



REAL ESTATE ADVISORS

www.avidrea.com

214.379.1040

1.38 AC with Commercial Zoning on SH 174

501 S Broadway St
Joshua, TX 76058

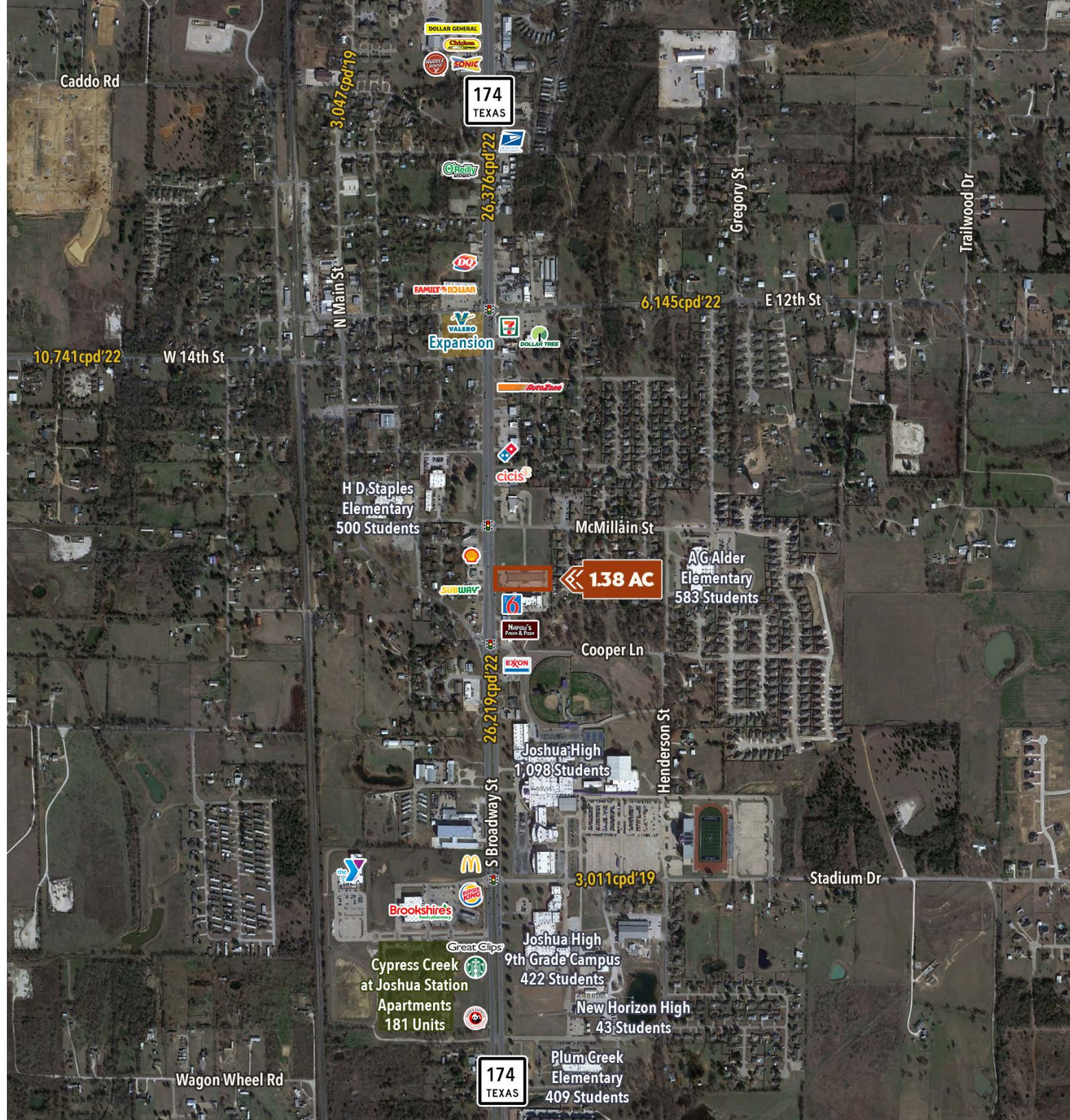
CONTACT BROKER FOR MORE INFORMATION:

