



DOWNTOWN FTW

CHISHOLM TRAIL PARKWAY FRONTAGE



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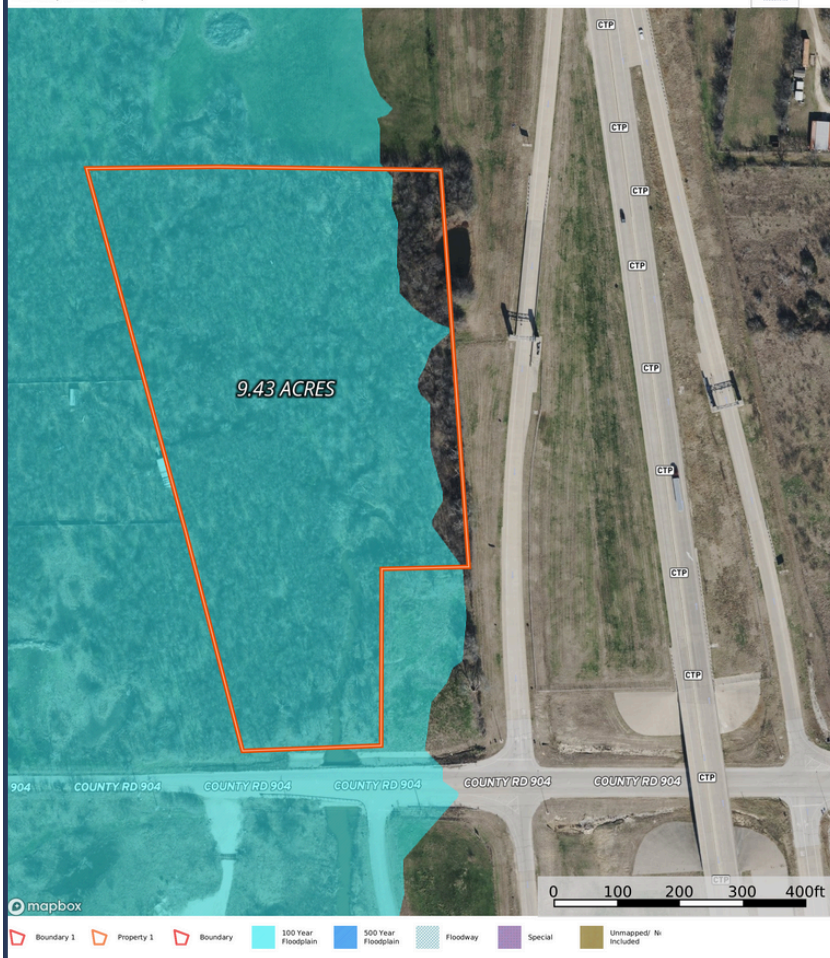
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FOR SALE: 1900 CR 904

±9.43 ACRES | DEVELOPMENT OPPORTUNITY

FEMA ZONE A – ENGINEERING REQUIRED; STRONG OPPORTUNITY FOR VALUE-MINDED DEVELOPERS

1900 CR 904 - CLEBURNE
Texas, 9.43 AC +/-



PROPERTY DETAILS:

- ±9.43 acres of land
- Frontage along CR 904
- Adjacent to Chisholm Trail Parkway
- Quick access to US-67 (~2 miles) and I-35W (~13 miles)
- Zoning: IH - Interim Holding District
- Future Land Use: “Major Corridor” (supports retail/office)
- Water available in CR 904
- Sanitary sewer planned within Lennar’s Wright Farms (1,508 homes)
- Hard corner ±0.85 AC available, but not included in this offering
- **FEMA Zone A – see development notes on next page**

