

Event Space with Excess Land | For Sale or Lease

TVCRE.com

1524 S. Broadway Street, Joshua, Texas 76058



Situated on approximately 5.99 acres along highly visible South Broadway (Highway 174), this exceptional property offers a rare opportunity to acquire or lease a beautifully renovated commercial facility designed for gatherings, events, and a variety of institutional or specialty commercial uses.

The 6,600 square foot building combines modern finishes with expansive indoor and outdoor spaces, abundant parking, and an attractive campus setting.

Conveniently located between Burleson and Cleburne, the property is ideally positioned to serve one of Johnson County's fastest-growing corridors.

Prepared by:



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**TEAM & VASSEUR**  
COMMERCIAL REAL ESTATE

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107  
817.335.7575 | info@TVCRE.com  
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## Property Details

- 6,600 SF (+/-) building on 5.99 Acres (+/-)
- Approximately 4.60 Acres currently carry an agricultural exemption
- 200 feet (+/-) frontage on S. Broadway (Highway 174)
- Outside the floodplain (Zone X)
- Originally constructed in 1992 and extensively renovated
- Zoned PD-787 Planned Development - allows an existing event venue and offers flexibility for a variety of assembly, institutional, office, and specialty commercial uses (Buyer/Tenant to verify intended use with the City of Joshua)
- Potential Uses: wedding and event venue, banquet hall, conference and meeting facility, church/religious assembly, community center, corporate training facility, office headquarters, special event facility, institutional/civic use (Buyer/Tenant should verify their intended use with the City of Joshua)
- All utilities available

## Property Features

- Concrete parking lot with ample parking
- Large open event/gathering hall
- Expansive landscaped grounds with outdoor event lawn and mature trees throughout the property
- Vaulted ceilings with exposed decorative beams
- Covered outdoor patio
- Excess land for future expansion or additional amenities

