

3801 WINDMILL RD.

CLEBURNE, TX | JOHNSON COUNTY | CLEBURNE I.S.D. | COMMERCIAL LAND FOR SALE

COLLINS MEIER
CMeier@db2re.com
214.526.3626 x 114

EDWARD BOGEL II
EBogel@db2re.com
214.526.3626 x 102

PROPERTY INFORMATION



SIZE:
± 19.96 AC



TRAFFIC COUNTS:
TX 171: 8,825 VPD
Chisholm Trail Pkwy.: 10,738 VPD



ZONING:
Industrial



UTILITIES:
Water & Sewer to Site



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	242	3,846	36,616
% Proj Growth 2025-2030	9.44%	11.71%	3.92%
2025 Average HH Income	\$109,058	\$82,181	\$84,303
2025 Median HH Income	\$62,726	\$55,278	\$64,187

CERTIFICATE
THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT. THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN. ALL IMPROVEMENTS ARE SET BACK FROM THE PROPERTY LINES THE DISTANCE INDICATED AND THERE ARE NO VISIBLE ENCROACHMENTS OR VISIBLE EVIDENCE OF EASEMENTS EXCEPT AS SHOWN.

TEXAS POWER & LIGHT COMPANY EASEMENTS RECORDED IN VOL. 304, PG. 81 AND VOL. 304, PG. 83, R.P.L.S. DO NOT AFFECT THE SUBJECT PROPERTY.
PROPERTY IS SUBJECT TO EASEMENTS TO JOHNSON COUNTY RURAL WATER SUPPLY, RECORDED IN VOL. 289, PG. 274, VOL. 304, PG. 140, VOL. 1600, PG. 274 & VOL. 949, PG. 124, R.P.L.S. DOCUMENTS STATE THAT EASEMENTS GRANTED ARE 75 FEET IN WIDTH THE CENTERLINE THEREOF BEING THE PIPE LINE AS INSTALLED. SURVEYOR HAS NO KNOWLEDGE AS TO THE LOCATION OF SAID WATERLINE THEREFORE, THE EASEMENTS CANNOT BE PLOTTED HEREON.
JOHNSON COUNTY RURAL WATER SUPPLY EASEMENTS RECORDED IN VOL. 289, PG. 274 & VOL. 289, PG. 274, R.P.L.S. REFLECT LIES WITHIN THE 75'-0" OF 6" WINDMILL ROAD AND NO LONGER AFFECT THE SUBJECT PROPERTY.

