

DEVELOPMENT OPPORTUNITY

±80 Acres For Sale or BTS Located in Qualified Opportunity Zone

2498 Industrial Drive, Cleburne, TX 76033



Chisholm Trail Parkway

SITE

INDUSTRIAL DRIVE

CATTLEMEN DRIVE

1 MILE
TO HWY 67



IMMEDIATE ACCESS
To Chisholm Trail Pkwy and US 67

UP TO 1.04M
Square Feet

DENSE LABOR POOL

±80 ACRES
Available

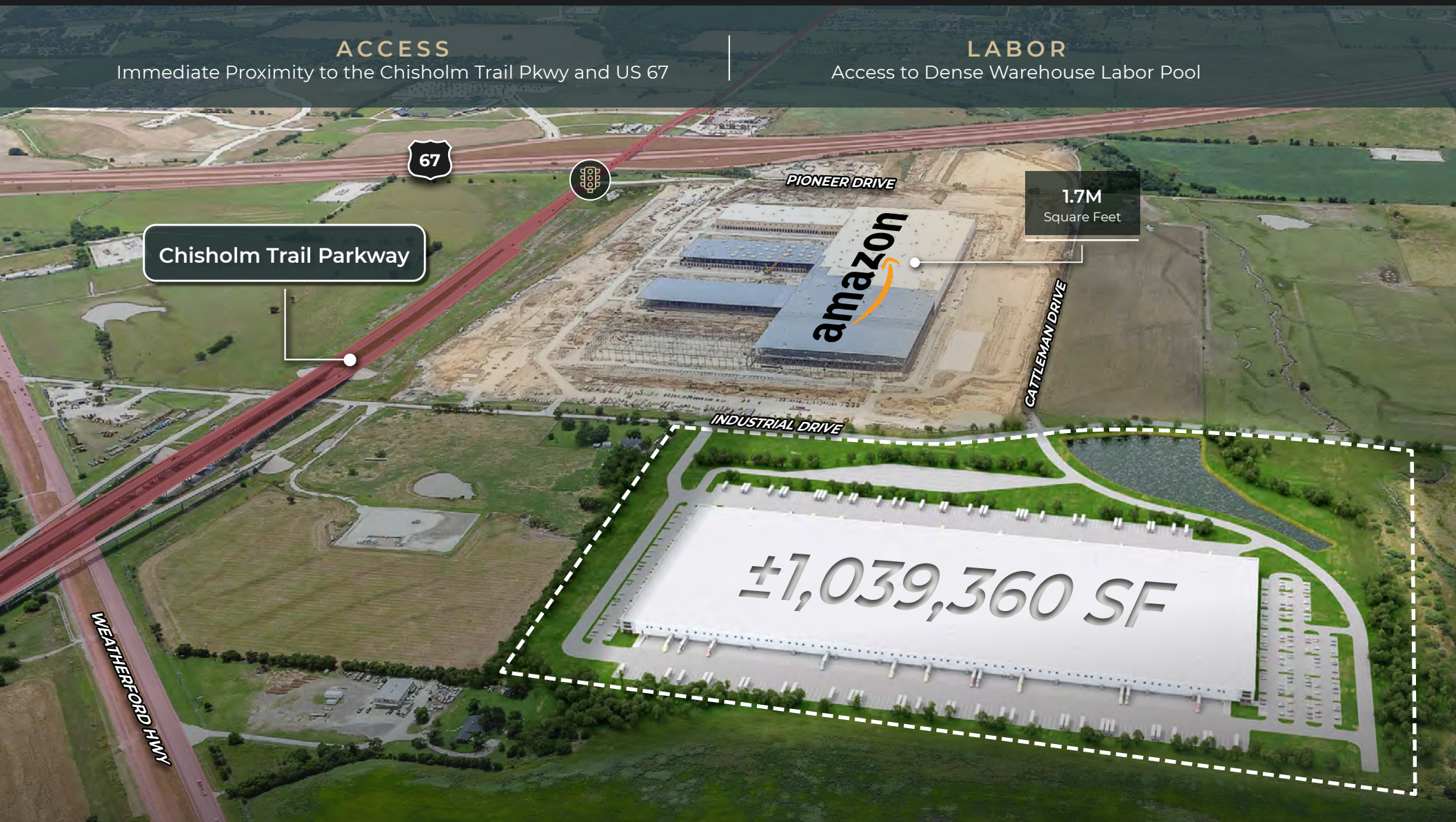
QOZ
Location

ACCESS

Immediate Proximity to the Chisholm Trail Pkwy and US 67

LABOR

Access to Dense Warehouse Labor Pool

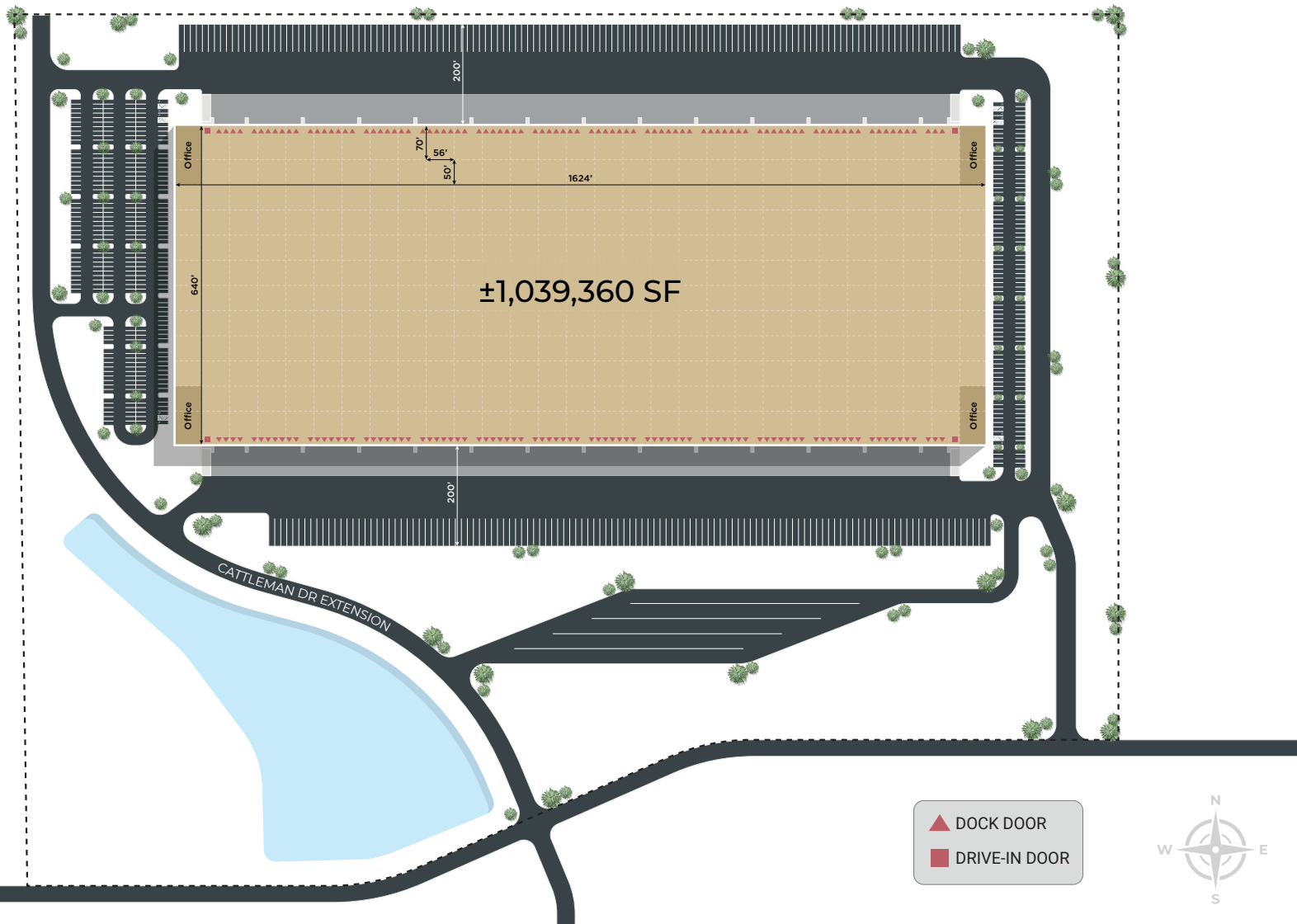


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1,039,360 SF
