



**Commercial/Industrial
Land Site ★ SALE**

2501 COUNTY ROAD 902 CLEBURNE,
TX 76058

+/- 105.107 AC



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Executive Summary

PROPERTY SUMMARY

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ASKING PRICE	\$7.6M (\$1.66 SF)
SITE	105.10 AC
ADDITIONAL CORNER	24.46 AC (owned by city)
ZONING	Cleburne ETJ
FUTURE LAND USE	Commercial and Industrial
FRONTAGE	0.70 Miles of Chilsom Trail Pkwy
TOPOGRAPHY	Flat
FINANCING	Seller is open to seller financing

ACCESS

The owners have had advanced conversations for roadway connection to Sparks Drive via the property to the south, which is owned by the City of Cleburne. This connection facilitates access regional highways US-67, SH-171, SH-174, FM-4, and Interstates I-35, I-20, and I-30.

Central access to US 67 with North connectivity to I-20 and East access to I-35W

UTILITIES

16" water line adjacent to the southern end of the site

12" sewer main running parallel with Sparks Drive

Situated at 2501 CR 902 in Cleburne, Texas, this tract occupies a strategic location within the rapidly expanding corridor just south of Fort Worth. The property is positioned near major employers, including Walmart's regional distribution center and Amazon's 1.7 million SF fulfillment facility along the Chisholm Trail Parkway. With flat topography and ETJ zoning, the site offers a prime opportunity for industrial or commercial development with

central access to US 67. Its proximity to the DFW Metroplex, combined with Cleburne's skilled workforce and low cost of living, makes this a strong location for logistics, manufacturing, or distribution operations.

Location Highlights

AERIAL - INDUSTRIAL MAP

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INDUSTRIAL HUB

- 1 AMAZON**
1.7M SF fulfillment facility located within 2 miles of our site
- 2 WALMART DISTRIBUTION CENTER**
880,000 SF Distribution center that employes more than +900 employees
- 3 JAMES HARDIE BUILDING PRODUCTS**
World leader in fiber cement technology and employees +395
- 4 EDEN GREEN TECHNOLOGY**
Agriculture tech company specializing in hydroponic vertical farming-Cleburn campus
- 5 JOHNS MANVILLE CORPORATION**
Leading manufacturer and marketer of premium-quality insulation and roofing. They employee +415
- 6 TECHNICAL CHEMICAL :289**
With over 50 years of operation in the Cleburne area and employees +289 employees.

Property Details

DEMOGRAPHICS

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AREA STATISTICS

Cleburne, TX is home to approximately 36K people, while Johnson County has roughly 210K residents. Both the city and county have experienced steady population growth in recent years.

INCOME

Cleburne features an estimated 12,467 housing units and a median household income of around \$70,656 per year, supported by a diverse and growing employment base. The city offers a thriving local economy ideal for businesses and residents alike.

MEDIAN INCOME	TOTAL EMPLOYMENT	HOUSING UNITS IN 2024
\$82K	\$46K	76K
BUILDING PERMITS IN 2024	ACTIVE HOUSING DEVELOPMENTS	
2.2K	49	

Property Details

AERIALS

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LOOKING WEST



LOOKING SOUTH



SW FROM KEMAH BOARDWALK



LOOKING NORTHEAST





LANCARTE
COMMERCIAL

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