

**103**  
**CONVEYOR DRIVE**  
**JOSHUA, TX 76058**



## RETAIL CENTER FOR SALE

NET LEASED INVESTMENT OPPORTUNITY



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# 01

**PROPERTY** SUMMARY

# PROPERTY SUMMARY

Fully leased, multi-tenant retail income property in the heart of Joshua, TX. The 5,829 square foot center is 100% occupied by four tenants with staggered lease expirations through 2030. The tenant mix includes a donut shop, nail salon, photography studio, and furniture retailer, a complement of neighborhood-serving uses with demonstrated staying power in the local market. Positioned along the high-traffic Highway 174 corridor, this asset offers the income stability of a fully occupied center in a growing suburban submarket at an accessible price point for private and 1031 exchange investors alike.

**\$753,475**

LIST PRICE

**5,829 SF**

BUILDING SIZE

**1.24 AC**

LOT SIZE

**1985**

YEAR BUILT

## PROPERTY HIGHLIGHTS

- » 100% Leased
- » Four (4) diversified tenants.
- » NNN leases with landlord responsible for the roof and structure
- » One tenant currently paying below-market rents, providing future income upside.
- » High-growth area: 400+ planned and active SF lots in Joshua and Burleson subdivisions.



# FINANCIAL SUMMARY

## PRICING SUMMARY

<b>Asking Price:</b>	\$753,475
<b>Cap Rate:</b>	7.25%
<b>Price PSF:</b>	\$129.26

## OPERATING EXPENSES

<b>Annual Property Insurance:</b>	\$3,645.98 (\$0.63 PSF)
<b>Annual Property Taxes:</b>	\$9,235.98 (\$1.58 PSF)
<b>Management Fee:</b>	\$2,893.90 (\$0.51 PSF)
<b>Total:</b>	<b>\$15,775.86 (\$2.71 PSF)</b>

SUITE	TENANT	SIZE (SF)	% OF BLDG	\$/SF/YR	ANNUAL RENT	LEASE START	LEASE END	ESCALATIONS		NOTES
								DATE	\$/SF/YR	
<b>A</b>	Sweet B's Donut Shop	829	14.22	\$13/NNN	\$10,777	05/15/2026	05/14/2029	05/15/2027 05/15/2028	\$13.39/NNN \$13.79/NNN	One 3-year option to extend at market rent.
<b>B</b>	Sunny's Nails	1,000	17.16	\$11/NNN	\$11,000	10/1/2024	09/30/2028	10/01/2026 10/01/2027	\$12.00/NNN \$13.00/NNN	
<b>C</b>	Photography Studio	1,000	17.16	\$12/NNN	\$12,000	08/15/2025	08/31/2028	9/01/2026 9/01/2027	\$12.48/NNN \$12.98/NNN	Electricity billed as a NNN expense with Suite D.
<b>D</b>	Affordable Furniture 1	3,000	51.47	\$6.95/NNN	\$20,850	07/02/2025	06/30/2030	07/02/2028 07/02/2029 07/02/2030	\$7.23/NNN \$7.51/NNN \$7.81/NNN	Electricity billed as a NNN expense with Suite C.
<b>TOTALS</b>		<b>5,829</b>			<b>\$54,627</b>					





# 02

**AERIALS & PHOTOS**



 BROADWAY ST | 25,252 VPD



 12TH STREET | 3,405 VPD



MOVING  
1488-478-8204

ALL-STATE FURNITURE



FAMILY DOLLAR



 BROADWAY ST | 25,252 VPD



 12TH STREET | 3,405 VPD



**D's Country Cafe RESTAURANT**  
Auto Wash  
BIG D'S AUTO SUPPLY  
DONUTS  
AVAILABLE 817-480-9411



# PROPERTY PHOTOS





# 03

**LOCATION** OVERVIEW

# JOSHUA TEXAS

Joshua offers investors a compelling way to capture the southward expansion of the Dallas-Fort Worth Metroplex from a growing Johnson County retail corridor. Located along State Highway 174 just south of Burleson, with convenient access to Chisholm Trail Parkway, Joshua combines regional connectivity with the affordability and small-town character that continue to attract new residents and businesses. As growth pushes south from Fort Worth, the city is evolving into a stronger neighborhood retail market supported by expanding rooftops, rising household counts, and increasing daily consumer traffic.

