



11.132 ACRES

**RARE COMBINATION OF RESIDENTIAL
COMFORT, AMPLE ACREAGE, &
COMMERCIAL POTENTIAL**

801 FM 3048 | Joshua, TX



LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

This property offers a rare combination of residential comfort, ample acreage, & commercial potential. Situated on over 11 acres of fenced land, this well-maintained home is a true gem. The home has 3 bedrooms & 3 baths. With a layout that promotes both functionality & comfort, this home is perfect for those who value quality living. One of the standout features of the property is the 40x40 outbuilding. Whether you're looking for additional storage, a workshop, or a place to pursue hobbies, this building can accommodate. The land itself is ideal for various uses, featuring good soil perfect for gardening, small-scale farming, or other agricultural pursuits. For those seeking a commercial opportunity, the substantial road frontage provides excellent visibility & access. The combination of ample land & a prominent location ensures high exposure & potential for growth. You can enjoy the peace & privacy of country living while remaining close to essential amenities & major thoroughfares.

LOCATION

CITY Joshua
County Johnson
Schools Joshua ISD

OFFER SUMMARY

List Price \$695,000
Lot Size 11.132 acres
Utilities Co-op Electric & Water

Driving Directions Take the Chisholm Trail Parkway from FW and exit CR 904. Turn left. Right on CR 904. Turn right on Main St. Left on Jack Burton Dr. GPS friendly to 801 FM 3048. If coming from Cleburne, you'll go N on Hwy 174. Turn right on FM 3048. The property will be on the left with the address on the front gate

HIGHLIGHTS

2,504 SF | 3 BEDS | 3 BATHS

EXCELLENT VISIBILITY & ACCESS

40X40 OUTBUILDING

AMPLE LAND & A PROMINENT LOCATION

COMMERCIAL OPPORTUNITY WITH
SUBSTANTIAL ROAD FRONTAGE

HIGH EXPOSURE & POTENTIAL FOR GROWTH

LISTING PRESENTED BY:



