

Industrial Land • FOR SALE

4500 CR 317 ALVARADO, TX 76009

±5.00 ACRES • HEAVY INDUSTRIAL • KEENE INDUSTRIAL PARK



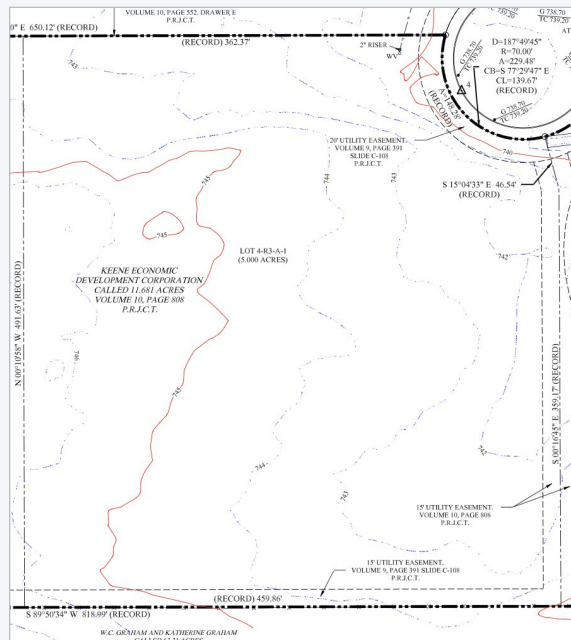
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LAND

LAND + BUILDING PACKAGE

Pad-ready site with completed studies and a PE-stamped, crane-capable building package available.



Survey excerpt (left) and site aerial (right). Boundary approximate — see survey for accuracy.

PROPERTY FEATURES

- ±5.00 acres · Lot 4R3A1, Keene Industrial Park
- Heavy Industrial zoning, City of Keene*
- Cleared, gently sloping site
- Concrete cul-de-sac access on CR 317
- Existing 6" water supply and sewer access at the cul-de-sac (per site plan)
- Platted utility easements; telecom pedestal at cul-de-sac (per survey)
- Phase 1 ESA, site, grading and drainage plans complete (per Seller)
- Optional PE-stamped building package: ±13,025 SF
 - 10-ton freestanding crane building, 85' × 125'
 - Support/office building, 50' × 48'
- Adjoining ±11.68-acre tract (KEDC)
- Rail corridor borders the park

*Buyer to verify zoning and permitted uses with the City of Keene.

INVESTMENT OVERVIEW

4500 CR 317 gives an owner-user or investor a heavy industrial site where the slow, costly front end of development is already done (per Seller): Phase 1 ESA, site, grading and drainage plans, survey, and Texas PE-stamped plans for a crane-capable metal building package. The lot sits at the concrete cul-de-sac of CR 317, beside an operating multi-tenant industrial facility, on the US 67 corridor ±5 miles from Cleburne and ±7 miles from I-35W at Alvarado. Capital is arriving around it — Amazon's ±1.7M SF Cleburne facility and Metalplate Galvanizing's new Keene plant among them — so a buyer can establish operations as the corridor builds out.

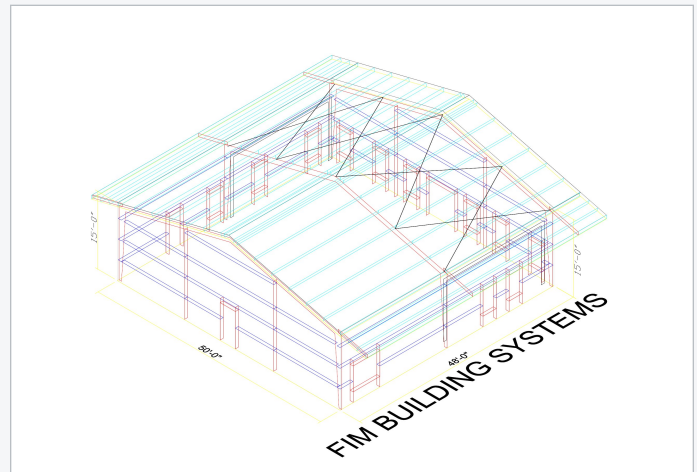
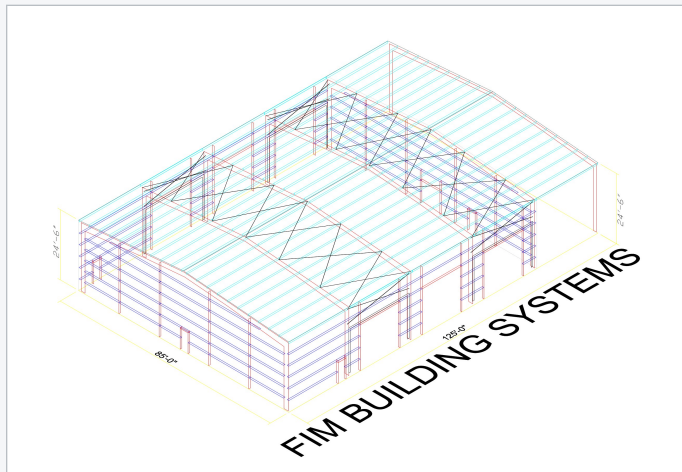


