

DEVELOPMENT OPPORTUNITY

# 63.40 Acres For Sale or BTS

## Located in Qualified Opportunity Zone

2498 Industrial Drive, Cleburne, TX 76033



Chisholm Trail Parkway

SITE

WEATHERFORD HWY

INDUSTRIAL DRIVE

CATTLEMEN DRIVE

1 MILE  
TO HWY 67



**IMMEDIATE ACCESS**

To Chisholm Trail Pkwy and US 67

**UP TO 800,000**

Square Feet

**DENSE LABOR POOL**

**±63 ACRES**

Available

**QOZ**

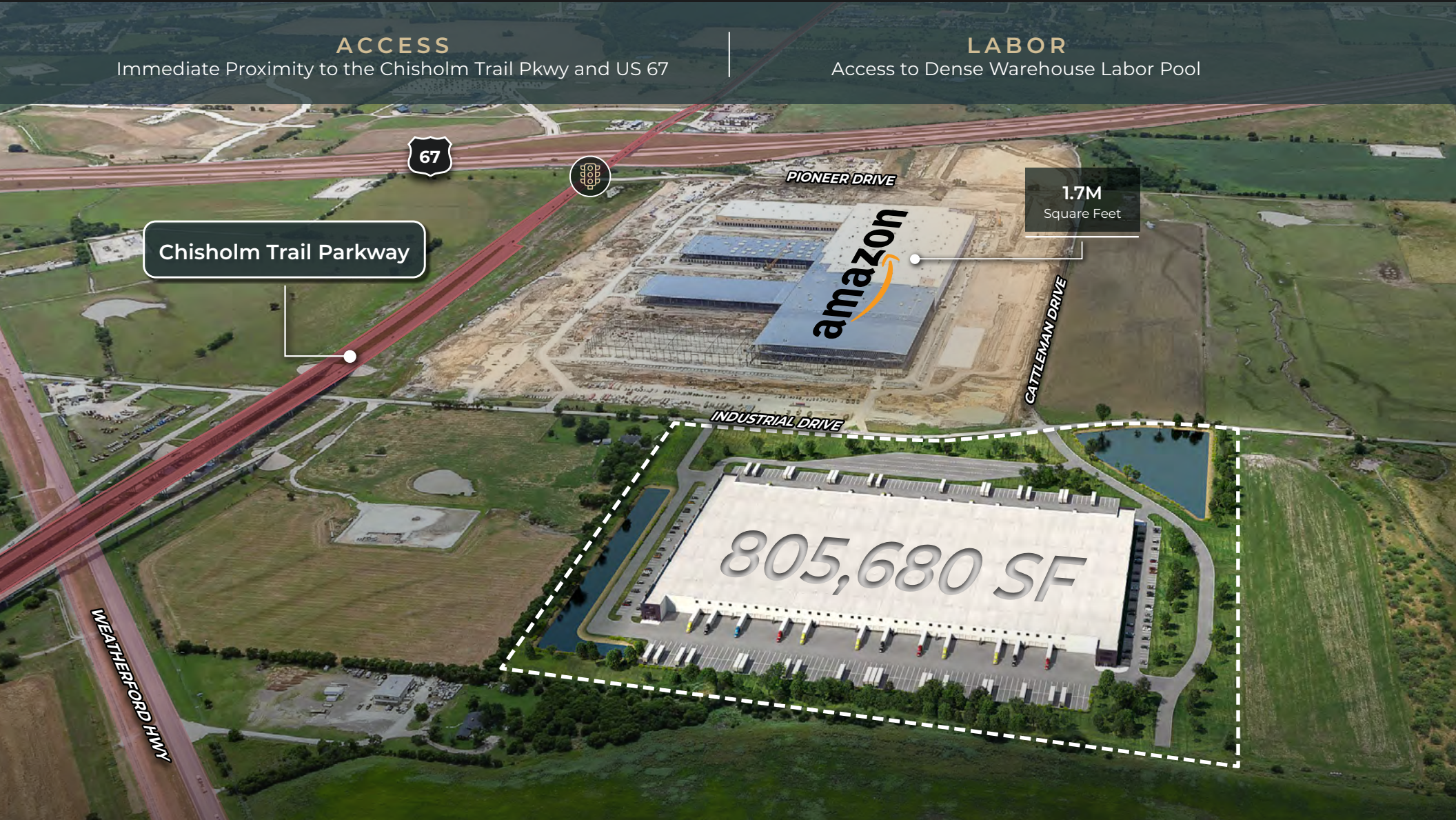
Location

## ACCESS

Immediate Proximity to the Chisholm Trail Pkwy and US 67

## LABOR

Access to Dense Warehouse Labor Pool

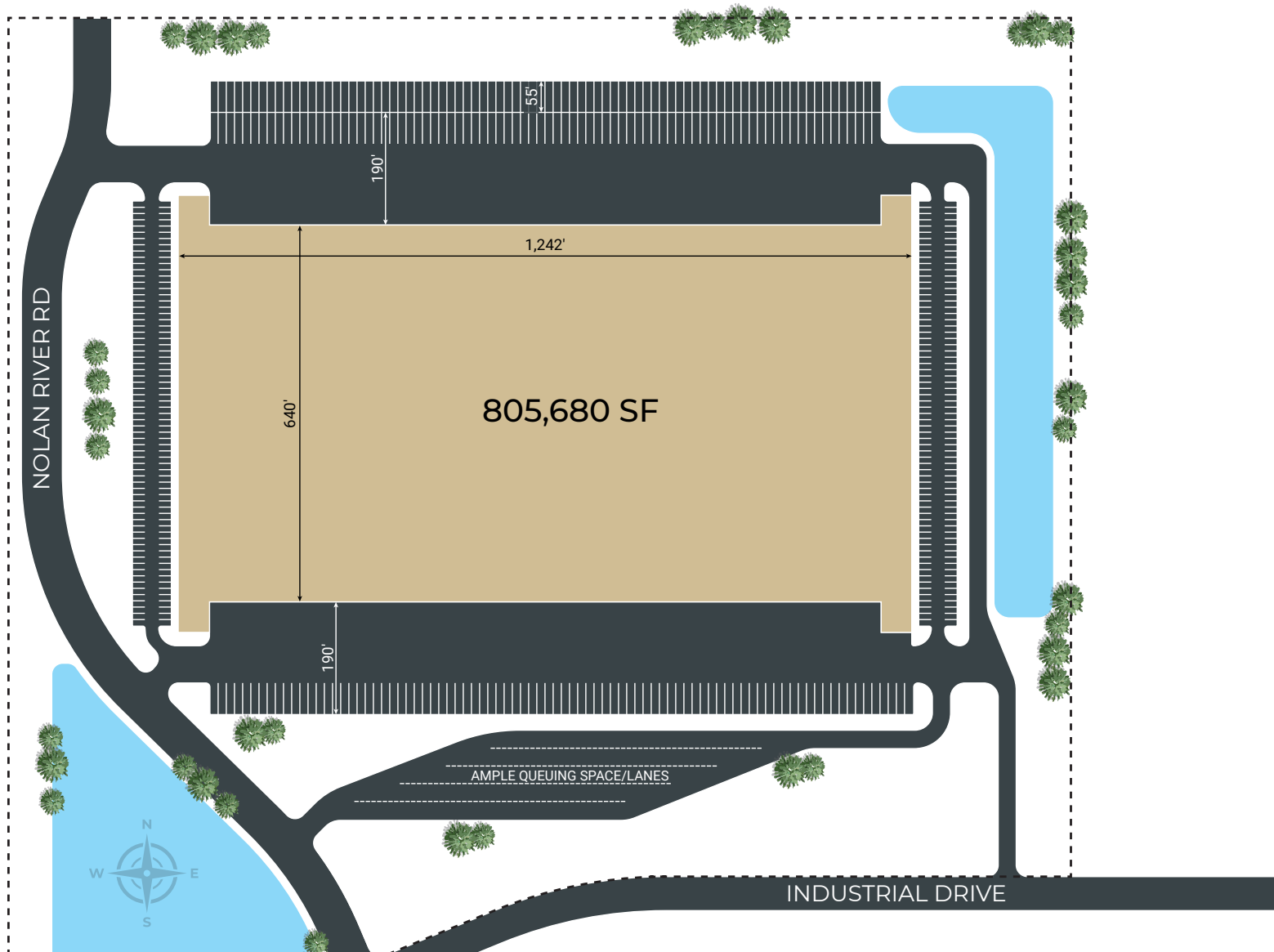


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**805,680 SF**  
