

# Land ★ SALE

LanCarteCRE.com

2501 COUNTY ROAD 902 JOSHUA, TX 76058

105.107 AC



LANCARTE  
COMMERCIAL

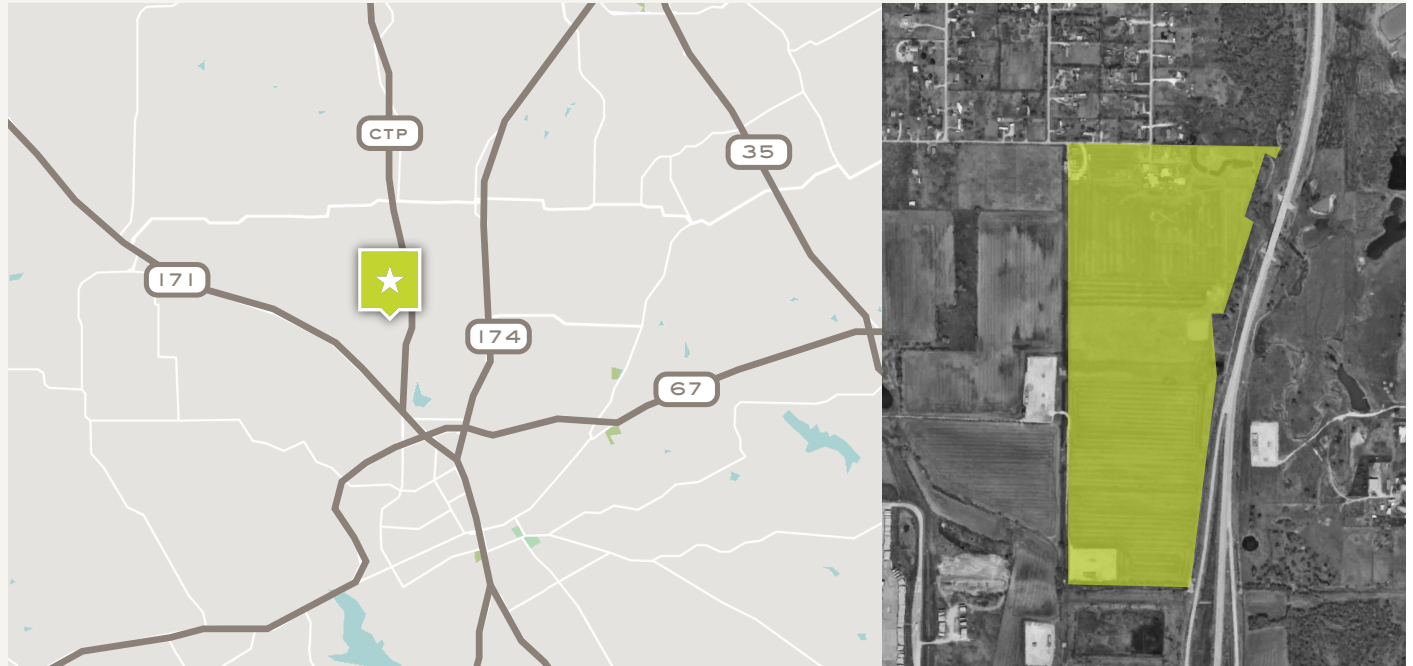
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## PROPERTY FEATURES

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

## LOCATION OVERVIEW

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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

