

JOSEPHINE MARKETPLACE

713-903 W Cook St | Josephine, TX 75173

For Sale | For Lease

Pad Sites & Anchor
Tract Available



MATTHEWS™

William Carr
Vice President
(214) 692-2152
william.carr@matthews.com
License No. 706457 (TX)

Baylor Worman
Vice President
(214) 227-2729
baylor.worman@matthews.com
License No. 784561 (TX)

PROJECT SCOPE

Josephine
Marketplace

±14 AC (can be demised)
Available For Sale | Lease

±10,997 VPD
Hwy 6 (West of FM 1777)
±6,214 VPD
Hwy 6 (East of FM 1777)

**CALL BROKER
FOR PRICING**

Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,153	15,522	31,876
Current Year Estimate	2,177	10,957	23,230
2020 Census	770	4,628	13,126
Growth Current Year-Five-Year	44.83%	41.67%	37.22%
Growth 2020-Current Year	182.60%	136.75%	76.98%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	997	4,982	10,488
Current Year Estimate	672	3,432	7,422
2020 Census	242	1,451	4,112
Growth Current Year-Five-Year	48.46%	45.19%	41.32%
Growth 2020-Current Year	177.06%	136.55%	80.48%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$138,530	\$134,604	\$132,762

Project Scope

- Up to ±14 Acres available for Sale / Lease
 - Pad Sites Available
 - Future Anchor Pad Available
 - Entire Tract Available
- Seeking users for future Retail & Restaurant Development - grossly underserved retail market
- Josephine has seen explosive population growth over last few years (+300% since 2020; +15-20% annually)
- Massive increase in school enrollment (Community ISD)
 - 2021-22: ~2,880 students
 - 2024-25: ~5,000+ students
 - 2025-26: ~5,800+ students.
- Multiple points of access along W Cook Street (Hwy 6) & adjacent to future retail & MF development.




Liberty Ranch
185 Newly
Developed Lots

Lot	SF/AC	Tenant/Available
1	1.49 Acres	Available for Lease/Sale
2	1.28 Acres	Available for Lease/Sale
3	1.15 Acres	Available for Lease/Sale
4	10.04 Acres	Proposed Grocery
5	1,200-14,910 SF	Available for Lease

