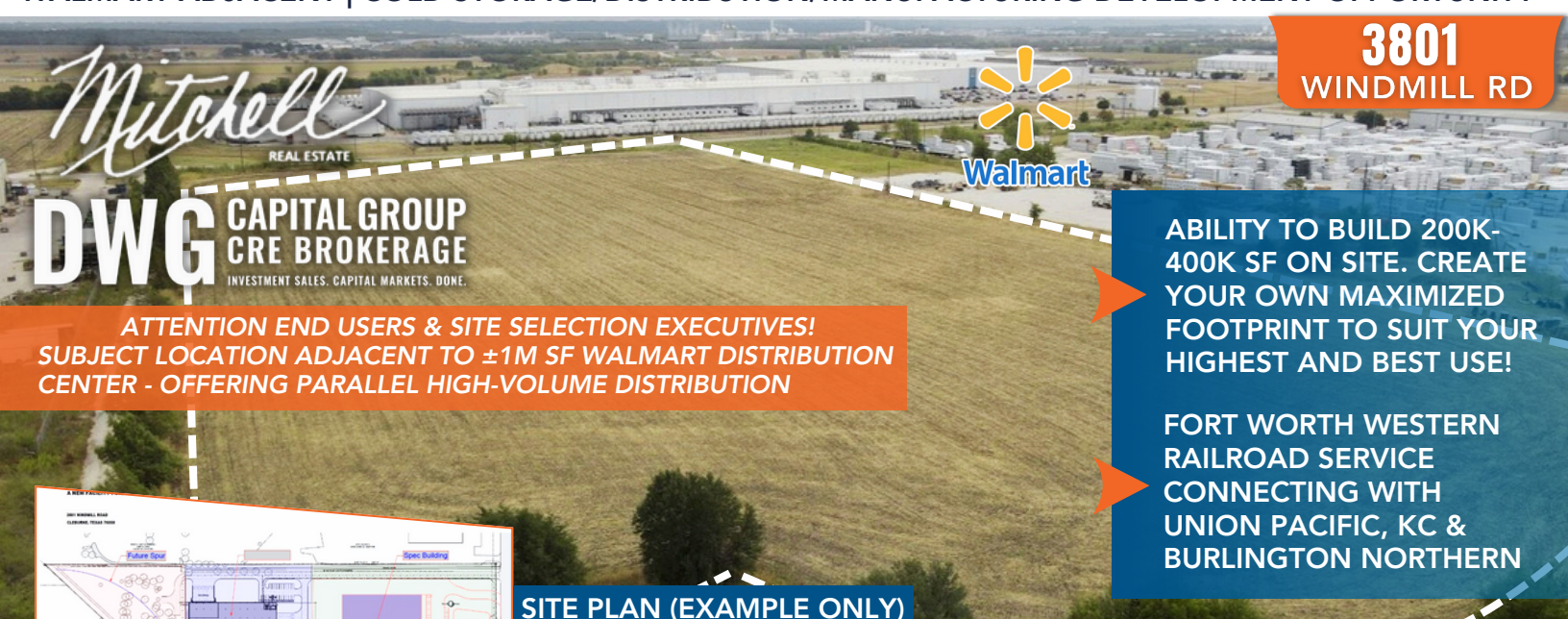


NEW! | PRIME 19.95 ACRE COMMERCIAL DEVELOPMENT SITE | CLEBURNE, TX

CONTACT BROKER FOR PRICING | RAIL SPUR AVAIL | HIGH-GROWTH DALLAS/FORT WORTH MSA
WALMART ADJACENT | COLD STORAGE/DISTRIBUTION/MANUFACTURING DEVELOPMENT OPPORTUNITY



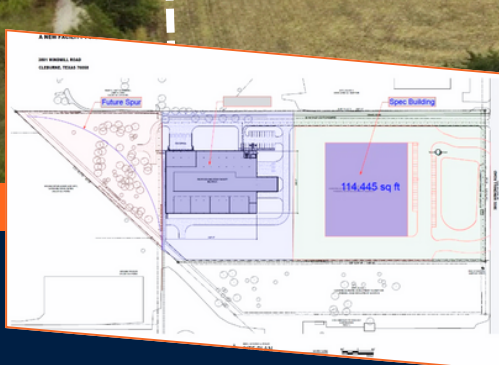
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ATTENTION END USERS & SITE SELECTION EXECUTIVES!
SUBJECT LOCATION ADJACENT TO ±1M SF WALMART DISTRIBUTION CENTER - OFFERING PARALLEL HIGH-VOLUME DISTRIBUTION

ABILITY TO BUILD 200K-400K SF ON SITE. CREATE YOUR OWN MAXIMIZED FOOTPRINT TO SUIT YOUR HIGHEST AND BEST USE!

