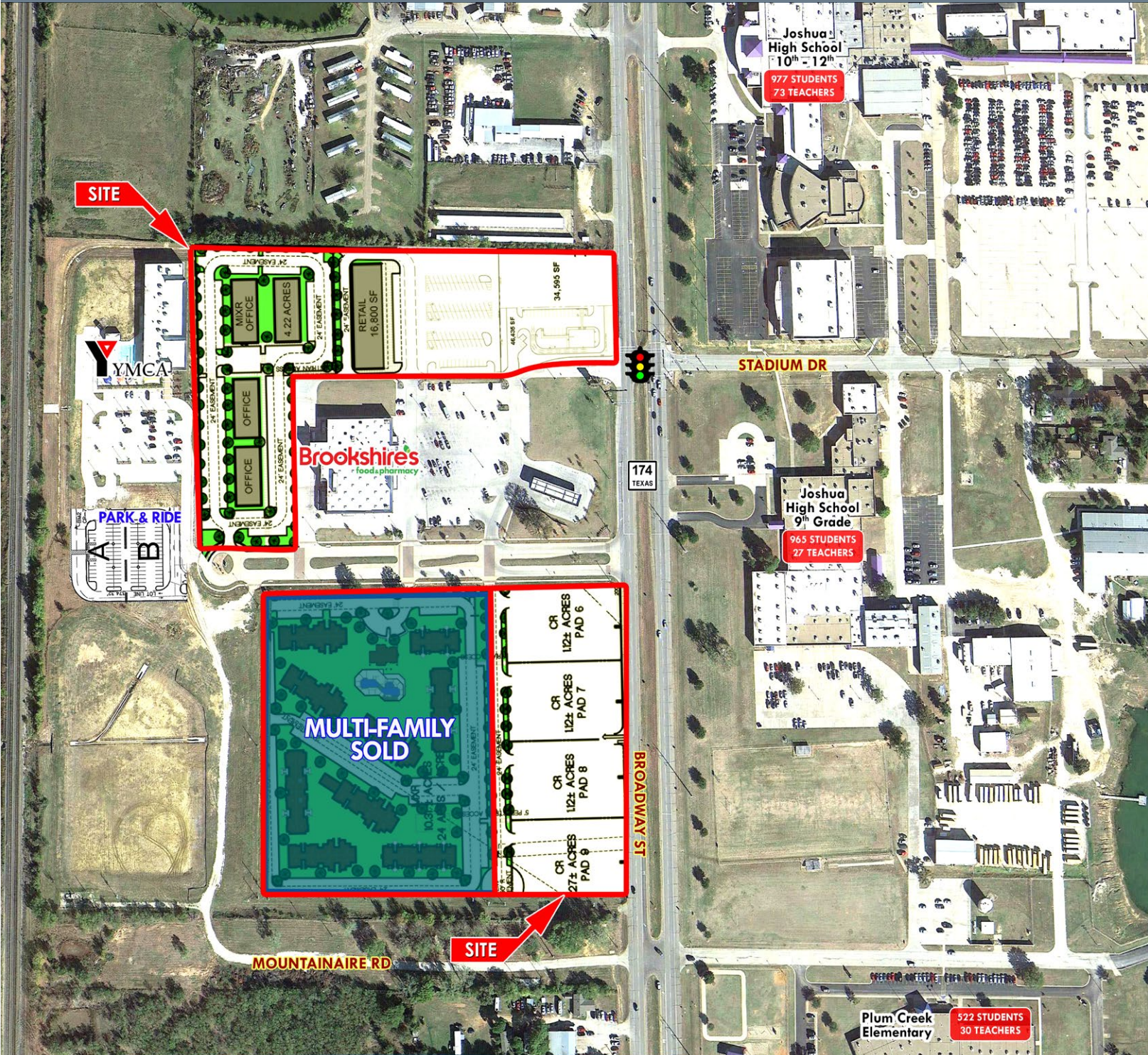


# NWQ SH 174 & MOUNTAINAIRE RD

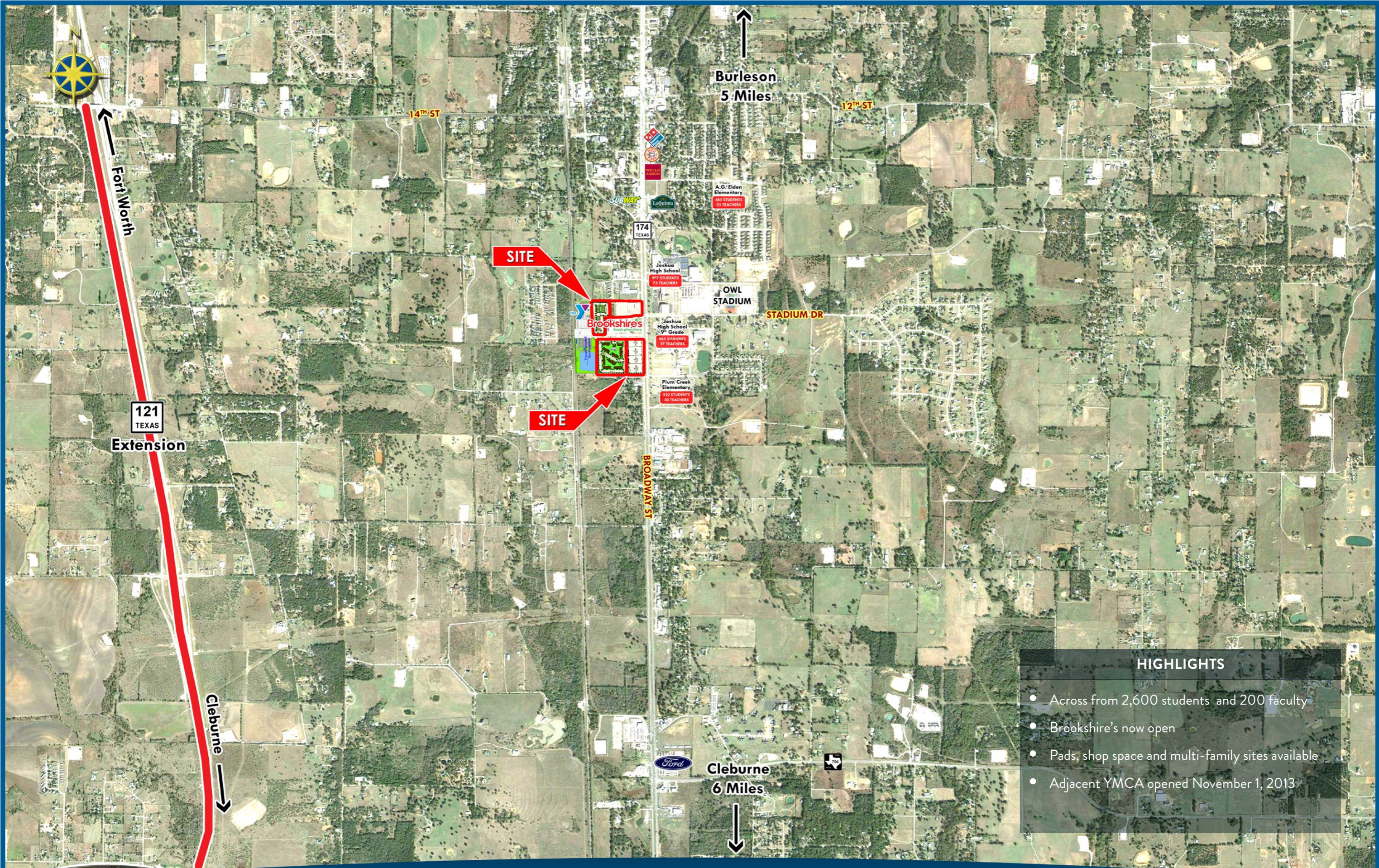
## PAD SITES AVAILABLE

JOSHUA, TEXAS

CLAY MOTE



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



**SITE**

**SITE**

Brookshire's

Burleson  
5 Miles

Cleburne  
6 Miles

