

# Future Retail Redevelopment

405 State Hwy 171, Godley TX 76044

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FOR LEASE

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Please Contact Broker for Rates



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**LEAGUE** Commercial

# HIGHLIGHTS

- 2,000 SF Retail Redevelopment Now Available for Lease in Rapidly Growing Godley, Texas
- Excellent visibility and access on Hwy 171, surrounded by national retailers and expanding residential communities
- Surrounding National Retailers include Domino's, Dairy Queen, O'Reilly Auto Parts, Subway, Dollar General, Wal-Mart and Future McDonald's
- Located within miles of multiple single family home communities, including the new Bluejack Ranch with a championship golf course designed by Tiger Woods
- **Diverse Tenant Potential:** Flexible 2,000 SF space, suitable for retail, coffee shop, medical or service uses
- **Rapid Population Growth:** 1-mile radius population projected to more than triple from 2010 to 2031, with 25% growth expected from 2026-2031 in the 5-mile area
- **Affluent Demographics:** Median household incomes exceed \$100,000 within 1-3 miles, supporting strong retail demand



## PROPERTY DESCRIPTION

- Building Dimensions: 37'w x 53'd
- 38 Parking Spaces | 8:1 Parking Ratio
- Monument Signage Available

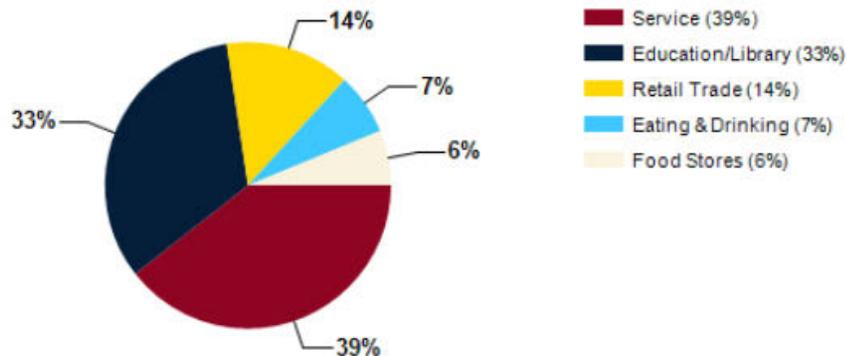


±2,000 SF AVAILABLE



±10,392 VPD (I 171)

