

Joshua Station

NWQ Hwy 174 & Mountainaie Rd, Joshua, TX 76058

THE SITE

- Pad for ground lease or retail building for lease
- Located along SH 174
- Pad has 165' of frontage along SH 174
- Individual and shared pylon signage
- Joshua trade area spaces 5+ miles from retail & restaurant clusters in Burleson, Cleburne, and Alvarado

SPACE AVAILABLE

- 1.13 ac. or 7,500 SF

RATES

- Please call for pricing

NEARBY RETAILERS



DEMOGRAPHICS (2026)



POPULATION ESTIMATE

1 mi	3 mi	5 mi
3,435	16,126	36,182



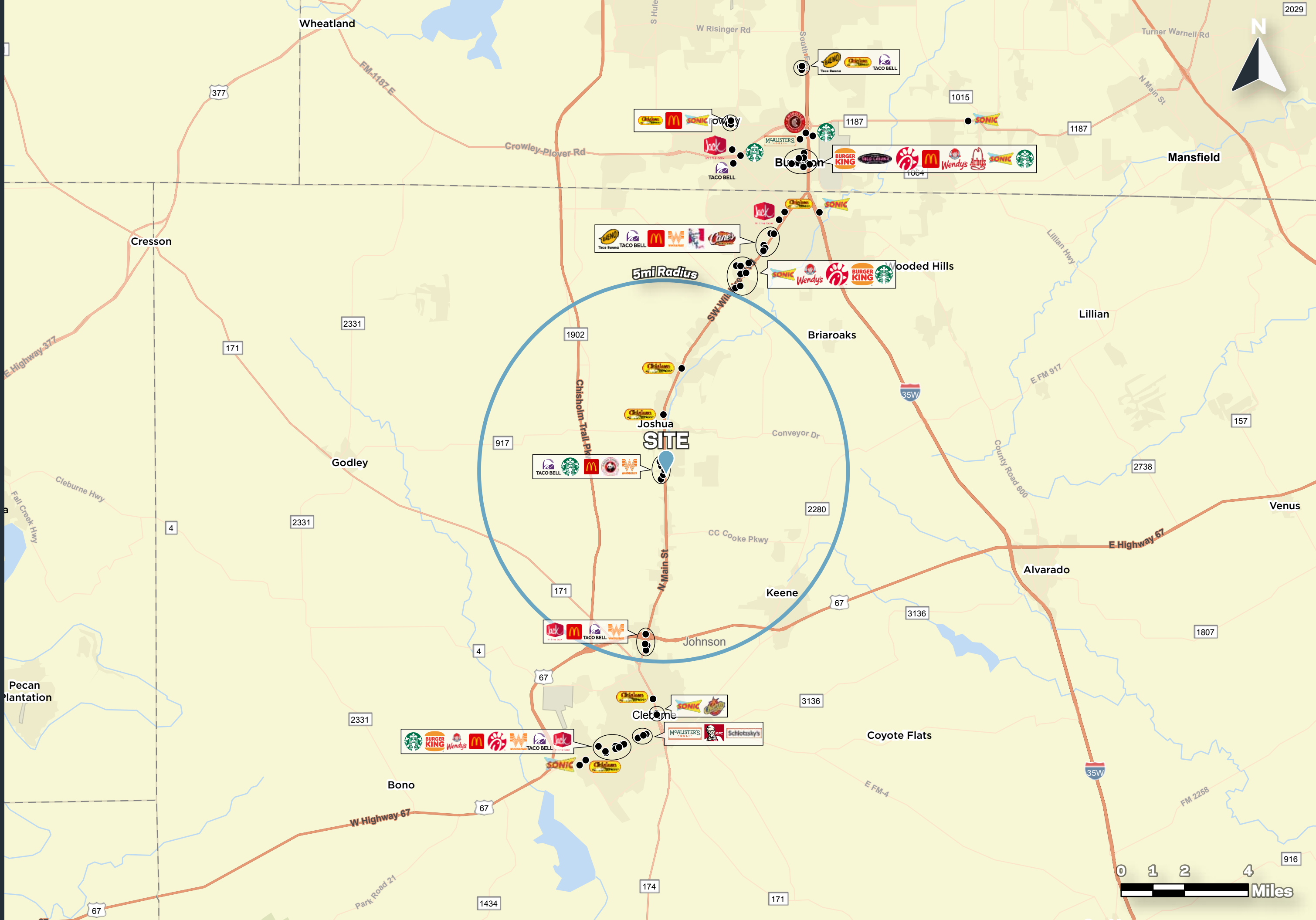
MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$70,547	\$75,915	\$79,172



TRAFFIC COUNTS

- 27,900 VPD (S Broadway St btwn Stadium Dr & Mountainaie Rd)
- 28,731 VPD (S Broadway Street at McMillan Street)







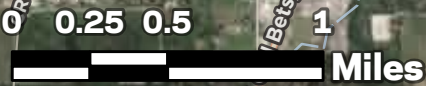
3mi Radius

27,187 VPD

SITE

26,648 VPD

Logos for various businesses including: SONIC, DOLLAR GENERAL, Joshua, AutoZone, FAMILY DOLLAR, Pinnacle Bank, SUBWAY, 6, Wells Fargo, Domino's, Great Clips, Starbucks, Brookshire's, and TACO BELL.