FORT WORTH WESTERN RAILROAD SERVICE CONNECTING WITH UNION PACIFIC, KC & BURLINGTON NORTHERN



SITE PLAN (EXAMPLE ONLY)

POTENTIAL BUILD-TO-SUIT AND/OR FOR SALE!



LAND AREA: ±19.95 AC
TOP HIGHWAY ACCESS



RAILROAD ACCESS
W/ RAIL SPUR INFRASTRUCTURE AVAILABLE

TOM MITCHELL | TOM@DFWADVISORS.COM | 214.808.0080 | JUDD DUNNING | JUDD@DWG-RE.COM | 972.738.8586

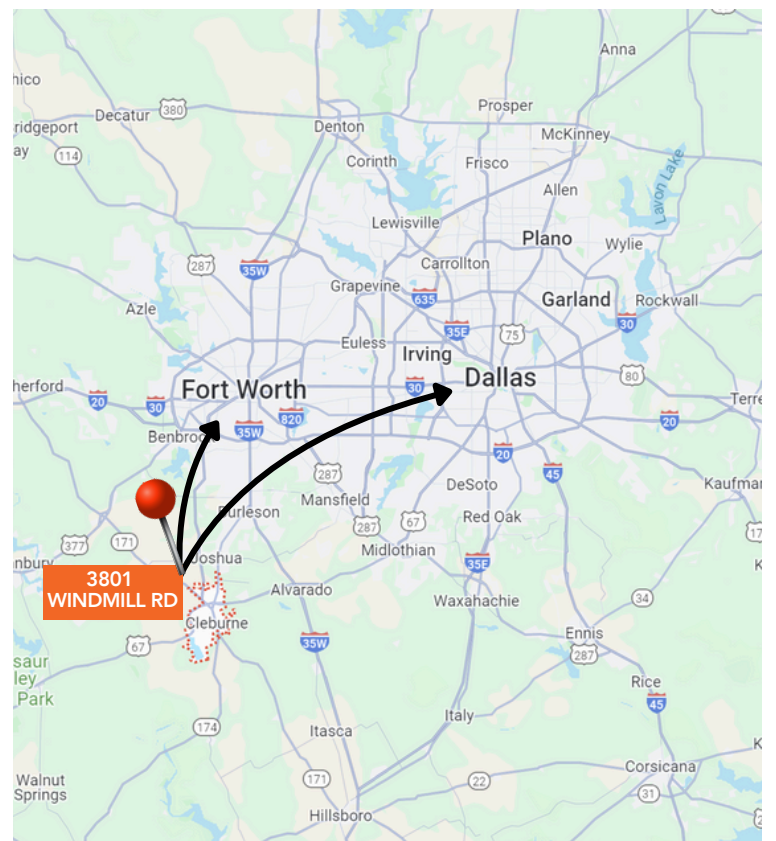
PROPERTY OVERVIEW

Property Type	Commercial Development Land
Address	3801 Windmill Rd. (Lot 1R BLK 1)
City, ST, Zip	Cleburne, TX 76033
Lot Size	19.95 AC /Appraisal District
Total Area	869,220 SF
Zoning	M2 Heavy Industrial
Subdivision	Cleburne Economic Dev

PROPERTY HIGHLIGHTS

- **New!** Prime Strategic Industrial/Cold Storage/Commercial Development Site | Rail Service Available! For Sale or **Build to Suit**.
- **Just 30 Minutes** to the Booming Fort Worth Market with Strategic Access to the DFW Metroplex.
- **Superior Zoning** and Pro-Growth Location, proximate to Walmart Distribution Center and Other Major Industrial Facilities. Superior Highway, State and Regional Access.
- Ideal **Cold Storage/ Distribution/Manufacturing** with Build-to-Suit Opportunity (up to +/- 400,000 SF on site.) Customize and create your own maximized footprint to suit your highest and best use!
- **Exceptional 19.95 Acres** For Sale. Contact Broker for Pricing.