## Sales Price

**\$1,950,000**

## Lease Price

**\$13,500 per month, Gross**

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## INTERIOR



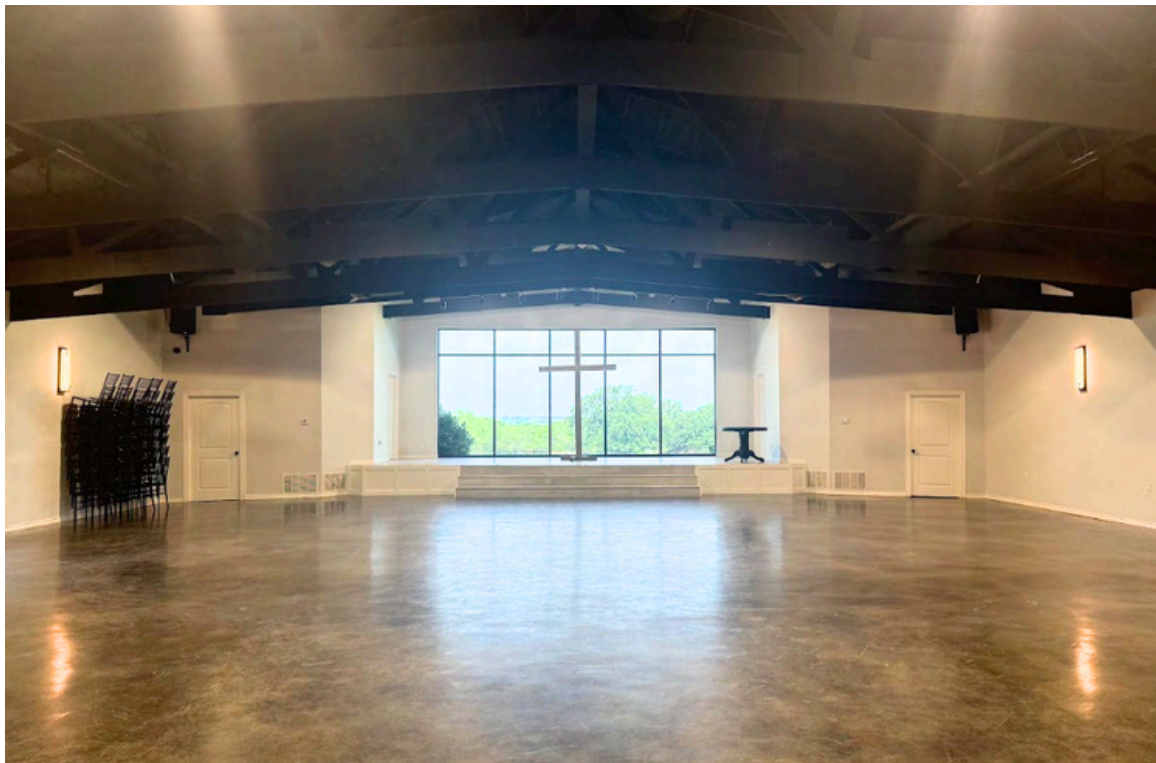
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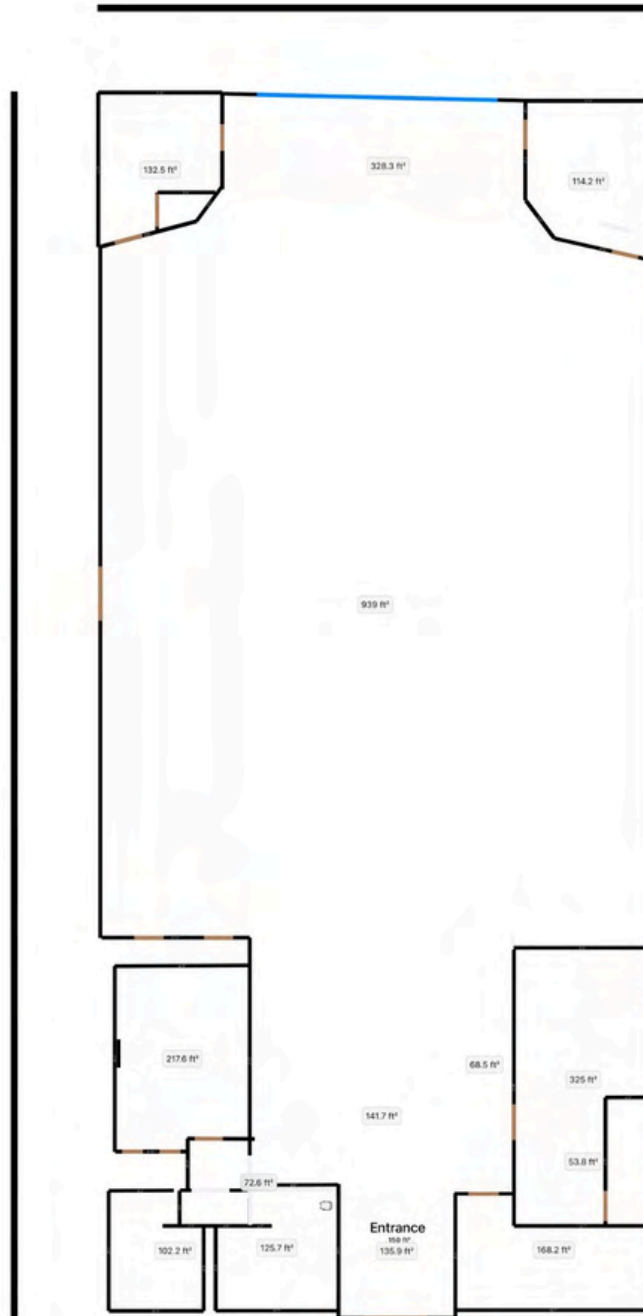
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## FLOOR PLAN

52'6"

116'1"

