

CENTURY 21

Judge Fite Company



1322 N MAIN STREET UNIT 1320

CLEBURNE, TX 76033



\$2,800,000



30,067 sqft

DESCRIPTION

Outstanding Commercial Investment Property on Main Street Frontage in Cleburne, TX This is a rare opportunity to acquire a versatile, income producing commercial property in the heart of Cleburne, Texas. Spanning 2 acres with 30,000 square feet of leasable space across three established suites, this property offers a powerful combination of strong existing cash flow and tremendous future upside. Strategically positioned along Main Street, one of the city's most active commercial corridors, this property boasts high visibility, excellent foot and vehicle traffic, and direct access to key highways which include Highway 174, FM 4, and less than one mile from Highway 67. Whether you're an investor looking to grow your portfolio, a developer seeking your next project, or an entrepreneur envisioning a new business hub, this location offers flexibility, scale, and high return potential. Property Highlights 30,000 SF of commercial space divided among 3 separate suites, all currently leased by long-time tenants, providing reliable and consistent income. There are 6 additional businesses lease space on the expansive parking area, offering unique outdoor commercial use and additional monthly revenue. Sits on a 2 acre lot, with ample parking and room to expand, whether vertically or with additional structures. Excellent visibility and accessibility, directly connected to Highway 174 and FM 4, with quick access to Highway 67 which is a key transportation artery through the region. The combination of location, tenant stability, and land availability makes this a truly versatile and forward-looking investment in one of North Texas' growing communities. Now is the time to capitalize on this rare commercial offering in Cleburne. Whether you continue leasing as is or pursue a redevelopment vision, the potential for strong long-term returns is undeniable.

PROPERTY TYPE: Commercial - Retail
MLS STATUS: Pending
MLS: 20914830
YEAR BUILT: 1971
COUNTY: Johnson
TRACT OR SUBDIVIION: 126.0124 - CHANEY C
LIST DATE: 04/26/2025

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800.451.8055

AREA:
SQUARE FEET: 30,067
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 2.09
LOT SIZE (SQFT): 91,040

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Asphalt
- ParkingLot

LOT DESCRIPTION:

- Acreage

ROOF TYPE:

- Other

SIDING:

- Brick

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

LISTED BY: Jason Ellerbusch 

● Central Electric
PHONE: 888.519.7431

UTILITIES:

- SewerAvailable
- WaterAvailable

BROKERED BY: eXp Realty, LLC

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated