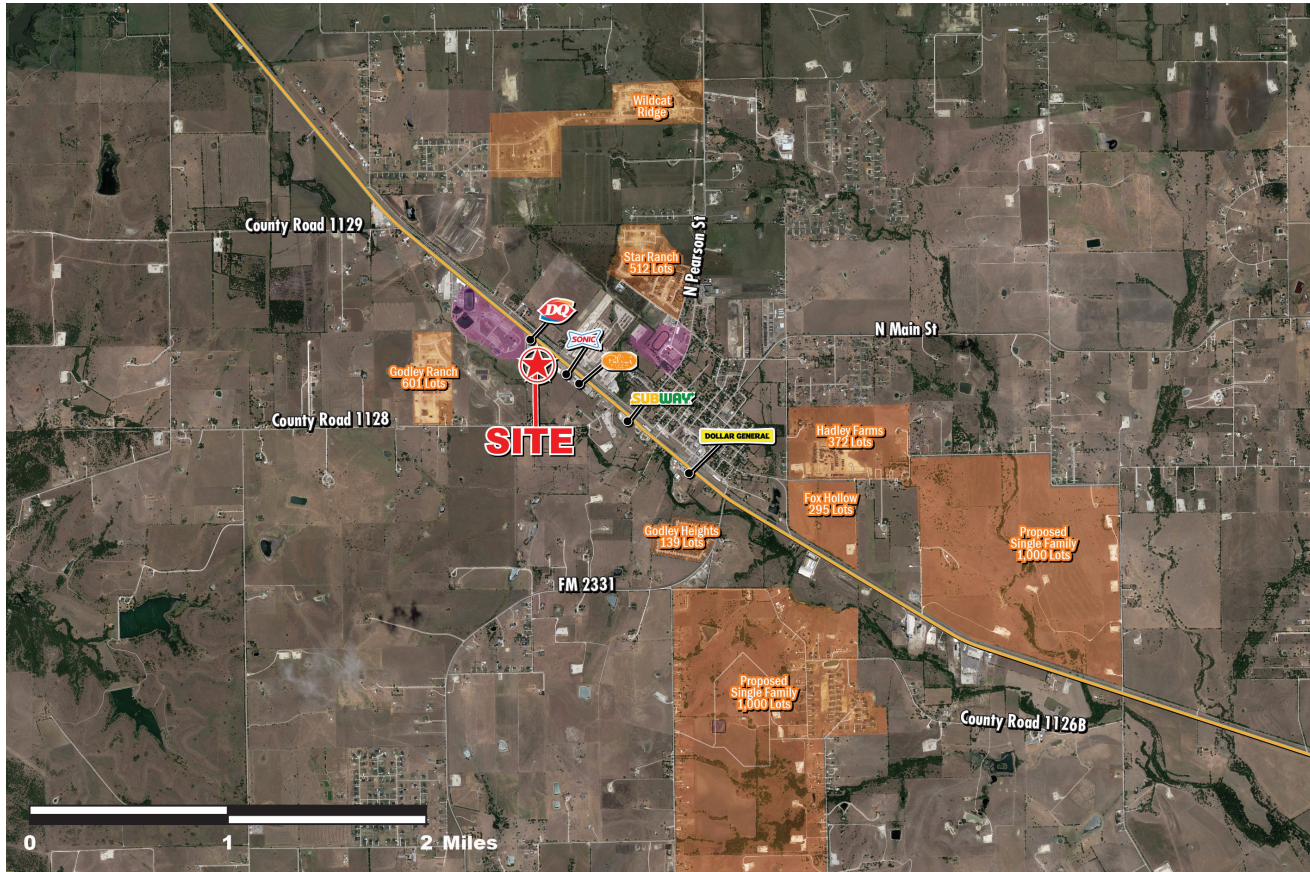


PAD SITE FOR LEASE

GODLEY, TX | 9101 HIGHWAY 171, GODLEY, TX 76044



- 0.58 acres
- Perfect spot for a restaurant with drive thru opportunity
- Located just south of Godley High School [665 students]

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2022 Population	1,564	4,357	8,968
2022 Daytime Population	1,868	4,114	7,432
2022 Average HH Income	\$93,480	\$92,564	\$84,476
2022 Median HH Income	\$80,964	\$80,271	\$74,965

TRAFFIC COUNTS:

