



**WOODCREST**  
CAPITAL, LLC

# Joshua Dollar Tree Plaza

106 Conveyor Drive | Joshua TX

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**100% LEASED**



- 16,850 SF Center
- Johnson County, Texas
- Dallas/Fort Worth MSA
- Large Parking Field
- Great Visibility & Access

Type	PSF
NNN's	\$ 3.03
Lease Rates	Call for Rates

Traffic Counts	
Broadway St	25,762 VPD
Conveyor Dr	5,919 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	6,252	15,573	37,981	565,564
Households	2,211	5,401	12,995	200,782
Average HH Income	\$89,515	\$97,453	\$92,187	\$81,502

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset

\*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

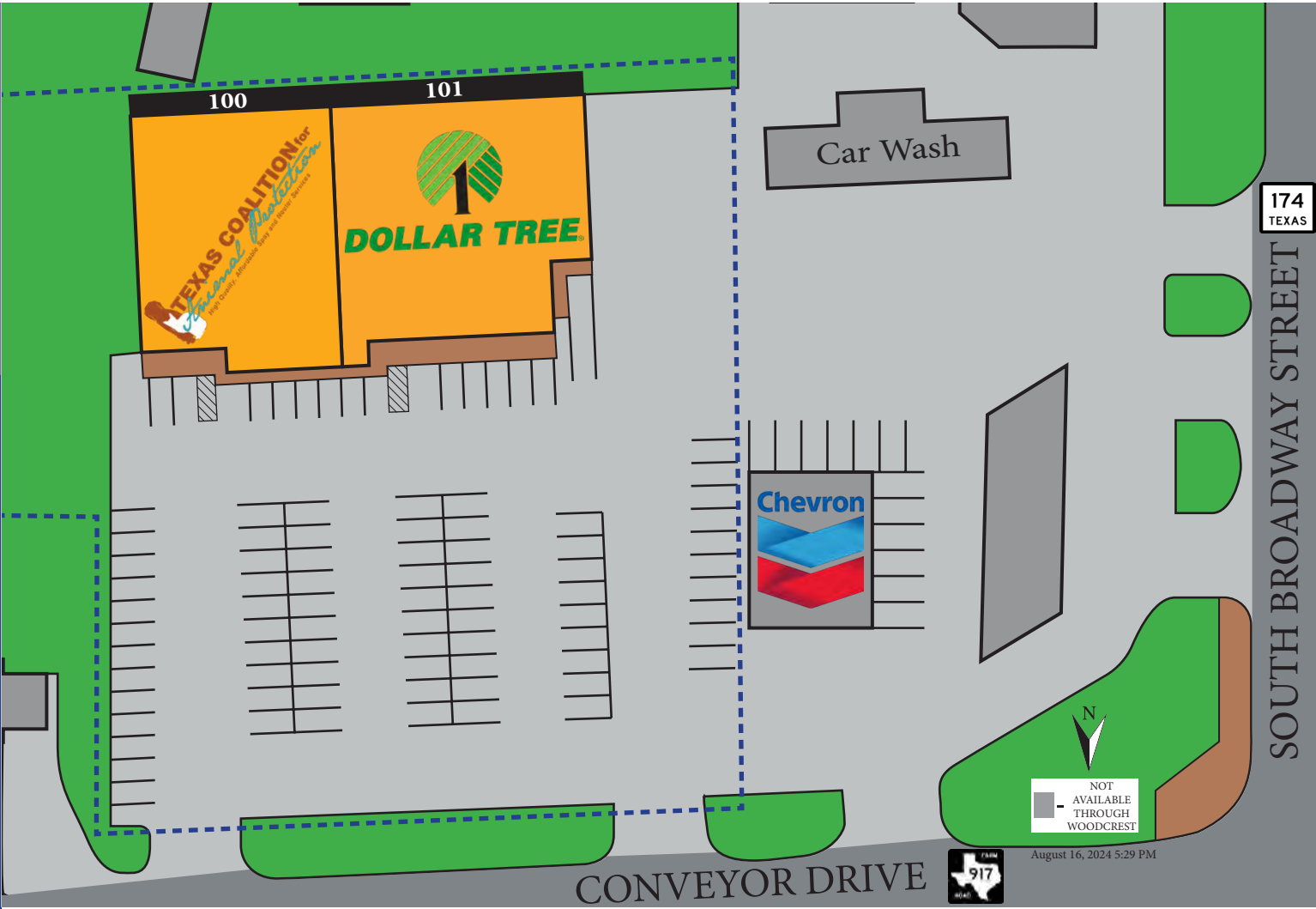
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JOSHUA DOLLAR TREE PLAZA | Joshua, Texas



174 TEXAS

SOUTH BROADWAY STREET

CONVEYOR DRIVE

August 16, 2024 5:29 PM



Traffic data by Placer.ai 2021 dataset. Map locations approximate

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