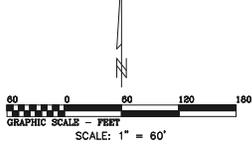
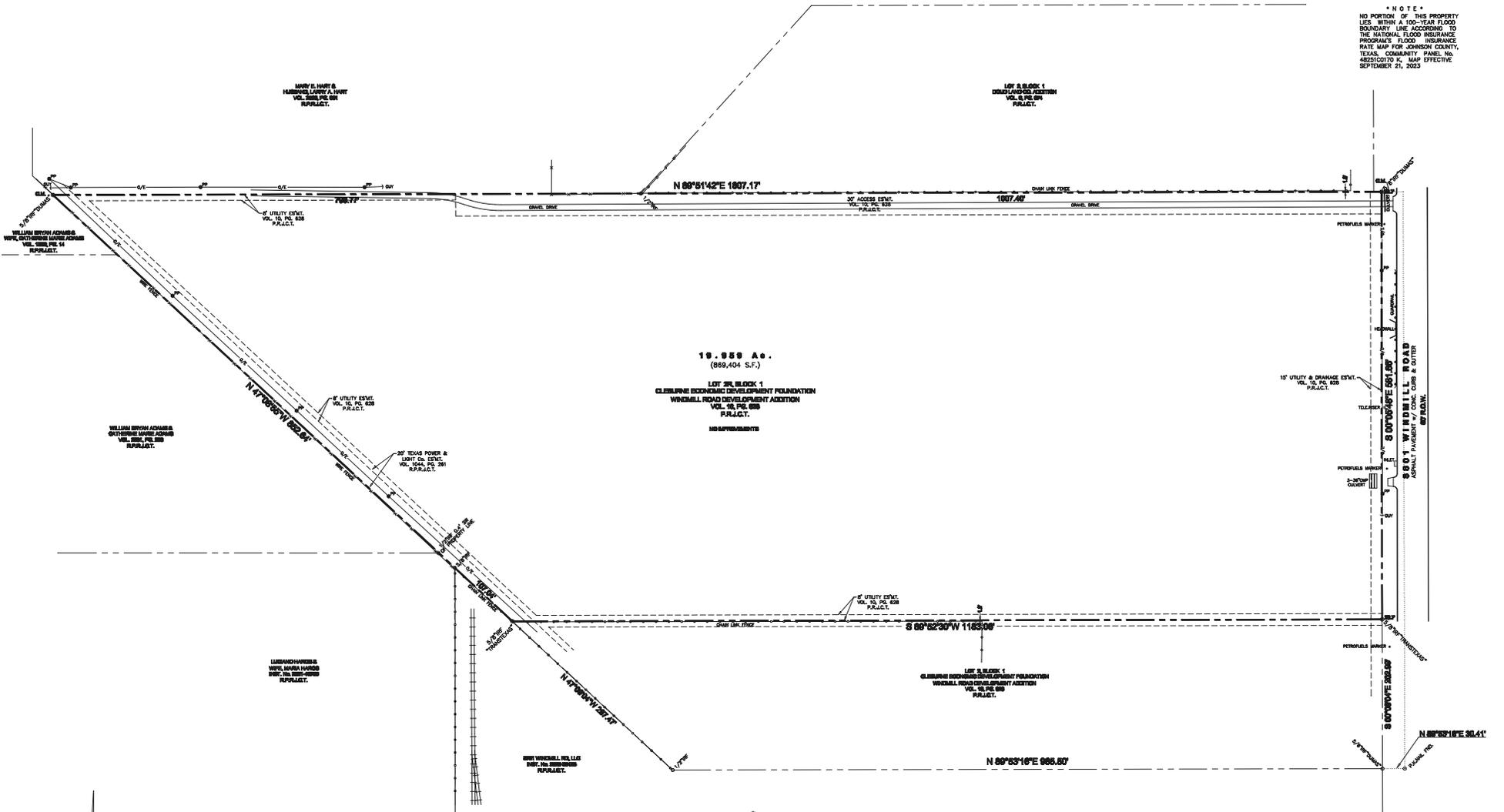
BASES OF BEARINGS- NORTH BOUNDARY LINE OF SUBJECT PROPERTY ACCORDS TO PLAT RECORDED IN VOL. 10, PG. 628, R.P.L.S.
BY REMOTE IRON ROD FOUND
BY REMOTE IRON ROD SET
BY ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS R.P.L.S. 5294"
C.M. DENOTES CONTROLLING MONUMENT



Coombs Land Surveying, Inc.
P.O. Box 6163 Fort Worth, Texas 76115
817-788-7888
TAXP.LS. FIRM No. 19711088
TAXP.LS. No. 24-0016
GT No. 2023-00919

NOTE
ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE NOTED HEREON.

NOTE
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, COMMUNITY PANEL NO. 4821020100. THIS EFFECTIVE SEPTEMBER 21, 2023.