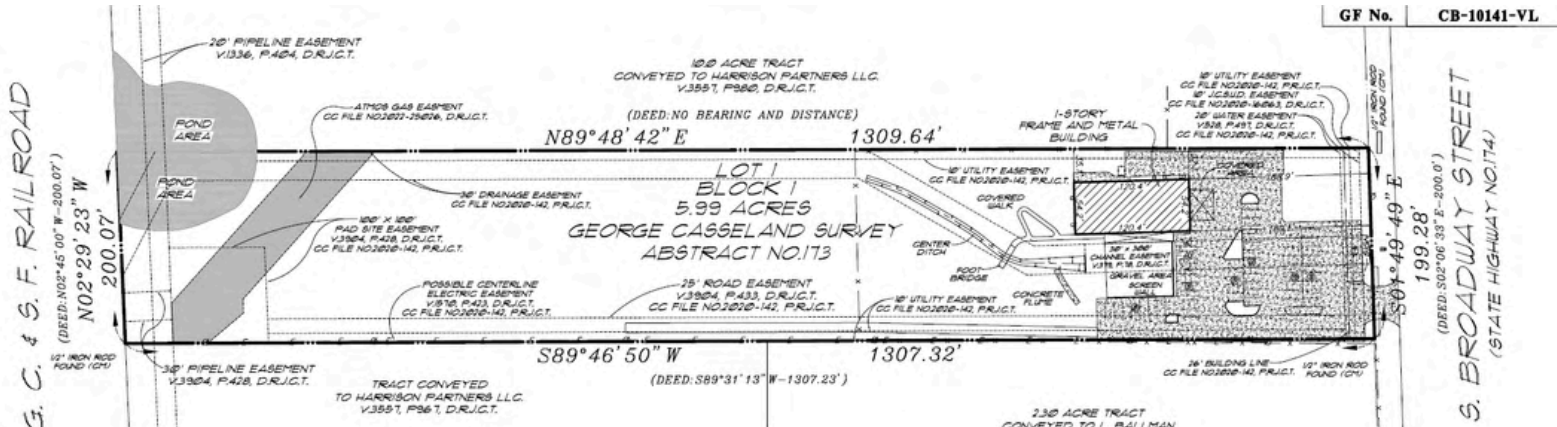


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## SURVEY



**Survey Showing  
Lot 1, Block 1  
The James Addition  
City of Joshua, Johnson County, Texas**

**Legal Description**

Being all of Lot 1, Block 1, The James Addition, an addition to the City of Joshua, Johnson County, Texas, according to the plat recorded under County Clerks File No. 2020-142, Plat Records, Johnson County, Texas.

**LEGEND**

---	PROPERTY LINE
---	EASEMENT LINE
	BUILDING
----	ASPHALT
----	CONCRETE
- X - X -	FENCE LINE
o	POLE POLE
—	DIVERSED POLE
—	CONTROLLING POINTMENT
---	DIRECTION OF DRAINAGE

**SURVEYOR'S DECLARATION**

I hereby declare that this true and accurate survey, made on the ground under my supervision, on January 28, 2024, correctly shows the relation of the property lines of land covered by this survey, and that there are no protrusions or overlaps onto adjoining property of property indicated hereon, except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground.

