

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1440 S BROADWAY STREET

JOSHUA, TX 76058



\$1,300,000



0 sqft

## DESCRIPTION

Unlock the incredible potential of this 5.97+ - acre tract located within Joshua city limits, offering endless possibilities for commercial development in the overlay district. This fully cleared, development-ready site is primed for restaurant pad sites, retail strip centers, or a mixed-use community. With an A+ traffic rating of over 24,000+ cars daily, the visibility and accessibility of this property are unbeatable, making it an ideal location for business developments that require high exposure. Surrounded by a mix of established and new developments and retail outlets, this location has a built-in customer base and is positioned for strong future growth. The rapid expansion of the area ensures high demand for commercial projects, allowing you to capitalize on this thriving market. Ideal for commercial or mixed-use projects, surrounded by thriving neighborhoods & retail developments! Whether you're a developer, investor, or entrepreneur, this prime tract offers the perfect foundation for your next big project. Get to know your city leaders to explore how you can turn your vision into reality in a community that's rapidly growing and full of potential. Don't miss the chance to secure one of the best development opportunities in Joshua—this is your moment to make a lasting impact!

**PROPERTY TYPE:** Commercial - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21252824

**YEAR BUILT:**

**COUNTY:** Johnson

**TRACT OR SUBDIVIION:** None

**LIST DATE:** 04/30/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 5.97

**LOT SIZE (SQFT):** 260,053

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage

**SIDING:**

- Other

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Kimberly Capps 

**PHONE:** 469.583.2761

**BROKERED BY:** Keller Williams Realty