

# Land ★ SALE

112 CLEBURNE AVE WEATHERFORD, TX 76086

+/-6.556 ACRES

REDUCED PRICE



Laurie Carter  
817-682-4143  
lcarter@lancartecre.com

Kristen Fegley  
214-668-2607  
kfegley@lancartecre.com



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#### PROPERTY FEATURES

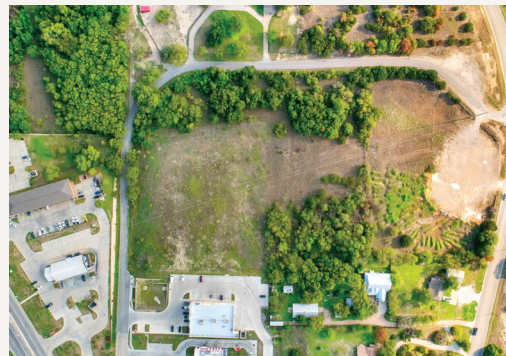
- Utilities: City Water and City Sewer Near
- Zoning: "C" Commercial
- High Traffic Counts on Main St: 27,241 VPD
- Located in Weatherford's Primary Retail Corridor
- Surrounded by Many National, Regional, and Local Retailers
- Stoplight Intersection at Cleburne Ave and Main St
- Great Sight Lines to The Subject Property
- Easy Access to Interstate 20
- Less than 5 Miles from Newly Confirmed Costco
- 1 Mile from Proposed H-E-B

#### LOCATION OVERVIEW

This land parcel sits in Weatherford's primary retail corridor, surrounded by a diverse mix of national and local retailers, including Walmart, Tractor Supply, and Aldi. With high visibility and easy access to nearby highways like I-20, this property benefits from significant traffic flow and a central position in the area's retail hub. Its proximity to major destinations and high daily traffic counts makes it an excellent development opportunity for a variety of commercial uses.

#### SALE PRICE

**\$995,000**





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RETAIL MAP





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SURVEY

112 CLEBURNE AVENUE  
6.556 ACRES SITUATED IN AND BEING A PORTION OF BLOCKS 12 AND 13 AND PORTIONS OF PLATTED STREETS (ABANDONED), SEMINARY HEIGHTS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, RECORDED IN VOLUME 34, PAGE 641, DEED RECORDS, PARKER COUNTY, TEXAS

Surveyor is not responsible for locations of Underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTE:  
ONLY RESTRICTIONS AND EASEMENTS LISTED ON TITLE COMMITMENT No. 2025-288519-RU ISSUED DECEMBER 06, 2019 WERE EXAMINED FOR THIS SURVEY.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48367 C 0385 F. EFFECTIVE DATE: APRIL 05, 2019. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

LEGAL DESCRIPTION

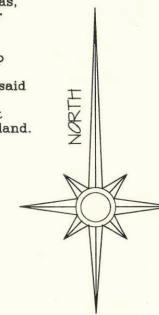
6.556 acres situated in and being a portion of Blocks 12 and 13 and portions of platted streets (abandoned), SEMINARY HEIGHTS ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 34, Page 641, Deed Records, Parker County, Texas and being all that certain lot, tract or parcel of land described by deed to James L. Piland recorded in Volume 681, Page 431, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are 1/2" unless noted) at the northeast corner of said 6.556 acre tract in the west line of Cleburne Avenue, as it exists, said iron being N 88°55'56" E, 10.3 feet from the southeast corner of Lot 5R, Block 1, Weatherford Hill Top Addition, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 199, Plat Records, Parker County, Texas;

THENCE with the line of said Cleburne Avenue the following courses and distances:  
S 00°46'24" E, 384.83 feet to a nail set;  
S 47°39'52" W, 178.48 feet to an iron rod set;  
S 88°49'20" W, 452.98 feet to an iron rod set at the southeast corner of a tract of land described by deed to Clark Pettersen, Jr. recorded in Doc No. 201305258, Official Records, Parker County, Texas;  
THENCE N 00°02'41" W, passing the northeast corner of said Clark Pettersen, Jr. tract and the southeast corner of a tract of land described by deed to Roger Barker recorded in Volume 2021, Page 868, Official Records, Parker County, Texas, 455.49 feet to an iron rod found at the southeast corner of Lot 1, Block 1, Richard Ward Residence Addition, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 5, Plat Records, Parker County, Texas;  
THENCE with the line of said Lot 1 (D-5) the following courses and distances:  
N 01°44'46" E, 49.37 feet to an iron rod set, (iron rods set are 1/2" with cap Harlan 2074);  
N 89°16'12" E, 222.76 feet to an iron rod set at the southwest corner of said Lot 5R, said Weatherford Hill Top Addition;  
THENCE N 88°55'56" E, with the south line of said Lot 5R passing its southeast corner, 355.80 feet to the POINT OF BEGINNING and containing 6.556 acres of land.

