

CENTURY 21[®]

Judge Fite Company



2305 N MAIN STREET

CLEBURNE, TX 76033



\$2,200,000



18,000 sqft

DESCRIPTION

Prime commercial opportunity in a high-visibility location! Situated on approximately 2 acres along a major travel corridor, this property offers exceptional frontage and exposure in a thriving commercial and retail area. The site consists of three lots and two industrial buildings totaling approximately 18,000 square feet. The larger building is approximately 11,000 square feet, and the second building is approximately 7,000 square feet. Both buildings feature 3-phase electrical service and are equipped with separate, fully fenced yard areas—ideal for equipment storage, vehicle parking, or operational use. Strategically located on Highway 174 with close proximity to Highway 67 and convenient access to the Chisholm Trail Parkway, this property benefits from strong traffic counts and excellent accessibility. Surrounded by established retail, dining, and commercial businesses, the location supports a wide range of industrial or commercial uses. Sale includes land and buildings only. Existing business and operations are excluded.

PROPERTY TYPE: Commercial - Industrial
MLS STATUS: Active
MLS: 21211996
YEAR BUILT: 1972
COUNTY: Johnson
TRACT OR SUBDIVISION: A MC BRAYER
LIST DATE: 03/19/2026

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800.451.8055

AREA:
SQUARE FEET: 18,000
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 2
LOT SIZE (SQFT): 87,120

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Gravel
- Gated
- OnSite
- Open
- Outside
- ParkingLot
- Secured

LOT DESCRIPTION:

- Acreage
- Cleared
- Level

ROOF TYPE:

- Metal

SIDING:

- MetalSiding
- Rock
- Stone

FOUNDATION:

- Slab


UTILITIES

HEATING/COOLING:

- Gas

UTILITIES:

- ElectricityConnected
- NaturalGasAvailable
- OverheadUtilities
- SewerAvailable
- SeparateMeters
- WaterAvailable

LISTED BY: Lori Brannon 

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BROKERED BY: Elevate Realty Group

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated