



**13300 CLEBURNE HIGHWAY**  
CRESSON, TX 76035



\$1,000,000



2,760 sqft

## DESCRIPTION

Discover a prime commercial opportunity along Highway 171, where visibility, access, and flexibility meet. This 9.9-acre property includes two acres zoned commercial with open zoning and 7.9 acres currently ag-exempt, providing an ideal mix of functionality and investment potential. At the heart of the property sits a 2,400 SF building accompanied by a shed-garage, perfect for additional storage, equipment, or workspace. Whether you're a contractor seeking a base of operations, an entrepreneur ready to scale, or an investor looking for land in a high-growth corridor, this property checks all the boxes. With excellent frontage along Highway 171, this site offers high visibility, easy access, and ample yard space for expansion or development, all in one strategic location.

**PROPERTY TYPE:** Commercial - Industrial

**MLS STATUS:** Active

**MLS:** 21097833

**YEAR BUILT:** 2017

**COUNTY:** Parker

**TRACT OR SUBDIVIION:** None

**LIST DATE:** 10/28/2025

# CENTURY 21

Judge Fite Company

## 800.451.8055

**AREA:**

**SQUARE FEET:** 2,760

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 9.99

**LOT SIZE (SQFT):** 435,295

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AttachedCarpport
- Asphalt
- Driveway
- Garage
- Gated
- Lighted
- RvAccessParking

### LOT DESCRIPTION:

- Acreage
- Agricultural

### ROOF TYPE:

- Metal

### SIDING:

- MetalSiding
- Concrete

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityConnected
- SepticAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:**  Rebecca Morales

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**BROKERED BY:** League Real Estate

century21judgefite.com

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