10.095 ACRES AVAILABLE FOR DEVELOPMENT 4005 Windmill Rd | Joshua, TX 76058





# Kevin Goodman

817.803.3287 VISIONCOMMERCIAL.COM INFO@VISIONCOMMERCIAL.COM

ш

SAL

FOR

PRICE | CONTACT BROKER

PROPERTY AREA | 10.095 ACRES

## **PROPERTY HIGHLIGHTS**

- Close proximity to Chisholm Trail Parkway
- Perfect for industrial user
- Less than half a mile from Walmart Distribution
  Center
- All utilities to the site

## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	155	525	3,058	32,329
DAYTIME POPULATION	378	703	4,483	30,229
AVG HH INCOME	\$106,242	\$103,050	\$76,35 <b>1</b>	\$83,193
POPULATION GROWTH 2024-2029	11, <b>07%</b>	15.77%	20.89%	4.96%

\*STDB.com 2024

# TRAFFIC COUNT

### 10,850 VPD at Windmill Rd & HWY 171

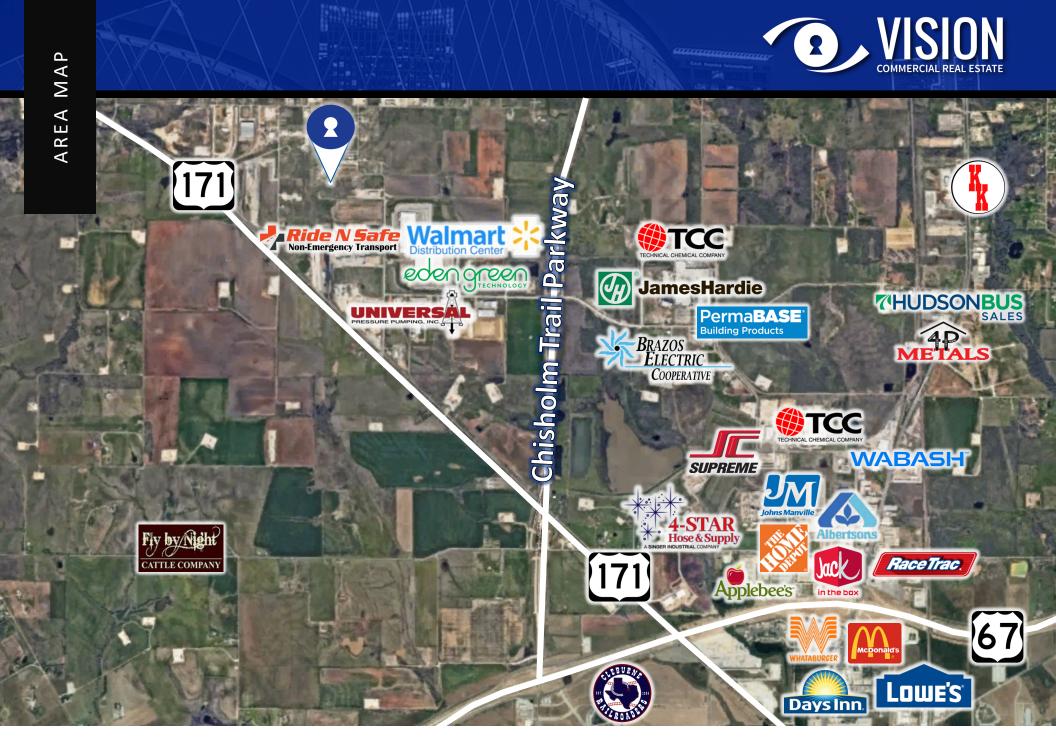
The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.





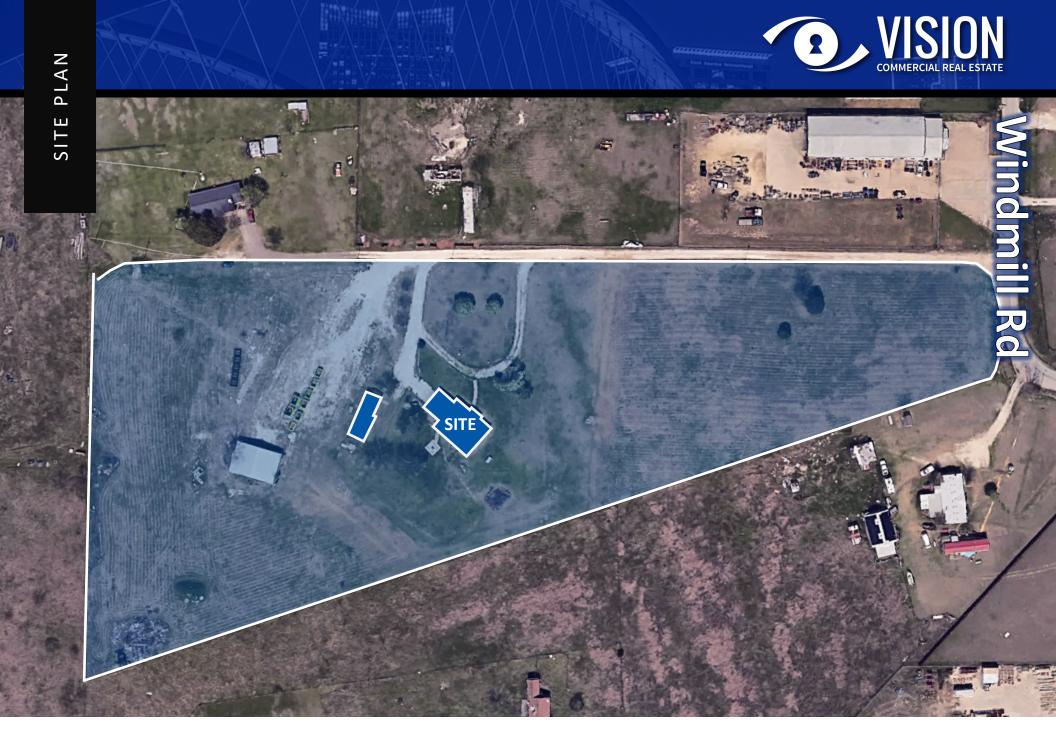
### 4005 Windmill Rd | 2

e, VISION





The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.



