

LEAGUE™

Commercial



**FOR SALE**

3545 N Main St  
Cleburne, TX 76033

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Commercial

3545 N Main Street



Positioned along Highway 174 in Cleburne, this 8-acre industrial property offers over 13,000 square feet of industrial warehouses across three buildings, making it ideal for a wide range of industrial, manufacturing, or service-based operations. Each structure is designed for functionality, featuring 3-phase power, ample workspace, and office accommodations to support both administrative and operational needs.

The expansive acreage provides privacy, secure access, and plenty of room for future expansion, storage, or yard space. Whether you're looking to establish a headquarters, consolidate operations, or invest in a flexible industrial asset, 3545 N Main Street delivers the infrastructure, visibility, and space to support growth. With its strategic location just off Highway 174 and easy access to Cleburne and the greater DFW area, this property combines convenience, capacity, and opportunity in one impressive package.

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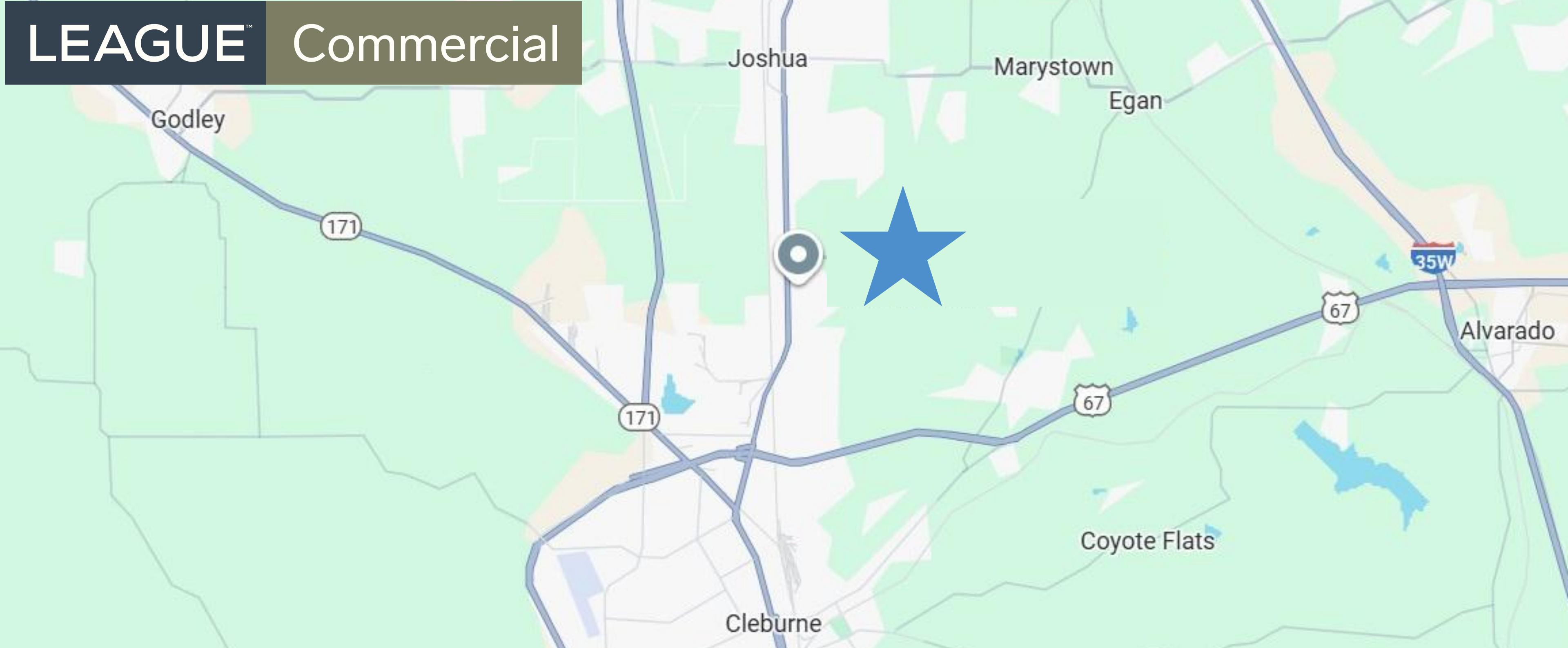
Commercial