Size

200'
Truck Court

640' x 1,624'
Building Dimensions

182
Dock Doors

SPEC
Office

468
Auto Parking Spaces
(Expandable)

54' x 50'
Column Spacing

4
Drive-In Doors

232
Trailer Parking
(Expandable)

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INGRESS

EGRESS

11 MILES
TO I-35

CATTLEMAN DRIVE

INDUSTRIAL DRIVE

Chisholm Trail
Parkway

171

67

PIONEER DRIVE



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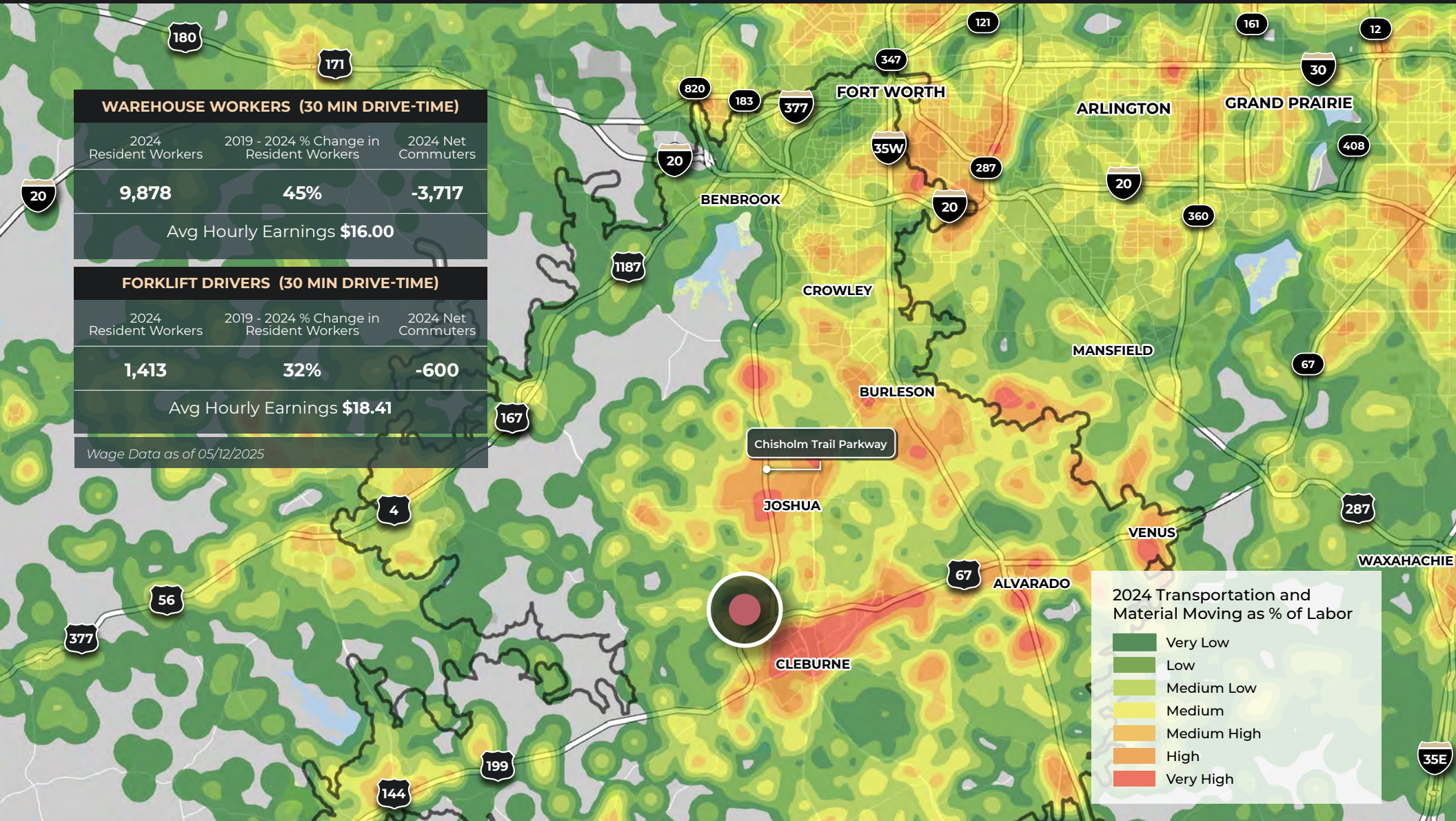
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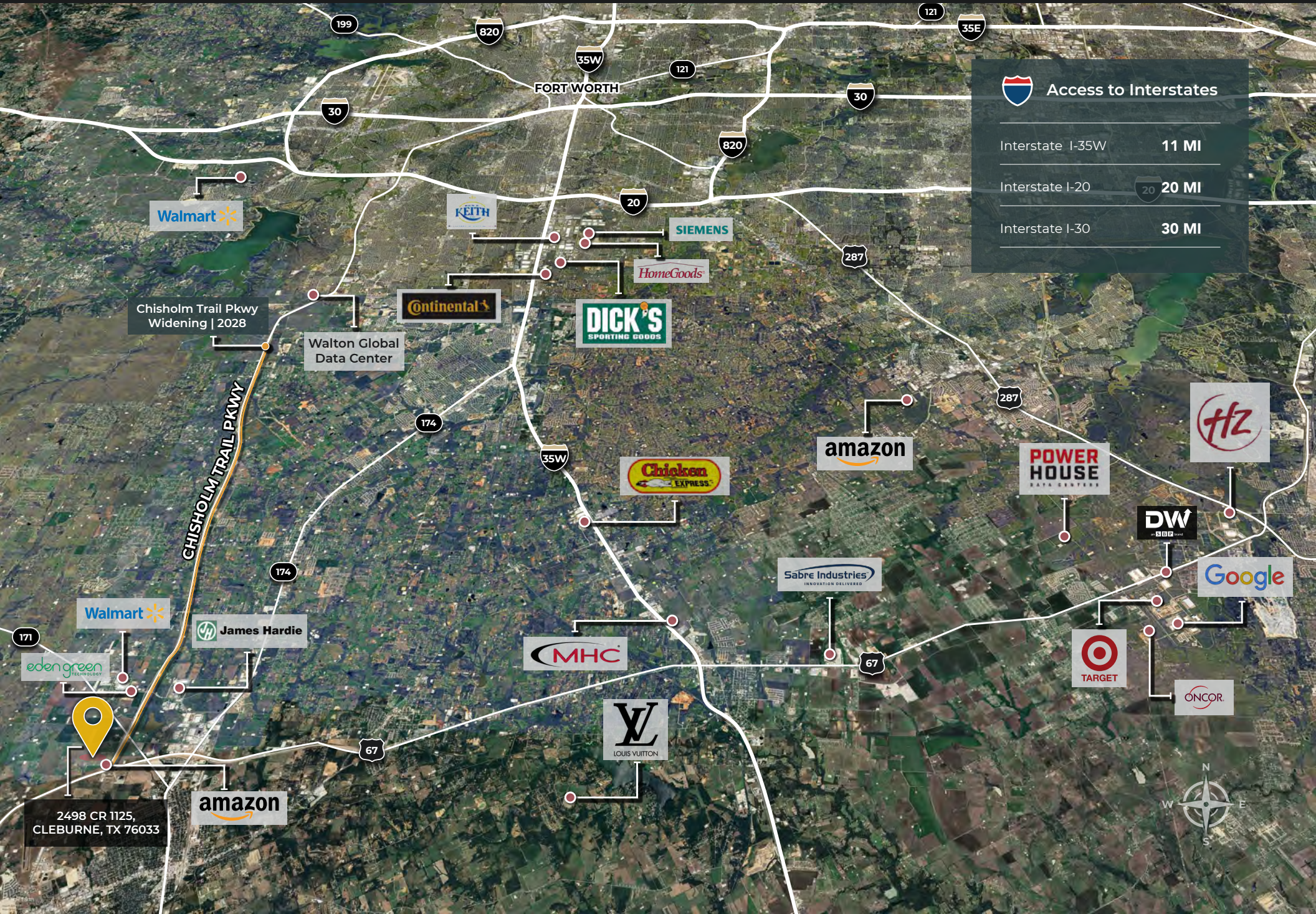


