



1440 Kilpatrick Court





Strategic North Cleburne Land & Improvement Opportunity

9+ Acres

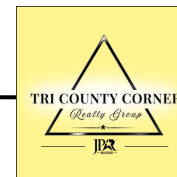
14,850 SF Facility

Therree Parcels

City Utilities

Near U.S. 67 & Chisholm Trail Parkway (SH 121)

Tri County Corner Realty Group - JPAR



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CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared for informational purposes only and is intended to assist prospective purchasers in evaluating the property. The information contained herein has been obtained from sources believed to be reliable; however, Tri County Corner Realty Group and the Seller make no representation or warranty, expressed or implied, as to its accuracy or completeness.

Prospective purchasers should conduct their own independent investigation and verification of all information material to their intended use of the property, including acreage, site count, utilities, income and expenses, zoning, permitting, development capacity and permitted uses.

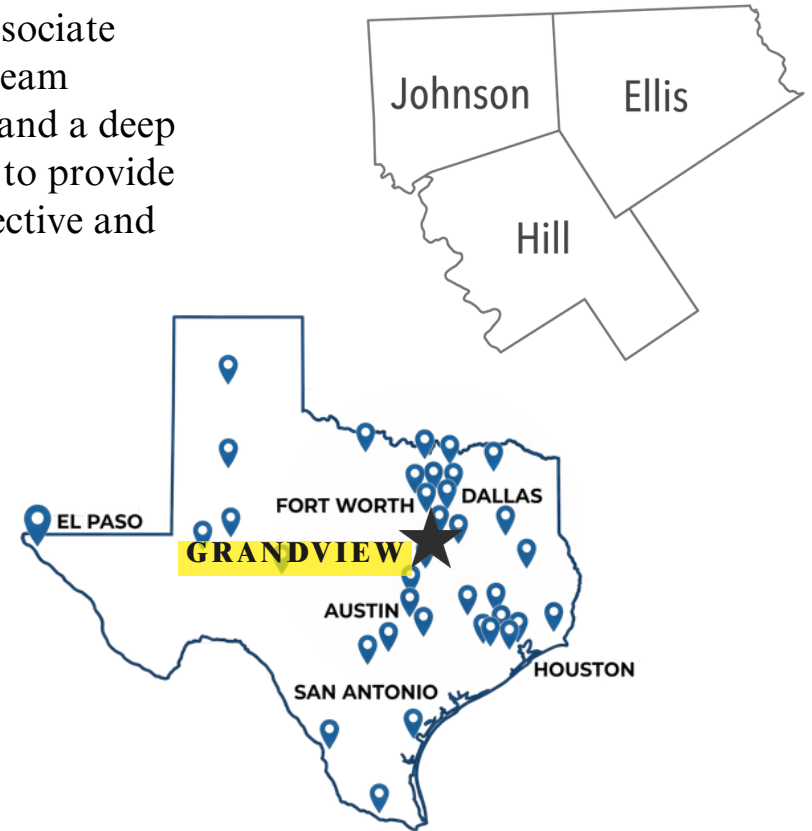
Tri County Corner Realty Group - JPAR Grandview



Tri County Corner Realty Group serves Johnson, Hill and Ellis counties and the surrounding North Texas region. Our local presence gives us firsthand knowledge of the communities, growth corridors and opportunities that shape this market. Led by Darla Dudley, Associate Broker, with more than 35 years of real estate experience, our team brings decades of market knowledge, established relationships and a deep understanding of the areas we serve. That experience allows us to provide clients with informed guidance rooted in both long-term perspective and current market activity.

POWERED BY JPAR

Our affiliation with JPAR connects that local expertise to the resources of an established, full-service brokerage built around productivity, service, technology and professional support. JPAR maintains offices throughout Texas, including the Dallas-Fort Worth Metroplex, Austin, Houston, San Antonio, Waco, Cleburne, Midland, Lubbock, Corpus Christi, El Paso and additional markets across the state.



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DEEP ROOTS IN OUR COMMUNITIES.



BROKERAGE STRENGTH.
RESOURCES THAT MAKE A DIFFERENCE.



CLIENT FOCUSED.
RELATIONSHIPS BUILT ON TRUST.



