

Retail ★ SALE

LanCarteCRE.com

300 E 14TH ST JOSHUA, TX 76058



LANCARTE
COMMERCIAL

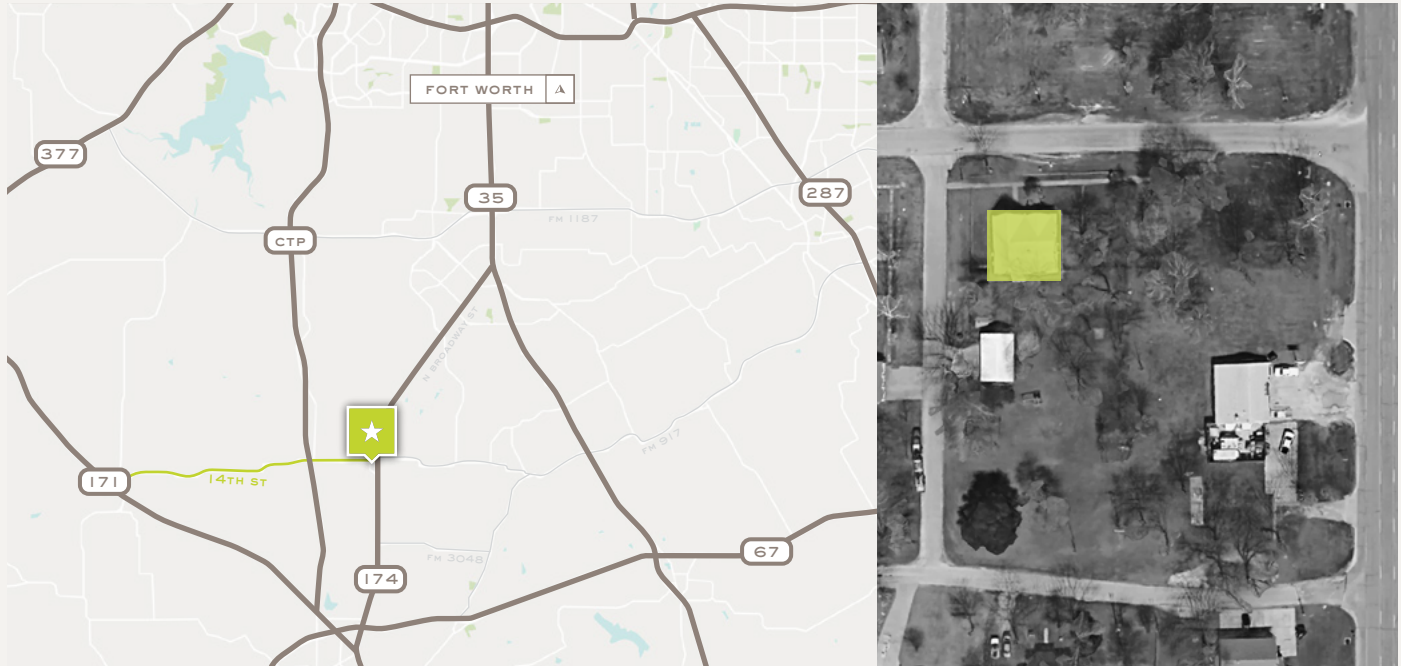
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PROPERTY FEATURES

- 3,171 SF
- +/- 1 AC lot
- Would make an excellent restaurant or any other service-related use
- 20 miles to downtown Fort Worth

SALES PRICE

\$740,000

DEMOGRAPHICS

| | 5 Miles | 10 Miles |
|-----------------|---------|----------|
| 2023 Population | 26,033 | 140,657 |
| Median Age | 37.4 | 36.5 |
| Employees | 6,929 | 50,000 |

LOCATION OVERVIEW

Located in growing Joshua, TX, this property offers easy access to I-35, Hwy 174, and Chisholm Trail Parkway for quick travel into Fort Worth. This property is close to established brands like HEB, Home Depot, Lowe's and IHOP. Joshua is a charming community blending small-town hospitality with modern conveniences. Perfectly positioned for retail success, this vibrant city offers a thriving market eager for new business opportunities.