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Access to Interstates

Interstate I-35W 11 MI

Interstate I-20 20 MI

Interstate I-30 30 MI

Walmart

KEITH

SIEMENS

HomeGoods

Continental

DICK'S
SPORTING GOODS

Chisholm Trail Pkwy
Widening | 2028

Walton Global
Data Center

amazon

Chicken
EXPRESS

POWER
HOUSE
DATA CENTER

h/z

DW
-800-

Google

Sabre Industries
INNOVATION DELIVERED

MHC

LV
LOUIS VUITTON

James Hardie

Walmart

eden green
TECHNOLOGY

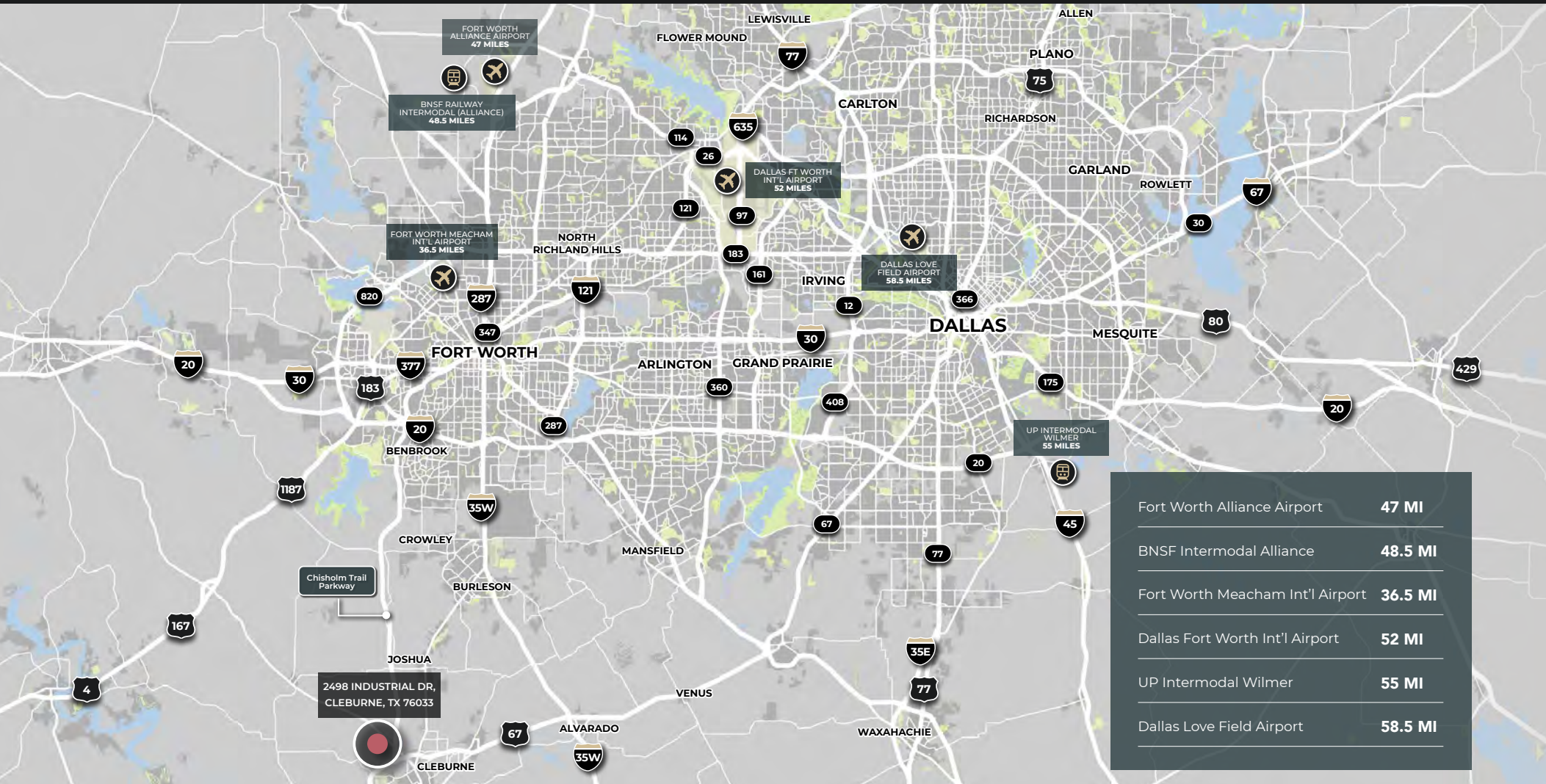
TARGET

ONCOR

amazon

2498 CR 1125,
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