STRATEGIC FORT WORTH, DALLAS, AND ARLINGTON LOCATION



DRIVING DISTANCE

- From DFW to Cleburne: 52 miles
- From Fort Worth to Cleburne: 33 miles (30 minutes driving time)
- From Cleburne to Arlington: 47 miles

DFW MSA | OVER 26% RISE IN POPULATION

BUILD & GROW WITH TEXAS!

- REGION ADDS 328 NEW RESIDENTS EACH DAY
- 38% NATURAL INCREASE
- 62% NET-MIGRATION



MAJOR EMPLOYERS IN AREA



Cleburne's largest employers include Walmart (with a Supercenter and distribution center) and the Cleburne Independent School District, each employing approx. 900+ workers. Local government and Johnson County provide 940+ jobs combined. Other key employers: Johns Manville, Texas Resources Harris Methodist Hospital, Greenbrier Rail Service, Supreme Corporation of Texas, and Broan-Nutone. The natural gas boom has brought related companies to the area. Fun Town RV, the nation's largest single-location towable RV dealer, employs 410+ people at its headquarters and sales office.

PROPERTY DETAILS

This 19.95-acre industrial property offers a prime location with level terrain and excellent visibility, featuring 500 feet of frontage on Windmill Road. Zoned for industrial use, it is ideal for a range of applications including warehousing, commercial use and cold storage. **The Owner (a seasoned developer) is prepared to BUILD-TO-SUIT any sized building (up to 400K SF) that a new owner/tenant requires.**

CONNECTIVITY:

Positioned proximate to Walmart Distribution Center and other industrial facilities, the property benefits from **top-level site access with Cleburne's strategic highway connections.**

- **East:** Efficient access to key markets via The Chisholm Trail, SH 171 and SH 67
- **North:** Efficient routes to Dallas and North Texas.
- **South:** Strong links to southern markets and Mexico through I35, IH-20 and IH-30.
- **West:** Direct routes to Texas and California.

SIZE AND EXPANSION:

- **Total Park Area:** Approximately 200 acres.
- **Potential Space:** Up to 400,000 SF of development on a 19.95-acre site. Conceptual plans include an 88,500 SF AND A 114,000 SF, totaling around 200,000 SF.
- **Rail Access:** Rail access is available to the west side of the property, with easements in place to create a rail spur.

LOCAL AREA & COMMUNITY

CITY OF CLEBURNE:

A city and county seat of Johnson County, Texas with a population of 33,474 as of 2023.

ECONOMIC GROWTH:

Adjacent to US Highway 67, Cleburne's industrial park continues to grow with 1,200 acres featuring rail, roads, utilities, and all necessary services.

RECREATIONAL SPOTS:

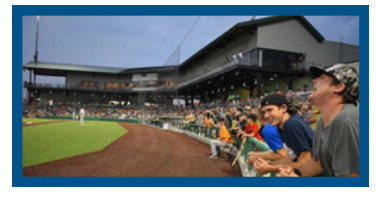
Buddy Stewart Park, Winchester Park, Carver Park, Hulen Park, Kirtley Park, Bradshaw Park, Layland Museum, Cleburne Public Library, Cleburne City Museum, and Cleburne State Park.

AIR TRANSPORTATION:

Available from DFW Airport and Love Field.

ADJACENT THRIVING INSTITUTIONAL-GRADE INDUSTRIES:

The site is adjacent to the ±1M SF Walmart Distribution Center and is also in close proximity to Arrow Reload, a Canadian building product distributor located just to the south. Additionally, it is bordered by Schlumberger (SLB), the world's largest oilfield services firm.



The Cleburne Economic Development Industrial Park offers a prime opportunity for industrial and logistics operations, with its robust infrastructure, strategic location, and significant expansion potential. Its proximity to key transportation routes and rail access makes it an ideal choice for businesses seeking to optimize their distribution and growth.



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Phone: 817-900-2424 Fax 817-887-9559 Email: tom@dfwadvisors.com

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OUR TEAM LOOKS FORWARD TO YOUR CONTINUED BUSINESS IN 2024
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MITCHELL REAL ESTATE | TOM MITCHELL | 214.808.0080 | TOM@DFWADVISORS.COM

MULTIFAMILY | JV | DEBT/EQUITY | INDUSTRIAL | RETAIL | OFFICE | DEVELOPMENT

OVER 15K UNITS SOLD | \$1B CLOSED LAST 24 MONTHS | LABJ CRE GOLD AWARD WINNER | COSTAR POWER BROKER