

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 501 HIX ROAD

CLEBURNE, TX 76031



\$1,700,000



1 acres

## DESCRIPTION

COMMERCIAL DEVELOPMENT OPPORTUNITY. Frontage on Highway 67 access road and frontage on Kilpatrick St. Prime location on the south side of of Hwy. 67 loop (E. Katherine Raines Pkwy.) and on the north side of Kilpatrick St. just east of Chisholm Trail Parkway and west of Hwy. 174 (N. Main St.) in Cleburne. Located just northwest of a new Atwood's Ranch & Home Goods store that is under construction. The subject property is located within the city limits and is currently zoned Interim Holding District (IH) and lies within the Freeway Overlay District. This property is included in the City's Zoning Realignment Project and is proposed to be rezoned to the Agricultural District (AG) by the end of this year. According to the Future Land Use Plan for the City of Cleburne, this property is designated within the Major Corridor District. Please see the description of this district in supplemental documents, along with the recommended zoning districts that align with its intent. There is an existing 8" water line on the south side of Kilpatrick. Property is currently utilized for agricultural purposes and is relatively flat. 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:** 21090037

**YEAR BUILT:**

**COUNTY:** Johnson

**TRACT OR SUBDIVIION:** Tract 9

**LIST DATE:** 10/27/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 9.83

**LOT SIZE (SQFT):** 428,107

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- Cleared
- InteriorLot

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Cheri White 

**PHONE:** 214.546.6414

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