James Seidel

jseidel@avidrea.com
214.379.1041

Ryan Clark

rclark@avidrea.com
214.379.1050

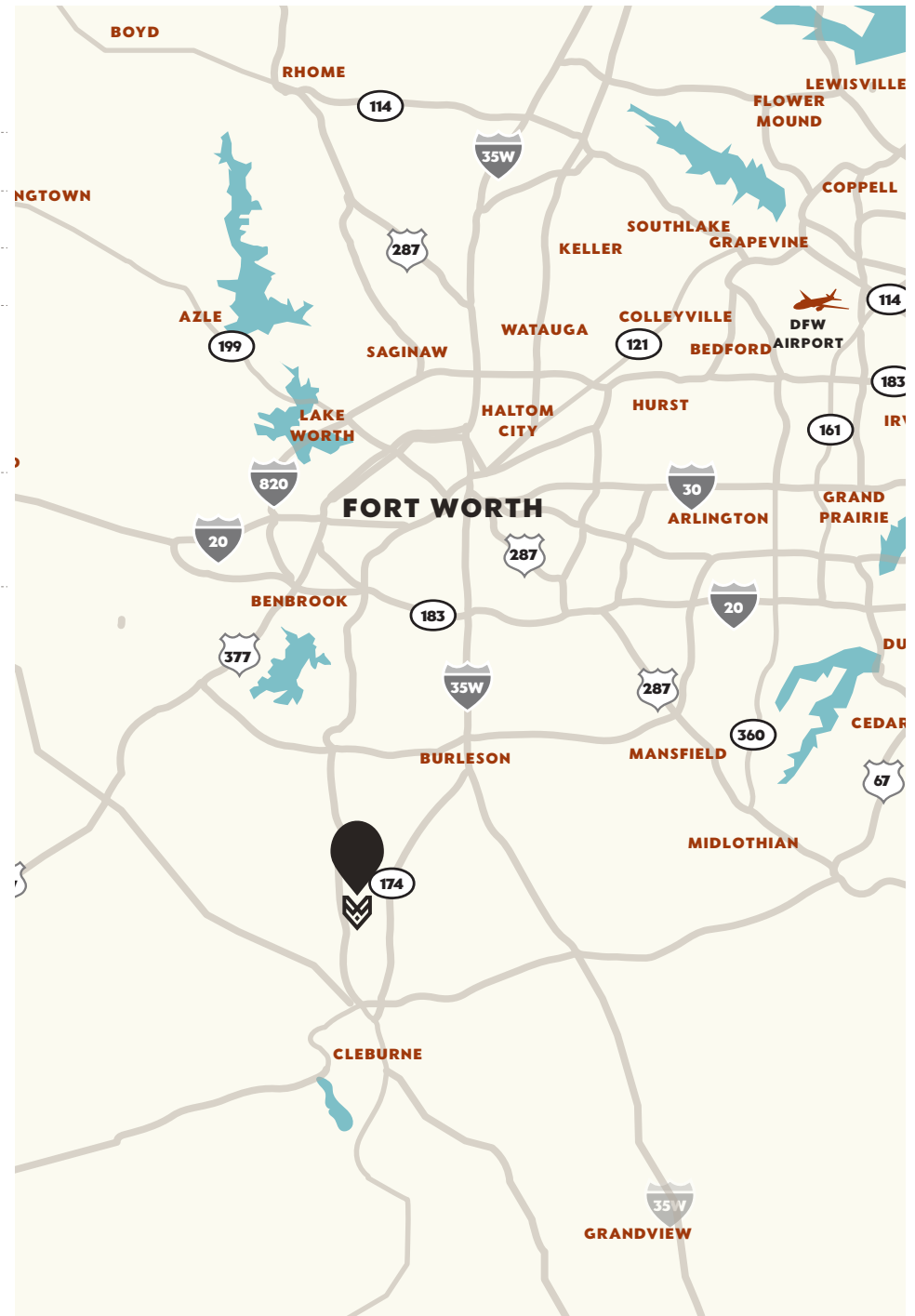


Property Details

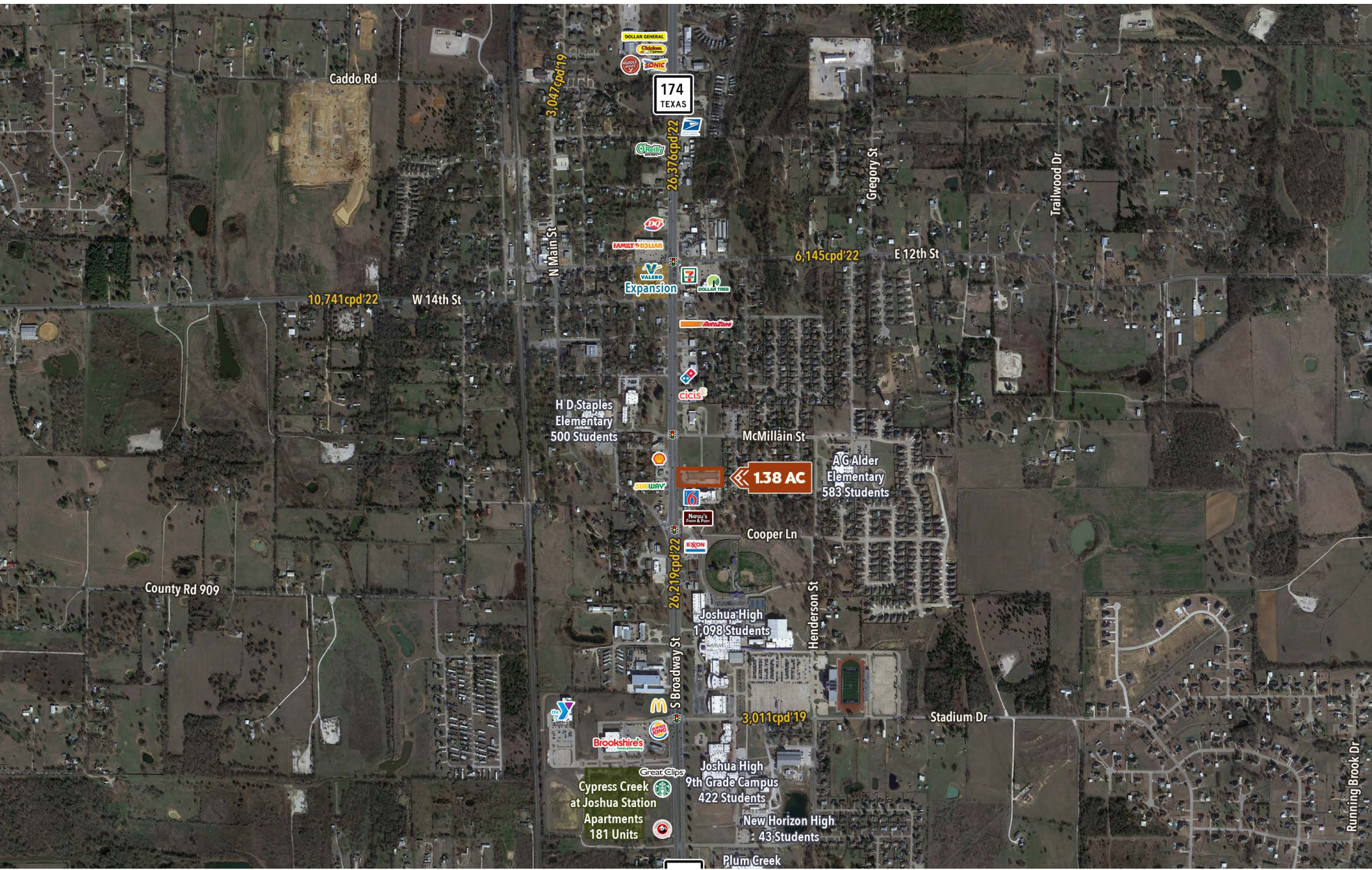
| | | |
|--|--|-----------------------------|
| LOCATION | 501 S Broadway St, Joshua, TX 76058 | |
| AVAILABLE | 1.38 AC | |
| PRICE | Please Call For Pricing | |
| ZONING | C-1 | |
| HIGHLIGHTS | <ul style="list-style-type: none"> » Great access and visibility to SH 174 » Access drives to McMillian St already installed » 139' pad width | |
| AREA RETAIL & TRAFFIC DRIVERS | Joshua High School, Joshua Community YMCA, Alder Elementary, Staples Elementary, Cici's Pizza, Brookshire's | |
| TRAFFIC COUNTS | S Broadway & Cooper Ln 26,219 CPD | S Broadway St 26,376 CPD |