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PROPERTY WEBSITE LINK:
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PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884
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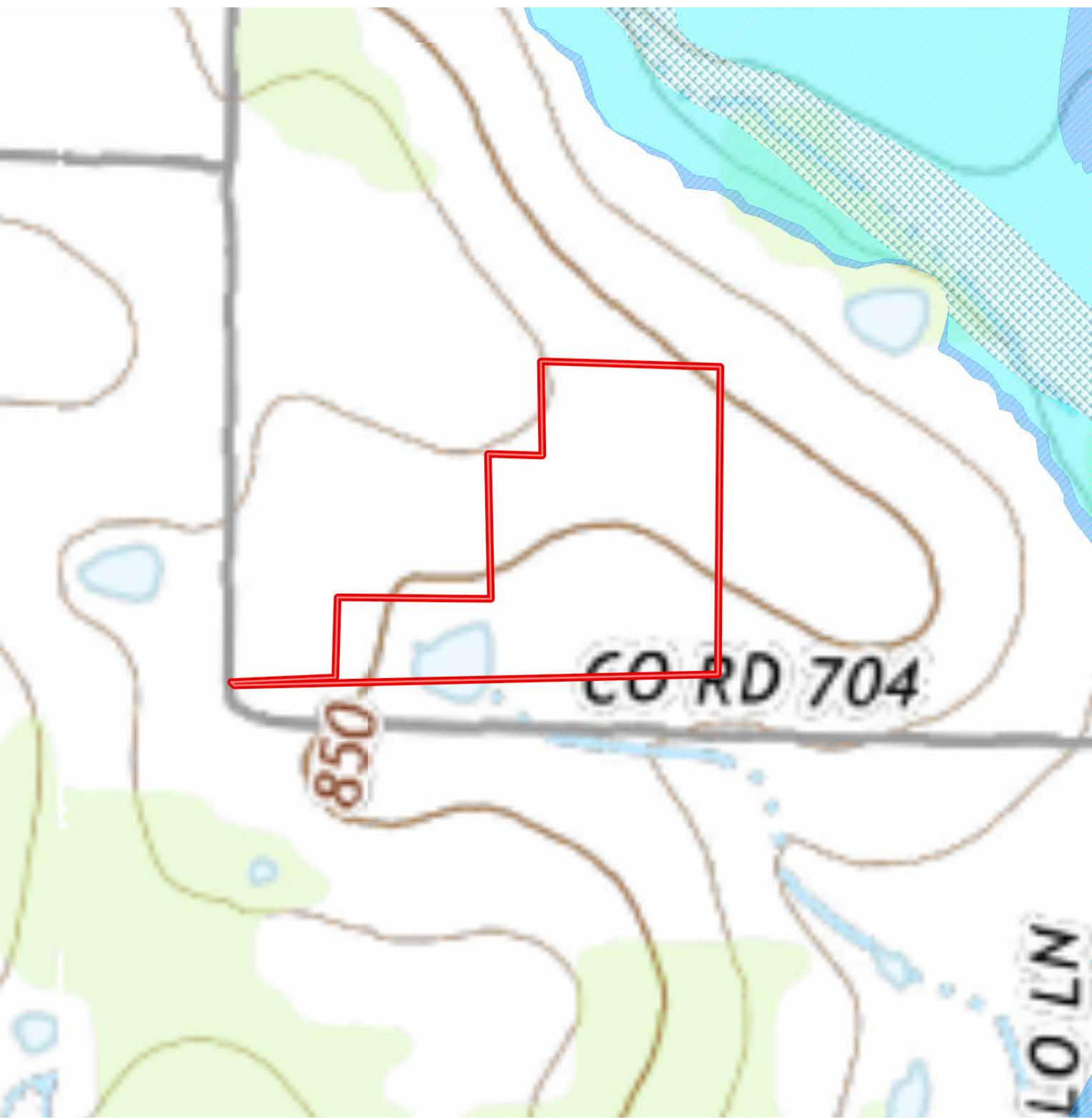
AERIAL MAP