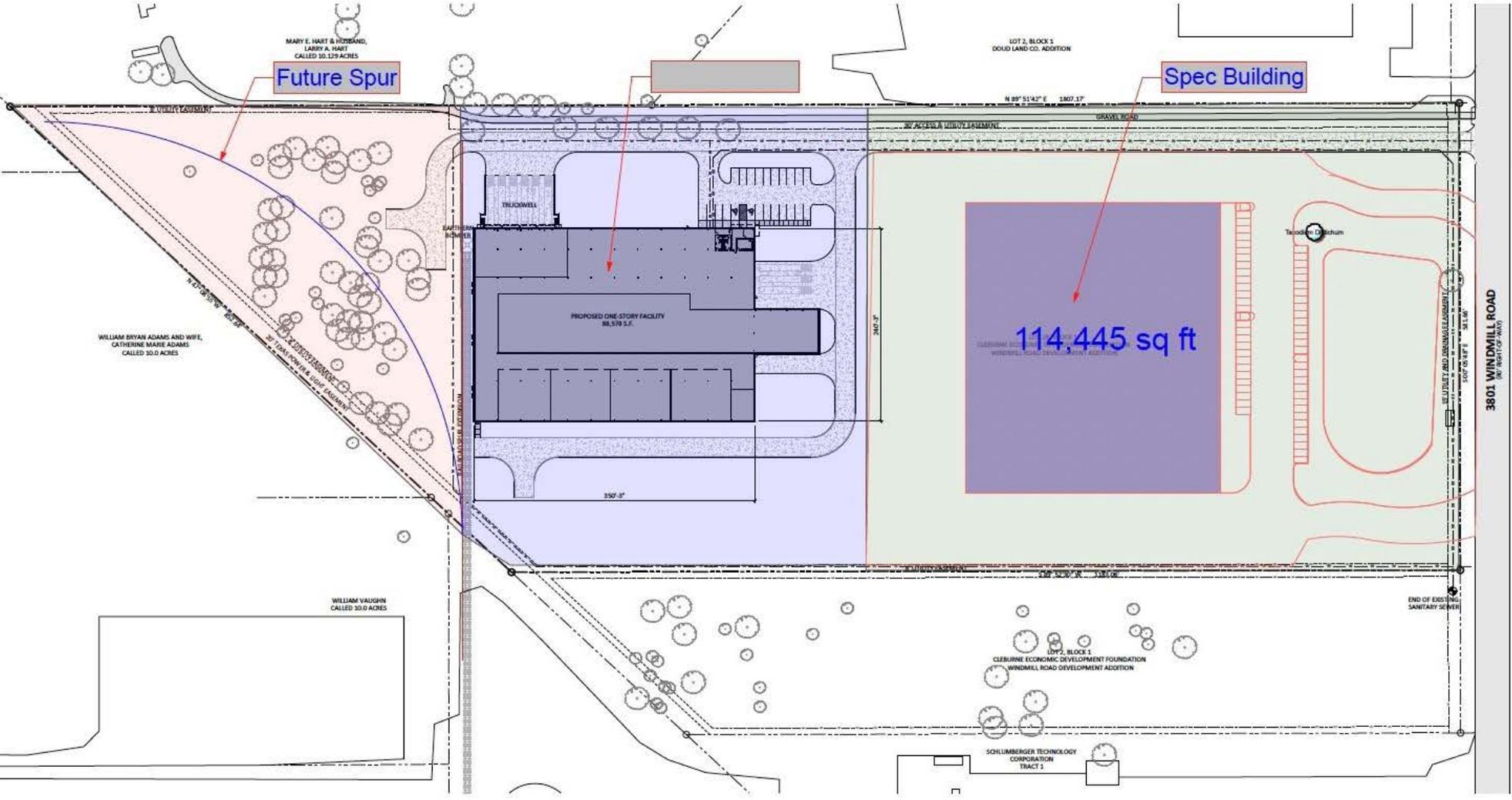
SURVEYED ON THE GROUND
FEBRUARY 7, 2024
R. Coombs
RONALD W. COOMBS, R.P.L.S.
STATE OF TEXAS No. 5294

Survey plat of
**LOT 1B, BLOCK 1
CLEBURNE ECONOMIC DEVELOPMENT FOUNDATION
WINDMILL ROAD DEVELOPMENT ADDITION**
an addition to the City of Cleburne,
Johnson County, Texas
according to the plat recorded in
Volume 10, Page 628
Plat Records, Johnson County, Texas

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2026

A NEW FACILITY FOR:

**3801 WINDMILL ROAD
CLEBURNE, TEXAS 76058**



3801 WINDMILL ROAD
SITE PLAN
SCALE: 1" = 60'-0"

19.959 ACRES

60' 0 60'
SCALE

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WEATHERFORD WAY

NEXTIER



D||B

WINDMILL RD.



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\$200M AMAZON FACILITY SLATED FOR SMALL CITY NEAR FORT WORTH

DALLAS
BUSINESS JOURNAL



Amazon.com Inc. plans to construct a 1.7 million-square-foot, \$200 million warehouse in Cleburne, about 30 miles south of Fort Worth.

The new building off Chisholm Trail Parkway and Industrial Drive is expected to employ 800 to 1,000 people by the time it's fully operational, according to a Nov. 5 announcement from the City of Cleburne. It wasn't clear in the announcement exactly what Amazon will be doing with the facility but the size and scope indicate it will likely be another large distribution hub, which would add to its already expansive logistics network in the Metroplex. The project will mean a major injection of jobs for Cleburne, which had an estimated population of a little more than 36,000 in 2023. The largest employers include Cleburne Independent School District, a Walmart distribution center and Johnson County government, according to the city's website.

Construction on the Amazon facility started this week, according to the city's announcement. Work on the 1.7 million-square-foot facility will be a major economic driver in itself for Cleburne, involving many contractors and construction workers.

Amazon is known for huge logistics facilities packed with lots of technology. At 1.7 million square feet, that's only slightly smaller than the 1.85 million-square-foot of Bank of America Plaza, the tallest building in Dallas.

"This facility will allow us to better serve our customers," Jessica Breaux, senior manager of economic development for Amazon, said in a statement. "We're grateful for our partnership with the City of Cleburne and look forward to sharing more details about this facility in the future."

