

## 4301 County Road 312 B



Land - Johnson County  
Submarket  
Cleburne, TX 76031

22.91 AC Lot    997,960 SF Lot    \$4.4M Sale Price    \$192.1K Price/AC

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Cleburne, TX 76031

\$4.4M Sale Price    \$192,056 Price/AC    \$4.41 Price/SF    22.91 AC    997,959 SF    18 days On Market

### For Sale

Price \$4,400,000  
Price/AC \$192,056  
Price/SF \$4.41  
Sale Type Investment or Owner User  
Status Active

On Market 18 Days  
Last Updated Jan 3, 2022  
[Update](#)

### Land

Type 2 Star Industrial Land  
Location Suburban

Land AC - Gross 22.91 AC    Land SF - Gross 997,960 SF  
Land AC - Net 13.00 AC    Land SF - Net 566,280 SF  
Topography Level    No. of Lots 1

On Sites Previously developed lot  
Off Sites Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water

Current Use Five Freestanding Buildings  
Improvements New roof and fully remodeled over 2600 SF Main Of  
Proposed Use Commercial, Contractor Storage Yard, Distribution, Industrial, Industrial Park, Recycling Center, Warehouse

Parcel 126054009253, 1266054009015

Taxes \$0.00/SF (2021)

Walk Score® Car-Dependent (1)

### Sale Highlights

- Fabrication and Manufacturing/Assembly/ 2 -Ten ( 10 ) Ton Cranes
- Great Location for logistics / Near I-35 & FM-4 , Chisholm Trail Parkway
- Private Location
- Industrial/Flex Space
- Five Free Standing Metal Buildings
- Heavy Three Phase Power

### Sale Notes

Amazing Investment Opportunity! Great Location! Amazing property for sale! This property can be used for many variations of industrial development, construction, office, warehouse and other uses. Quality of Construction and Buildings are Average to Good and are in great condition. The subject property is improved with two office buildings of masonry construction and six office or warehouse construction buildings of metal construction totaling 43,615 SF and is owner occupied. The subject site totals 22.91-acres 997,960 SF Buyer to Verify and purchase New survey. This property is in great proximity to Dallas Fort Worth Airport, Love Field, Alliance Airport and major state highways for logistics and shipping. Set up a tour today! Seller will consider half down and owner financing the remainder of the note.

Brick Office/HVAC Building -----2,677 SF

Metal Building #1 Total -----17,209 SF

Warehouse Area -----15,190 SF

1st Floor Office Area-----810 SF

2nd Floor Office Area -----1,209 SF

Metal Building #2 Total -----6,043 SF

Warehouse Area -----5,078 SF

1st Floor Office Area -----202 SF

2nd Floor Office Area -----763 SF

Metal Building #3 Total ----- 1,600 SF

Metal Building #4 Total -----8,100 SF

Warehouse Area -----7,820 SF

Office Area -----280 SF

Metal Building #4 Total -----3400 SF

Metal Building #5 Total -----3400 SF

Metal Office/HVAC Building #6 Total-----1,586 SF

Gross Building Area SF -----43,615 SF

This property can be used for many variations of industrial development, construction, office, warehouse and other uses.

The low costs of doing business in The Metroplex and the affordability of housing is one reason this property is of great value and will be an asset to your company and it's growth!

This property is in great proximity of Dallas/ Fort Worth International Airport, Dallas Love Filed, Alliance Airport, through its great access to State Highway 121, Chisholm Trail Parkway.

### Assessment

#### 2021 Assessment

Improvements \$163,825  
Land \$11,628    \$0.20/SF  
Total Value \$175,453

### Demographics

	1 mile	3 miles
Population	364	2,887
Households	134	1,054
Median Age	44.90	42.70
Median HH Income	\$103,409	\$91,742
Daytime Employees	140	706
Population Growth '21 - '26	▲ 6.04%	▲ 6.34%
Household Growth '21 - '26	▲ 5.97%	▲ 6.74%

### Traffic

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
Co Rd 312B	Co Rd 312 SW	521	2018	0.62 mi
Co Rd 417	Co Rd 309 SE	545	2018	0.91 mi
Co Rd 312	E FM 4 SW	454	2018	1.16 mi
E FM 4	FM 2415 NW	3,314	2020	1.16 mi
E FM 4	FM 4 NW	3,100	2017	1.40 mi
FM 2415	Co Rd 425 W	1,100	2017	1.42 mi
Co Rd 415	E FM 4 SW	186	2018	1.44 mi
FM 2415	Co Rd 425 W	1,193	2020	1.49 mi
Co Rd 423	Co Rd 421 NE	226	2018	1.55 mi
Co Rd 423	Co Rd 310 NW	533	2018	1.62 mi

Made with TrafficMetrix® Products

### Documents

- 4301 County Road 312B Information about...
- 4301 County Road 312B ESA II Report, A...
- 4301 County Road 312b Commercial Prop...

## Sale Contacts

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### **Lane Farr**

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## Income & Expenses

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<b>Expenses</b>	2021	Per AC
Taxes	\$3,594	\$156.87

Source: CoStar Research