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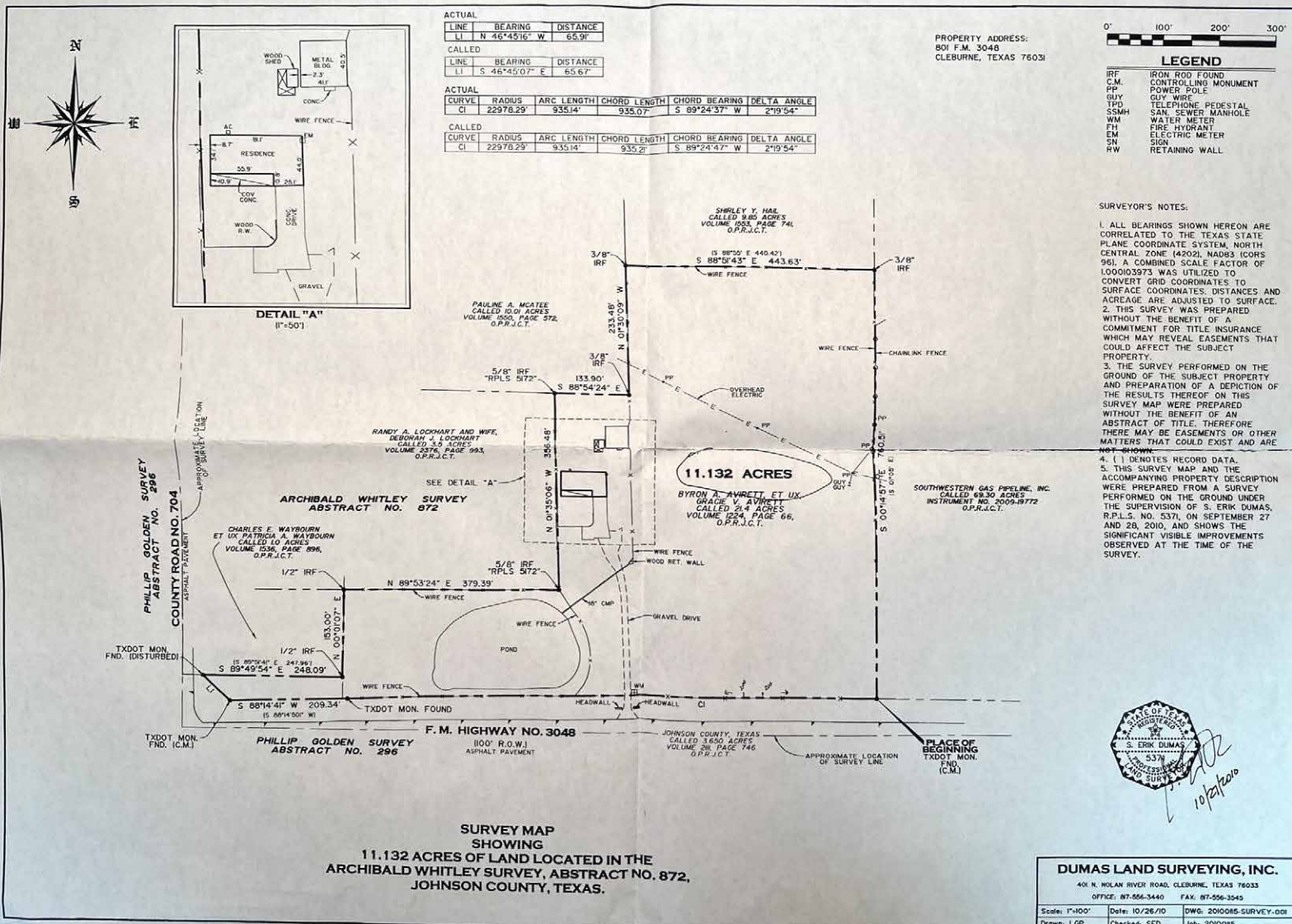
CONTOUR LINES & FLOODPLAIN



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SURVEY



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LOCATION MAP



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CITY OF JOSHUA, TEXAS

www.cityofjoshuatx.us | www.johnsoncountytexas.org

Joshua, Texas is a suburb of Fort Worth located in Johnson County. Here's some information about Joshua:

- Location: Joshua is bordered by Burleson to the north and Cleburne to the south, and is 22 miles north of Fort Worth.
- Population: Joshua's population was 8,004 in 2022.
- Demographics: The median age in Joshua is 35.4, and the median household income is \$66,183.
- Housing: Most residents own their homes, and the average car ownership is two cars per household.
- Schools: Joshua's public schools are highly rated.
- Government: Joshua operates under a Council-Manager form of local government.
- History: Joshua's history dates back to the late 1800s, when it was a farming community that shipped produce by train.
- Transportation: Texas State Highway 174 (Broadway Street) runs through Joshua.
- Drainage: Village Creek drains the north side of Joshua, and tributaries of East Buffalo Creek drain the south side.



DEMOGRAPHICS

2022 POPULATION

8,004

3.65% 1-YEAR GROWTH

US SENATOR



John Cornyn

REPUBLICAN PARTY

US SENATOR



Ted Cruz

REPUBLICAN PARTY

2022 MEDIAN AGE

35.4

11% 1-YEAR INCREASE

2022 POVERTY RATE

13.6%

73.3% 1-YEAR INCREASE

2022 MEDIAN HOUSEHOLD INCOME

\$66,183

6.4% 1-YEAR GROWTH

2022 MEDIAN PROPERTY VALUE

\$272,200

25.1% 1-YEAR GROWTH

POPULATION & DIVERSITY

Joshua, TX is home to a population of 8k people, from which 98.1% are citizens. As of 2022, 2.91% of Joshua, TX residents were born outside of the country (233 people).

