

LEAGUE™

Commercial



FOR SALE

3545 N Main St
Cleburne, TX 76033

An aerial photograph of an industrial property in Cleburne, Texas. A red outline highlights the property, which includes several large industrial buildings, a parking lot with several trucks, and a large open area. The property is situated along Highway 174, with a creek and dense trees to the west and south. The background shows a suburban area with houses and trees.

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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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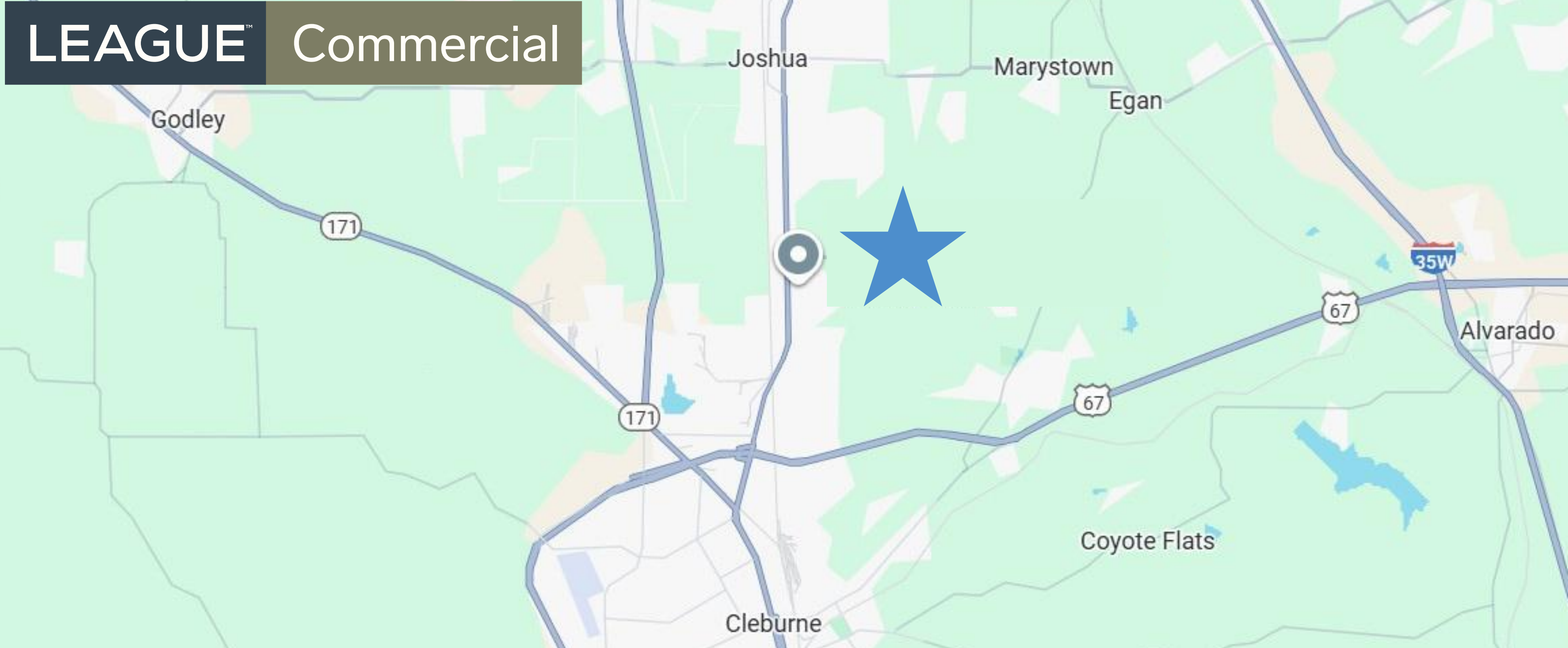
Property Features

- 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



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Located Directory Off Main Hwy
174 in Cleburne