OFFERING OPTIONS

OPTION A	Land only ±5.00 acres
OPTION B	Land + building package, studies & plans ±13,025 SF of PE-stamped building design

INVESTMENT HIGHLIGHTS

- **Speed to occupancy.** Environmental, survey, civil and structural design are complete (per Seller); the remaining path is permitting, sitework and erection.
- **Lower predevelopment risk.** Phase 1 ESA, site/grading/drainage plans, survey and stamped building engineering are in hand for a buyer's review — design cost and uncertainty largely removed.
- **Scarce specification.** 10-ton freespan crane with a 79-ft crane span at 18'-6" rail elevation — hard to find in a building of this size.
- **Built to grow.** Expandable endwall framing is detailed in the plans, and the adjoining ±11.68-acre tract is owned by the Keene Economic Development Corporation.
- **Momentum at the site.** Metalplate Galvanizing broke ground in Keene in May 2026, and the City is recruiting manufacturers into this industrial park (Aug. 2026).
- **Growth market.** Johnson County grew ≈ 21% from 2020 to 2025 (est.).



Building 1 (left) and Building 2 (right) — isometrics from the FIM Building Systems approval drawings.

BUILDING PACKAGE • PE-STAMPED APPROVAL DRAWINGS (PER PLANS)

BUILDING 1	±10,625 SF	Crane-capable shop / warehouse 85' × 125' · 24'-6" eave · 1:12 roof slope 10-ton freespan crane (per Seller) · 79' crane span at 18'-6" rail elevation (per plans) Expandable endwall framing · multiple framed sidewall openings
BUILDING 2	±2,400 SF	Support / office building 50' × 48' · 15' eave · 3:12 roof slope Eave extension / canopy elements · expandable endwall framing
BOTH	±13,025 SF	Combined engineered building area 26-ga PBR panels — Steel Gray roof, Ash Gray walls Designed to IBC 2015 · 115-mph basic wind speed · Exposure C

COMPLETED PREDEVELOPMENT (PER SELLER)

- Phase 1 Environmental Site Assessment
- Site plan
- Grading plan
- Drainage plan
- Boundary & topographic survey (5.000 ac)
- Engineered, PE-stamped building plans

WHY IT MATTERS TO A BUYER

Site selection, environmental screening, survey, civil design and building engineering are the slowest, least predictable phases of an industrial project. Here they are done, cutting months from the timeline. The crane building answers a need fabricators, machine shops and equipment-service users struggle to fill, and the expandable endwalls let the building grow with the business.

Plans are engineering approval drawings (FIM Building Systems; PE stamp dated 2-14-2020). Building package scope, current status and conveyance terms to be confirmed with Seller; dimensions are nominal per plans.

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4500 CR 317



CONCEPTUAL RENDERING • LAND + BUILDING PACKAGE

CONCEPTUAL RENDERING — FOR ILLUSTRATION ONLY



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Artist's conceptual renderings of the potential buildings once constructed — not photographs of existing improvements. The site is currently vacant land. Building design, site layout, paving, fencing, landscaping, finishes, outdoor storage, vehicles and lot lines shown are illustrative only and may differ from the engineered plans and from what is ultimately built.