## Major Industries by Employee Count



## POPULATION

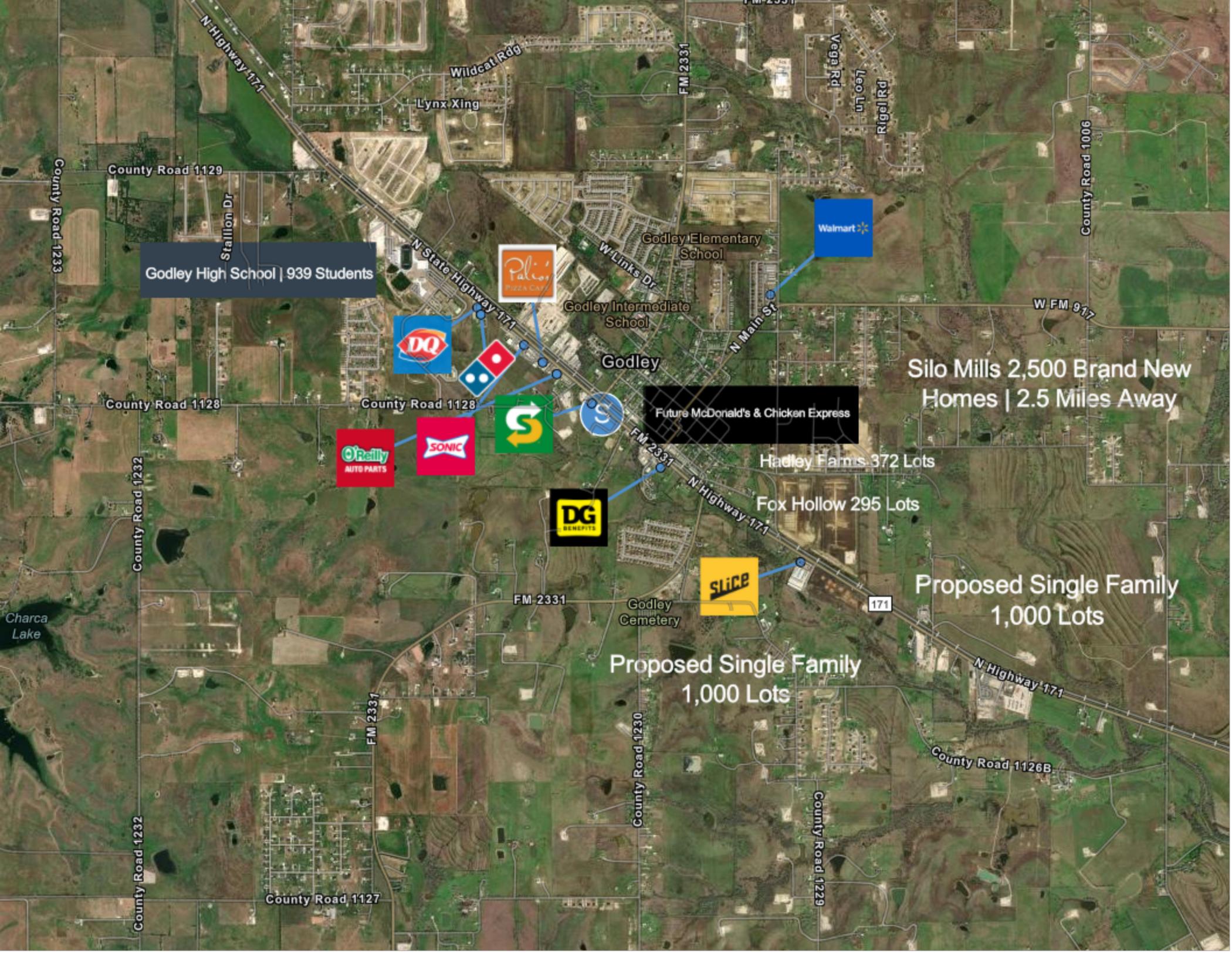
	1.00 MILE	3.00 MILE	5.00 MILE
POPULATION	2,896	6,094	13,000

## AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
AVERAGE HOUSEHOLD INCOME	\$120,191	\$119,591	\$107,807

## NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
NUMBER OF HOUSEHOLDS	978	2,116	4,222



Godley High School | 939 Students



Silo Mills 2,500 Brand New Homes | 2.5 Miles Away

Future McDonald's & Chicken Express

Hadley Farms 372 Lots

Fox Hollow 295 Lots

Proposed Single Family 1,000 Lots

Proposed Single Family 1,000 Lots

County Road 1129

Stallion Dr

Lynx Xing

Wildcat Rdg

FM 2331

Vega Rd

Leo Ln

Rigel Rd

County Road 1006

County Road 1233

County Road 1128

County Road 1128

W FM 917

County Road 1232

FM 2331

N Highway 171

171

N Highway 171

County Road 1126B

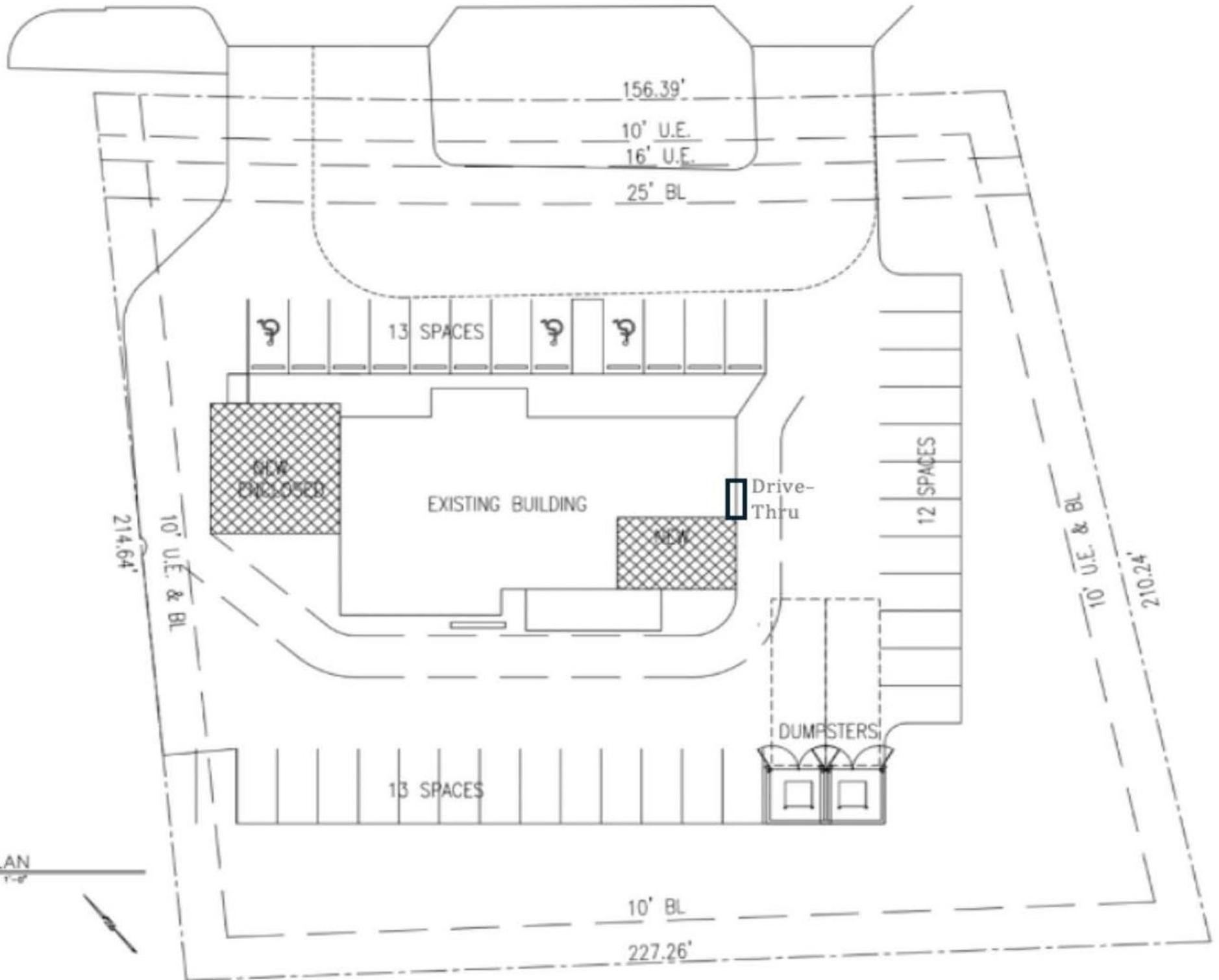
County Road 1127

County Road 1230

County Road 1229

Charca Lake

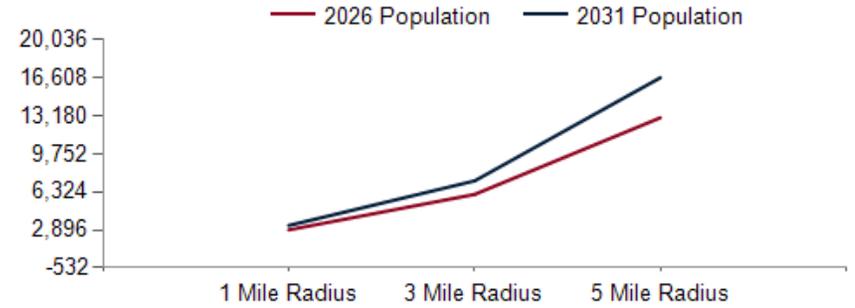
Godley Cemetery



