
Robinson Branch Ranch

667 +/- Acres | Johnson County, TX

Listed at \$20,013,360



Robinson Branch Ranch

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Description:

Robinson Branch Ranch is a 667 +/- acre parcel situated in one of the most active development corridors in the Dallas-Fort Worth region. This property offers the kind of scale, visibility, and timing that serious developers and investors spend years looking for. The Property is everything a developer wants to underwrite: size, frontage, water, topography, and a location that does not require a leap of faith. The growth is documented, the infrastructure is funded, and the market is moving.

Johnson County is no longer on the periphery of the metroplex. It is the next chapter of it. Cleburne has emerged as one of the most watched cities in the region, attracting major employers, national homebuilders, mixed-use investment, and hundreds of millions of dollars in infrastructure commitment. This tract sits ahead of that wave, with the highway frontage to capture it and the acreage to absorb it. At 667 acres, Robinson Branch Ranch is large enough to accommodate a master-planned vision while remaining singular and irreplaceable as a land position this close to an active, growing city center.



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Nearby Development and Regional Growth:

The ranch sits at the epicenter of one of the most aggressive buildouts in the Dallas-Fort Worth region, anchored by the \$200 million, 1.7 million-square-foot operations center currently under construction in Cleburne, which is expected to generate up to 1,000 new jobs. Simultaneously, the North Texas Toll Authority is investing \$250 million into the Chisholm Trail Parkway from two to four lanes along a 13-mile stretch, which will end at its intersection with US Highway 67. In support of this growth wave, Johnson County has committed over \$10 million to water infrastructure expansion. The residential response has been active, with 62 builders across 195 new communities. A new data center is proposed 5 miles to the west of the property.

The Corridor is established, the infrastructure is funded, and the demand drivers are in place. Ground like this, with frontage, the acreage, and the location to absorb what is coming, does not come available often in a market moving this fast.



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Location:

The property sits just over 2.5 miles West of Cleburne on U.S. Highway 67, placing it squarely in the path of Westward growth while maintaining the open agricultural character that large-trace developers are seeking. Cleburne Proper, with its expanding retail, employment base, and municipal infrastructure, is just minutes away. Fort Worth is situated 32 miles north, Dallas 55 miles northeast, and Glen Rose 24 miles to the Southwest. Situated in central Johnson County, the tract benefits from a central position within one of the fastest growing counties in the DFW area.



What's nearby:

The surrounding region places Robinson Branch Ranch at the center of North Texas's most dynamic recreational and cultural offerings, within easy reach of the property. 15 minutes to the southeast, Cleburne State Park features a 116-acre lake that offers excellent fishing, hiking trails, and camping. Glen Rose, approximately 20 minutes southwest, is home to the Dinosaur Valley State Park with authentic dinosaur tracks. Fort Worth- the cultural heart of North Texas- delivers dining and entertainment, and the world-famous Fort Worth Stock Yards, just 35 minutes from the ranch gate.

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Water:

The Robinson Branch is the property's defining natural asset, winding through the central drainage with crystal-clear water flowing over limestone rock shelves and settling into natural pools. Fed by natural springs and seasonal runoff, the creek maintains year-round flow, a feature that separates this ranch from most in the region and speaks to the long-term health of the land. Deeper sections support an established bass fishery, and the creek corridor serves as a natural travel route for deer and other wildlife, making it as valuable to the hunter as it is to anyone who simply wants to spend time near good water.

Six strategically placed stock tanks are distributed across the property, providing consistent water sources for both wildlife and potential livestock operations through the seasons. A concrete low-water crossing connects the eastern and western portions of the ranch, keeping the property fully accessible regardless of recent rainfall and allowing for efficient movement of equipment and vehicles across the entire acreage.