That growth is visible in Joshua's housing pipeline. The City of Joshua identifies more than 400 active and planned single-family lots across multiple subdivisions, while city leadership has also indicated roughly 250 new homes are expected in the near term. For neighborhood-serving retail, that expanding base of nearby households supports deeper demand for convenience, service, and daily-needs tenancy along Highway 174.

Joshua also benefits from existing mixed-use and multifamily development that already strengthens the corridor's customer base. Joshua Station, an established mixed-use development along Highway 174, includes Brookshire Grocery Company, the YMCA, inline retail, and the adjacent Ten 06 at Joshua Station apartment community, adding both destination traffic and residential density to the same trade corridor as the subject property. Combined with broader DFW population inflows and continued corridor investment, these fundamentals position Joshua as an increasingly attractive market for neighborhood retail investment and long-term appreciation.



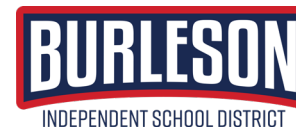
CLEBURNE INDEPENDENT  
SCHOOL DISTRICT



WALMART DISTRIBUTION  
CENTER



JOHNSON COUNTY  
GOVERNMENT



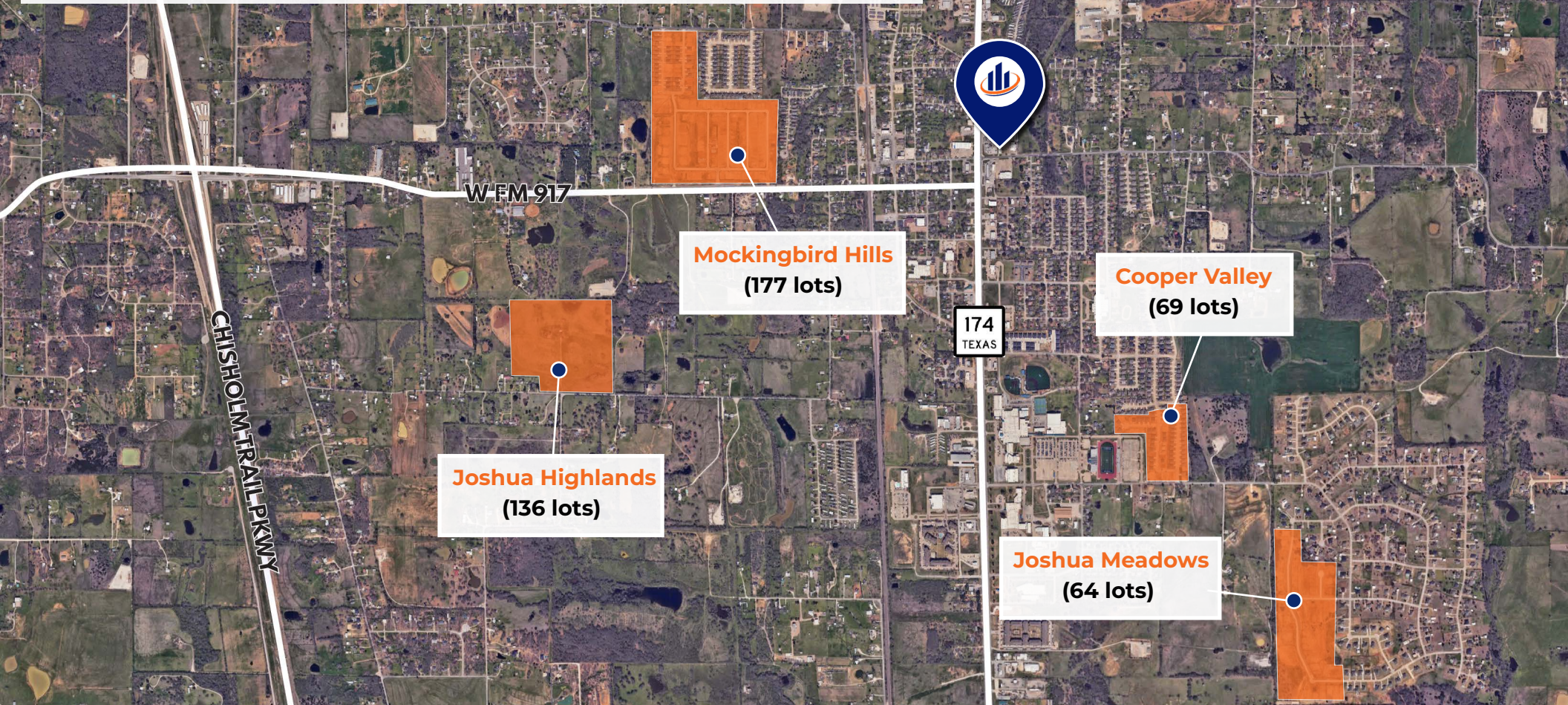
BURLESON  
INDEPENDENT SCHOOL  
DISTRICT