# Property Features

- Total Building Size: Over 13,000 Square Feet Under Roofs
- Over 8 acres available
- Three functioning industrial buildings
- 9 roll-up doors
- 16' Clear Height
- Three phase power
- Property has city water, a well and septic tanks with opportunities to tie into city sewer
- Room to build additional warehouses or park large machinery or trucks
- strategic location just off Highway 174 and easy access to Cleburne and the greater DFW area
- Asking Price: \$2,250,000





Located Directory Off Main Hwy  
174 in Cleburne



28 Miles to Downtown Fort Worth

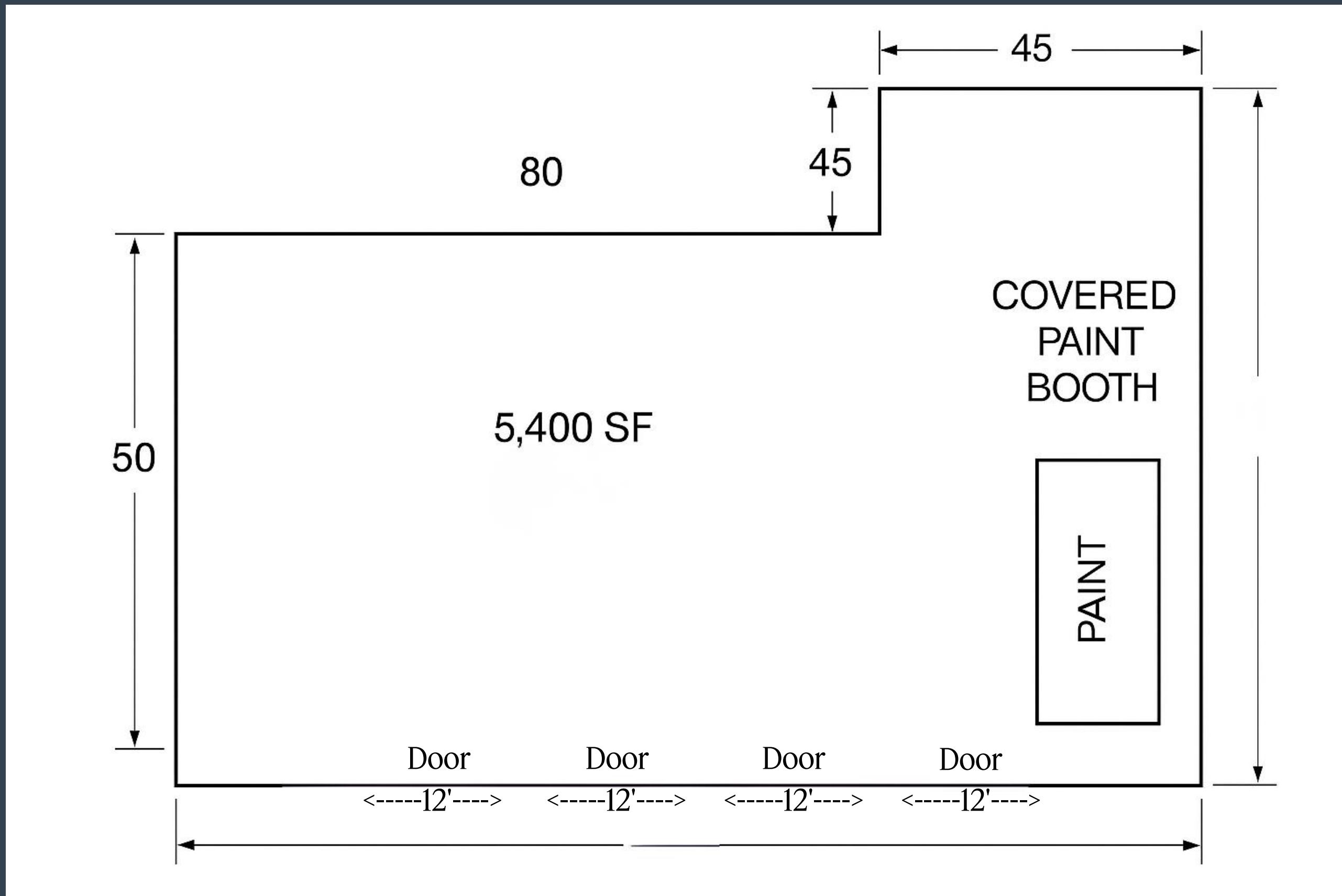


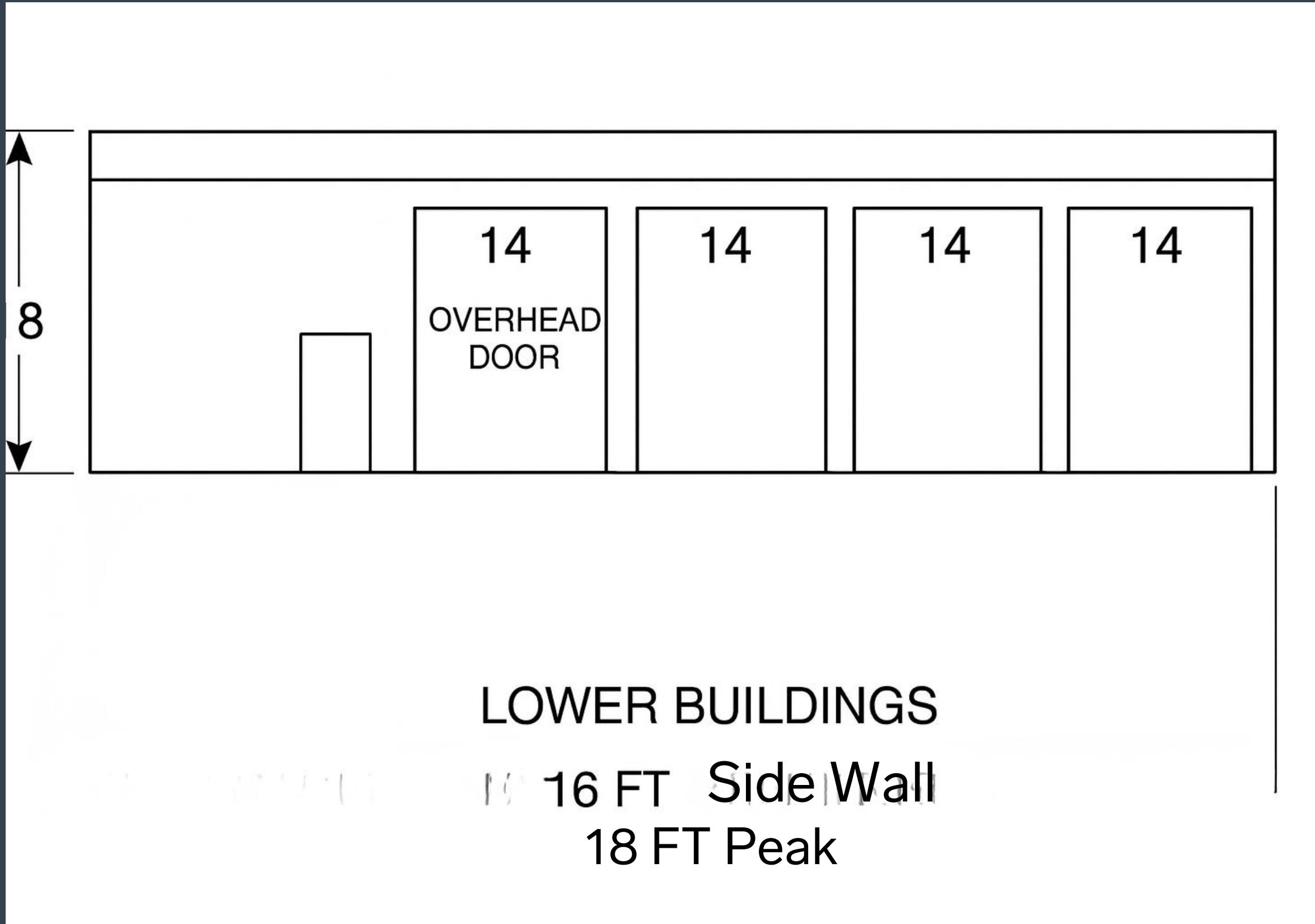
5 Miles to Chisolm Trail



52 Miles to DFW Airport