In 2022, there were 20.4 times more White (Non-Hispanic) residents (7.02k people) in Joshua, TX than any other race or ethnicity. There were 344 Other

(Hispanic) and 235 Two+ (Hispanic) residents, the second and third most common ethnic groups.

Citizenship

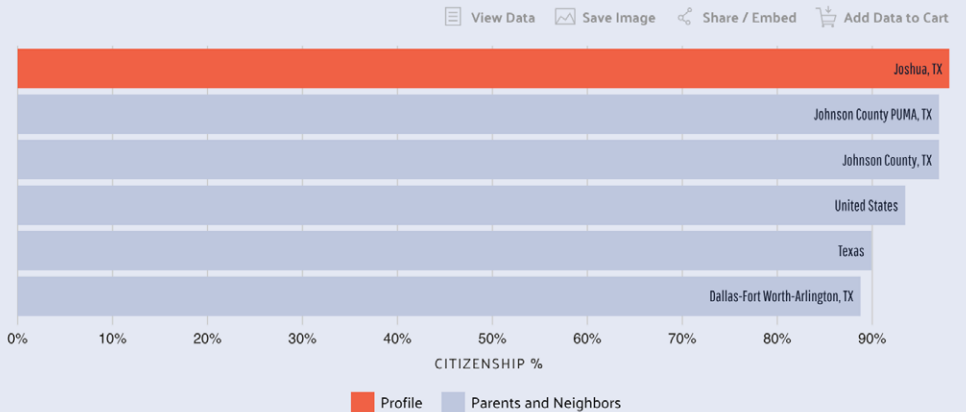
98.1%
2022 CITIZENSHIP

100%
2021 CITIZENSHIP

As of 2022, 98.1% of Joshua, TX residents were US citizens, which is higher than the national average of 93.5%. In 2021, the percentage of US citizens in Joshua, TX was 100%, meaning that the rate of citizenship has been decreasing.

The following chart shows US citizenship percentages in Joshua, TX compared to that of its neighboring and parent geographies.

Data from the [Census Bureau ACS 5-year Estimate](#).



HOUSING & LIVING

The median property value in Joshua, TX was \$272,200 in 2022, which is 0.966 times smaller than the national average of \$281,900. Between 2021 and 2022 the median property value increased from \$217,500 to \$272,200, a 25.1% increase. The

homeownership rate in Joshua, TX is 57.2%, which is approximately the same as the national average of 64.8%. People in Joshua, TX have an average commute time of 32.7 minutes, and they drove alone to work. Car

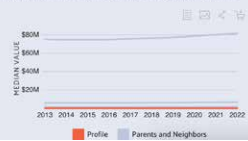
ownership in Joshua, TX is approximately the same as the national average, with an average of 2 cars per household.

Property

\$272,200
MEDIAN PROPERTY VALUE 2022
\$19,439

\$1,703
MEDIAN PROPERTY TAXES
\$33

The following chart displays owner-occupied housing units distributed between a series of property tax buckets compared to the national averages for each bucket. In Joshua, TX the largest share of households pay taxes in the \$3k+ range. The chart underneath the paragraph shows the property taxes in Joshua, TX compared to its parent and neighbor geographies.



EMPLOYMENT

3.91k
2022 VALUE
± 574

3.08%
1 YEAR GROWTH
± 20.9%

From 2021 to 2022, employment in Joshua, TX grew at a rate of 3.08%, from 3,79k employees to 3,91k employees.

The most common job groups, by number of people living in Joshua, TX, are Material Moving Occupations (560 people), Management Occupations (461 people), and Education Instruction, & Library Occupations (361 people). This chart illustrates the share breakdown of the primary jobs held by residents of Joshua, TX.

Data from the [Census Bureau ACS 5-year Estimate](#).

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