

Land ★ SALE

2949 WEATHERFORD HWY CLEBURNE, TX 76033

85 ACRES



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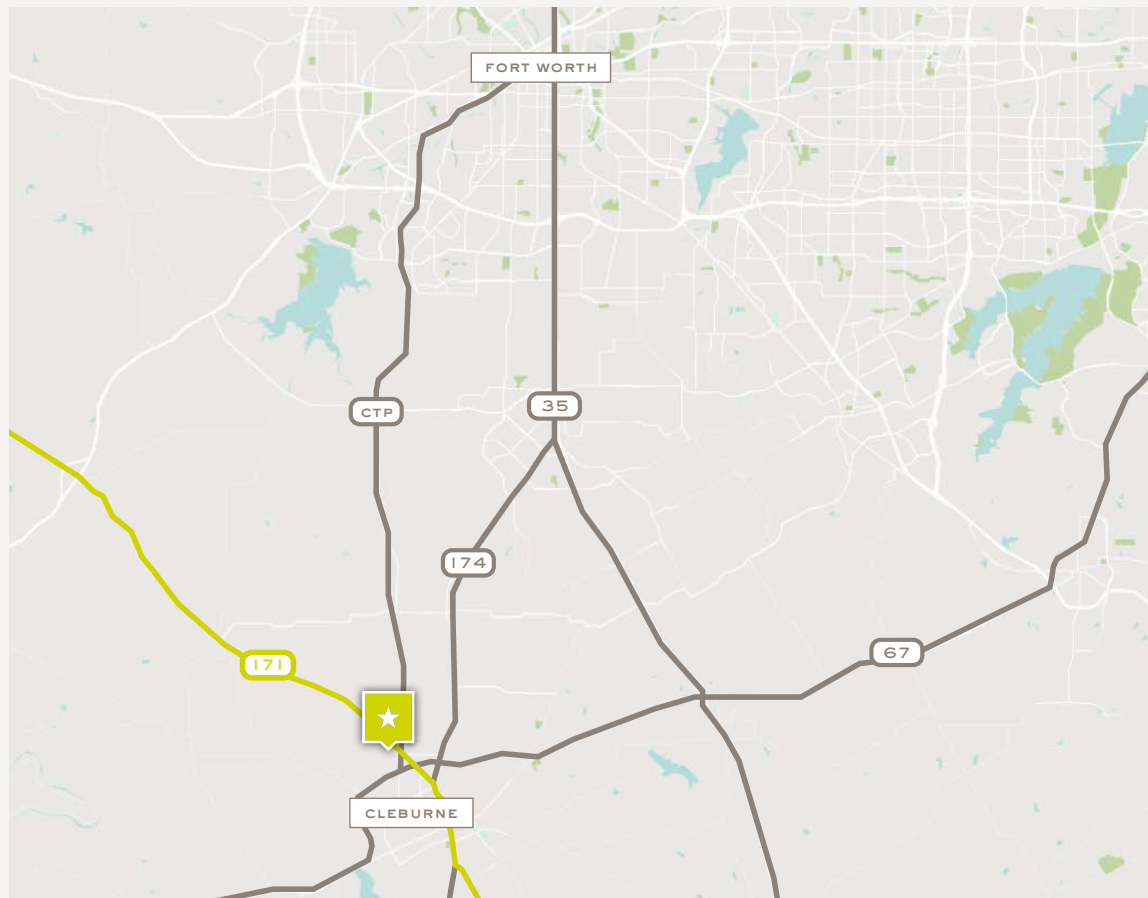
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PROPERTY FEATURES

- Size: 85 Acres (3,702,600 SF)
- Zoning: Cleburne ETJ
- Utilities: Water and Sewer Close to Tract-
Utility Map Available Upon Request
- School District: Cleburne ISD

PROPERTY FEATURES

Located in an Opportunity Zone. Utility map is available upon request.

LOCATION OVERVIEW

This property is located on the southwest side of Hwy. 171, in the northwest ETJ of Cleburne, Johnson County, Texas. Visibility and excellent access to Chisholm Trail Parkway. The property also provides quick access to US 67, 14 miles to I-35W, and 55 miles to DFW airport.

SALE PRICE

\$4,800,000

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SURVEY

LINE	BEARING	DISTANCE
L1	S 89°48'31" W	259.67
L2	N 00°03'15" W	343.76

Property Description

Being a 83.978 acre tract in the J.J. Ware Survey, Abstract No. 859 and the M.J. Falvel Survey, Abstract No. 269, Johnson County, Texas, being all of Tract One, and Tract Two described in instrument to Pro Financial, Inc. recorded in Clerk File No. 2743, Real Property Records, Johnson County Texas (R.P.R.J.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 10 inch cedar fence post in the west right-of-way of Weatherford Highway, also known as State Highway No. 171, asphalt, for a northeast corner of a 93.8 acre tract described as Tract H, in instrument to JMC Ventures, LP, recorded in Clerk File No. 20200030375 R.P.R.J.C.T., being the north corner of said Tract One and the herein described 83.978 acre tract:

THENCE South 47° 18' 25" East, with the west right-of-way of said Weatherford Hwy, passing at 1688.51 feet a found 1/2" capped iron rod and passing at 1899.26 feet a found 1/2" capped iron rod, to a total distance of 2510.39 feet, to a found 1/2" iron rod, for the northeast corner of a 144.249 acre tract described in instrument to Robert O. Kelly Trustee, recorded in Volume 1021, Page 839 R.P.R.J.C.T., for the southeast corner of said Tract One and the herein described 83.978 acre tract:

THENCE South 69° 04' 45" West, 1078.59 feet, to a found 2 inch steel fence post, for an angle corner of said 144.249 acre tract, being an angle corner of said Tract One and the herein described 83.978 acre tract:

THENCE South 69° 30' 25" West, 1950.14 feet, to a found 2 inch steel fence post, for an interior corner of said 144.249 acre tract, being the most southerly southwest corner of said Tract One and the herein described 83.978 acre tract:

THENCE North 20° 56' 37" West, 688.54 feet, to a found stone, for the northeast corner of said 144.249 acre tract, being an interior corner of said Tract One and the herein described 83.978 acre tract:

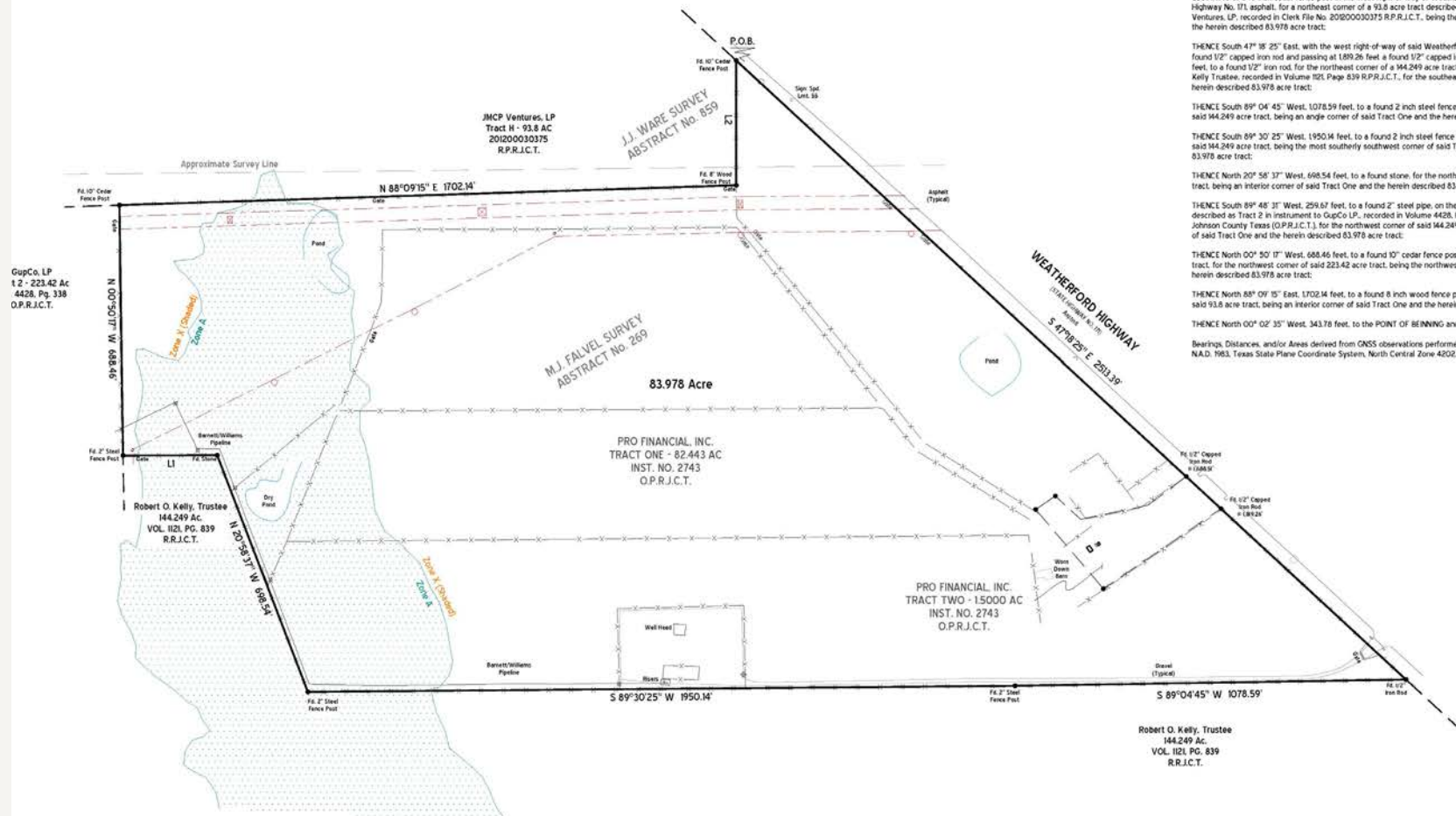
THENCE South 69° 48' 31" West, 259.67 feet, to a found 2" steel pipe, on the east line of a 223.42 acre tract described as Tract 2 in instrument to CupCo LP, recorded in Volume 4428, Page 338 Official Public Records, Johnson County Texas (O.P.R.J.C.T.), for the northwest corner of said 144.249 acre tract, being a southwest corner of said Tract One and the herein described 83.978 acre tract:

