

CENTURY 21

Judge Fite Company



1513 COUNTY ROAD 801B

CLEBURNE, TX 76031



\$4,000,000



1 acres

DESCRIPTION

MIXED USE DEVELOPMENT OPPORTUNITY IN CLEBURNE ETJ. Prime location on the south side of of Hwy. 67 loop (E. Katherine Raines Pkwy.) just east of Chisholm Trail Parkway and west of Hwy. 174 (N. Main St.) in Cleburne. Located just east of a new Atwood's Ranch & Home Goods store that is under construction. Approximately 2,008 feet frontage along the access road to Hwy 67. Property is currently utilized for agricultural purposes. Future land use plan for City of Cleburne shows this property as major corridor on the northern end of the property and low density residential on the southern end of property. Potential for commercial development along frontage and on corner and residential on the south end of property. Tenant house is approximately 1800 square feet built in 1952 on 1 acre is included in sale. Property is relatively flat and now in cultivation & grazing with agriculture lease. City of Cleburne informed that sewer is available on the west side of Buffalo Creek and could tie into manhole to extend to property. THis area of Cleburne is poised for substantial growth. Conveniently located with easy access to Chisholm Trail Parkway, Hwy 174 (Main St.), Hwy 67, and Nolan River Road.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 20984433

YEAR BUILT:

COUNTY: Johnson

TRACT OR SUBDIVIION: M A McNeill

LIST DATE: 07/09/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 126.22

LOT SIZE (SQFT): 5,498,099

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Cleared
- Pasture
- FewTrees

UTILITIES

UTILITIES:

- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Cheri White 

PHONE: 214.546.6414

BROKERED BY: Coldwell Banker Apex, REALTORS
Cleburne