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|-----------|-----------|-----------|
| POPULATION | 5,381 | 16,015 | 37,326 |
| EST. POP GROWTH 2023-28 | 2.9% | 3.1% | 3.2% |
| MEDIAN AGE | 35.8 | 36.8 | 36.6 |
| NUMBER OF HOUSEHOLDS | 2,001 | 5,778 | 13,057 |
| AVG HOUSEHOLD INCOME | \$106,327 | \$109,801 | \$107,740 |
| MED HOUSEHOLD INCOME | \$80,598 | \$82,180 | \$84,163 |



Trade Aerial

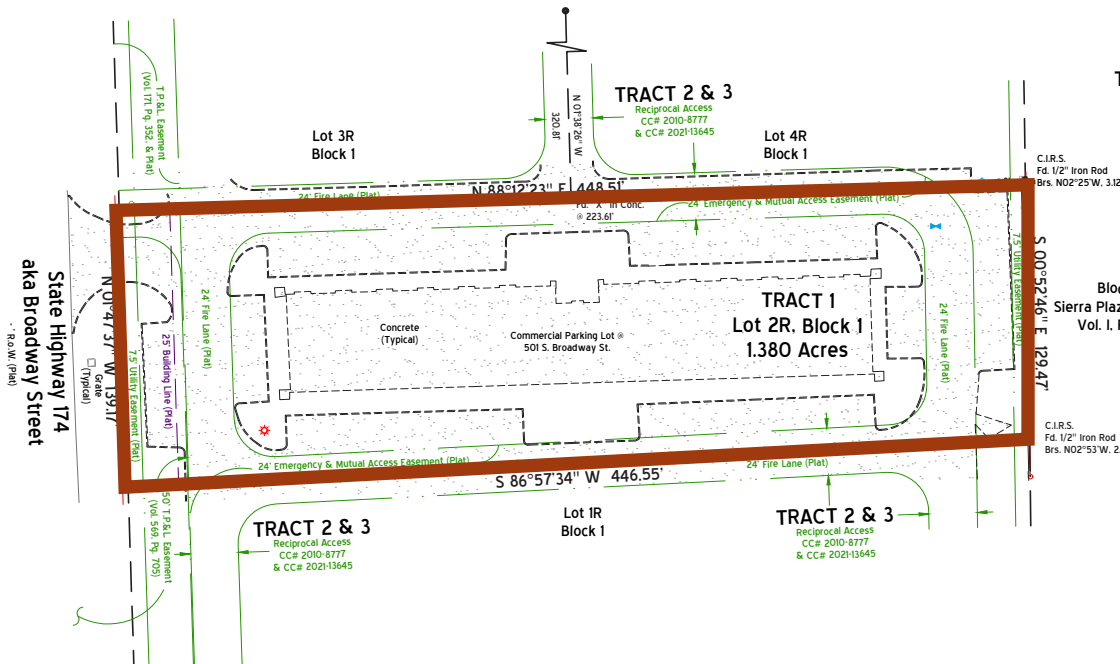


Survey with Improvements

TRACT 1 - Being LOT 2R, BLOCK 1, SIERRA PLAZA, an Addition to the City of Joshua, in Johnson County, Texas, According to the Plat as recorded in Volume 10, Page 26, Plat Records, Johnson County, Texas.