#### Google Maps

The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.



### 4005 Windmill Rd | 4

LEGEND

85 8100

ICW]

KENNETH E. ANYANOS CALLEY NO DOO ACRES VOLCKE VOSS PAGE 47

-oscalu ertestet

56.24

TULL N 00.09 03

RON HOD FOUND ROK RUD SET CAP STAMPED

SURVEYOR' CONTINUEND MOMINE POWER FOLE GUY WERE SAN SEVER MARKEEF WALLS METTR FIRE INCLAMP RECEIPE METER SOL

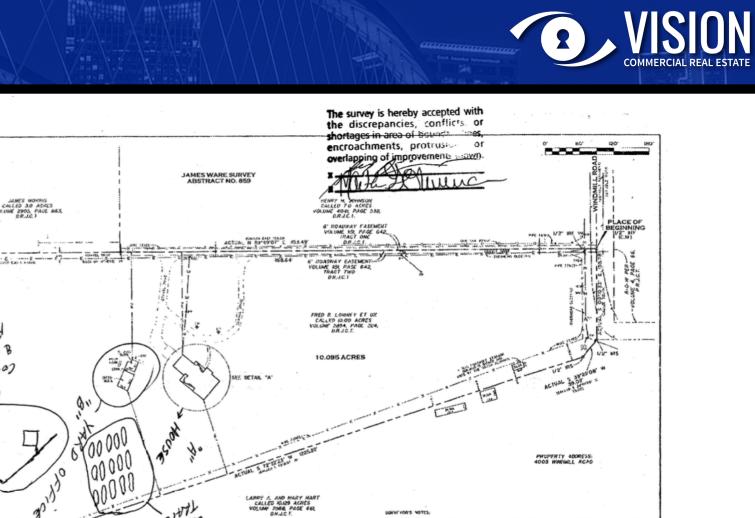
"J"

.1200 0921 3102 B

Sound aller and

VOL.19

URVEYING



F CUMPICI, ATCO TO THE TEXAS STATE PLANE COOPERATE SYSTEM, NORTH

AFFECT THE SUBJECT

PICH AITACHED HERETO AND MADE & PART HEREO I SUNVEY WAS "CREORIED ON INF GROUND UNDER INF. 137, ON JANUARY RS, 2007, AND SHORS THE SOMPTICANT VISICE D AT THE TAME OF THE RUNVI V, AND LISO MEETS ON A MISSION FOR A TENS CATEGORY F.A. COMPATION & LAND THLE SUNVEY.

DUMAS LAND SURVEYING, INC.

AN NOLAN HIVEN HOAD CLEBURNE TEXAS, THOUSE OFFICE: \$17-556-3440 FAX: 817-556-3545

Scale: 1"-60" Date: 01/3-/08 DWG: 080023-SURVEY

Drawn: TOH Checkee: SLD Job: 080023 001

WILLIAM BAYAN ADANS ET U Called 3333 Acres Volume 1904, Page 782. 570767010 ARRY A. AND MARY HART CALLEG 10,29 ACHES VOLUME 7568, PAGE 661, OH.J.C.Y. <u>"</u>" š THE EA CLIMIN BRYLN ADANS ET L CALLED 3333 ACRES VOLUME 1090, PAGE 24, 124-17 3. SCE THE DETAL "A" 2 SURVEY MAP SHOWING A 10.095 ACRE TRACT OF LAND, BEING A PART OF THE JAMES WARE SURVEY, ABSTRACT NO. 859, JOHNSON COUNTY, TEXAS.











#### **COMMERCE**

250+ Major Companies & Headquarters 70+ announced in 2020 & 2021 to Expand or Relocate to DFW



## **DFW AREA GROWTH**

+328people per day (2020)

7,694,138

TOTAL POPULATION

1,302,041 added in 2010-2020

in the country for

(185,600 jobs)

3-year job growth

in the country for

(3.951,900 jobs)

job recovery to prepandemic high

BLS, Dec. 2021

**11,200,000** Population by **2045** 

**4TH LARGEST** OVER 200 CITIES **METRO IN U.S.** 

Global 500 Companies Fortune, 2021 World's Most **Admired Companies** 

Fortune, 2022 Fortune 500 Companies



#### **3** Commercial AIRPORTS

- DFW International
- **Dallas Love Field**
- Alliance

**Travel anywhere in** Continental U.S. in 4 hours

Access nearly 60 international destinations

**HEALTH CARE** 

**138 HOSPITALS & FACILITIES with Acute Care 32 MAJOR HOSPITALS 23 HEALTHCARE SYSTEMS** 

50% LOWER COST OF LIVING With a lower cost of living than the top three U.S. Metros.

+7.2% **EMPLOYMENT GROWTH** With a year over year gain of 277,600 jobs as of July 2022

**HIGHER EDUCATION** 

Three **Research1** Universities

UNT NORTH-TEXAS

**30** Higher Education Institutions 15 Major Universities Including:

TEXAS Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

TCU SMU

A

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 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.

Vision Commercial RE DFW LLC	9006752	<u>info@visioncommercial.com</u>	817-803-3287
Broker Firm Name	License No.	Email	Phone
Trenton Price	0652029	<u>info@visioncommercial.com</u>	817-803-3287
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

(2), (