JOHNSON COUNTY MAJOR EMPLOYERS



# LOCATION HIGHLIGHTS

- » Located at Hwy 174 & 12th St, a central retail node positioned to serve Joshua's expanding residential base and daily commuter traffic along the city's primary commercial corridor.
- » Joshua's active and planned subdivisions include **Cooper Valley** (69 lots), **Mockingbird Hills** (177 lots), **Joshua Meadows Phases** (64 lots), and **Joshua Highlands** (136 lots in planning), representing more than 400 single-family lots within Joshua city limits.
- » City leadership expects approximately 250 new homes in the near term, with additional lot deliveries emerging in projects such as Mockingbird and Joshua Meadows.



 TARGET  
 THE HOME DEPOT  
 H-E-B  
 Wendy's  
 Chick-fil-A  
 HOME ZONE  
 WELLS FARGO  
 petco  
 crumbl cookies  
 Route Cafe  
 NOTHING bundt CAKES  
 CHASE  
 TORCHY'S TACOS

 Kroger  
 O'Reilly AUTO PARTS  
 CVS pharmacy  
 PANDA EXPRESS CHINESE KITCHEN  
 BURGER KING  
 goodwill  
 PANDA EXPRESS CHINESE KITCHEN  
 Firestone  
 THE CATCH  
 TOTAL POINT EMERGENCY CENTER  
 PREMIERE CINEMAS

