

RETAIL & OFFICE SPACE FOR LEASE

520 N Broadway St
Joshua, TX 76058

ASKING RENT
\$19/NNN

AVAILABLE:
6,400 SF

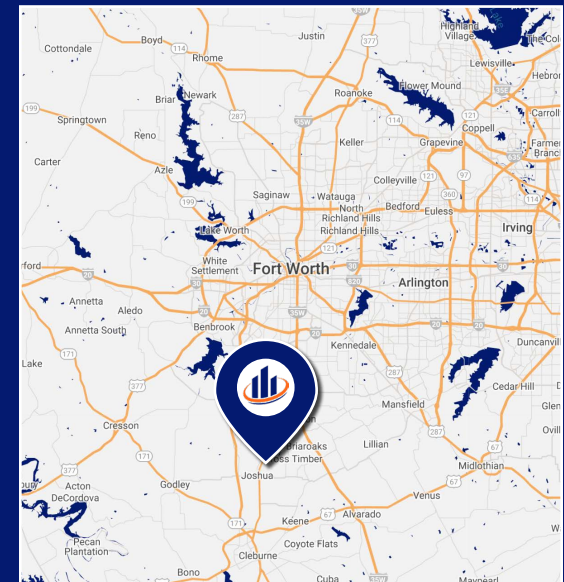
This 6,400 square foot retail and office property offers an exceptional opportunity with prime visibility on a major thoroughfare. Positioned on a signalized corner, the property features white-boxed interiors and is currently undergoing renovations to enhance its appeal. Business owners can take advantage of the nearby higher-income neighborhoods and the influx of potential customers from new subdivisions, where approximately 637 single-family homes are currently under development. This property is perfectly suited for businesses seeking high traffic exposure and growth potential in a thriving area.

FEATURES

Building SF:	6,400 SF
Property Type:	Retail & Office
Parking:	20 (estimated)
Year Renovated:	2024

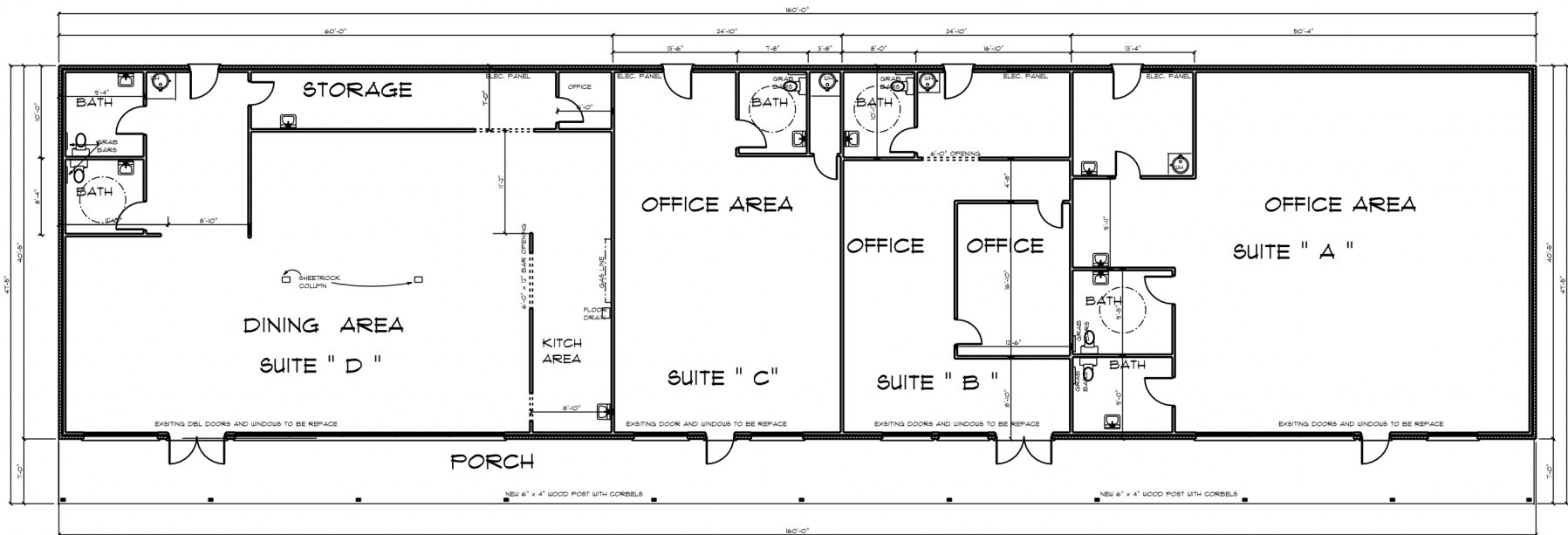
HIGHLIGHTS

- Located on signalized corner
- Prime visibility on a major thoroughfare
- White-boxed interiors
- Located near higher-income neighborhoods