Size

**190'**  
Truck Court

**640' x 1,242'**  
Building Dimensions

**195**  
Dock Doors

**3,500 SF**  
Office

**280**  
Auto Parking Spaces  
(Expandable)

**54' x 50'**  
Column Spacing

**4**  
Drive-In Doors

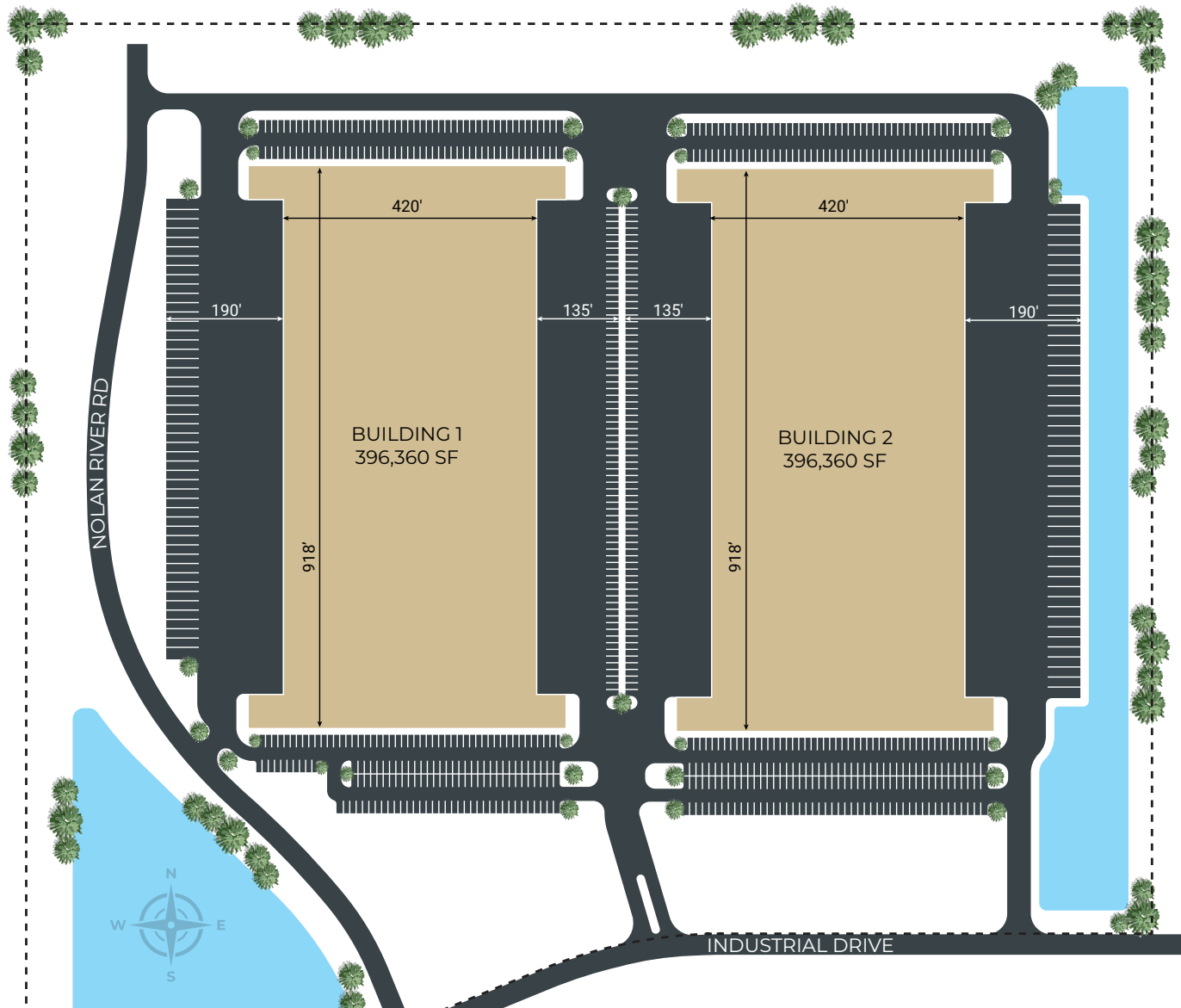
**246**  
Trailer Parking  
(Expandable)

