

Land ★ SALE

LanCarteCRE.com

2501 COUNTY ROAD 902 JOSHUA, TX 76058

105.107 AC



LANCARTE
COMMERCIAL

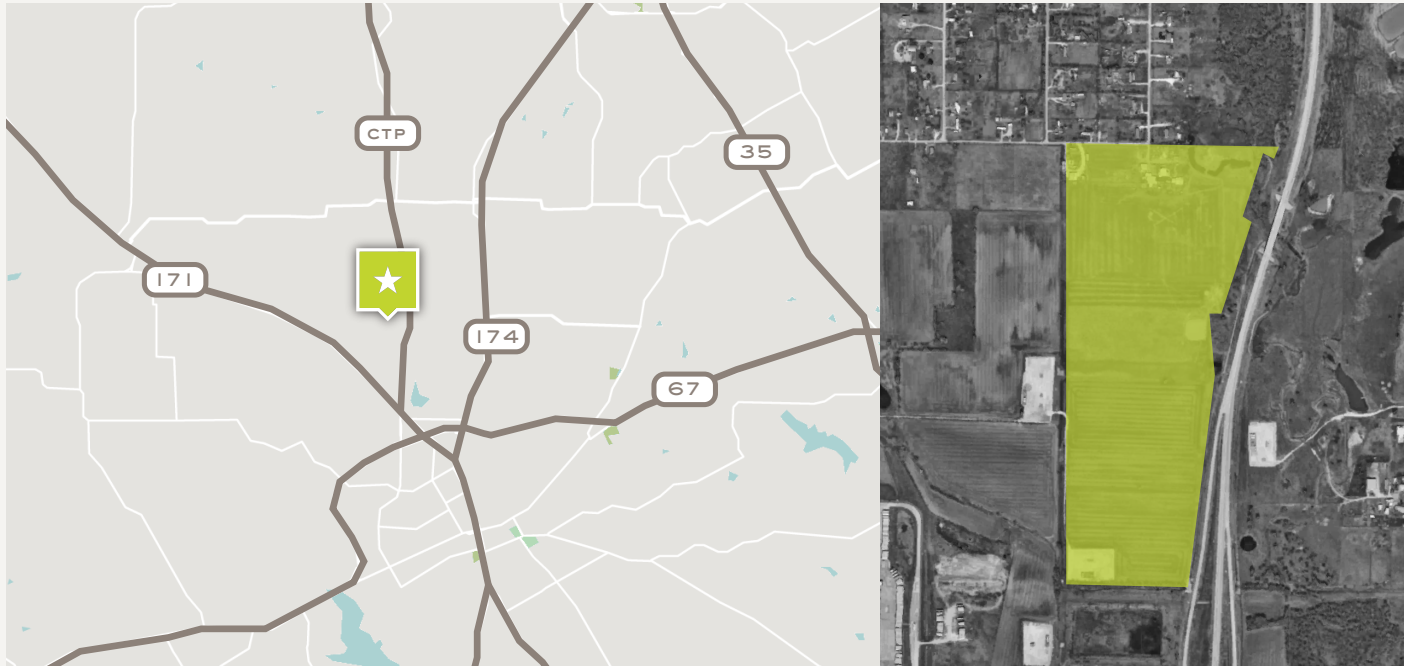
Sarah LanCarte CCIM, SIOR
817-228-4247
sarah@lancartecre.com

Finn Wilson
817-713-8771
fwilson@lancartecre.com

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PROPERTY FEATURES

- 105.107 AC
- Zoning: Cleburne ETJ
- Frontage: 0.70 Miles of Chisholm Trail Parkway
- Flat Topography
- Future Use: Industrial & Commercial

LOCATION OVERVIEW

Located on the southwest corner of the Chisholm Trail Parkway and CR 902 with 0.70 miles of toll road frontage, this property provides flat topography, ETJ zoning, and a prime location with the surrounding developments. Cleburne offers a strong workforce and low cost of living paired with central access to US 67. Being located along Chisholm Trail Parkway, this property has north connectivity to I-20 and East access to I-35W making for a great location to relocate a business.

