

117 Acres Cleburne Industrial Land For Sale

Cleburne is an industrial friendly city. Tax and other incentives available.

Location:	NWC of County Rd. 1022 and County Rd. 901 (Vaughn Rd.)
Area:	Heavy concentration of manufacturing and industrial businesses
Land:	117 acres
Utilities:	At or very near site
Improvements:	None
Zoning:	M-2 Heavy Industrial
Frontage:	2,164 feet on County Rd. 1022 1,860 feet on County Rd. 901 (Vaughn Rd.)

Nearby businesses include Rubbermaid, James Hardie Building Products, Wal-Mart Distribution, & Johns Manville International.

Bill Tinsley
Bill Ellis
Ellis & Tinsley, Inc.
817-737-5000
btinsley@ellis-tinsley.com

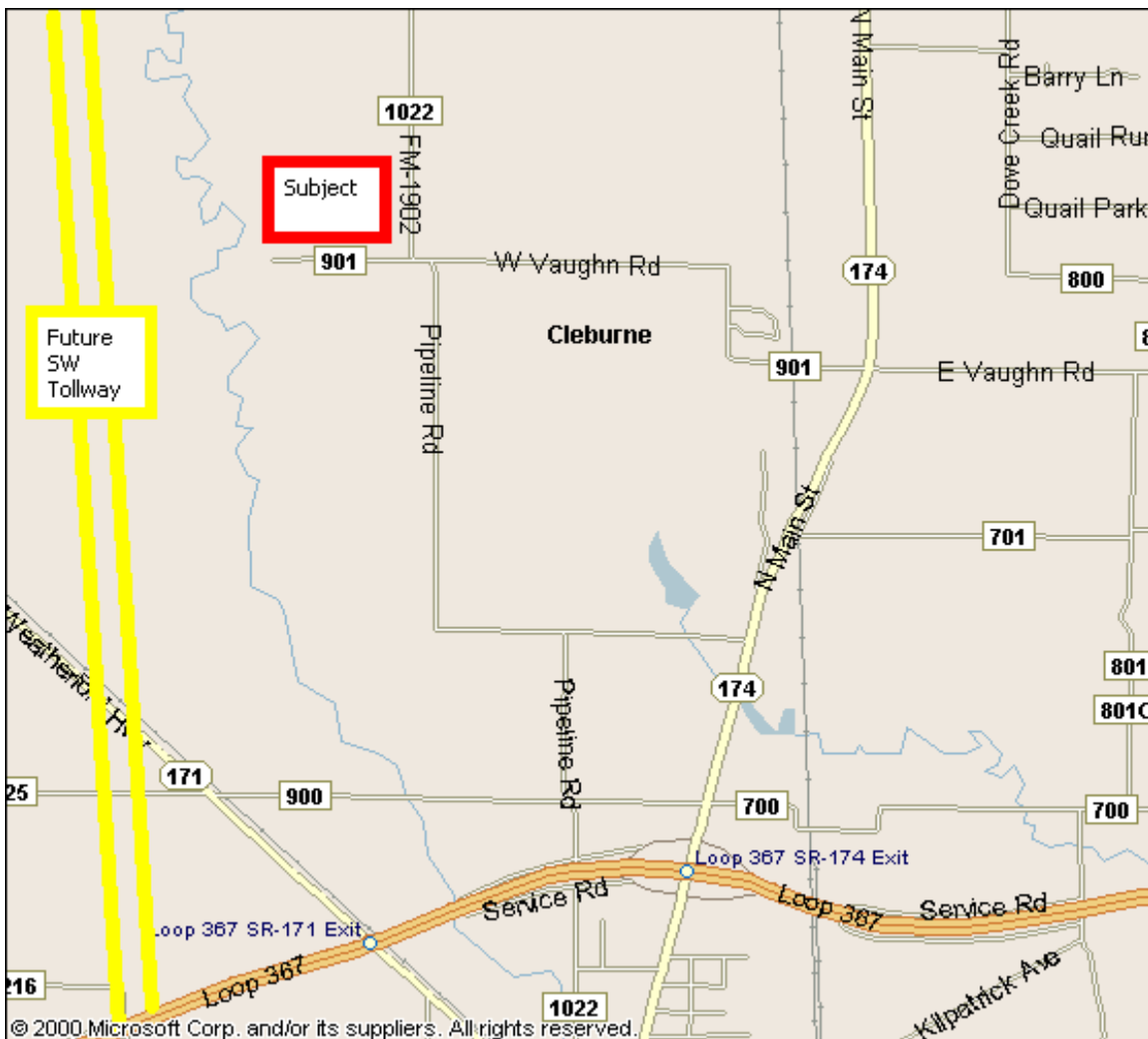
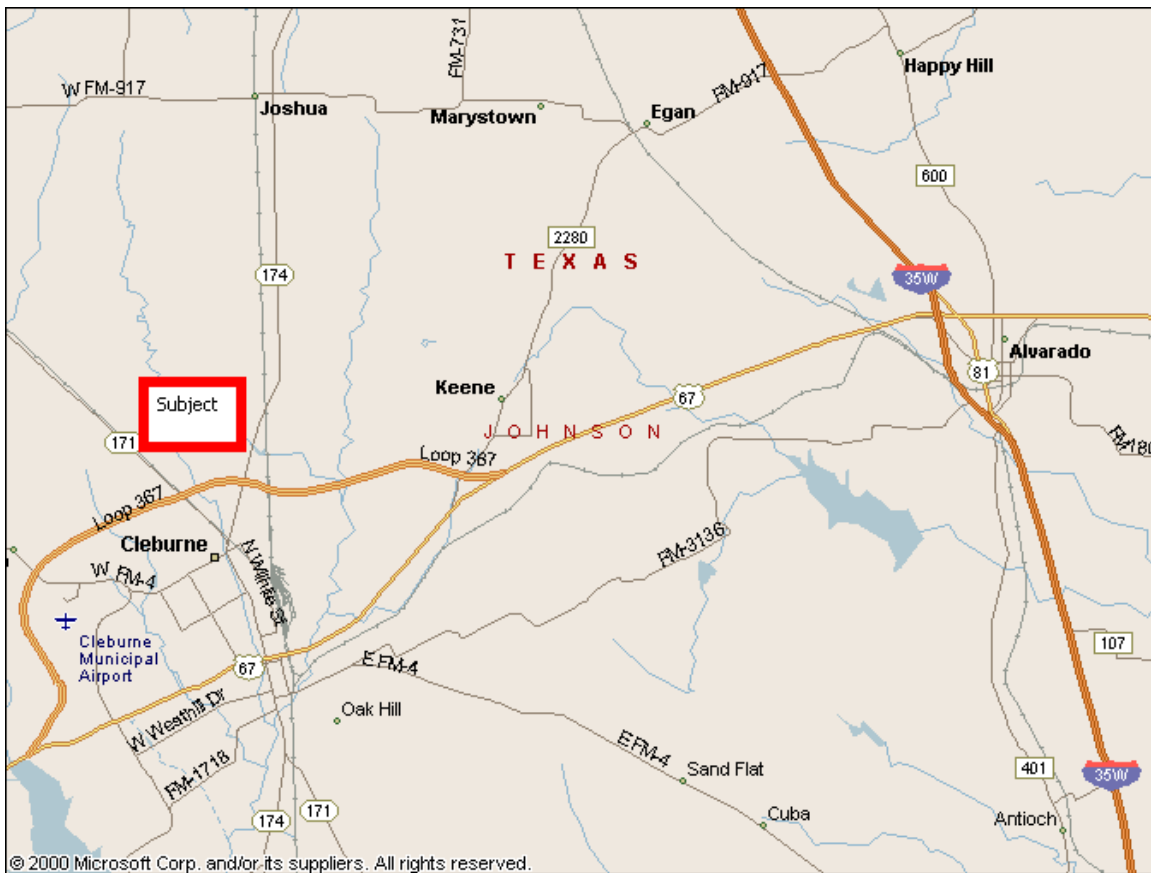
The information furnished in this package is from sources deemed reliable, but is not guaranteed by Ellis & Tinsley, Inc., and is subject to change in price, correction, errors and omissions prior sale or withdrawal without notice. Ellis & Tinsley, Inc. has not inspected or investigated this property for potential environmental problems. A licensed real estate broker owns an undivided interest in this property