CHISHOLM TRAIL PKWY

174 TEXAS

 JOSHUA North Joshua Elementary

 DOLLAR GENERAL  
 Chicken EXPRESS  
 SONIC

W FM 917

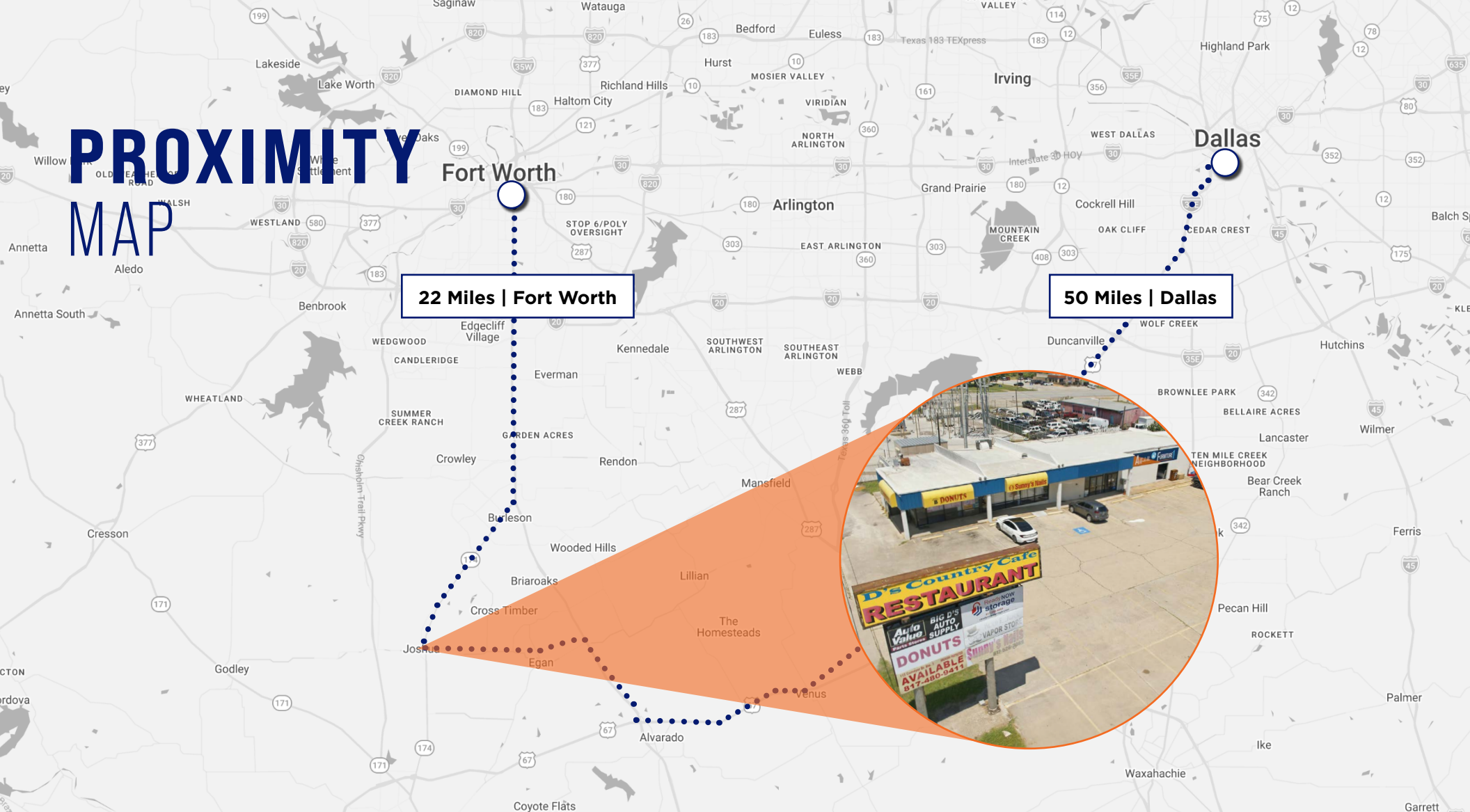
 Auto Zone  
 DOLLAR TREE  
 Domino's Pizza

 Brookshire's food & pharmacy  
 MCDONALD'S  
 the Y  
 BURGER KING  
 PANDA EXPRESS CHINESE KITCHEN