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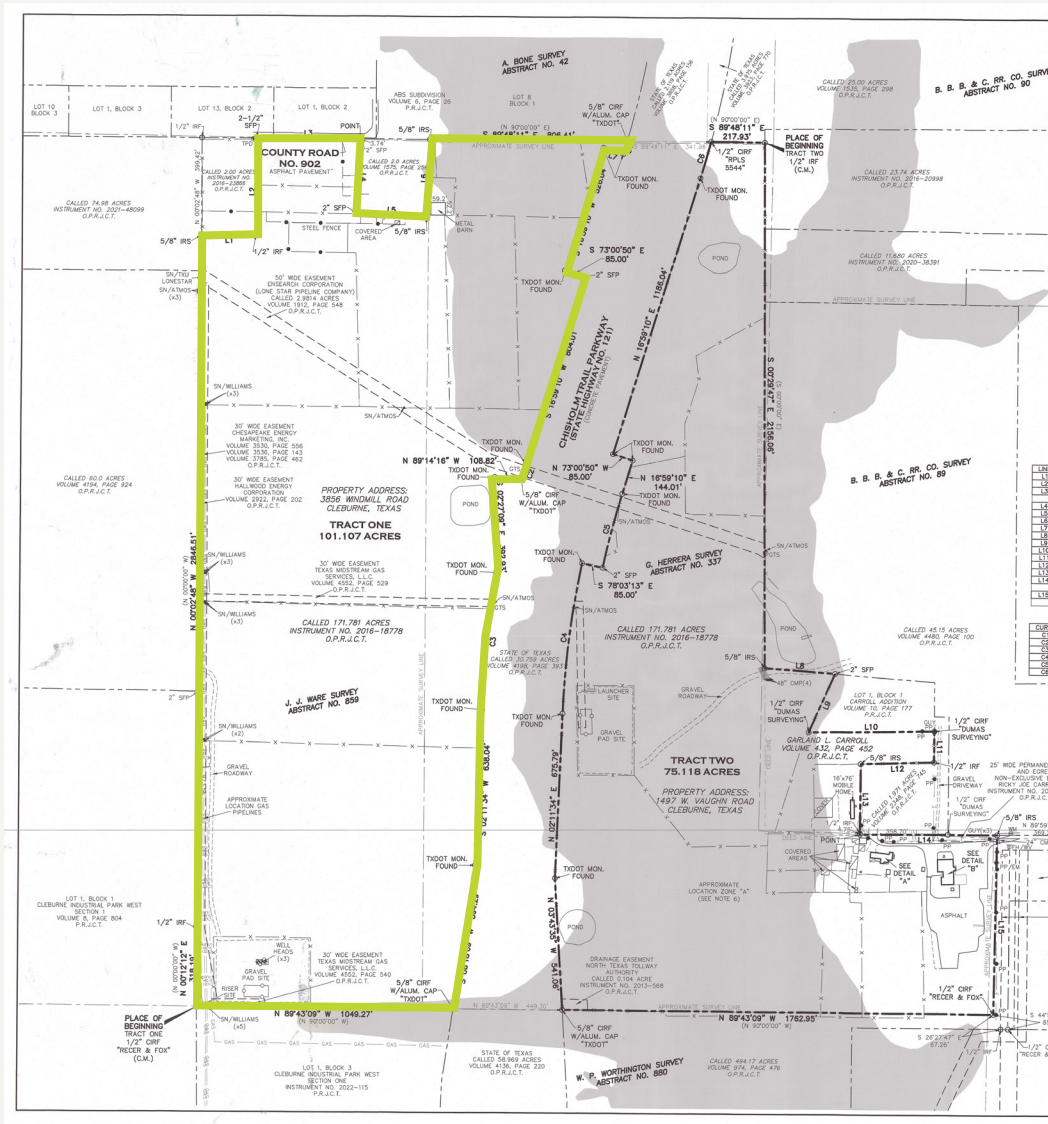
## CONTACT BROKER

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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 | <b>Walmart</b><br>DISTRIBUTION CENTER    | 2 | <b>eden green</b><br>TECHNOLOGY | 3 | <b>amazon</b><br>OPERATIONS FACILITY |
| 4 | <b>James Hardie</b><br>Building Products | 5 | <b>WABASH</b>                   | 6 | <b>Air Liquide</b>                   |
| 7 | <b>Johns Manville</b>                    |   |                                 |   |                                      |



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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<sub>VPD</sub>

CLEBURNE WORK  
FORCE

34,075

JOHNSON COUNTY  
POPULATION

197,927

MEDIAN HOUSEHOLD  
INCOME

\$76,320

JOHNSON WORK  
FORCE

92,489



# LANCARTE

## COMMERCIAL

*Relentlessly Pursuing What Matters*

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