



MIXED USE LAND FOR SALE/LEASE

Chisholm Trail Pkwy & US Hwy 67

Cleburne, TX 76033



Cleburne Station Highlights:

- * 52.3 Acres/ Will Subdivide/ Build-To-Suit
- * Mixed Use Development
- * Retail/Restaurant/Office/Medical/Hospitality/ Entertainment/Multi-Family
- * Special Zoning District Cleburne Station Overlay
- * In Opportunity Zone
- * Utilities Available/ No Impact Fees
- * 30 minutes to I-30 in Fort Worth and 25 minutes to Burleson

- * Anchored by The Depot, home of the American Association Cleburne Railroaders Baseball Team
- * Adjacent to multiple residential developments projected to have over 1,500 new units

2020 Trade Area Demographics:

	10-Min Drive	20-Min Drive	30-Min Drive
Population	40,286	202,728	677,960
Avg HH Income	\$64,871	\$82,823	\$85,864
Median Age	33	36	35

FOR SALES AND LEASING INFORMATION 469-283-1928

info@neprealty.com



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SITE

RAILHEAD

PLANNED NEW TRAFFIC LIGHT

BATES RIDGE

1216

67

W-Kilpatrick St

Granbury St

Poinexter Ave

Harlin Dr

W Westhill Dr

E Katherine P. Rains Rd

Nolan River Rd

Weatherford

W. Westhill Dr

W. River Rd

TEXAS BEST SMOKEHOUSE

ENSTEIN BROS BAGELS

7 ELEVEN

SHOVELS

JJ SANDWICHES

FRIED PIE SHOP

Zimmerer, Kubota

McDonald's

LOWE'S

ihop

Applebee's

Jack in the box

ALBERTSON'S

DICKEY'S BARBECUE PIT

THE HOME DEPOT

Walmart

Staples

Walgreens

GameStop

SUBWAY

Kroger

Little Caesars

planet fitness

Family Nutrition Center natural foods market

Chicken EXPRESS

TACO CASA

Pastafina Italian Restaurant

TEXAS HEALTH Harris Methodist Hospital CLEBURNE

Walmart

McDonald's

Starbucks

Walgreens

GameStop

Subway

Kroger

Little Caesars

RAC

FAMILY DOLLAR

NAPA

O'Reilly AUTO PARTS

Pizza Hut

Jack in the box

SONIC

Auto Zone

CVS pharmacy

DQ

H-E-B

CLEBURNE RAILROADS

Johnson County TX US Census Population:
 2020 - 179,999 people
 2021 - 187,442 people
 2022 - 195,506 people

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