Available 


**Fountain View
Estates**
165 Lots

Concept
Plan 1

Google Earth

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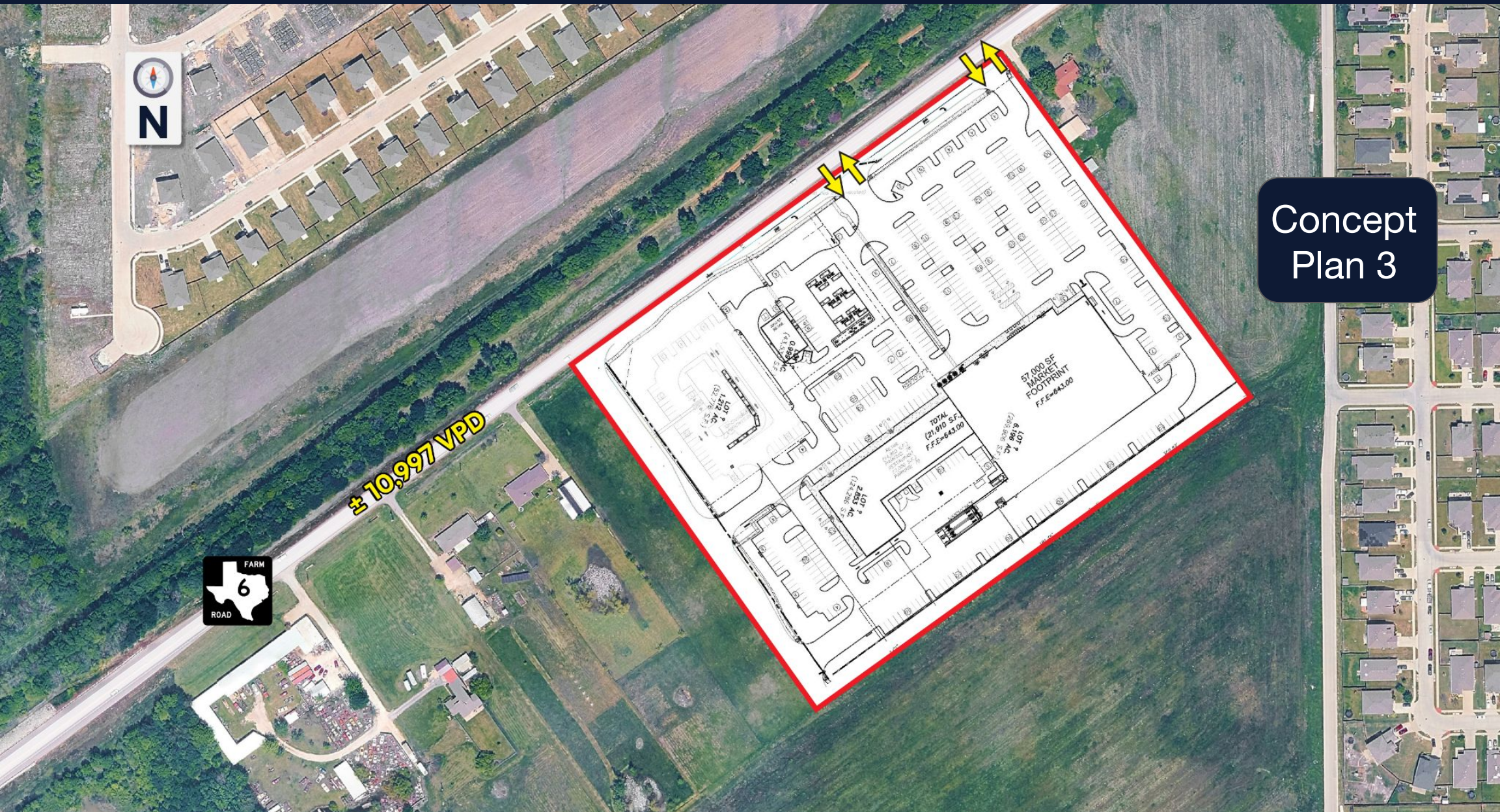
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Concept
Plan 3

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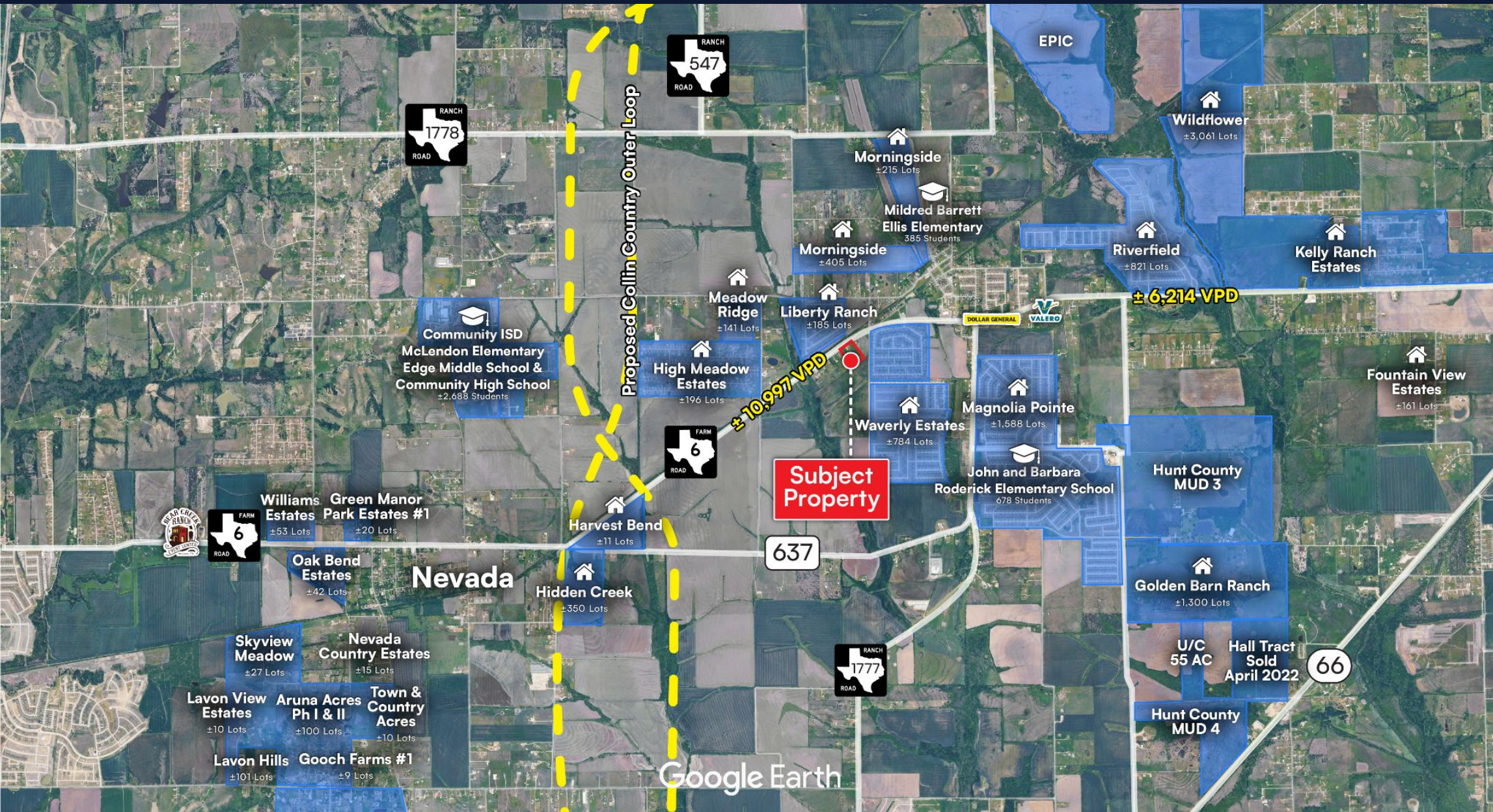
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MARKET OVERVIEW