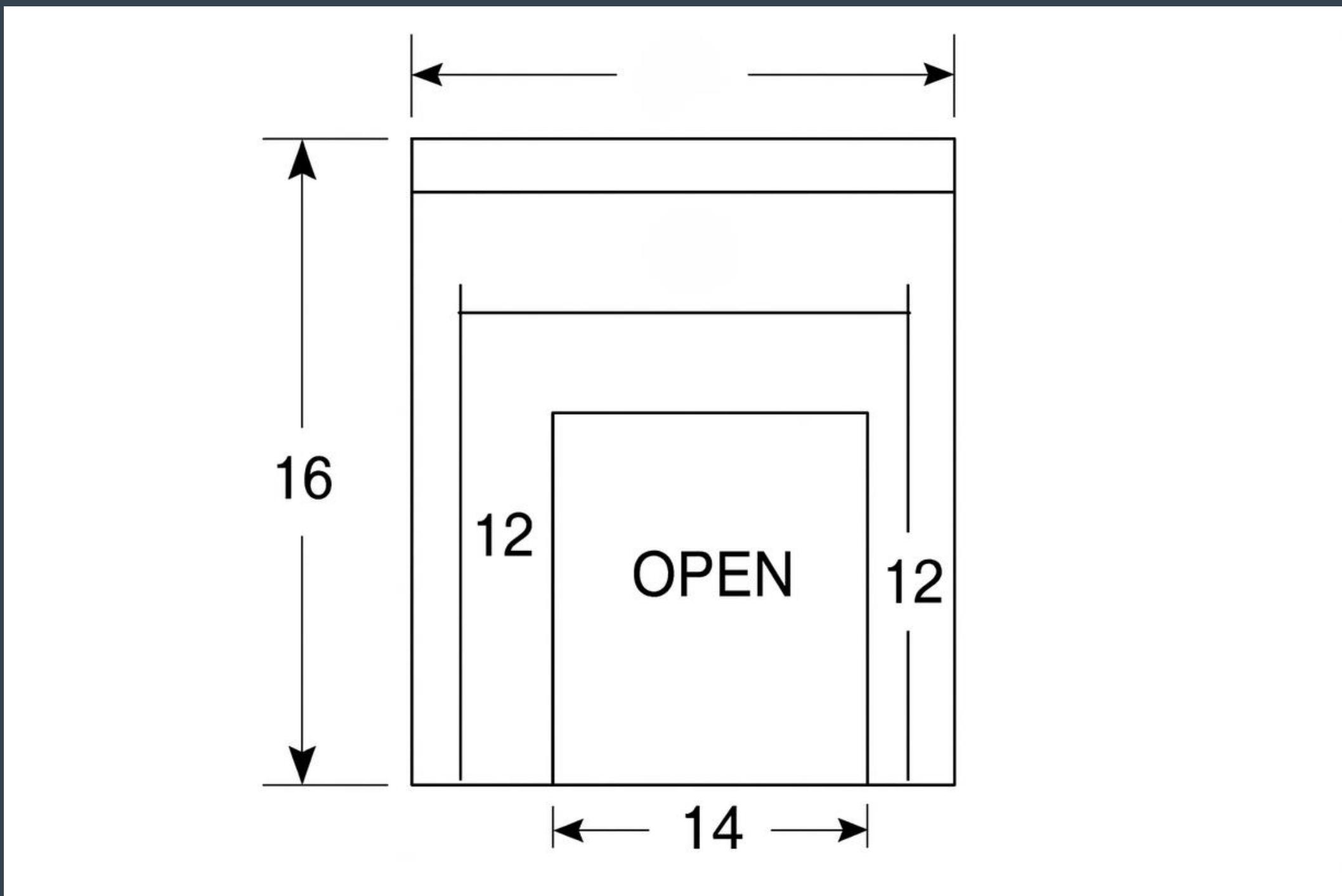
# Building Measurements and Layouts



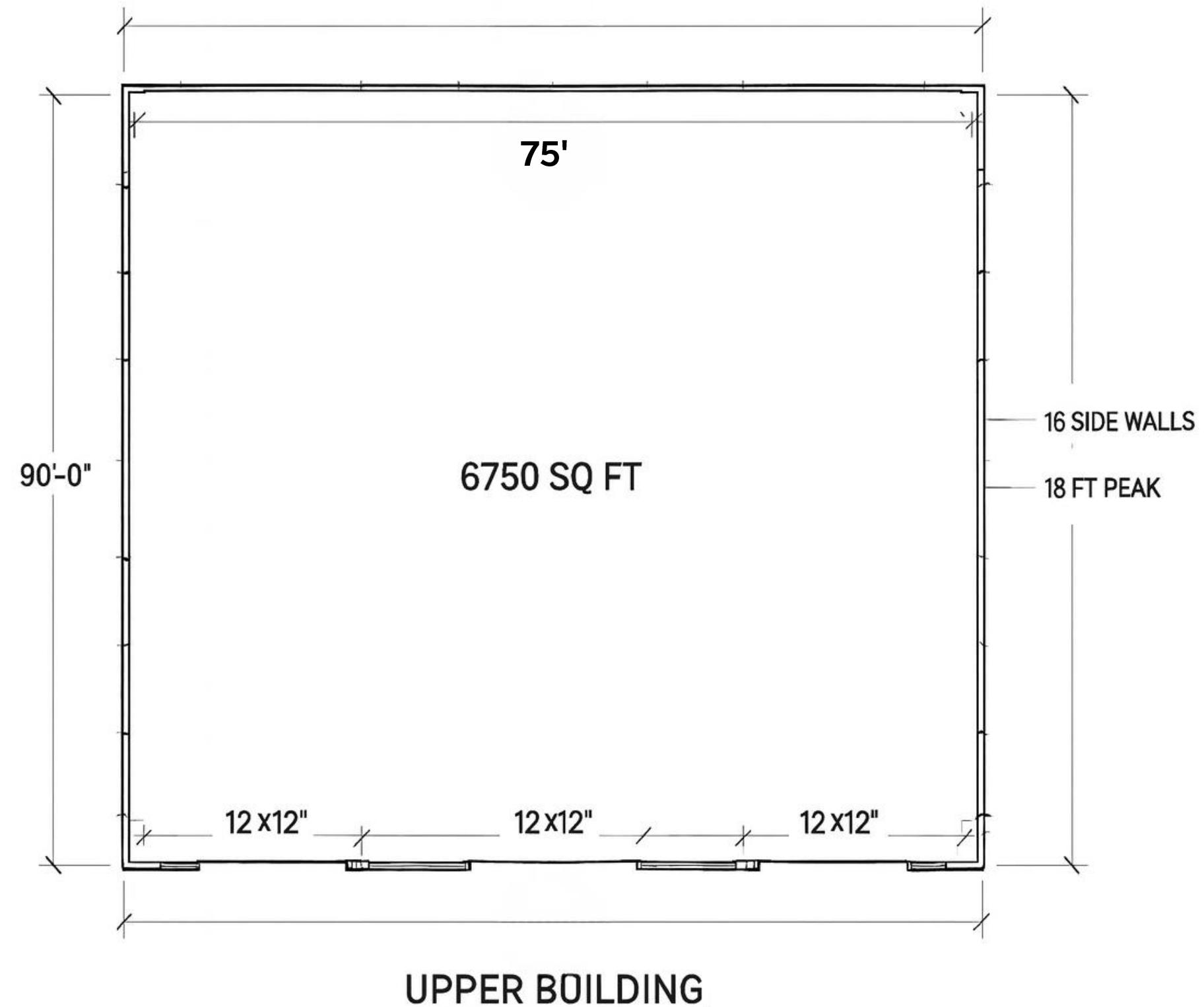


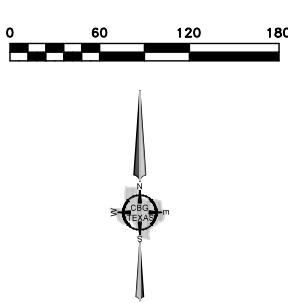
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### **SURVEYOR'S CERTIFICATE**