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## BUILDING 1

**396,360 SF**

Size

**135' x 190'**

Truck Court

**918' x 420'**

Building Dimensions

**100**

Dock Doors

**4**

Drive-In Doors

**280**

Auto Parking Spaces

**50**

Trailer Parking

## BUILDING 2

**396,360 SF**

Size

**135' x 190'**

Truck Court

**918' x 420'**

Building Dimensions

**100**

Dock Doors

**4**

Drive-In Doors

**320**

Auto Parking Spaces

**50**

Trailer Parking

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INGRESS

EGRESS

11 MILES  
TO I-35

INDUSTRIAL DRIVE

CATTLEMAN DRIVE

PIONEER DRIVE

Chisholm Trail  
Parkway

171

67

amazon

805,680 SF

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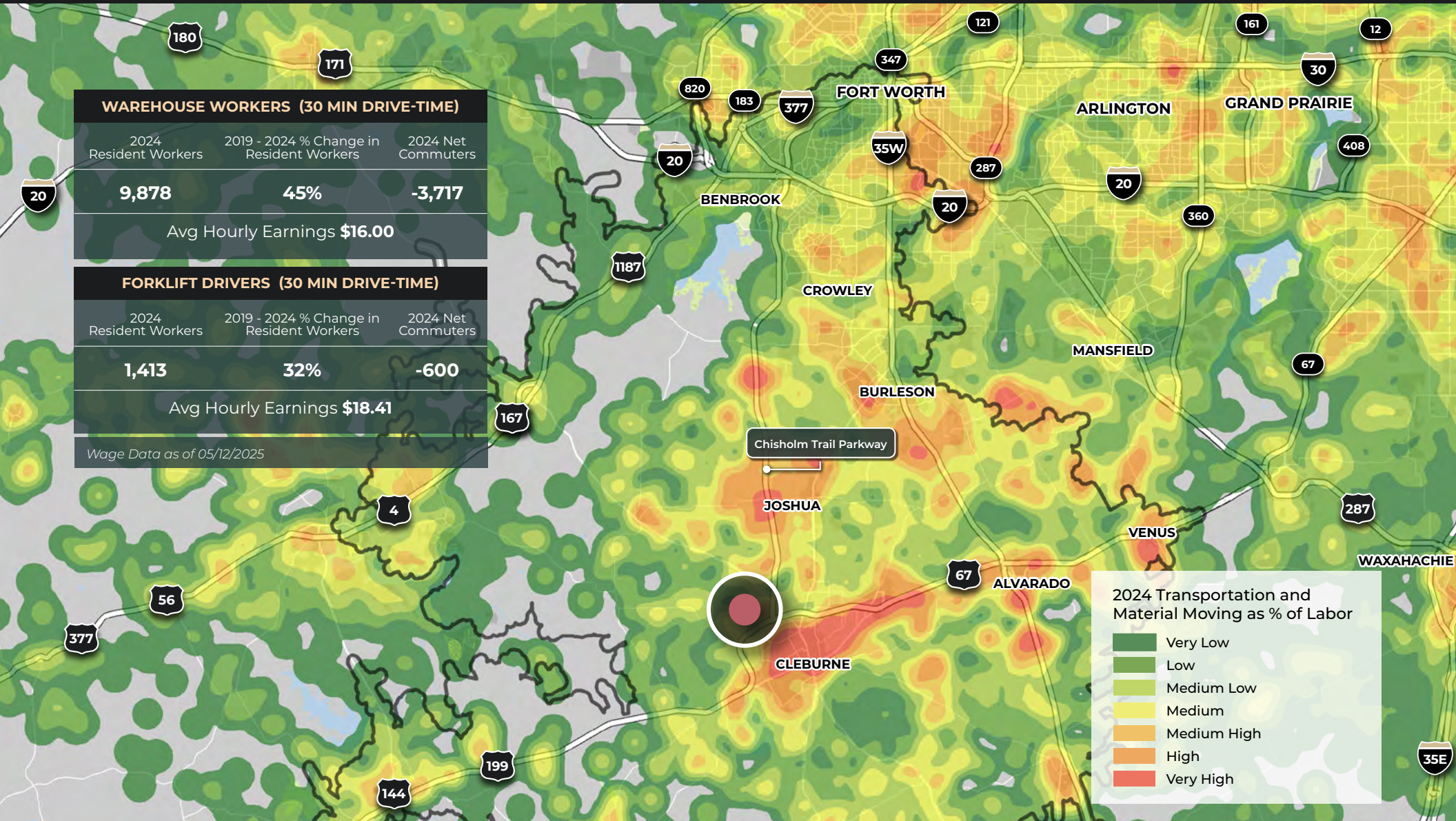
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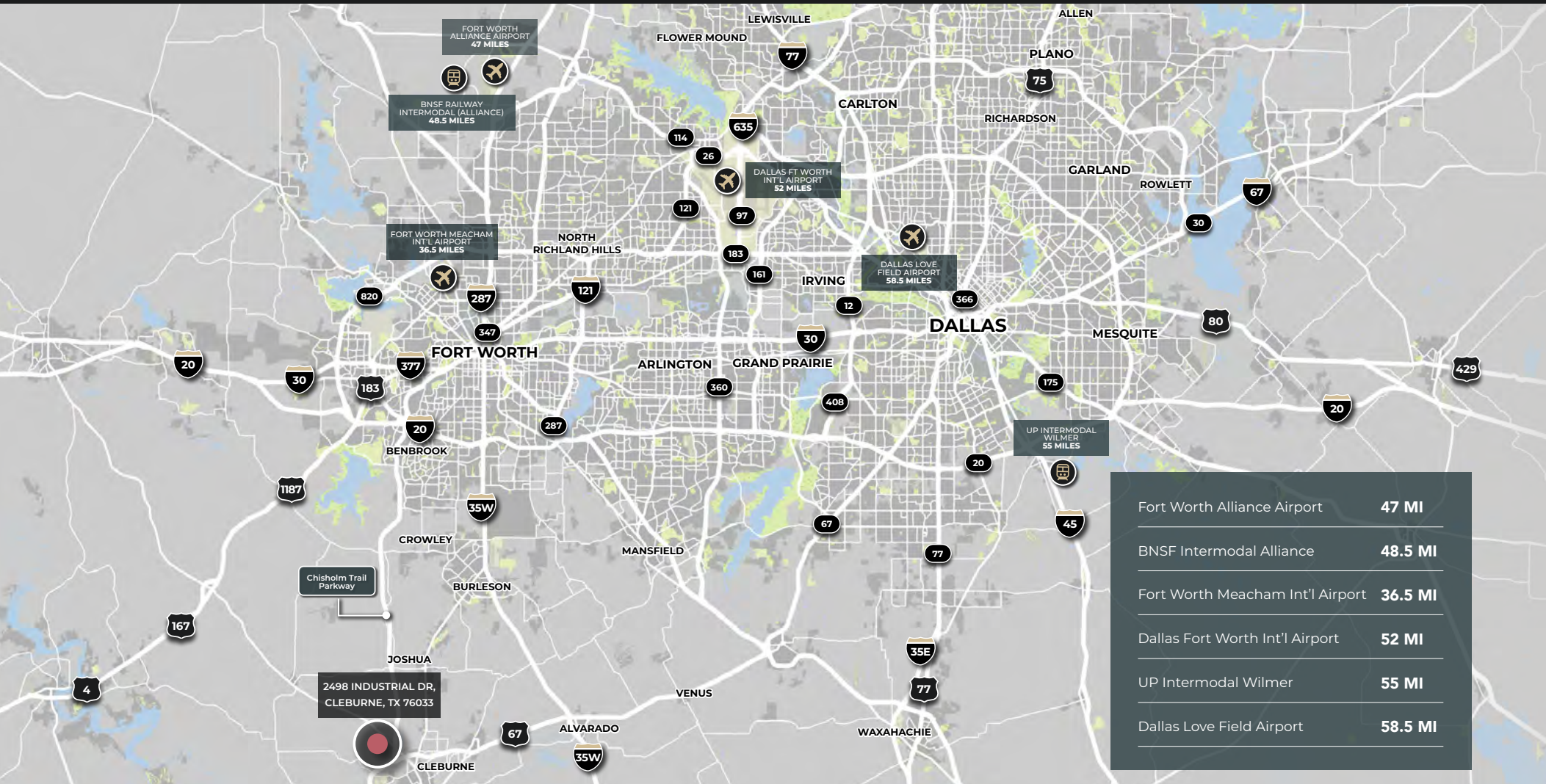
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