RECENT INDUSTRIAL INVESTMENT NEAR THE PROPERTY

2018	La Moderna / Interamerican Foods \$50M, 150,000-SF first U.S. plant and HQ; the company cited area rail access among its reasons.	CLEBURNE • ±5 MI
2023	917 Industrial Park expansion ±700,000 SF of new multi-tenant office/warehouse space near I-35W, US 287 and US 67.	ALVARADO • ±7 MI
2024	Amazon Construction began Nov. 2024 on a ±1.7M-SF operations facility; ±\$200M investment, est. 800–1,000 jobs.	CLEBURNE • ±5 MI
2025	Terra CO2 / Asher Materials Broke ground Dec. 2025 on a low-carbon cementitious materials plant; 240,000-ton annual capacity.	CLEBURNE • ±5 MI
2026	Metalplate Galvanizing Broke ground May 2026 on a hot-dip galvanizing plant, ±60-acre development (per Seller); 50+ initial jobs, potential for several hundred.	KEENE • NEAR THE PROPERTY
2026	City of Keene Recruiting manufacturers to the park; two facilities reported under consideration, hundreds of jobs anticipated.	THIS INDUSTRIAL PARK

GROWTH & ACCESS

Johnson County pop.	179,927 (2020)
	±218,048 (2025 est.)
Five-year growth	≈ +21%
Cleburne via US 67	±5 miles west
I-35W at Alvarado	±7 miles east
Fort Worth	Chisholm Trail Pkwy / I-35W

MAJOR AREA EMPLOYERS

- Cleburne: Walmart Distribution Center (±940 jobs), Johns Manville, James Hardie, Wabash National, SACHEM, Greenbrier Rail Services, Technical Chemical
- Alvarado: Sabre Industries and I-35W logistics operators
- Regional (US 67 east, Midlothian): Google data center campus, Gerdau steel (1,000+ jobs), Target 1.35M-SF DC



The CR 317 cul-de-sac and site frontage, viewed from above the adjacent facility.

WHO THIS SITE SERVES

Manufacturers & fabricators	Machine shops, metal fabrication, welding and equipment builders. The 10-ton crane building is purpose-matched, and Metalplate's new galvanizing plant strengthens the local metals base.
Distribution & logistics support	Delivery contractors, trucking, pallet/packaging and maintenance vendors serving the corridor's distribution anchors.
Industrial outdoor storage (IOS)	Contractor laydown, equipment rental/repair, fleet and trailer parking — heavy industrial land that accommodates yard use is scarce.
Construction trades & materials	HVAC, electrical, plumbing and roofing contractors needing shop-plus-yard to serve the region's residential growth.
Investors & flex developers	The occupied multi-tenant building next door is proof of concept for small-bay industrial in this park.

