

CENTURY 21[®]

Judge Fite Company



2309 N MAIN STREET

CLEBURNE, TX 76033



\$1,350,000



11,000 sqft

DESCRIPTION

Prime commercial opportunity on a high-traffic corridor! This approximately 11,000 square foot industrial-commercial building offers outstanding visibility at the intersection of Highway 67 and Highway 174, providing convenient access for customers, vendors, and distribution. The property features a fully fenced perimeter yard, ideal for secure parking, equipment storage, or operational use. Equipped with 3-phase electrical service, the building is well-suited for a wide range of industrial, service, or trade-related businesses. Positioned directly on Highway 174 with quick access to the Chisholm Trail Parkway, the location supports efficient transportation and logistics. The surrounding area is a well-established commercial corridor with strong traffic counts and continued growth. An adjacent building is also available for purchase, offering the opportunity to expand. A separate combined listing is available for buyers interested in acquiring both properties. A versatile, high-exposure property with excellent accessibility—ideal for owner-users or investors.

PROPERTY TYPE: Commercial - Industrial
MLS STATUS: Active
MLS: 21212047
YEAR BUILT: 1972
COUNTY: Johnson
TRACT OR SUBDIVIION: A MC BRAYER
LIST DATE: 04/03/2026

CENTURY 21

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800.451.8055

AREA:
SQUARE FEET: 11,000
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1
LOT SIZE (SQFT): 43,560

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