±9.43 Acres in Cleburne, TX

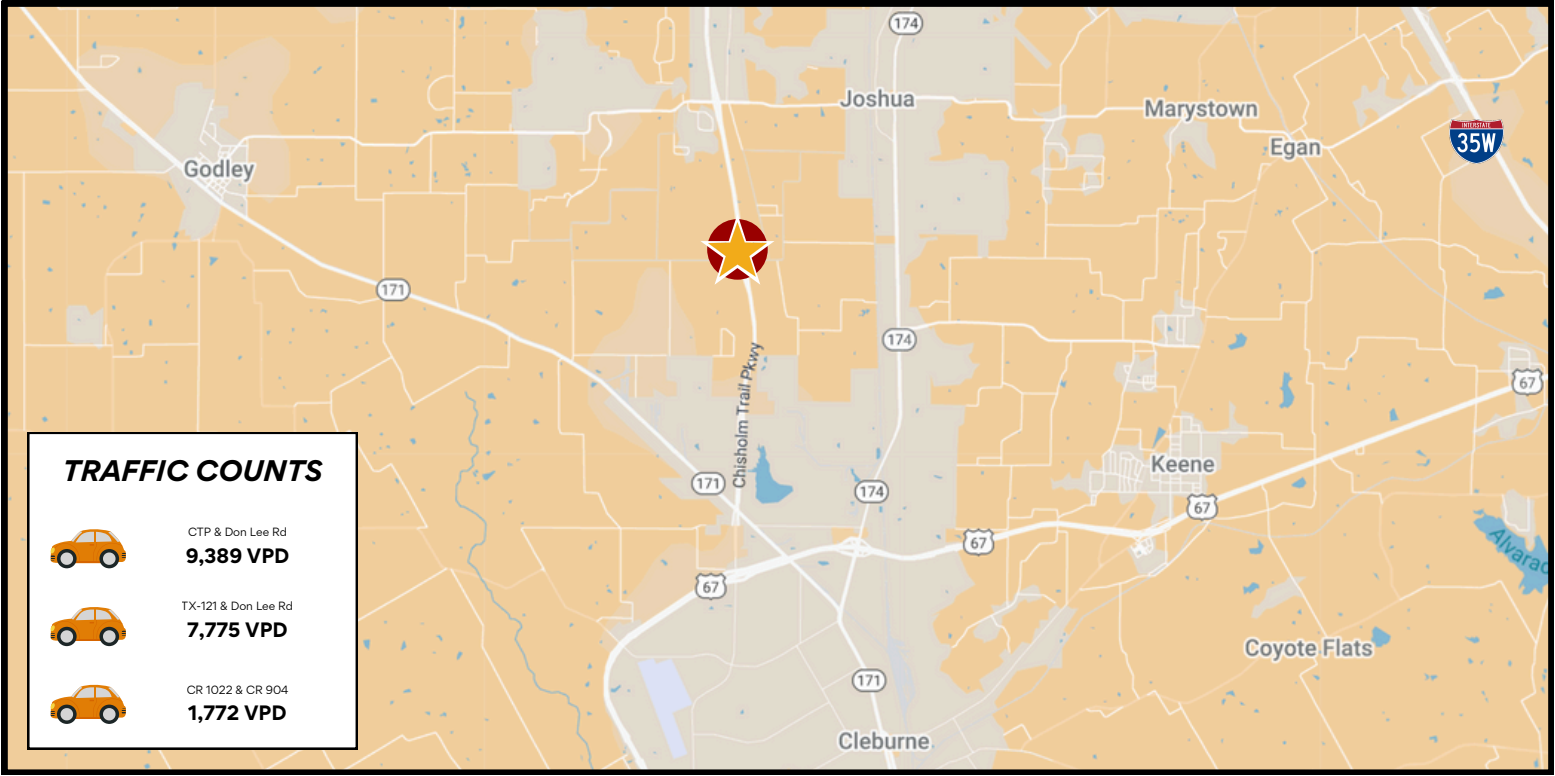
ABOUT THE AREA:

FEMA ZONE A DISCLOSURE

This ±9.43-acre site lies within **FEMA Zone A**, meaning the area shows flood potential but has not been fully modeled, **allowing developers to set elevations based on real survey data**. Cleburne provides a predictable, engineer-driven process for Zone A development, making this a strong opportunity for buyers familiar with elevation work. Located along the Chisholm Trail corridor, the property benefits from growing residential activity and quick access between Cleburne and Fort Worth.

DEVELOPMENT OPPORTUNITIES:

- **Buildable Opportunity:** Being in Zone A means the site has not been fully modeled—not that it can’t be developed. Proper engineering makes the site viable.
- **Clean Slate Engineering:** With no BFE, your engineer determines required elevations based on real survey data, giving greater flexibility in site design.
- **Lower Competition:** Many buyers overlook floodplain tracts, creating strong value for those who know how to evaluate dirt.
- **Known Process With the City Cleburne typically requires:** Elevation Certificate, Drainage Study, Grading Plan, Finished-floor certification above engineer-determined elevation



RADIUS	1 MILE	3 MILE	5 MILE
Population Growth ('24-'29)	+18.9%	+19.5%	+19.8%
Household Growth ('24-'29)	+18.8%	+19.9%	+20.3%
Avg. Household Income	\$87,246	\$93,033	\$87,276

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