Robinson Branch Ranch

667 +/- Acres | Rains County, TX

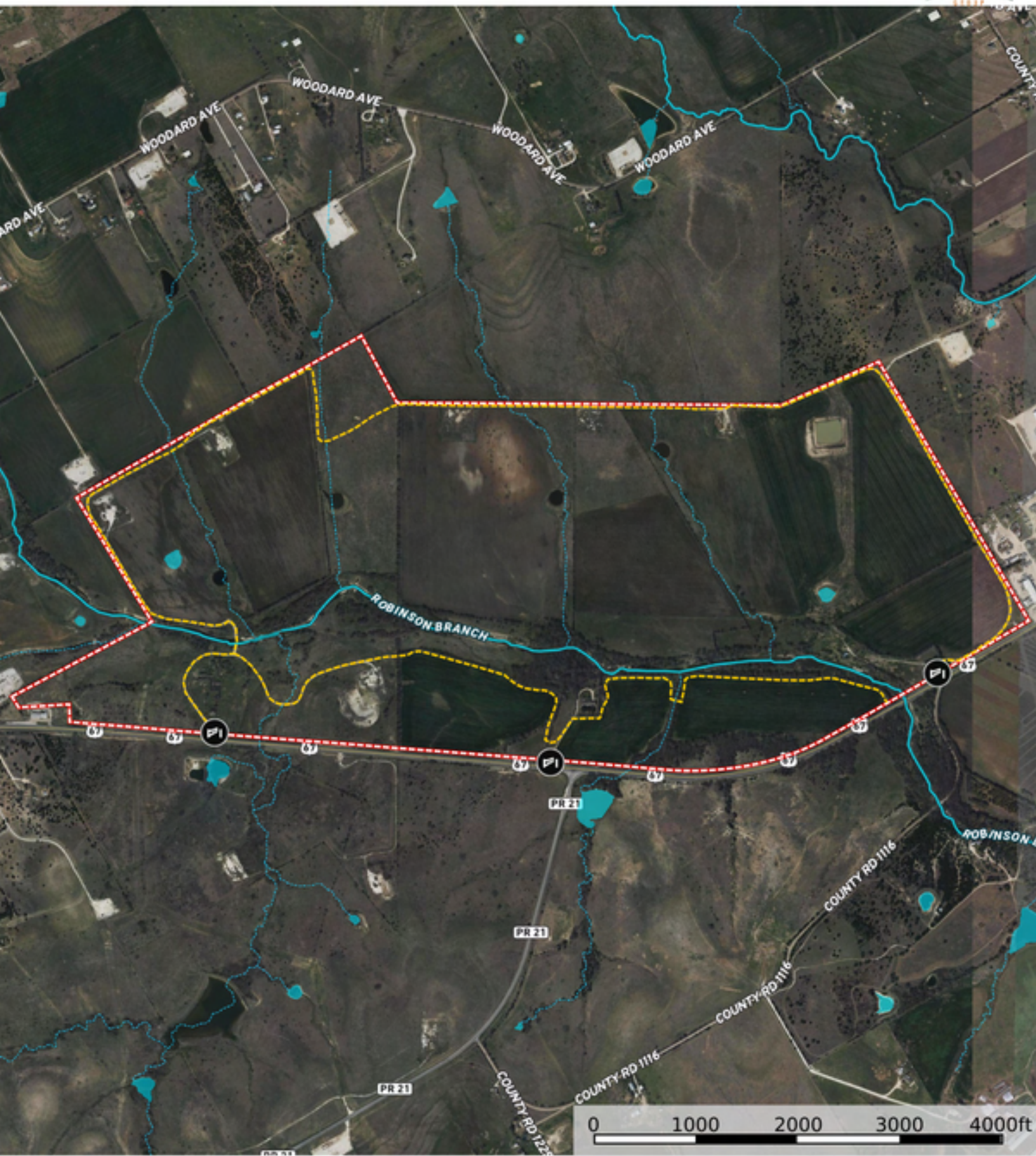
Land & topography:

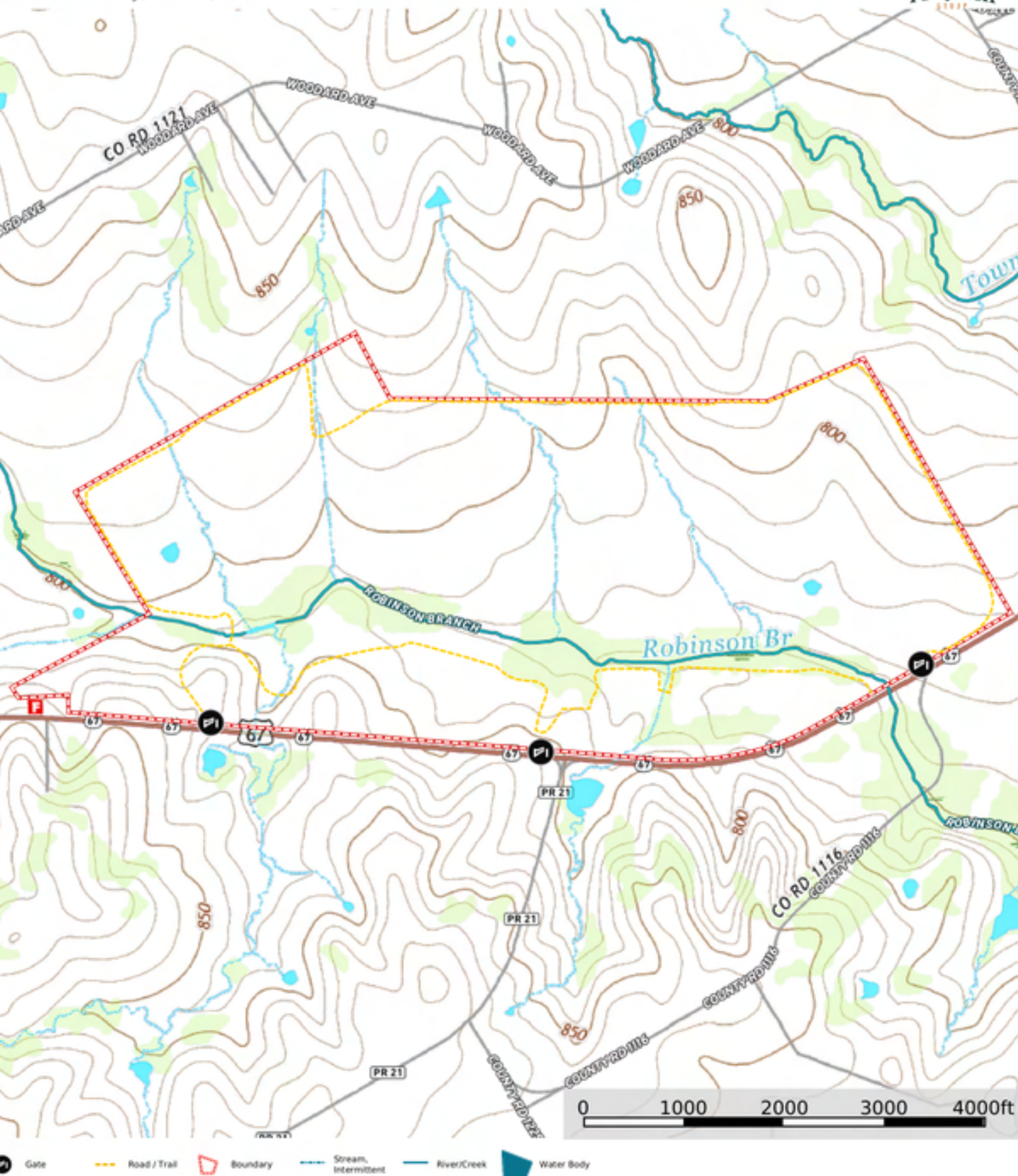
The property carries approximately 80 feet of elevation change, dropping from 840 feet at its high points down to 760 feet along the creek drainage. This gentle variation gives the land a rolling, textured character without compromising its open, workable nature, and the shifts in topography add visual appeal that walks and photographs well.

The majority of the tract is open ground, with eleven fields currently in corn production, reflecting the property's strong agricultural foundation and immediate income-producing potential. The existing farming operation gives a new owner flexibility to continue generating revenue while evaluating long-term management goals, whether maintaining row crop production, transitioning to pasture, or a combination of both.

A hardwood timber corridor lines the creek drainage, blending mature timber, open pockets, mesquite, and cedar along the water's edge. This transition from open field to wooded bottom creates natural edge cover and travel corridors that concentrate deer movement through the seasons, adding a layer of versatility that is difficult to find in a single tract.







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