TRACT 2 - Perpetual, non-exclusive easement rights for ingress and egress as set out in Easement Agreement for Reciprocal Access, recorded in CC# 2010-8777, Real Property Records, Johnson County, Texas.

TRACT 3 - Perpetual, non-exclusive easement rights for ingress and egress as set out in Easement Agreement for Reciprocal Access, recorded in CC# 2021-13645, Real Property Records, Johnson County, Texas.



To: Harshad D. Patel and Maya H. Patel: GMC Pursuit JV, LLC; First American Title Insurance Company and Republic Title of Texas, Inc.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground, by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal and signature appear on the face of this survey in blue ink.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Aledo Branch
208 S. Front Street, Aledo TX 76008
aledo@txsurveying.com - 817-441-5263 (LAND)
ANO4946 - October 7, 2021
ANO4946 - October 21, 2021 Title Update

Notes

1) With respect to the documents listed in Title Commitment No. 1002-345026-RTT the following easements and/or restrictions were reviewed for this survey:

Subject to the Restrictions recorded in Vol. 755, Pg. 124, R.P.R.J.C.T.

Subject to the following Easement(s) and/or Document(s): Vol. 171, Pg. 352, (shown); Vol. 281, Pg. 616, (Blanket); Vol. 569, Pg. 705, (shown); CC# 2009-39201 (Blanket); & CC# 2009-39202 (Blanket); CC# 2010-8777; CC# 2021-13645 R.P.R.J.C.T.

The following Easement(s) and/or Document(s) do(es) not affect this tract: Vol. 374, Pg. 77, & Vol. 628, Pg. 313, R.P.R.J.C.T.

According to easement descriptions, visibility apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.

2) Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey, for up to date flood hazard information always visit the official F.E.M.A. website at (www.FEMA.gov).

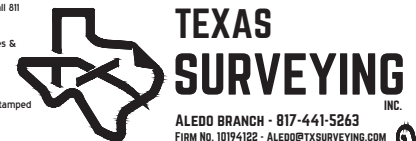
3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202, (Grid)

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

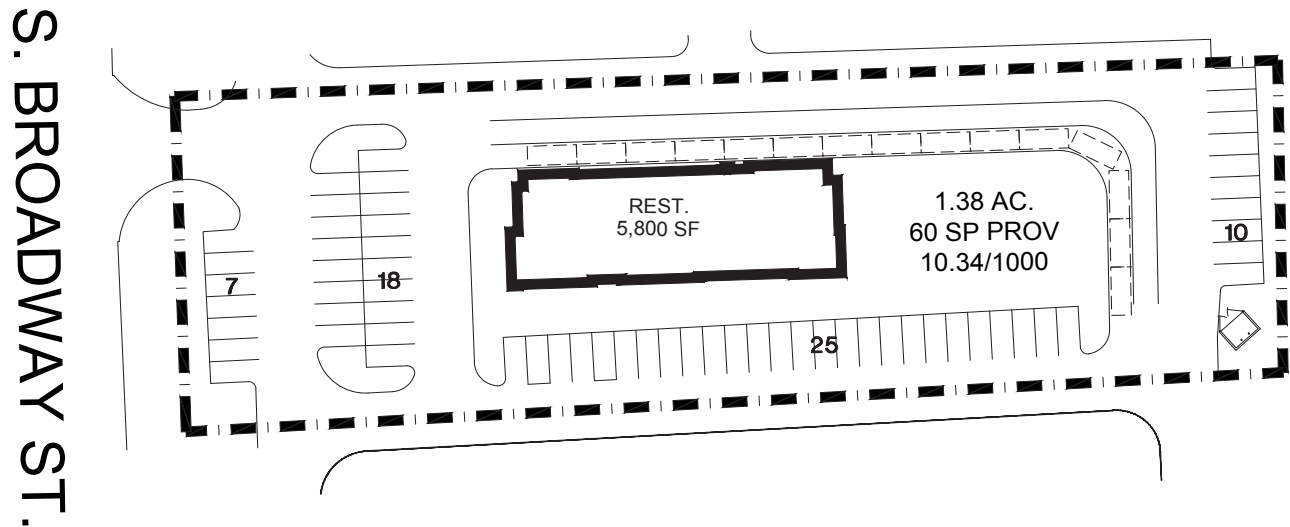
5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

6) All corners are found 1/2" Iron rods unless otherwise noted.