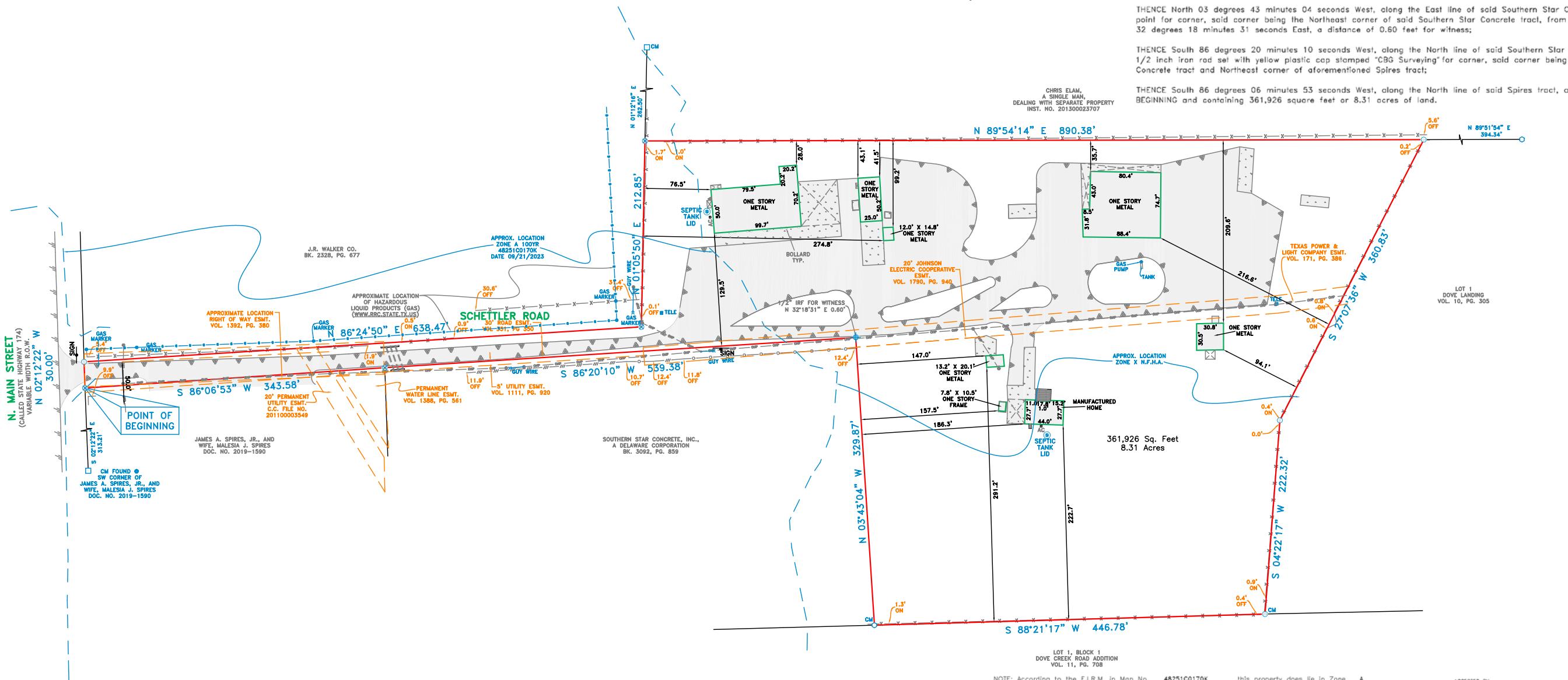
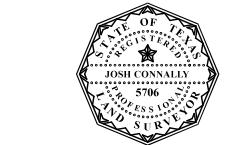
undersigned Registered Professional Land Surveyor hereby certifies to McKnight Title Company, in connection with the transaction described in G.F. No. CB-15934-? that, (a) the plat of survey and the property description set forth hereon were prepared from an on-the-ground survey of the real property 3550 N. Main Street described in Volume 1, Page 216, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Illinois; (j) the Property is in Zone "A" and located in a 100 Year Flood Plain or in an identified "Flood Prone Area" (Except as shown), as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Role Map Community Panel No. 51C0170K pursuant to the Flood Disaster Protection Act of 1973.

surveyor expressly understands and agrees that entities mentioned above are entitled to on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

of this survey by any other parties and/or for other purposes shall be at user's own and any loss resulting from other use shall not be the responsibility of the assignee.

SUBSCRIBED this 16th day of October, 2025

stered Professional Land Surveyor

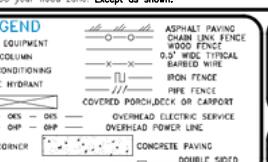


NOTE: According to the F.I.R.M. in Map No. 48251C0170K, this property does lie in Zone A and DOES lie within the 100 year flood zone. Event as shown

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NOTES:  
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH  
CENTRAL ZONE.

PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS  
CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 171, PAGE  
386, VOLUME 351, PAGE 350, VOLUME 1111, PAGE 920,  
VOLUME 1388, PAGE 561, VOLUME 1392, PAGE 380, VOLUME  
1790, PAGE 940, CLERK'S FILE NO. 201100003549

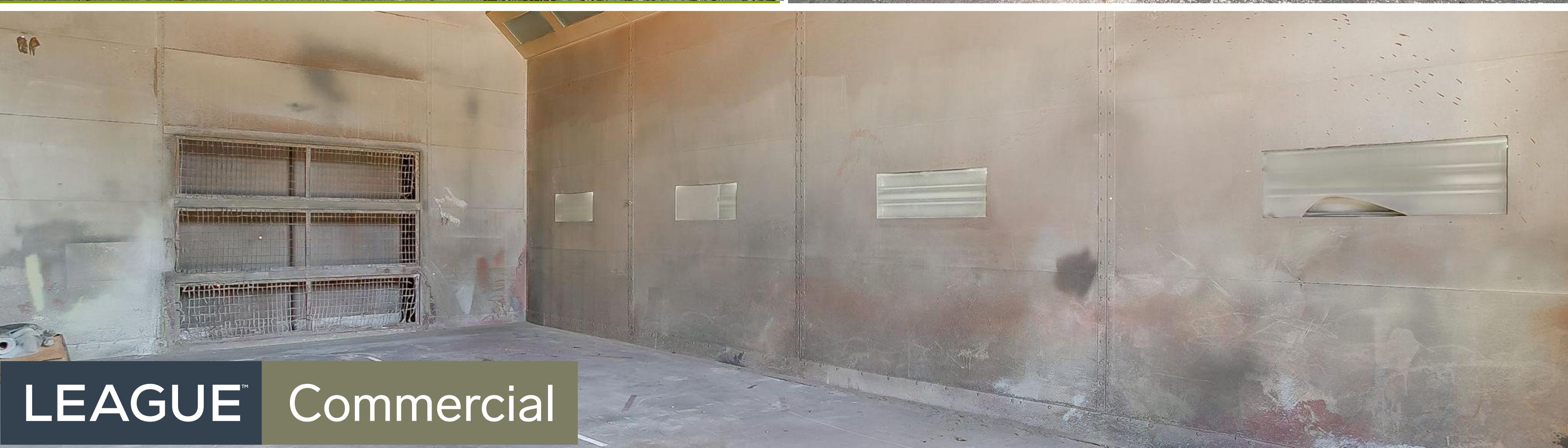


TEXAS LAND TITLE SURVEY  
H. ADDISON SURVEY, ABSTRACT NO. 2  
JOHNSON COUNTY, TEXAS  
3550 N. MAIN STREET

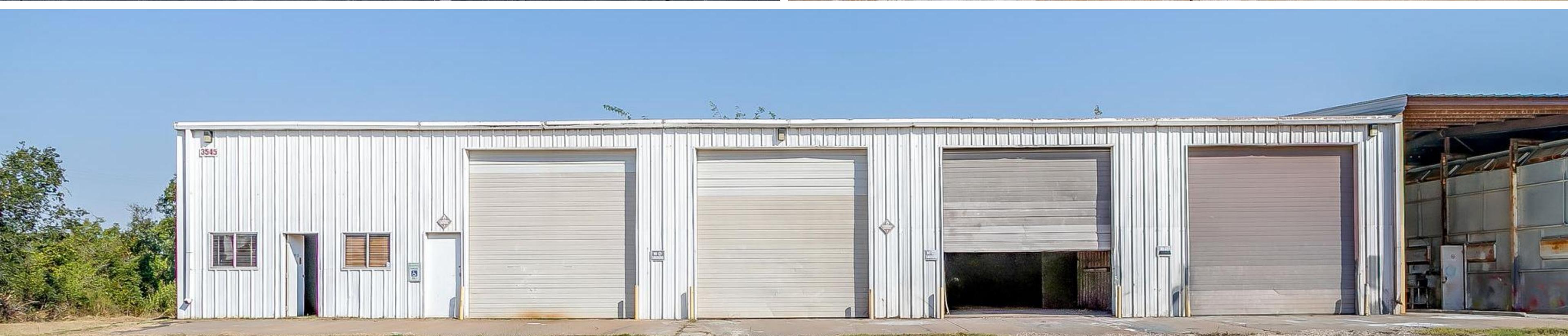




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# Building Success *Together*



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