

# CENTURY 21

Judge Fite Company



## 2303 WEATHERFORD HIGHWAY

CLEBURNE, TX 76033



\$3,223,440



1 acres

## DESCRIPTION

Prime commercial development land with approximately 7.4 acres located at southwest corner of US 67 access road and Highway 171 (Weatherford Highway). This property is just east of The Depot at Cleburne Station, which is home to the Cleburne Railroaders Ballpark Stadium. Approximately 793 feet frontage on US 67 access road and approximately 671 feet frontage on Highway 171 (Weatherford Highway). Agricultural Land exemption for tax purposes. City of Cleburne informs that 12" PVC Water line runs along Weatherford Hwy. (see supporting documents). This exceptional approximate 7.4 acres offers a rare opportunity for commercial development in a high visibility location. This property benefits from its proximity to a growing entertainment and commercial hub. The site is ideal for retail, office, hospitality, or mixed-use development, catering to both local residents and visitors drawn to the area's recreational and cultural attractions. Zoned as Regional Commercial District with current AG tax exemptions, offering flexibility for future development plans. Key Features: • Prime corner location with dual highway frontage. • High traffic counts and excellent visibility. • Close proximity to Cleburne's growing entertainment district. • Easy access to major thoroughfares, connecting to the greater Dallas-Fort Worth metroplex. • Flat, developable terrain suitable for a range of commercial projects. Development Opportunity: This property is a blank canvas for developers and investors looking to capitalize on Cleburne's economic growth and strategic location. Don't miss the chance to secure a prime commercial site in one of Texas' fastest-growing regions.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21007862

**YEAR BUILT:**

**COUNTY:** Johnson

**TRACT OR SUBDIVIION:** MCANIER

**LIST DATE:** 08/07/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 7.4

**LOT SIZE (SQFT):** 322,344

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- Cleared
- CornerLot
- CityLot

## UTILITIES

**UTILITIES:**

- WaterAvailable

**LISTED BY:** Cheri White 

**PHONE:** 214.546.6414

## ADDITIONAL PROPERTY DETAILS

**BROKERED BY:** Coldwell Banker Apex, REALTORS  
Cleburne