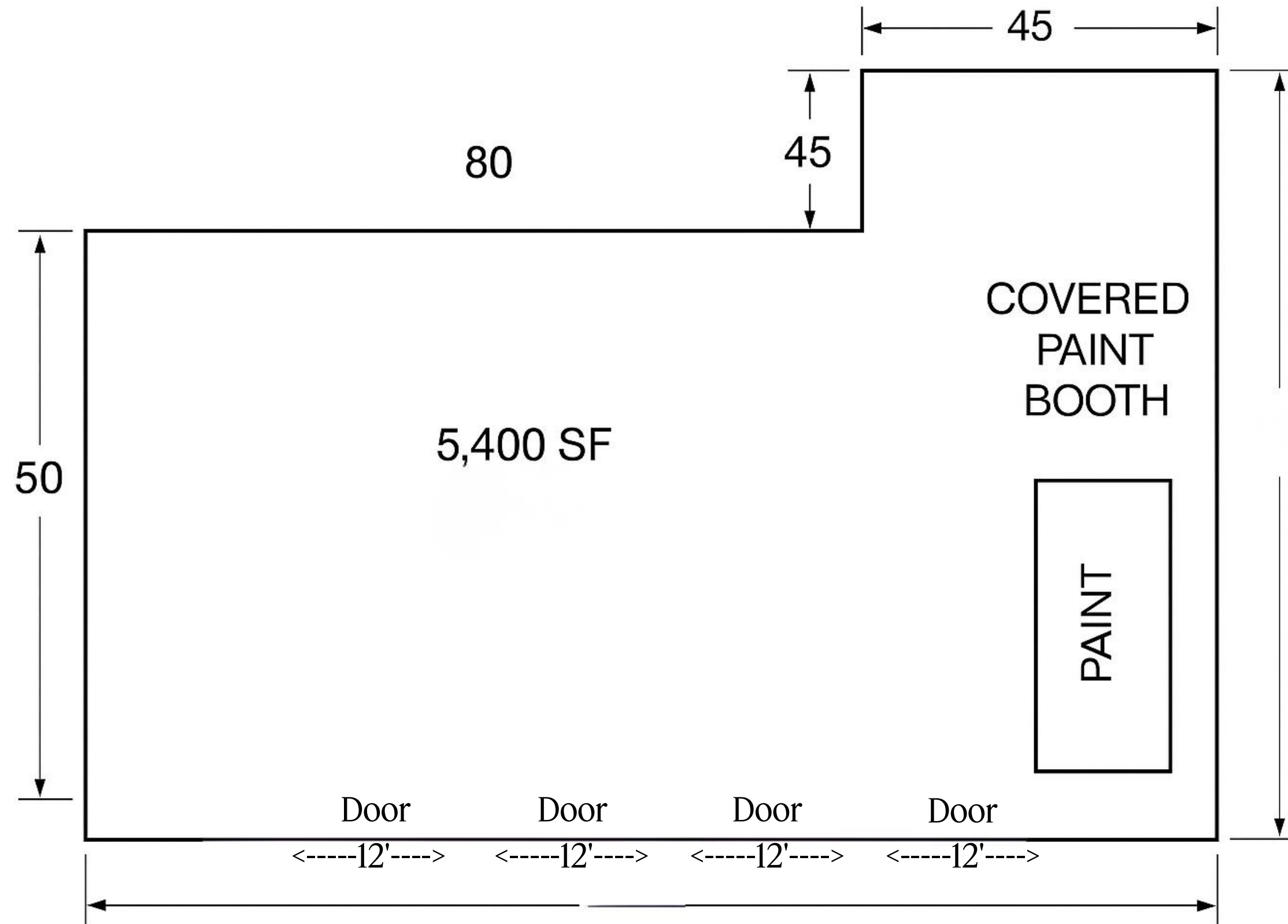
28 Miles to Downtown Fort Worth



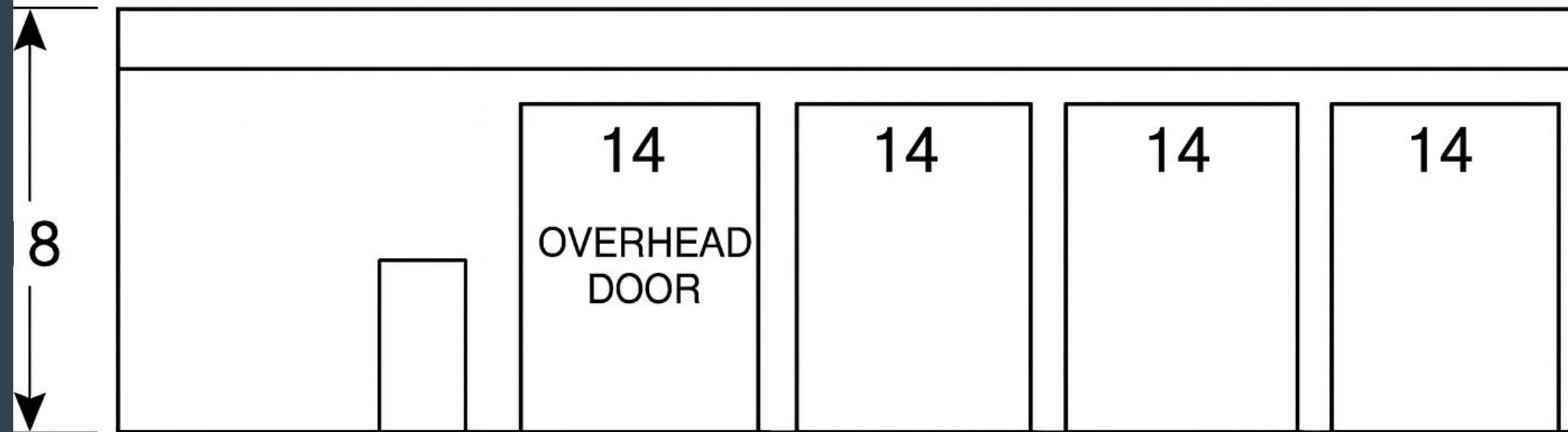
5 Miles to Chisolm Trail



52 Miles to DFW Airport



Building Measurements and Layouts

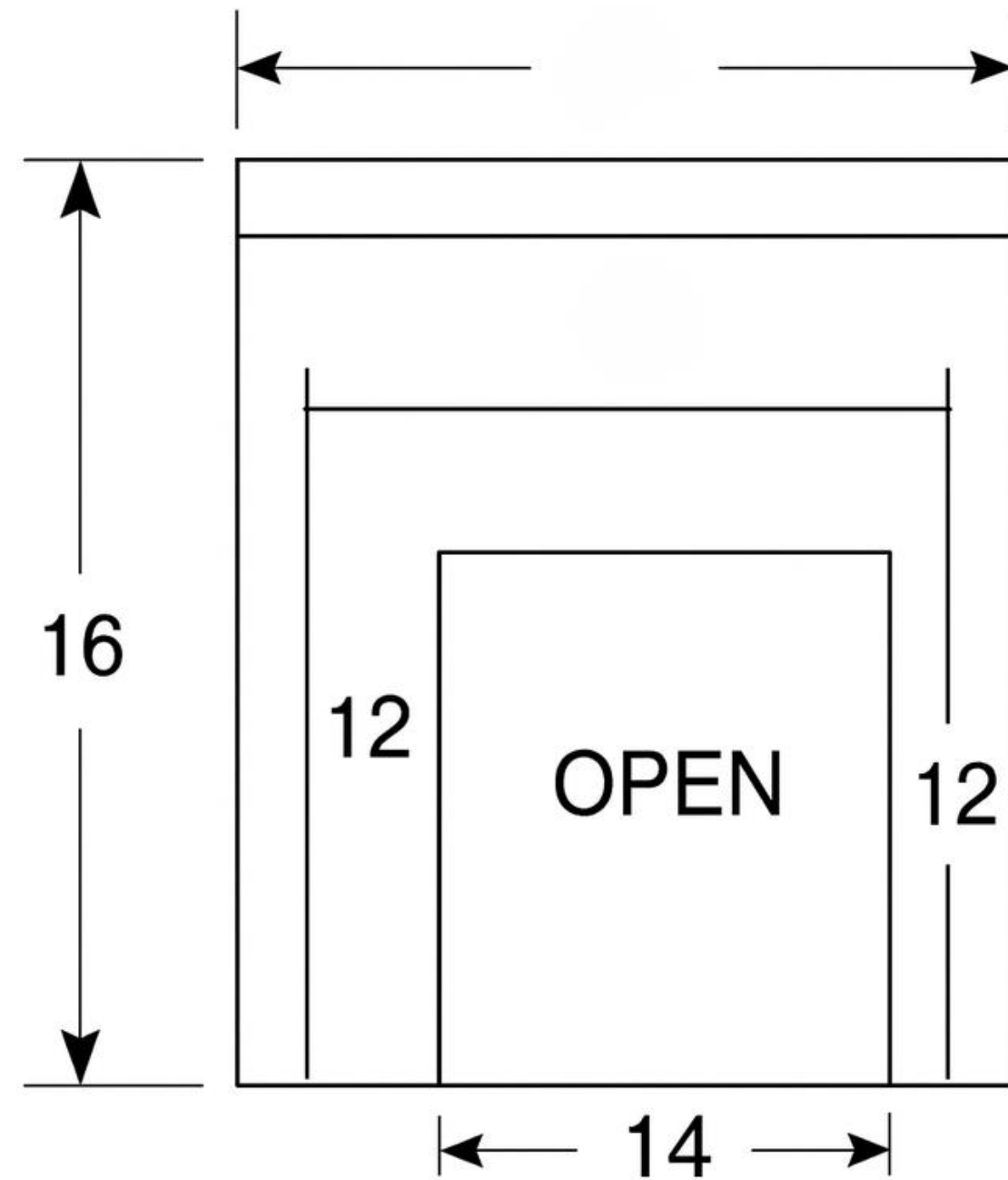


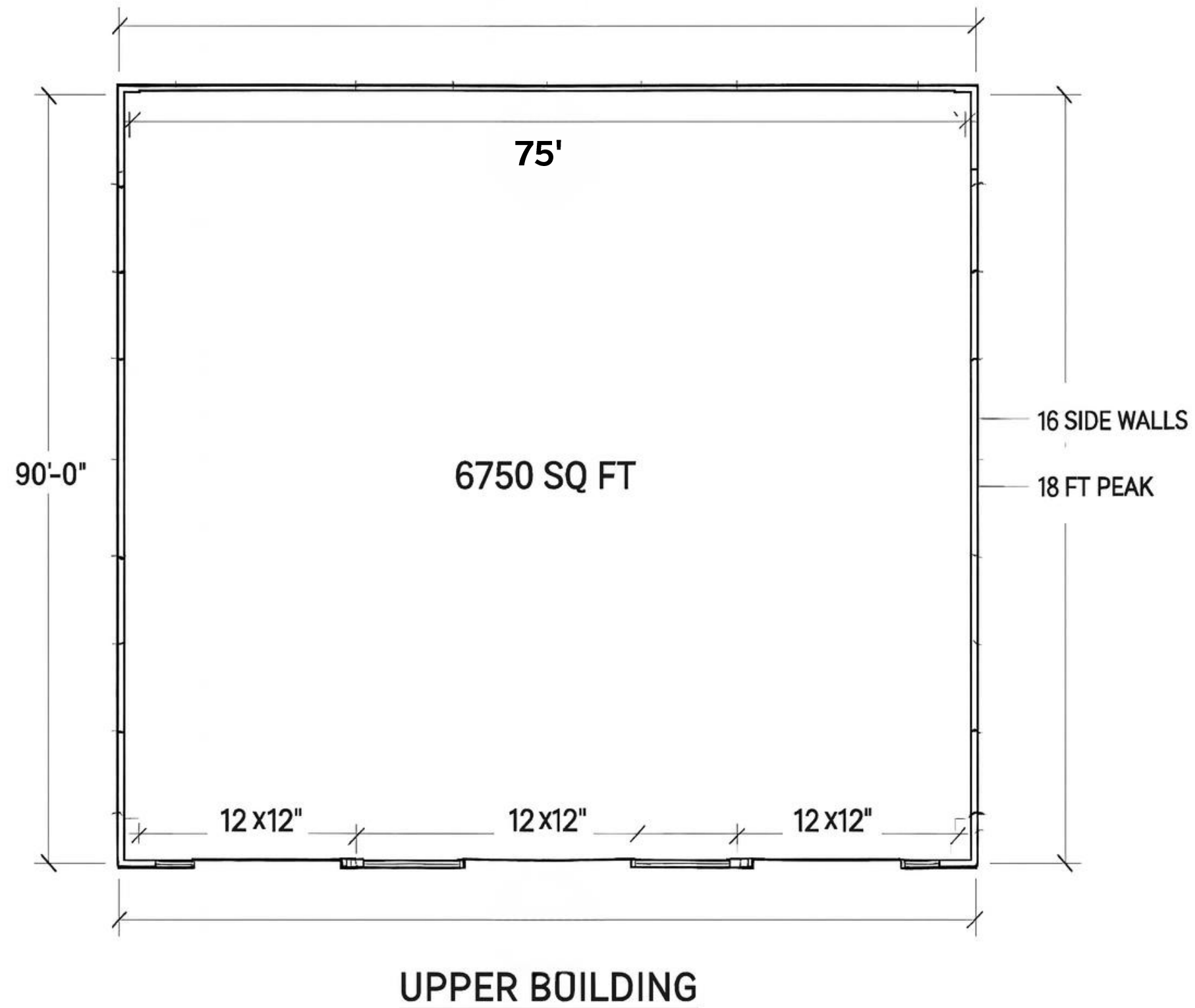
Building Measurements and Layouts

LOWER BUILDINGS

16 FT Side Wall
18 FT Peak

Building Measurements and Layouts





Building Measurements and Layouts



The undersigned Registered Professional Land Surveyor hereby certifies to McKnight Title Company, in connection with the transaction described in G.F. No. CB-19534-2 that, (a) this plan or survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 3550 N. Main Street described in Volume 934, Page 216, and shown herein; (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 size, 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 Texas; (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. 48251C0170K pursuant to the Flood Disaster Protection Act of 1973.

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

Ch. L. K.



ACCEPTED BY: _____
SIGNATURE DATE SIGNATURE DATE

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



CM	CONTROLS MOMENT	PC	POOL EQUIPMENT	ASPHALT PAVING
1/2" IRON ROD FOUND		C	COLUMN	WOOD FLOOR
3/4" IRON ROD SET		AC	AIR CONDITIONING	CH. LBN. FINE
1/2" IRON ROD FOUND		FW	FIRE W/DRANT	0.2" LBN. FINE
5/8" ROD FOUND				RAILED W/
3/4" IRON POST CORNER				IRON FENCE
"K" FOUND / SET				FW FENCE
		OKS - OKS		COVERED W/ROCK OR CARPORT
UNDERGROUND ELECTRIC		OKP - OKP		OVERHEAD ELECTRIC SERVICE
OVERHEAD ELECTRIC				OVERHEAD POWER LINE
POLE - POLE				
CONCRETE PAVING				
DOUBLE SIDED				

 <p>CBG SURVEYING TEXAS LLC</p>	1413 E. IH-30, Ste. 7 Garland, TX 75043 P 214.349.9485 F 214.349.2216 Firm No. 10168800 www.cbgtxllc.com												
	<table border="1"> <thead> <tr> <th>SCALE</th> <th>DATE</th> <th>JOB NO.</th> <th>G.F. NO.</th> <th>DRAWN</th> </tr> </thead> <tbody> <tr> <td>1" = 60'</td> <td>10/16/2025</td> <td>2515840</td> <td>SEE CERT.</td> <td>MARIA</td> </tr> </tbody> </table>				SCALE	DATE	JOB NO.	G.F. NO.	DRAWN	1" = 60'	10/16/2025	2515840	SEE CERT.
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1" = 60'	10/16/2025	2515840	SEE CERT.	MARIA									

3550 N. MAIN STREET

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Building Success *Together*



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