Executive Summary



1440 Kilpatrick Court is a substantial land and improvement opportunity consisting of approximately **9.108 ac** a **14,850-square-foot existing facility** in North Cleburne, Texas.

Currently utilized as a church campus, the property combines an established institutional facility with significant surrounding acreage, three parcels and existing city utilities. The improvements were **constructed in 2008** according to public records and feature metal construction and a metal roof.

The property's location is a central component of the opportunity. Positioned just off Nolan River Road with convenient access to **U.S. Highway 67 and Chisholm Trail Parkway (SH 121)**, the property lies within an area experiencing continued residential, employment and commercial development. Nearby development includes the Amazon facility, new residential subdivisions, educational facilities and other expanding activity within the North Cleburne corridor.

The existing campus provides an **immediate opportunity for continued religious or institutional occupancy**. The property was designed for public assembly and incorporates substantial life-safety and security considerations associated with accommodating congregations, families and children. Safety features include: fire-alarm, fire-sprinkler system, multiple emergency exits, and a secondary stairwell providing direct exterior egress from the second floor. The facility includes: 5 bathrooms, 4 offices with an additional 5+ offices or classrooms, large kitchen with social/dining zone, large enclosed pantry, enormous sanctuary, private viewing area, additional flex or classroom space upstairs. Outside there is a playground, many ac units to service the facility, storage sheds and a stormwater detention/retention pond. Subject to **applicable zoning** and governmental approvals, prospective purchasers may also evaluate the property for educational, daycare, nonprofit, community, event or other adaptive-use concepts.

For an owner-user, institution, investor or developer, 1440 Kilpatrick Court represents an opportunity to acquire a **sizable** North Cleburne property with existing improvements while retaining meaningful flexibility for its future use.

ACQUISITION OPPORTUNITY



Existing Facility + Significant Acreage

1440 Kilpatrick Court offers an existing 14,850-square-foot facility positioned on approximately 9.108 acres with city water, city sewer and connected electricity.

The property is currently configured for religious/institutional use, providing an opportunity for an organization seeking an established campus while preserving substantial surrounding acreage for future plans.

Flexible Future Potential

The three-parcel configuration, existing improvements and available acreage may provide multiple paths forward. Prospective purchasers may evaluate continued institutional use, expansion, adaptive reuse or redevelopment based upon their individual objectives and subject to zoning and governmental approvals.

Contact Darla Dudley or Misty Lane Hayre to schedule a private property tour or request additional available property information.

Property Improvements & Amenities



14,850 SF Facility

Approximately 14,850 SF metal building constructed in 2008 with slab foundation and metal roof.

Large Sanctuary / Assembly Space

Spacious clear-span assembly area with high ceilings, raised stage, lighting, sound and projection equipment.

Finished Interior Areas

Lobby, hallways, restrooms and multiple finished rooms support administrative, classroom and group uses.

Covered Main Entrance

Large covered entry and drop-off area with direct access to the main lobby.

Parking & Circulation

Paved, gravel and open parking areas with accessible spaces and multiple points of building access.

Detached Storage Building

Separate metal storage structure with overhead roll-up door for equipment and maintenance use.

Outdoor Playground

Existing playground area adds flexibility for children's, educational or institutional users.

9.108 Acres

Significant open acreage surrounds the existing facility, providing room for expansion or future development, subject to approvals.





Area Overview



Cleburne is the county seat of Johnson County and is experiencing significant population and economic growth along the southern edge of the Dallas–Fort Worth Metroplex. Cleburne's population is estimated at 39,942 in 2025, representing 27.7% growth from the 2020 estimate base.

Johnson County has experienced similar growth, reaching an estimated 218,048 residents in 2025, a 21.1% increase from the 2020 estimate base. The county's median household income is approximately \$84,859.

Cleburne benefits from direct regional connectivity through Chisholm Trail Parkway (SH 121) and U.S. 67. The City identifies downtown Fort Worth as approximately 25 minutes away via Chisholm Trail Parkway and downtown Dallas as less than an hour away.

Economic development continues throughout the area, highlighted by Amazon's approximately 1.7-million-square-foot Cleburne facility, representing an estimated \$200 million investment and 800–1,000 expected jobs. Combined with continued residential and commercial development, these investments reinforce Cleburne's position as a growing DFW-area market.