THENCE North 00° 50' 17" West, 688.46 feet, to a found 10" cedar fence post on the south line of said 93.8 acre tract, for the northwest corner of said 223.42 acre tract, being the northwest corner of said Tract One and the herein described 83.978 acre tract:

THENCE North 88° 09' 15" East, 1702.14 feet, to a found 8 inch wood fence post, for a southeast corner of said 93.8 acre tract, being an interior corner of said Tract One and the herein described 83.978 acre tract:

THENCE North 00° 02' 35" West, 343.76 feet, to the **POINT OF BEGINNING** and containing 83.978 acres of land.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (5418)



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RETAIL MAP/ AERIAL VIEW



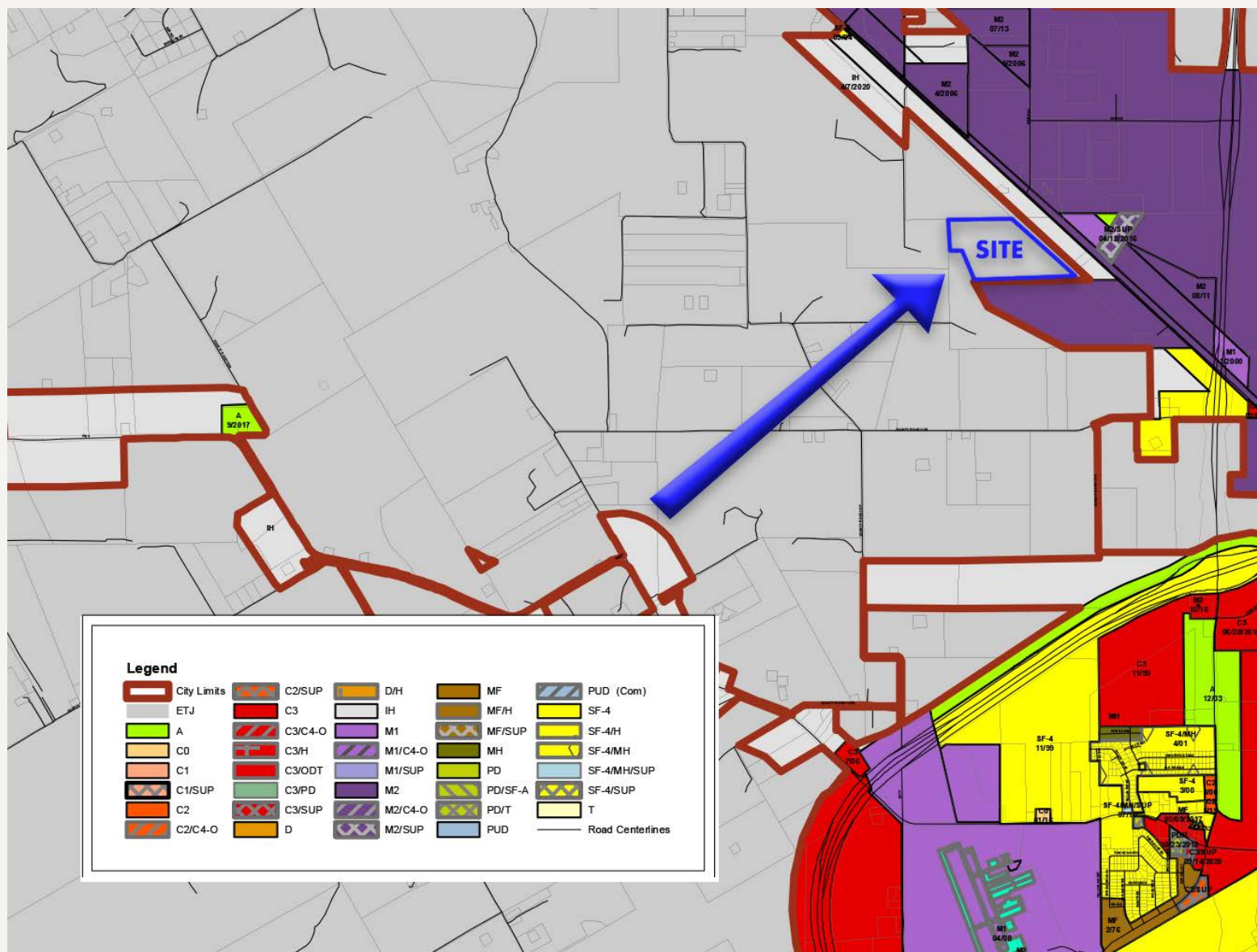
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ZONING MAP





LANCARTE

COMMERCIAL

Relentlessly Pursuing What Matters

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