Joshua High School
1,287 Students

Greenhill Dr

174



Stadium Dr



Brookshires
foods & pharmacy

Joshua Station Blvd

174

New Horizon High School
400 Students

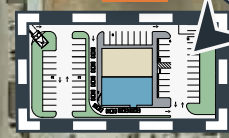
Cottonwood St

Henderson St



SITE

Ten 06 at Joshua Station
181 Units



Mountaineer Rd

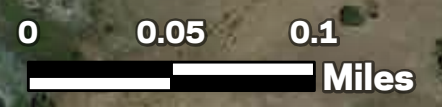
27,900 VPD

Apple St

Plum St

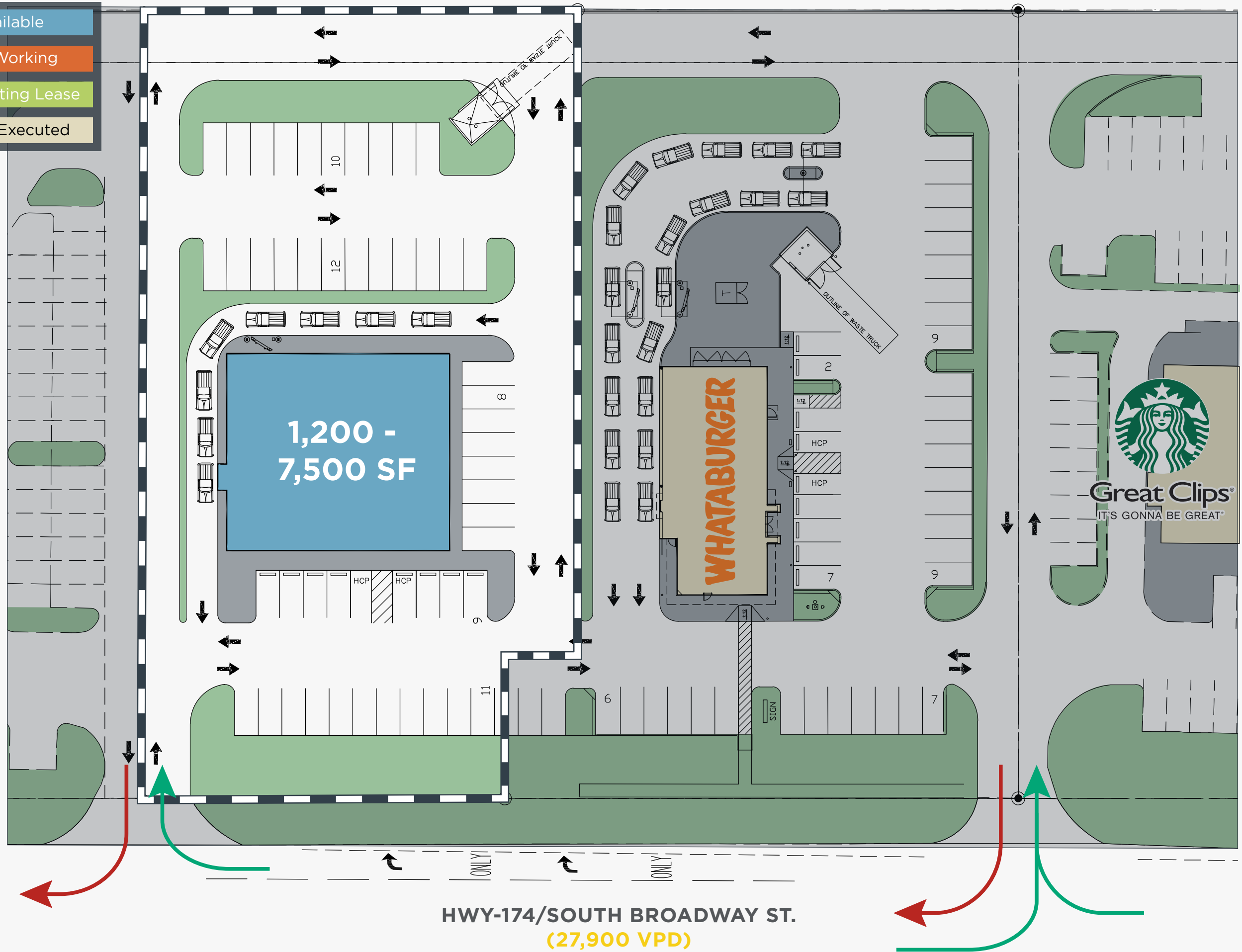
Plum Creek Elem. School
475 Students

Sylvia at South Broadway
222 Units



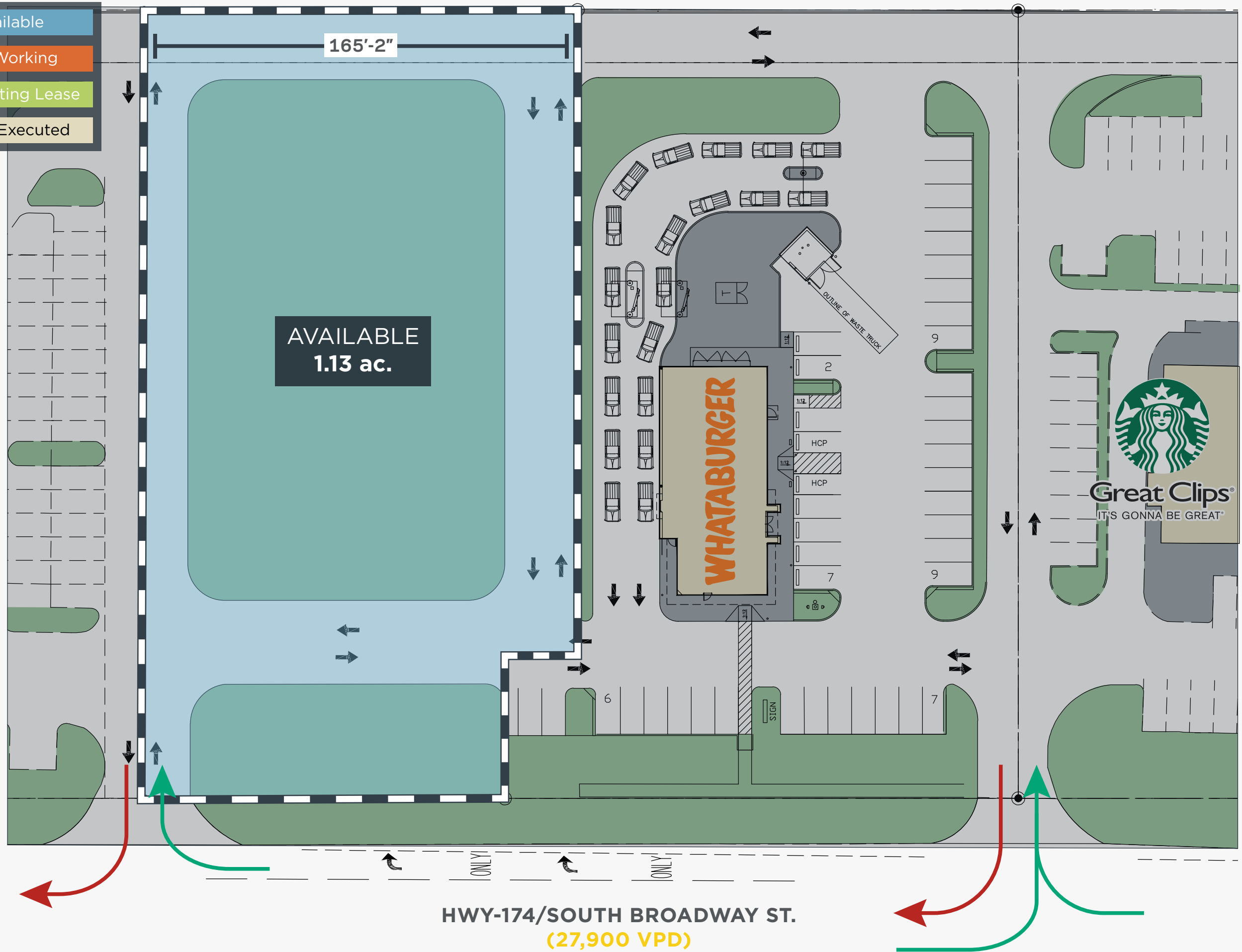


Available
LOI Working
Negotiating Lease
Lease Executed





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Negotiating Lease
Lease Executed



Information About Brokerage Services

Texas law requires all real estate license holders 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 counteroffer 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.

Endeavor 2015 Management LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003900

License Number

Robert Charles Northington

Designated Broker of Firm

374763

License Number

Connor Austin Lammert

Licensed Supervisor of Sales Agent/Associate

730868

License Number

Alexa Mathias O'Mary

Sales Agent/Associate's Name

800442

License Number

Buyer/Tenant/Seller/Landlord Initials

Date

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.

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