

JOSHUA STATION - PAD SITES

JOSHUA, TX | SWQ SH 174 AND JOSHUA STATION BOULEVARD



AVAILABILITY:

PAD 9 | 1.27 ACRES

PAD 8 | 1.12 ACRES

PAD 7 | 1.12 ACRES

FOR INFO:

PLEASE CALL

AREA RETAILERS:



Three pad sites available immediately adjacent to Brookshire's, which exists as the sole grocer in the trade area. This project is directly across from the city's elementary and high schools, totaling approximately 2,000 students. Situated in front of the 26,000 SF YMCA and within immediate proximity of a newly constructed 181-unit multifamily development, Joshua Station is well-positioned in the trade area.

DEMOGRAPHICS:

	3 MILE	5 MILE	7 MILE
2019 Population	12,921	30,867	74,955
% Pop Growth 2019-2024	5.5%	4.8%	5.3%
2019 Daytime Population	12,910	25,732	63,989
2019 Average HH Income	\$76,721	\$77,235	\$73,029

TRAFFIC COUNTS:

SH 174: 25,750 VPD

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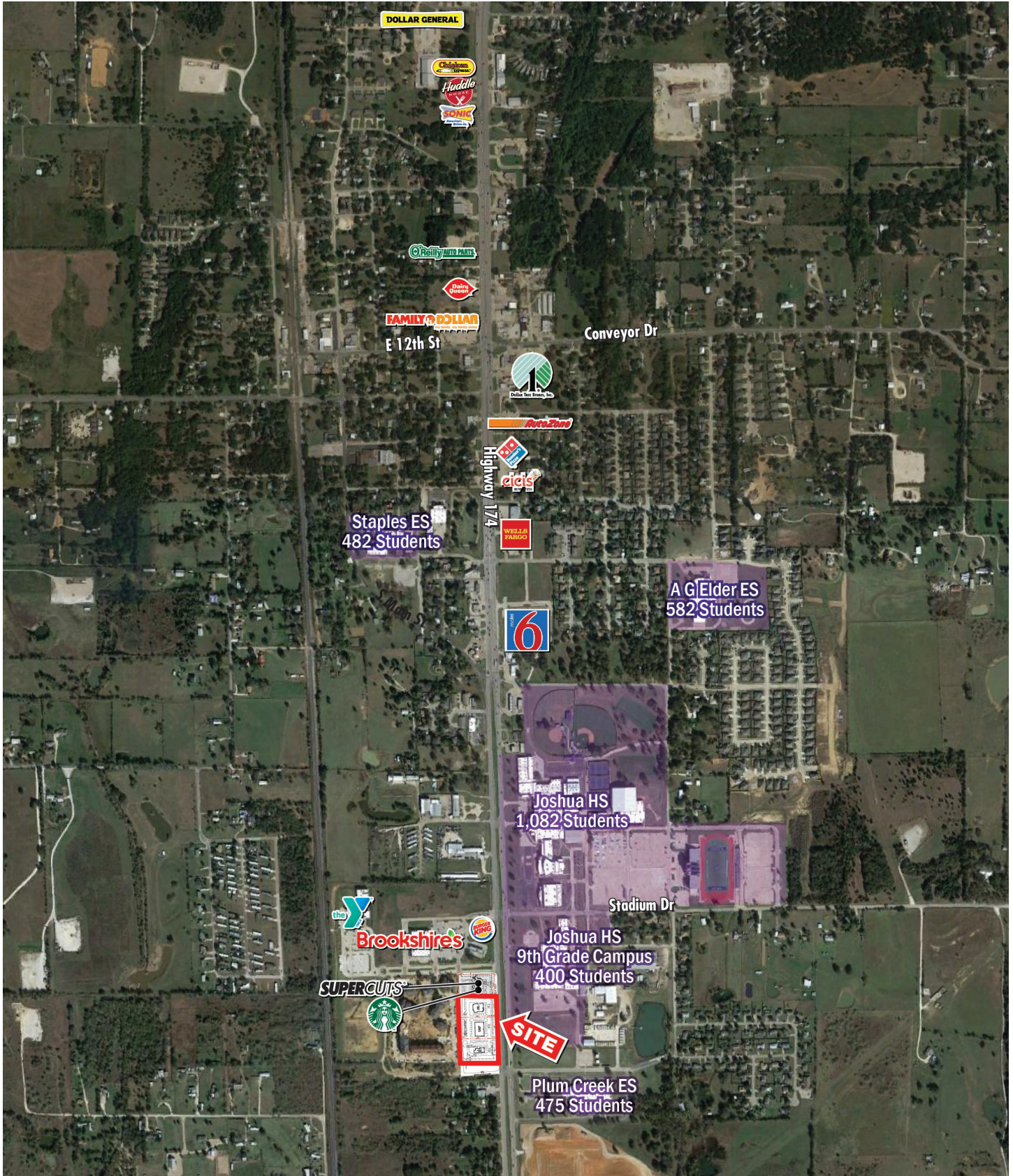
THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

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