 JOSHUA Joshua High School

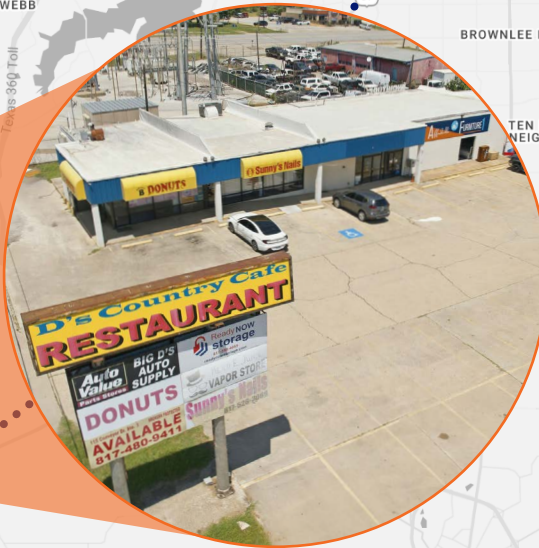
 JOSHUA New Horizon HS

# PROXIMITY MAP



22 Miles | Fort Worth

50 Miles | Dallas



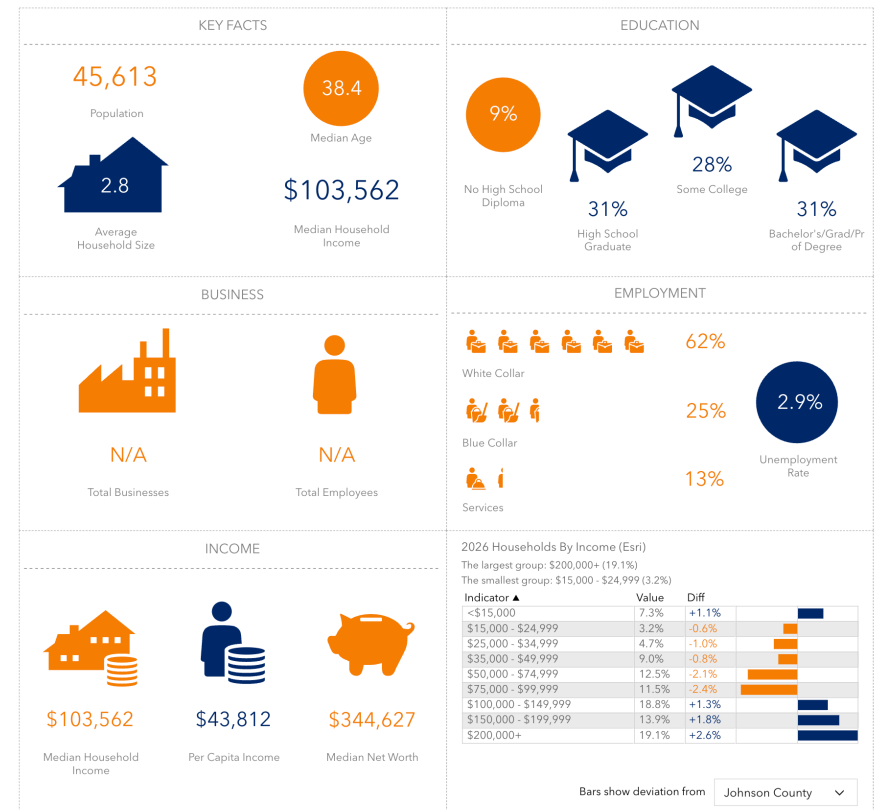
103 Conveyor Drive is strategically positioned in the heart of Joshua's established commercial corridor, offering convenient access to major transportation routes including State Highway 174 and Chisholm Trail Parkway, providing direct connectivity to the greater Fort Worth metro. Surrounded by a mix of retail, service, industrial, and residential development, the property benefits from strong local demand and a growing population in one of Joshua's fastest-expanding trade areas. Its central location, flexible commercial setting, and proximity to neighboring communities such as Burlison and Cleburne position the property to serve both local businesses and the broader regional market.



# DEMOGRAPHIC DATA

2026 Summary	1 MILE	3 MILE	5 MILE
<b>Population</b>	4,535	20,248	45,613
<b>Households</b>	1,607	7,187	16,150
<b>Families</b>	1,179	5,366	12,005
<b>Average HH Size</b>	2.82	2.81	2.81
<b>Owner Occupied Housing Units</b>	1,219	5,306	11,203
<b>Renter Occupied Housing Units</b>	388	1,881	4,947
<b>Median Age</b>	37.7	38.5	38.4
<b>Median HH Income</b>	\$87,742	\$99,893	\$103,562
<b>Average HH Income</b>	\$107,954	\$122,439	\$124,388
2031 Summary	1 MILE	3 MILE	5 MILE
<b>Population</b>	5,117	24,054	53,370
<b>Households</b>	1,827	8,570	18,928
<b>Families</b>	1,326	6,356	13,990
<b>Average HH Size</b>	2.80	2.80	2.81
<b>Owner Occupied Housing Units</b>	1,414	6,591	13,699
<b>Renter Occupied Housing Units</b>	413	1,979	5,229
<b>Median Age</b>	38.6	39.5	39.5
<b>Median HH Income</b>	\$103,014	\$114,579	\$118,755
<b>Average HH Income</b>	\$120,895	\$137,007	\$138,840

## 5 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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# Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>DFW Trinity Advisors LLC</b>	<b>9004520</b>	<b>steve.fithian@svn.com</b>	<b>(817)288-5525</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Steve Fithian</b>	<b>407418</b>	<b>steve.fithian@svn.com</b>	<b>(817)288-5525</b>
Designated Broker of Firm	License No.	Email	Phone
<b>James Blake</b>	<b>340987</b>	<b>james.blake@svn.com</b>	<b>(817)288-5508</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Steven McPherson</b>	<b>767194</b>	<b>steven.mcpherson@svn.com</b>	<b>(817)781-8770</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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IABS 1-0 Date