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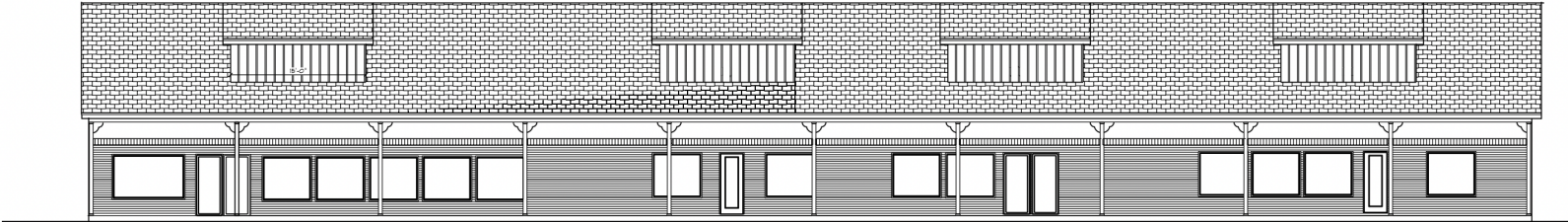
FLOOR PLAN

SCALE 1/8" = 1'-0"

TOTAL OFFICE AREA 6480 SQ. FT.
TOTAL PORCH AREA 1120 SQ. FT.

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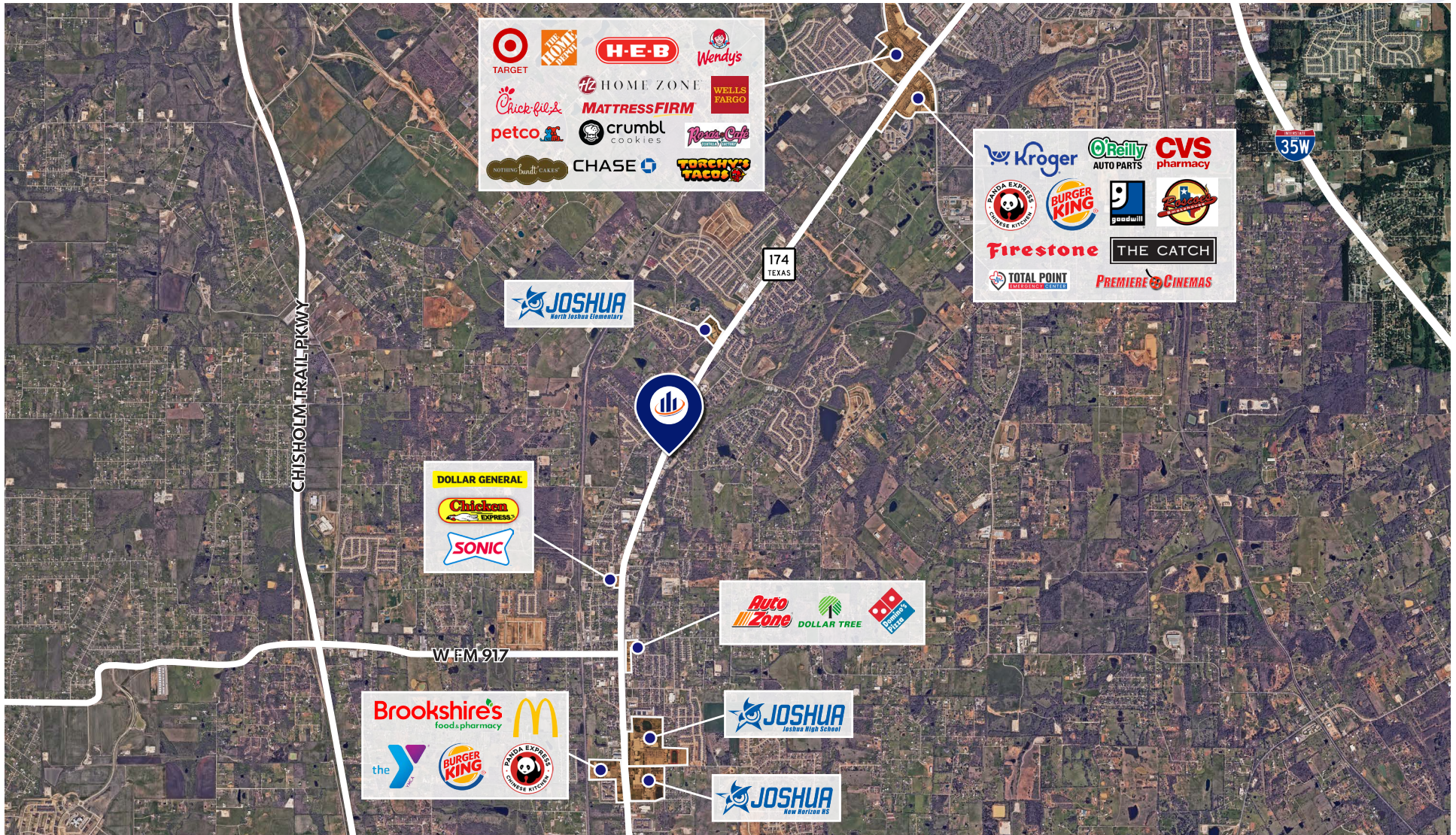


EXISTING FRONT ELEVATION WITH NEW DORMER



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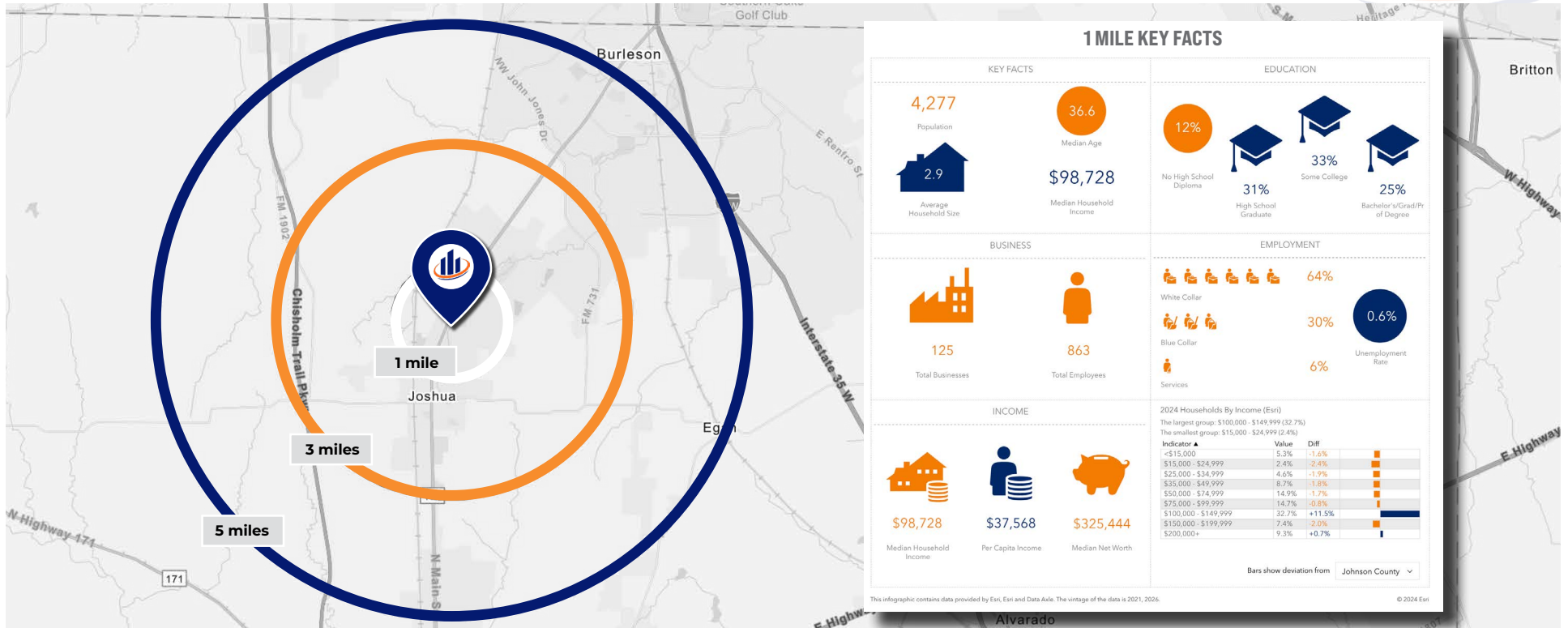
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This site provides excellent connectivity with immediate access to Highway 174 and close proximity to Chisholm Trail Parkway. Just 30 minutes from downtown Fort Worth, this location offers businesses the advantage of being near major transportation routes while enjoying the benefits of a growing local economy.

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2024 Summary

2029 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	4,277	19,109	58,045	5,109	22,095	67,108
Households	1,476	6,707	20,417	1,784	7,783	23,633
Families	1,169	5,045	15,155	1,398	5,799	17,424
Average Household Size	2.90	2.85	2.83	2.86	2.84	2.83
Owner Occupied Housing Units	1,162	4,965	14,637	1,465	6,036	17,724
Renter Occupied Housing Units	314	1,742	5,780	319	1,747	5,909
Median Age	36.6	38.1	37.4	37.3	38.8	38.6
Median Household Income	\$98,728	\$93,023	\$86,837	\$104,655	\$103,664	\$96,871
Average Household Income	\$110,963	\$117,850	\$110,807	\$127,198	\$133,510	\$124,794



Information About Brokerage Services

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

11/2/2015



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.

DFW Trinity Advisors LLC	9004520	steve.fithian@svn.com	(817)288-5525
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date