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON AND SUBSTANTIALLY CONFORMS WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS

DAVID HARLAN, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2074  
DECEMBER 03, 2019



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833  
FIRM #10088500 harlanland@yahoo.com

100 0 100 200 300

GRAPHIC SCALE - FEET

IRF 1/2" IRON ROD UNLESS NOTED  
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")



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## UTILITES EASEMENT MAP



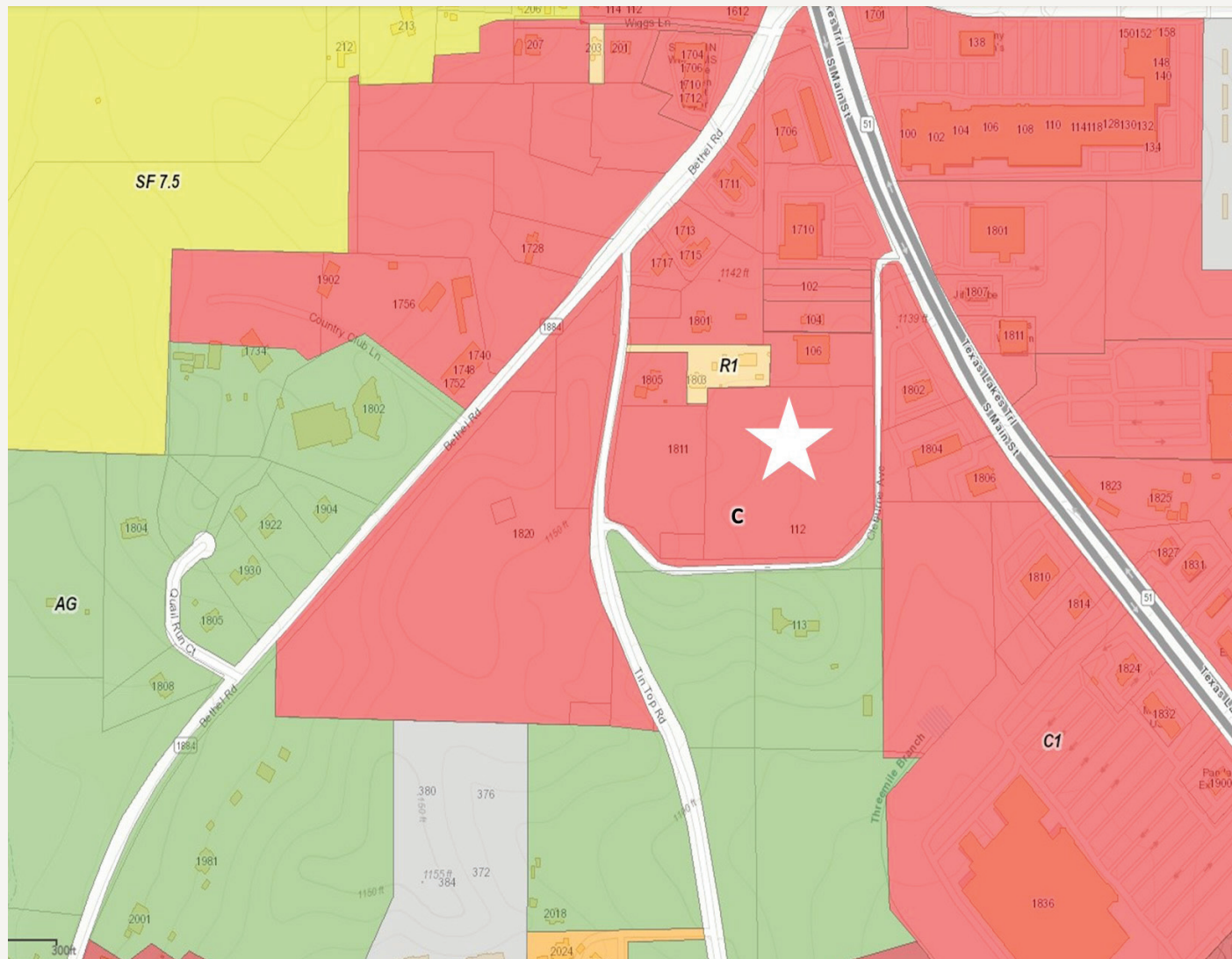


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## ZONING MAP



The C, commercial district is established to accommodate the “heavier than retail sales and service uses” such as automobile sales and building material sales yards. Generally, the C, commercial district, is near highways, major thoroughfares, or railroad locations. Care is required in locating the C, commercial district, in close proximity to residential areas because of the heavier nature of the uses and the vehicular traffic which they tend to generate.





# LANCARTE

## COMMERCIAL

*Relentlessly Pursuing What Matters*

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