ASKING PRICE

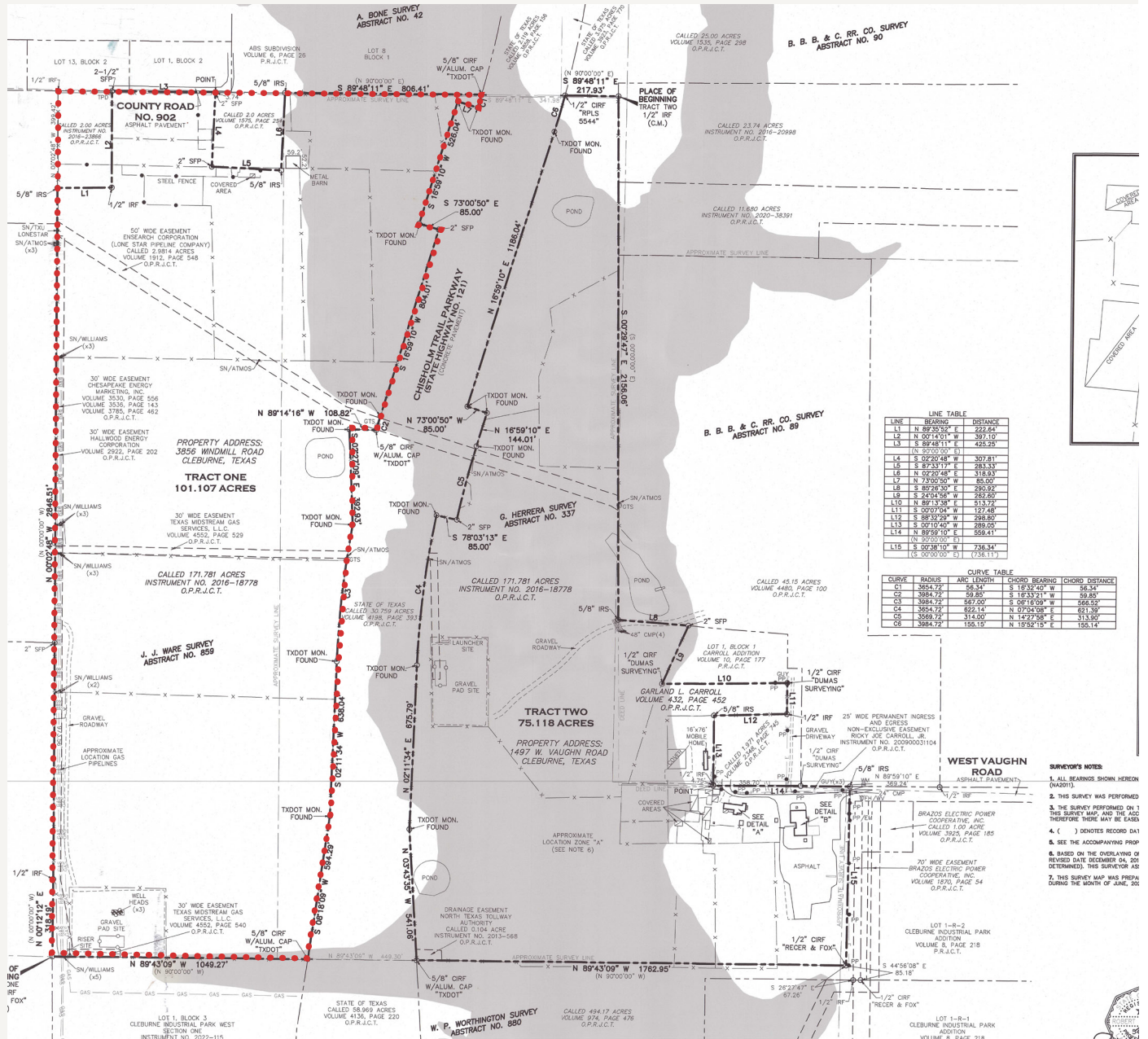
CONTACT BROKER

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SURVEY



UTILITIES

- 16" water line adjacent to the southern end of the site
- 12" sewer line main running parallel with Sparks Dr.

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INDUSTRIAL OVERVIEW



1

Walmart
DISTRIBUTION CENTER

2

eden green
TECHNOLOGY

3

James Hardie
Building Products

4

WABASH

5

Air Liquide

6

JM Johns Manville

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AERIALS



DEMOGRAPHICS

In 2023, Johnson County, TX had a population of 197k people with a median age of 37.1 and a median household income of \$76,058. Between 2021 and 2023 the population of Johnson County, TX grew from 177,022 to 197,927, a 10.5% increase and its median household income grew from \$70,767 to \$76,058, a ~9% increase.

CHISHOLM TRAIL
PKWY TRAFFIC

10,395_{VPD}

CLEBURNE WORK
FORCE

34,075

JOHNSON COUNTY
POPULATION

197,927

MEDIAN HOUSEHOLD
INCOME

\$76,320

JOHNSON WORK
FORCE

92,489



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Relentlessly Pursuing What Matters

SARAH LANCARTE CCIM
SICP
817-228-4247 | sarah@lancartecre.com

FINN WILSON
817-713-8771 | fwilson@lancartecre.com