Location Highlights

- **Projected Growth:** By 2025, the population is estimated to reach approximately 10,351, reflecting an annual growth rate of 18.54%. Population Increase: From 2020 to 2023, Josephine's population soared from 2,119 to 7,113, marking a remarkable growth rate of 234.1%
- **Demographics:** The median age is around 30.9 years, with a balanced gender distribution and a significant proportion of young families, working professionals, & first time home-buyers seeking affordability outside of DFW.
- **Residential Development:** Josephine currently has approximately 1,181 housing units with 1,600 new homes either under construction or planned, primarily by builders such as D.R. Horton and Starlight Homes. These developments include communities like Magnolia, Waverly Estates, Riverfield, Liberty Ranch, High Meadow Estates, and Heritage Ranch.
- **Underserved Market for Retail:** Josephine, TX has very limited existing retail infrastructure, with no grocery stores, minimal dining options, and few essential services within city limits. Residents frequently drive to neighboring towns like Royse City, Rockwall, or Wylie for everyday needs. The first movers in Josephine will benefit from virtually no direct competition, a growing customer base, and favorable land pricing compared to nearby DFW suburbs. With demand rapidly outpacing local service capacity, Josephine is a rare case of unmet retail demand in a high-growth corridor—making it one of the most compelling small-market CRE opportunities in North Texas.



Local Market Overview

Josephine, Texas is a fast-growing suburban market along the northeastern edge of the Dallas–Fort Worth Metroplex, benefiting from strong residential development and population inflows from Collin County employment centers such as McKinney, Plano, and Frisco. Expanding infrastructure and improving regional connectivity continue to integrate Josephine into the broader DFW economy, supporting steady household growth and rising consumer demand.

For leasing, the market remains under-served relative to its expanding residential base, creating attractive conditions for neighborhood retail, grocery-adjacent users, and service-oriented tenants. Limited existing supply and accelerating rooftop growth position Josephine as a compelling location for investors seeking stable, needs-based retail with long-term upside tied to continued suburban expansion.



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.

11-2-2015



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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **713-903 W Cook St, Josephine, TX, 75173** ("Property"). It has been prepared by Matthews Real Estate Investment Services.™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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Broker of Record

Patrick Graham

License No. 9005919 (TX)