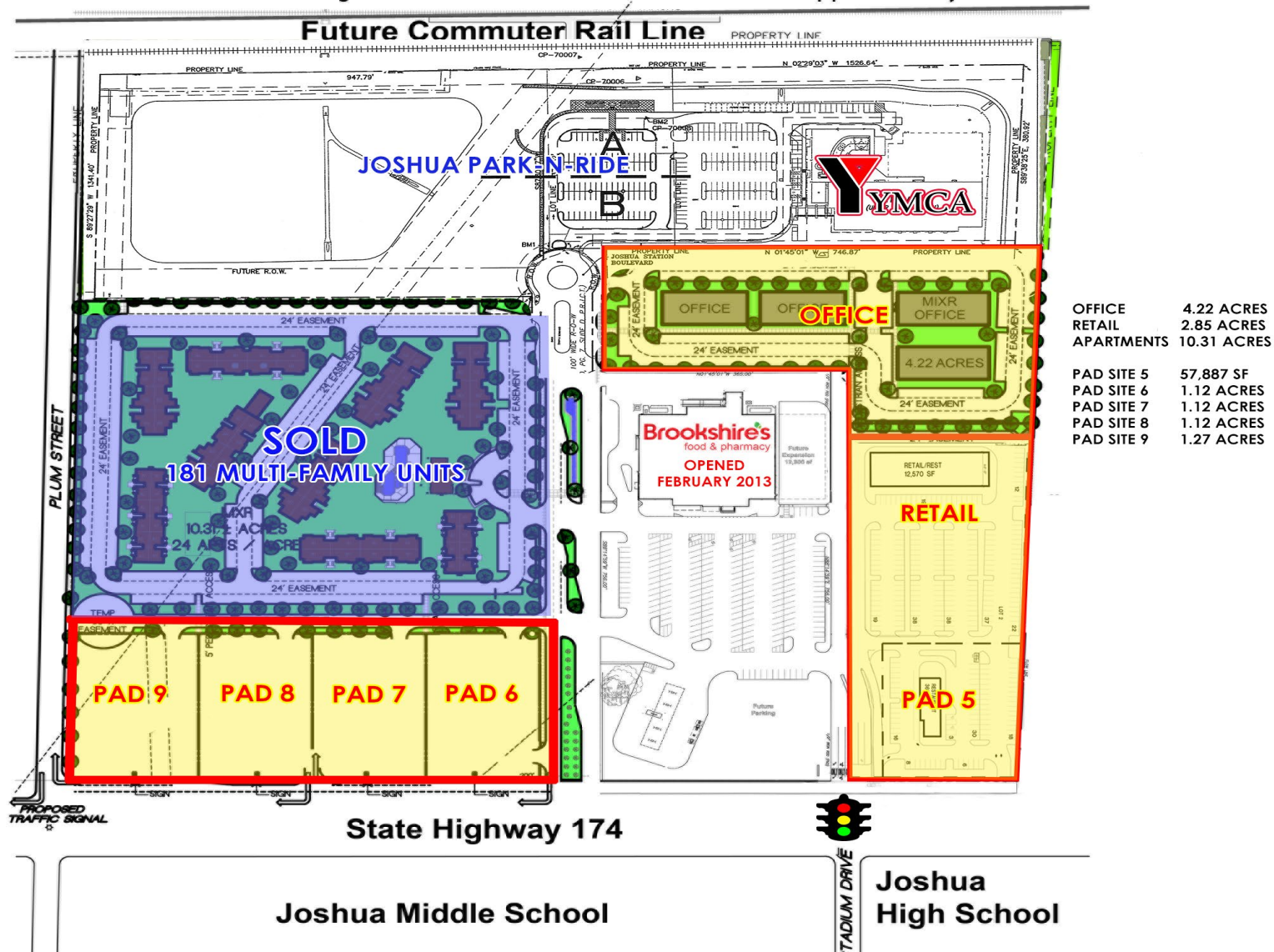
121  
TEXAS  
Extension

Cleburne

**HIGHLIGHTS**

- Across from 2,600 students and 200 faculty
- Brookshire's now open
- Pads, shop space and multi-family sites available
- Adjacent YMCA opened November 1, 2013

# SWQ FM 720 & ELDORADO PKWY



OFFICE	4.22 ACRES
RETAIL	2.85 ACRES
APARTMENTS	10.31 ACRES
PAD SITE 5	57,887 SF
PAD SITE 6	1.12 ACRES
PAD SITE 7	1.12 ACRES
PAD SITE 8	1.12 ACRES
PAD SITE 9	1.27 ACRES

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	2,717	13,205	29,548
2017 EST AVG HH INCOME	\$75,259	\$76,079	\$74,697

TRAFFIC COUNTS
SH 174
20,566 VPD (TXDOT 2015)