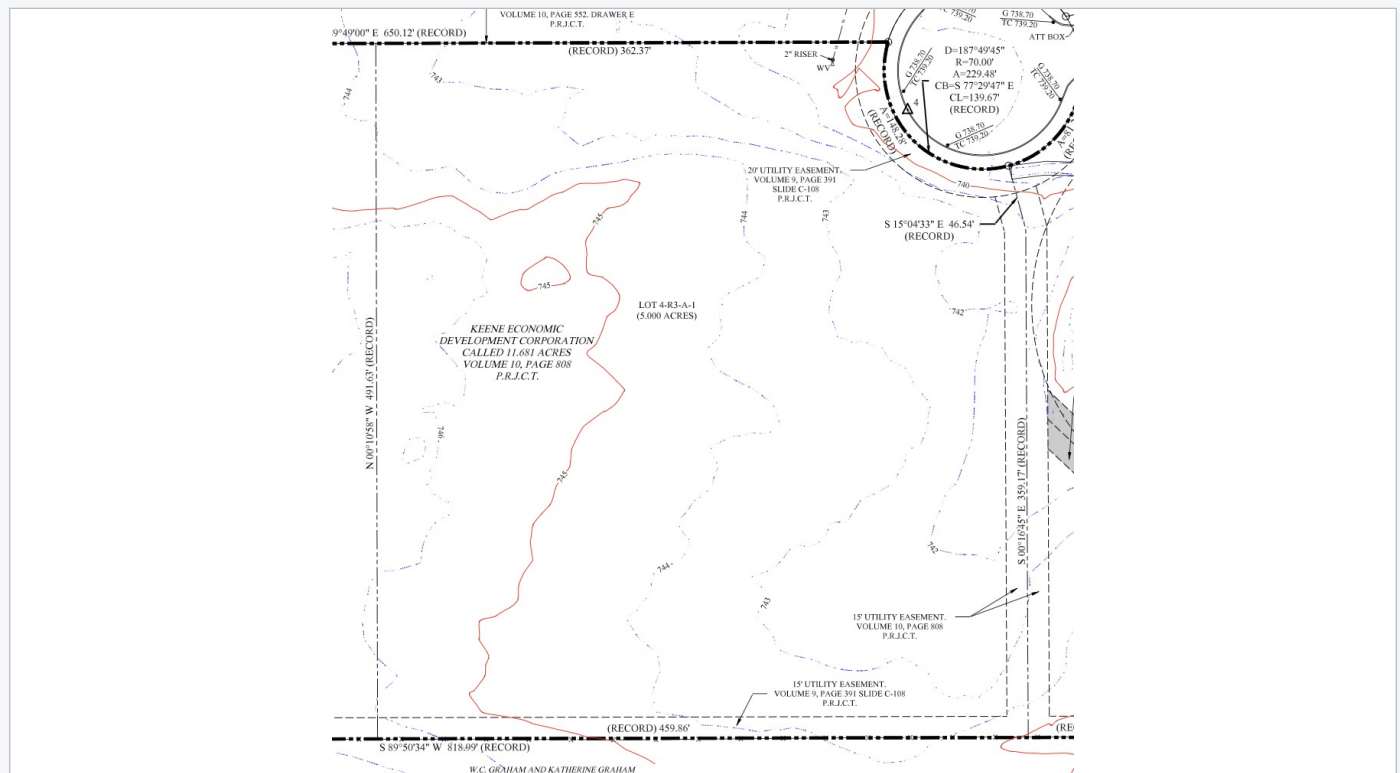
ROOM TO GROW

Both buildings are detailed with expandable endwall framing, so the plant can lengthen as the business grows (per plans). Beyond the lot line, the adjoining ±11.68-acre tract (per survey) is owned by the Keene Economic Development Corporation — the same entity working to bring manufacturers and jobs into this park. Any acquisition of adjacent land would be a separate negotiation with its owner; inquire with broker.



PROPERTY DETAILS

Address	4500 CR 317, Alvarado, TX 76009
Location	City of Keene, Johnson County, Texas
Legal description	Lot 4R3A1, Keene Industrial Park
Tax / parcel ID	126-2378-01060 (alt. R000083445)
Land area	±5.00 acres (5.000 ac per survey)
Zoning	Heavy Industrial, City of Keene (buyer to verify)
Topography	Cleared, gently sloping; ±740–746 ft contours (per survey)
Frontage / access	Concrete cul-de-sac terminus of CR 317 (R = 70 ft, per survey)
Easements	Platted 15-ft and 20-ft utility easements (per survey)
Utilities	Existing 6" water supply and sewer access at the cul-de-sac (per site plan); telecom pedestal at cul-de-sac (per survey); buyer to verify capacities
School district	Alvarado ISD
2025 total tax	\$5,481.60
Taxing entities	Alvarado ISD, Johnson Co., City of Keene, Hill College, Lateral Road, Johnson Co. ESD #1
Current condition	Cleared and mowed; adjacent multi-tenant industrial in operation





FOR PLANS, STUDIES AND TOURS

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The information provided herein was obtained from sources deemed reliable, including public records, the property owner, engineering documents and third-party publications; however, no representation, warranty or guarantee, express or implied, is made as to its accuracy or completeness. Square footages and dimensions are nominal per plans; acreage is per survey; distances are approximate. Statements marked 'per Seller' were provided by the owner and have not been independently verified. Zoning, permitted uses, utility availability and capacity, building-package scope and status, and all other matters material to a purchase decision must be independently verified by the buyer and the buyer's advisors. Offering subject to prior sale, price change, correction or withdrawal without notice. Nothing herein is legal, engineering, environmental or tax advice.