CLEBURNE/JOHNSON COUNTY DEMOGRAPHICS	
Cleburne 2020 Population	31,275
Cleburne 2025 Population	39,942
Population Growth	+27.7%
Johnson County 2025 Population	218,048
Johnson County Population Growth	+21.1%
JC Median Household Income	\$84,859

GROWTH & ECONOMIC DRIVERS	IMPACT
Amazon Facility	1.7M SF / \$200M Investment
Amazon Employment	800–1,000 Expected Jobs
Chisholm Trail Parkway	DFW Connectivity
Residential Development	9,244 Entitled Lots*



amazon



Fort Worth



Glen Rose



State Hwy 67 to Dallas

Chisholm Trail Pkwy

To Nolan River RD



Kilpatrick Entrance

Cleburne Regional
Airport .5 miles away



Area Overview



TRANSPORTATION & DEVELOPMENT

- 1 Chisholm Trail Parkway / SH 121
~1.2 miles
- 2 U.S. Highway 67
~0.3 miles
- 3 Cleburne Regional Airport
~0.5 miles
- 4 Amazon Facility
~2.6 miles
- 5 North Cleburne Residential Development
~0.5 – 2 miles



RETAIL / COMMUNITY

- 1 Walmart Supercenter
~2.2 miles
- 2 H-E-B
~2.6 miles
- 3 ALDI
~1.8 miles
- 4 Cleburne High School / Athletic Complex
~2.2 miles
- 5 The Depot / Cleburne Railroaders
~2.7 miles
- 6 Historic Downtown Cleburne
~2.6 miles



SUBJECT PROPERTY
1440 Kilpatrick Court
Cleburne, TX 76033

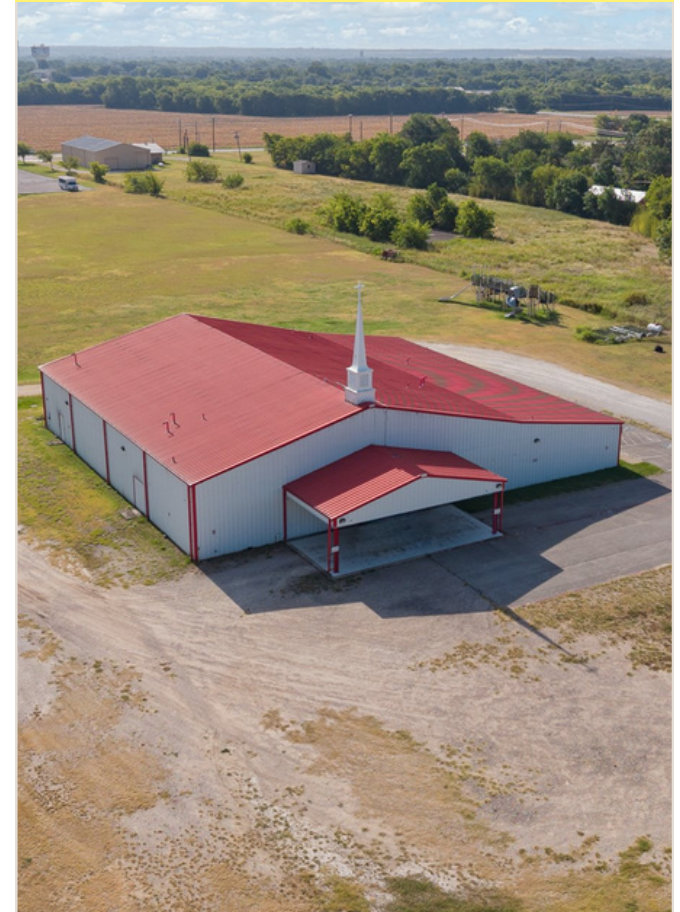


Property Details



Street Address	1440 Kilpatrick Court
City, State	Cleburne, TX 76033
County	Johnson County
Property Type	Religious / Institutional
Existing Use	Church Campus
Building Size	Approx. 14,000 SF
Total Acreage	Approx. 9.11 Acres
Parcels	3 Parcels
Construction	Metal Building
Site Improvements	Covered Entry, Paved Parking & Drives
Additional Improvements	Storage Building & Playground
Interior Improvements	Sanctuary, Offices / Classrooms & Support Areas

PROPERTY PHOTO



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Cleburne, TX | Johnson County



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