*Donnie L. Tucker*  
Donnie L. Tucker, RPLS No. 5144



**Flood Statement**

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0162J, effective date

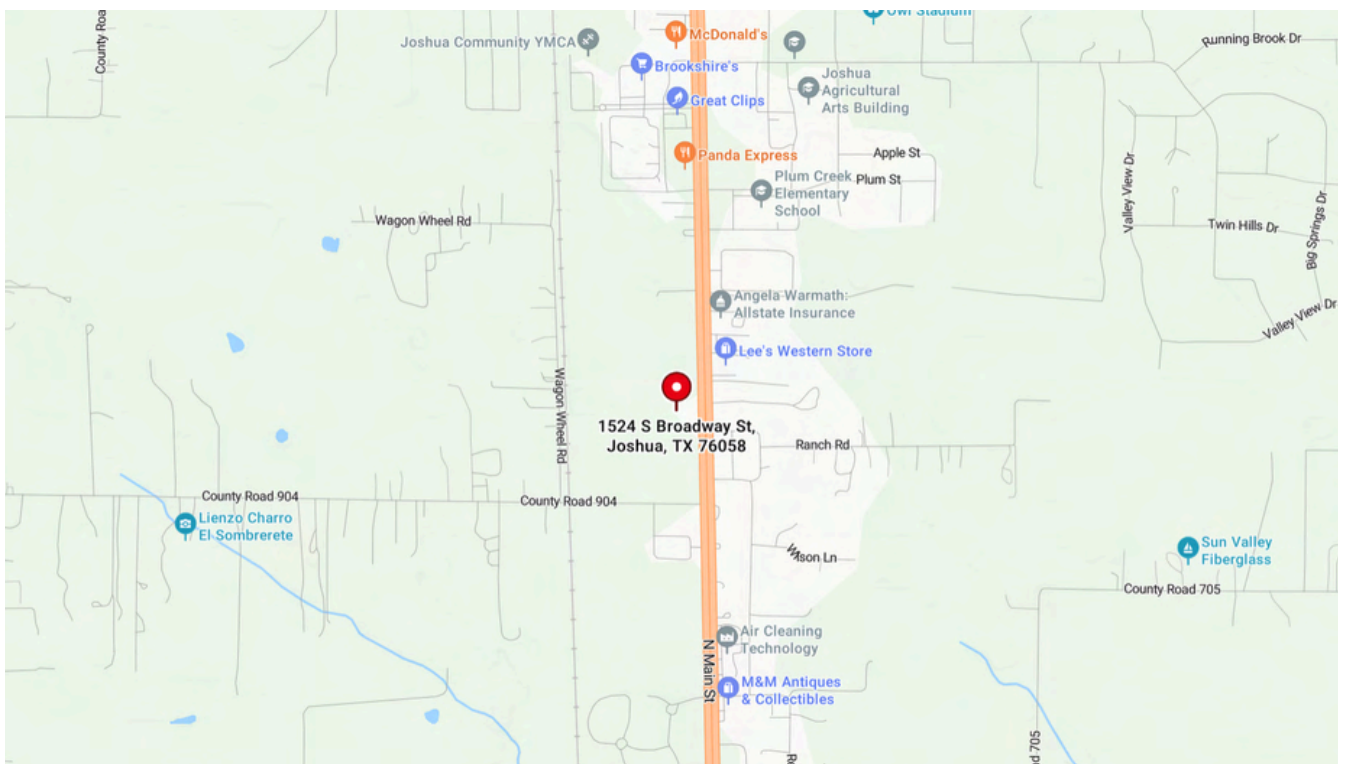
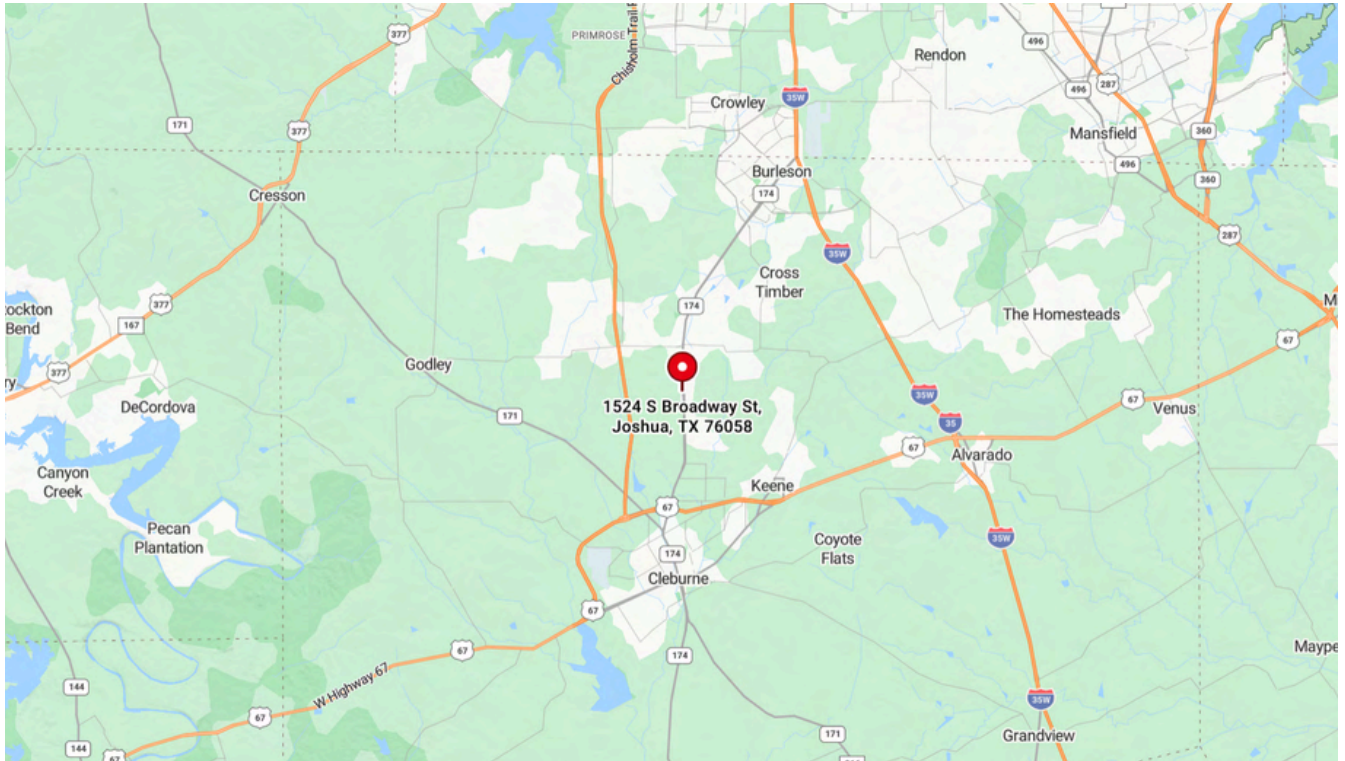


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## LOCATION MAPS



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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<u>Team &amp; Vasseur Commercial Real Estate</u>	<u>9015393</u>	<u>info@tvcre.com</u>	<u>817-335-7575</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Charles "C.B." Team</u>	<u>563820</u>	<u>cteam@tvcre.com</u>	<u>817-335-7575</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Charles "C.B." Team</u>	<u>563820</u>	<u>cteam@tvcre.com</u>	<u>817-335-7575</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Nathan Vasseur</u>	<u>588136</u>	<u>nvasseur@tvcre.com</u>	<u>817-335-7575</u>
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