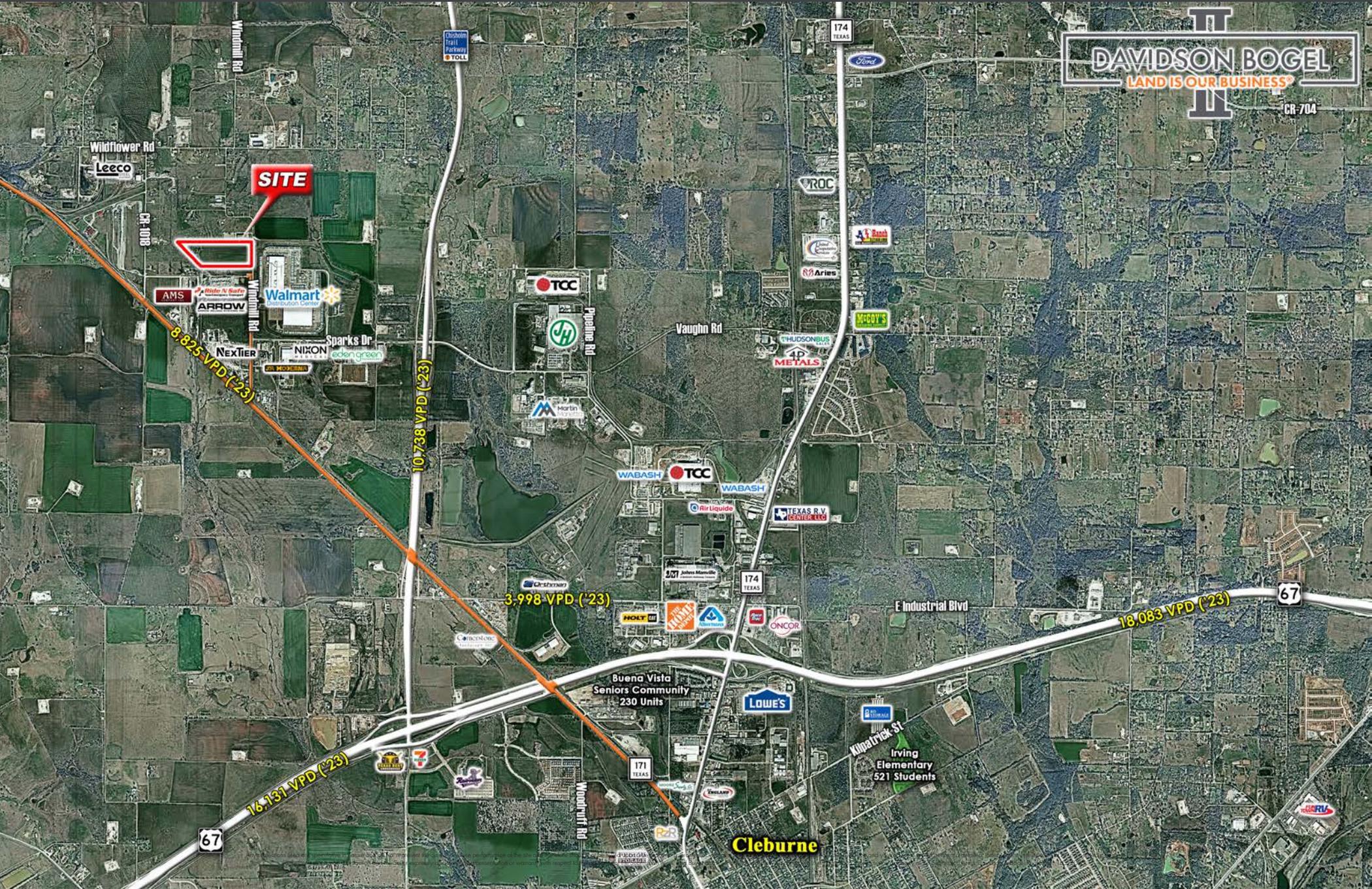
Cleburne Mayor Scott Cain expressed excitement about the the Amazon facility and called it a testament to the city's strategic location, among other factors.

"This investment will not only create new opportunities for our residents but also further solidify Cleburne as a key player in the region's economic landscape," Cain said in a statement.

Amazon said it employs 89,000 people in Texas across 80 operations. The company estimates it has invested \$70 billion in Texas since 2010, including infrastructure and employee compensation.

3801 WINDMILL RD.

WIDE AERIAL



3801 WINDMILL RD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC
LICENSED BROKER / BROKER FIRM NAME
MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM
COLLINS MEIER
SALES AGENT/ASSOCIATE

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598526
LICENSE NO.
714822
LICENSE NO.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Steven Collins Meier Jr.	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date