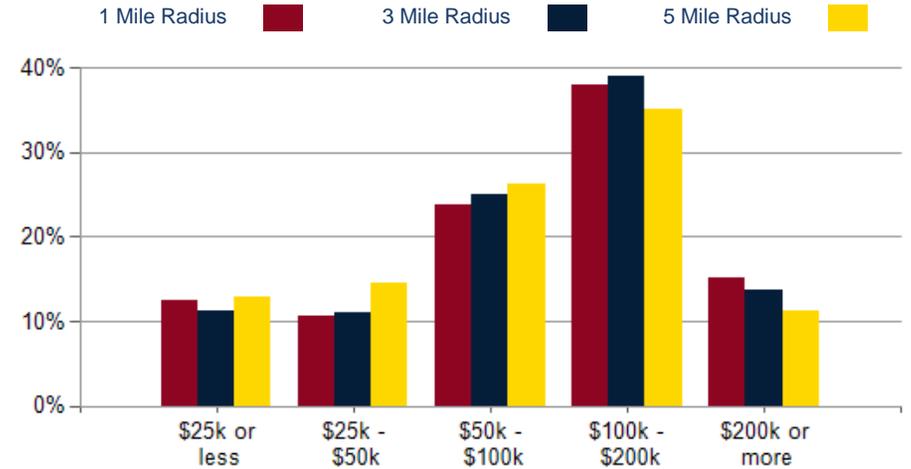
**SITE PLAN**  
 SCALE: 3/32" = 1'-0"

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	783	1,853	5,095
2010 Population	945	2,191	6,174
2026 Population	2,896	6,094	13,000
2031 Population	3,292	7,311	16,608
2026 African American	90	170	325
2026 American Indian	14	37	107
2026 Asian	17	30	52
2026 Hispanic	450	952	2,907
2026 Other Race	137	294	1,088
2026 White	2,302	4,857	9,778
2026 Multiracial	335	702	1,645

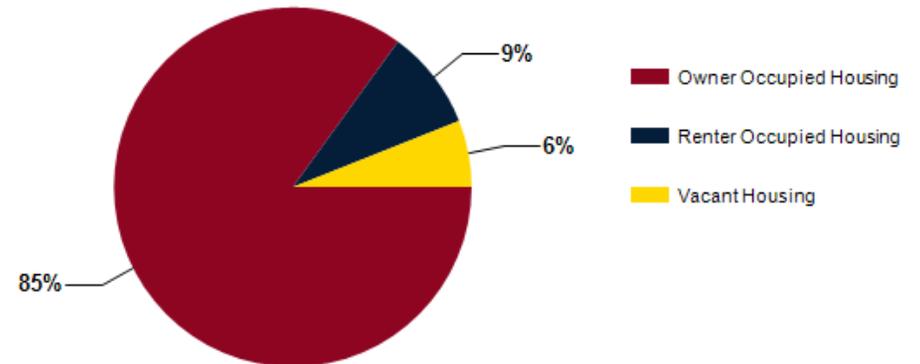
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	70	139	351
\$15,000-\$24,999	51	99	197
\$25,000-\$34,999	24	64	170
\$35,000-\$49,999	80	169	442
\$50,000-\$74,999	91	212	488
\$75,000-\$99,999	141	319	620
\$100,000-\$149,999	219	445	855
\$150,000-\$199,999	152	379	626
\$200,000 or greater	149	291	474
Median HH Income	\$104,709	\$104,345	\$92,295
Average HH Income	\$120,191	\$119,591	\$107,807