7) C.I.R.S. - 1/2" Capped Iron Rod Set with orange plastic caps stamped "Texas Surveying"



Conceptual Site Plan



NORTH

NOTE: THIS PLAN IS FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL DIMENSIONS AND PROPERTY LINES ARE ESTIMATES AND DO NOT REFLECT ANY SURVEY. PLAN MAY NOT MEET ALL CITY REQUIREMENTS.

Main Street & Majestic Gardens Drive

Clearstone Joshua, TX.

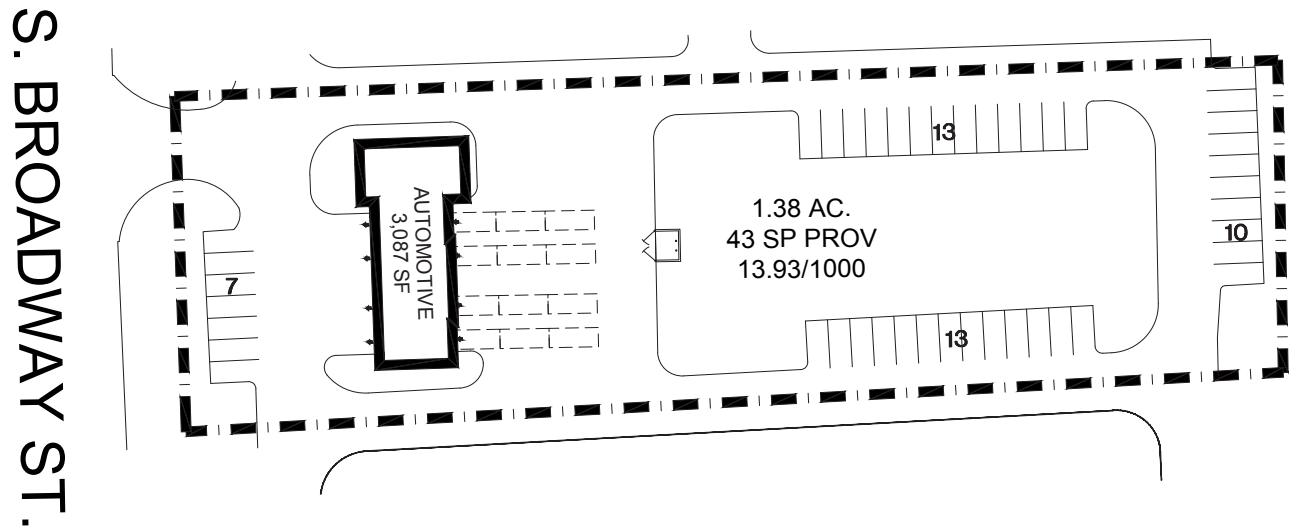
SP-01

O'BRIEN

SCALE: 1" = 20'-0" JOB No.: 24-144 DATE: 10.01.24



Conceptual Site Plan



NOTE: THIS PLAN IS FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL DIMENSIONS AND PROPERTY LINES ARE ESTIMATES AND DO NOT REFLECT ANY SURVEY. PLAN MAY NOT MEET ALL CITY REQUIREMENTS.

Main Street & Majestic Gardens Drive
Clearstone Joshua, TX.

SP-02

O'BRIEN

SCALE: 1" = 20'-0" JOB No.: 24-144 DATE: 10.01.24

Aerial Photo



Aerial Photo





Information About Brokerage Services

11-2-2015



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.

Avid Real Estate Advisors, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

#9008251

License No

E-mail

214.379.1040

Phone

Ryan Jordan

Designated broker of Firm

#622105

License No

rjordan@avidrea.com

E-mail

214.379.1043

Phone

Licensed Supervisor of Sales Agent/Associate

License No

E-mail

Phone

Sales Agent/Associate's Name

License No

E-mail

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

IABS 1-0