Cleburne, Texas is an aggressive manufacturing and distribution city.
Existing manufacturers and distributors include:

- | | |
|--|-------------------|
| Wal-Mart Distribution Center | 350-400 employees |
| John's Manville International (Schuller) | 400 employees |
| RubberMaid | 370 employees |
| James Hardie Building Products | 207 employees |
| Technical Chemical Company | 125 employees |

as well as: Air Liquide, Style Rite, Supreme Corp., Unifix (National Gypsum)



Cleburne Area Business Incentives

Property Tax Abatement

Percent of Value to Be abated	Capital Cost	OR	New Full Time Jobs Created	Maximum Years of Abatement
25%	\$250,000 - \$999,999		0-25	1
25%	1,000,000 - 2,500,000		26-50	2
30%	2,500,001 - 5,000,000		51-75	2
35%	5,000,001 - 10,000,000		76-100	3
40%	10,000,001 - 20,000,000		101-125	5
45%	20,000,001 - 35,000,000		126-150	5
50%	35,000,001 - 50,000,000		151-175	7
55%	50,000,001 - 65,000,000		176-200	8
60%	65,000,001 - 80,000,000		201-225	9
75%	80,000,001 & over		226 & over	10

Texas Enterprise Zone Program

Enterprise projects may receive up to \$1.25 million in refunds of state sales and use taxes at a rate of \$2,000 for each new, permanent job created. The maximum refund is \$250,000 per year for 5 years based on taxes paid on the purchase of machinery, equipment and building materials for the use by the business in the zone.

Enterprise projects and businesses not designated as enterprise projects but located in a zone may be eligible for regulatory relief and other incentives not available throughout the community. They may include property tax abatement, refund of local sales and use taxes, removal of regulatory barriers and reduced utility rates among others.

Proposed Property Layout If Sold In Tracts
This Layout Can Be Adjusted To Fit Your Need