TRAFFIC COUNT

| | |
|---------------|------------|
| N Broadway St | 23,188 VPD |
|---------------|------------|

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EXTERIOR



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AERIAL



1



3



5



2



4



6

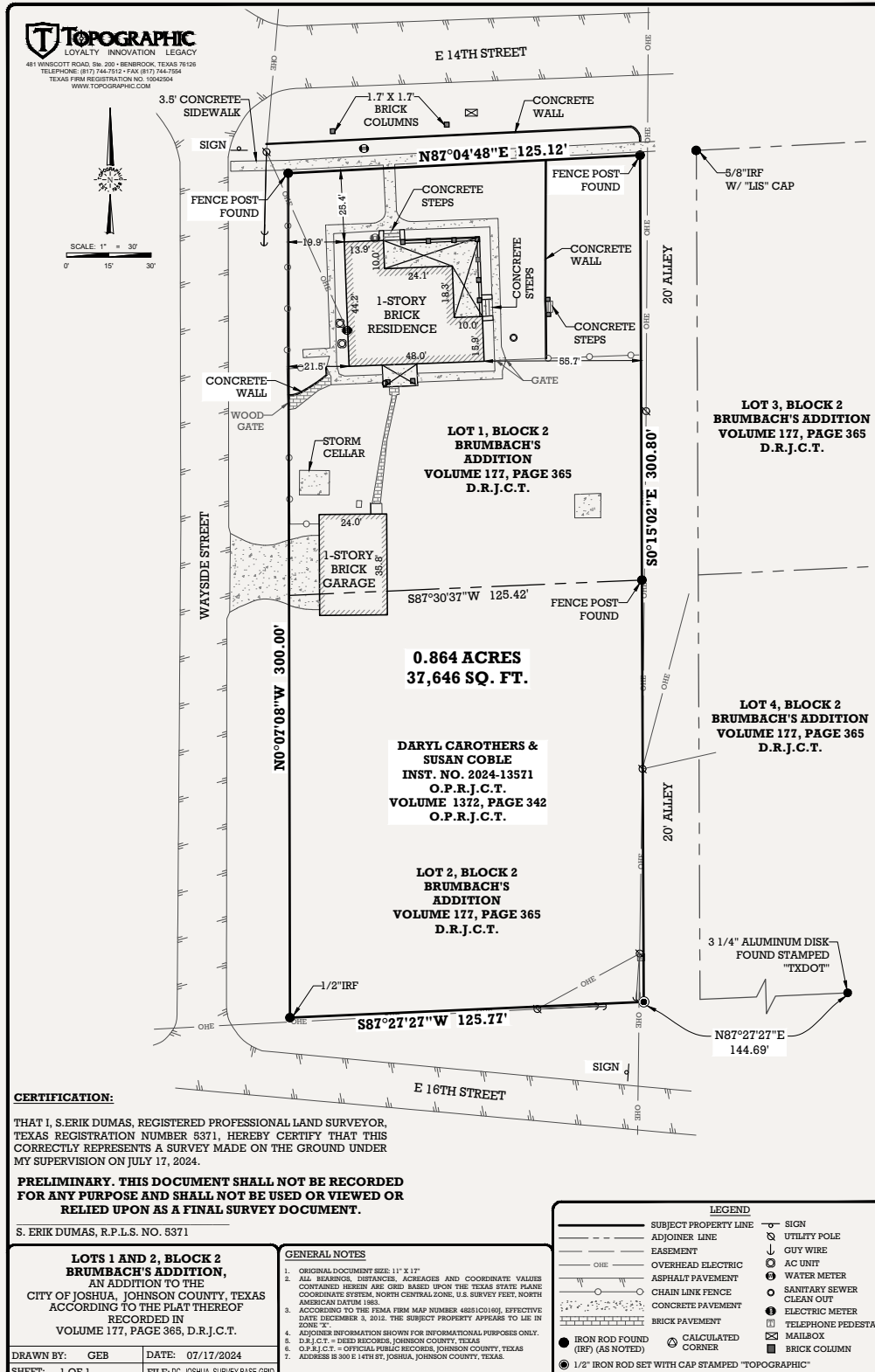


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SURVEY





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Relentlessly Pursuing What Matters

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