



# COMMERCIAL PROPERTY FOR SALE

2553 Woodard Ave to  
1701 Walter Holiday in  
Cleburne TX



## About the Property

Conveniently located between Woodard Ave southwards to 1701 Walter Holiday Drive, and includes 19.619 acres with approximately 2,500 feet of Highway 67 road frontage.

Perfect location for convenience store, strip shopping center, warehouse, office space, medical, retail and the list go on!

Following you will find the various listing options that we currently offer:

- 1-5 acres for sale at \$4 per SQ FT (TBD Walter Holliday)
- 9.319 acres lot for sale at \$3 per SQ FT
- 10.3 acres lot for sale at \$3 per SQ FT
- Or buy the entire 19.619 acres for \$2.55 per SQ FT
- Purchase, or build-to-suit

- The acreage is just outside city limits - No city taxes.
- No zoning.
- City water and city sewer available for tie-in.
- ATT dedicated fiber available.
- No roll-back tax.
- Conveniently located near Hwy 67, SH 174, Chisholm Trail, 20 minutes to FW and under 1 hour to Dallas.
- This is a rapidly growing area within a community that has a great need for additional business development.
- Buy 1 acre up to 19.6 acres at various price options.

Features

Give us a call!

**Miki Bloom, Realtor**

**817-618-3425**

or

**Susan Hutchens, Realtor**

**817-919-8342**