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

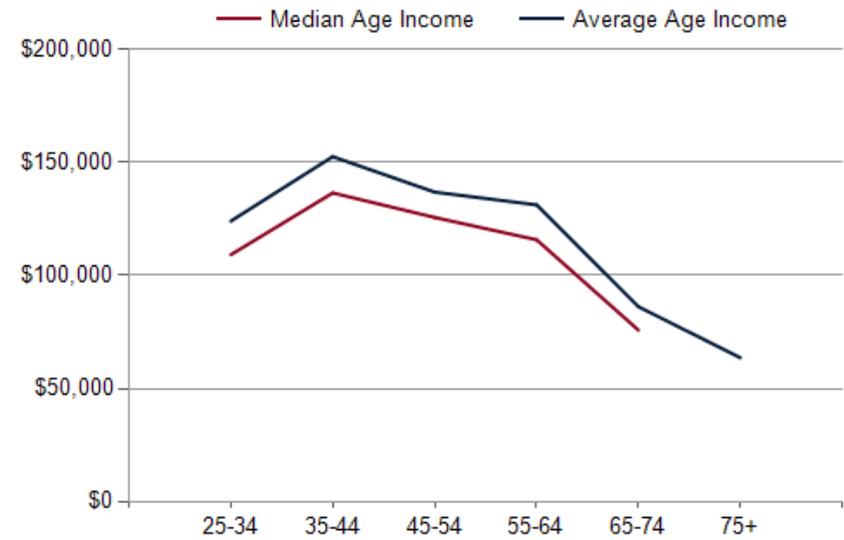
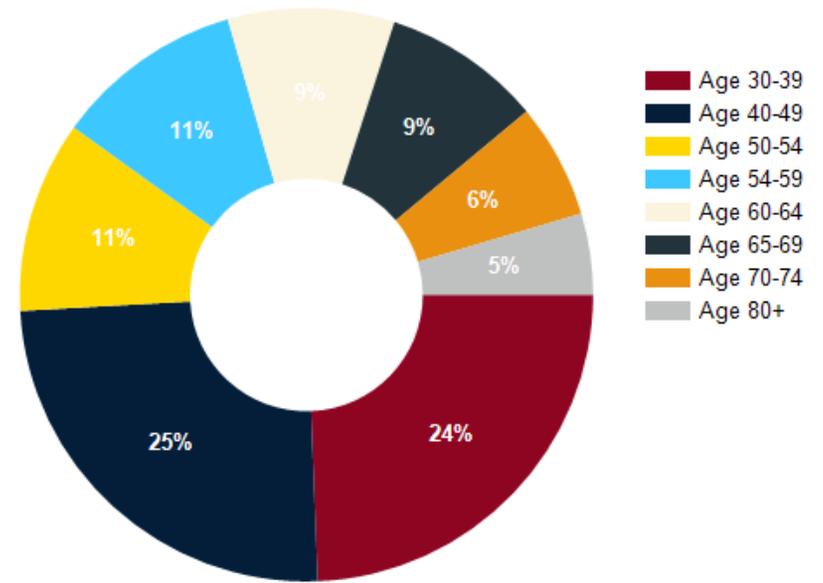


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	187	380	838
2026 Population Age 35-39	223	461	935
2026 Population Age 40-44	228	454	936
2026 Population Age 45-49	188	400	829
2026 Population Age 50-54	182	387	838
2026 Population Age 55-59	179	379	801
2026 Population Age 60-64	158	354	769
2026 Population Age 65-69	151	335	689
2026 Population Age 70-74	109	249	525
2026 Population Age 75-79	77	181	352
2026 Population Age 80-84	37	95	189
2026 Population Age 85+	28	67	126
2026 Population Age 18+	2,141	4,552	9,678
2026 Median Age	38	38	38
2031 Median Age	39	40	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$109,158	\$108,953	\$100,711
Average Household Income 25-34	\$124,044	\$123,939	\$111,623
Median Household Income 35-44	\$136,556	\$136,932	\$117,886
Average Household Income 35-44	\$152,624	\$150,674	\$135,638
Median Household Income 45-54	\$125,691	\$125,737	\$109,055
Average Household Income 45-54	\$136,901	\$136,424	\$122,379
Median Household Income 55-64	\$115,809	\$114,287	\$101,176
Average Household Income 55-64	\$131,258	\$129,775	\$115,468
Median Household Income 65-74	\$75,770	\$78,945	\$65,737
Average Household Income 65-74	\$86,142	\$90,204	\$81,031
Average Household Income 75+	\$63,603	\$65,940	\$60,804

Population By Age



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*Exclusively Marketed by:*

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