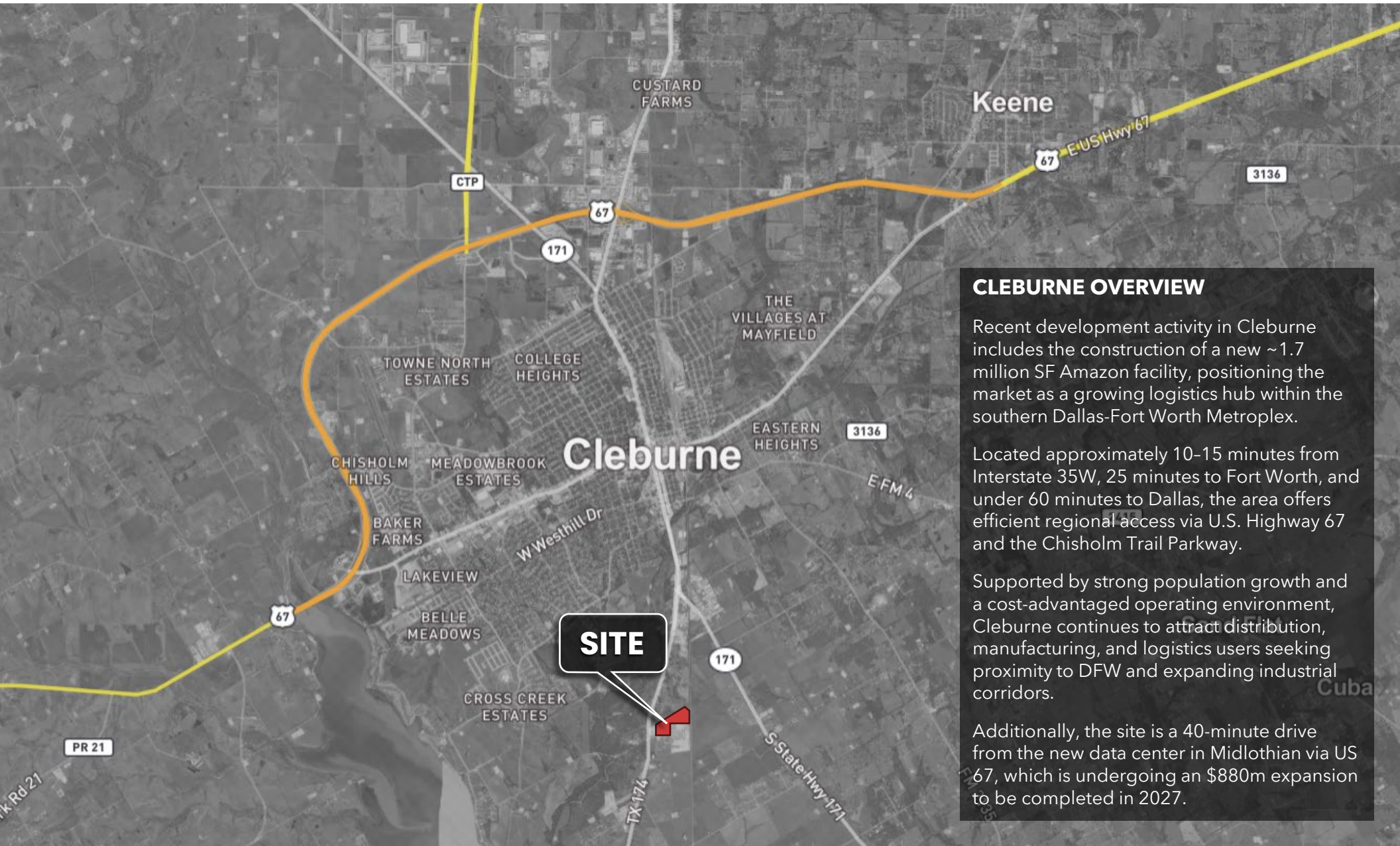
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### CLEBURNE OVERVIEW

Recent development activity in Cleburne includes the construction of a new ~1.7 million SF Amazon facility, positioning the market as a growing logistics hub within the southern Dallas-Fort Worth Metroplex.

Located approximately 10-15 minutes from Interstate 35W, 25 minutes to Fort Worth, and under 60 minutes to Dallas, the area offers efficient regional access via U.S. Highway 67 and the Chisholm Trail Parkway.

Supported by strong population growth and a cost-advantaged operating environment, Cleburne continues to attract distribution, manufacturing, and logistics users seeking proximity to DFW and expanding industrial corridors.

Additionally, the site is a 40-minute drive from the new data center in Midlothian via US 67, which is undergoing an \$880m expansion to be completed in 2027.





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# 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): HOLDERS:

- 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 other 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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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Buyer/Tenant/Seller/LandlordInitials

Date

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