N HWY 171 | 9,898 VPD

AVAILABLE: 0.58 ACRES

FOR LEASE: PLEASE CONTACT
BROKER FOR DETAILS

TRAFFIC GENERATORS:



171
FOOD
ROW



ACS Bank



THE **retail** CONNECTION

FOR MORE INFO, PLEASE CONTACT:

MATTHEW ZIMMERMAN

214.572.8466

mzimmerman@theretailconnection.net

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THE **retail** CONNECTION

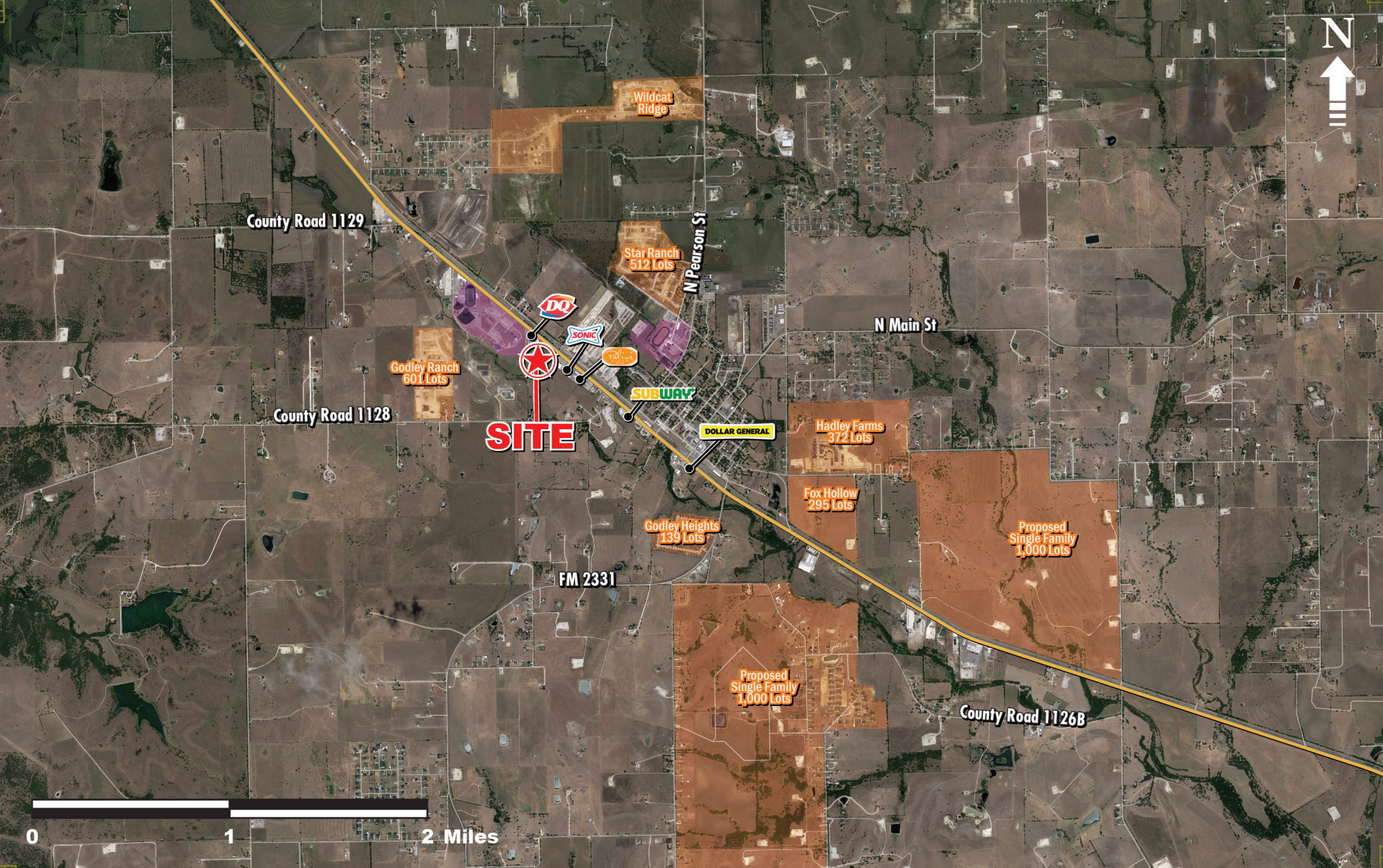
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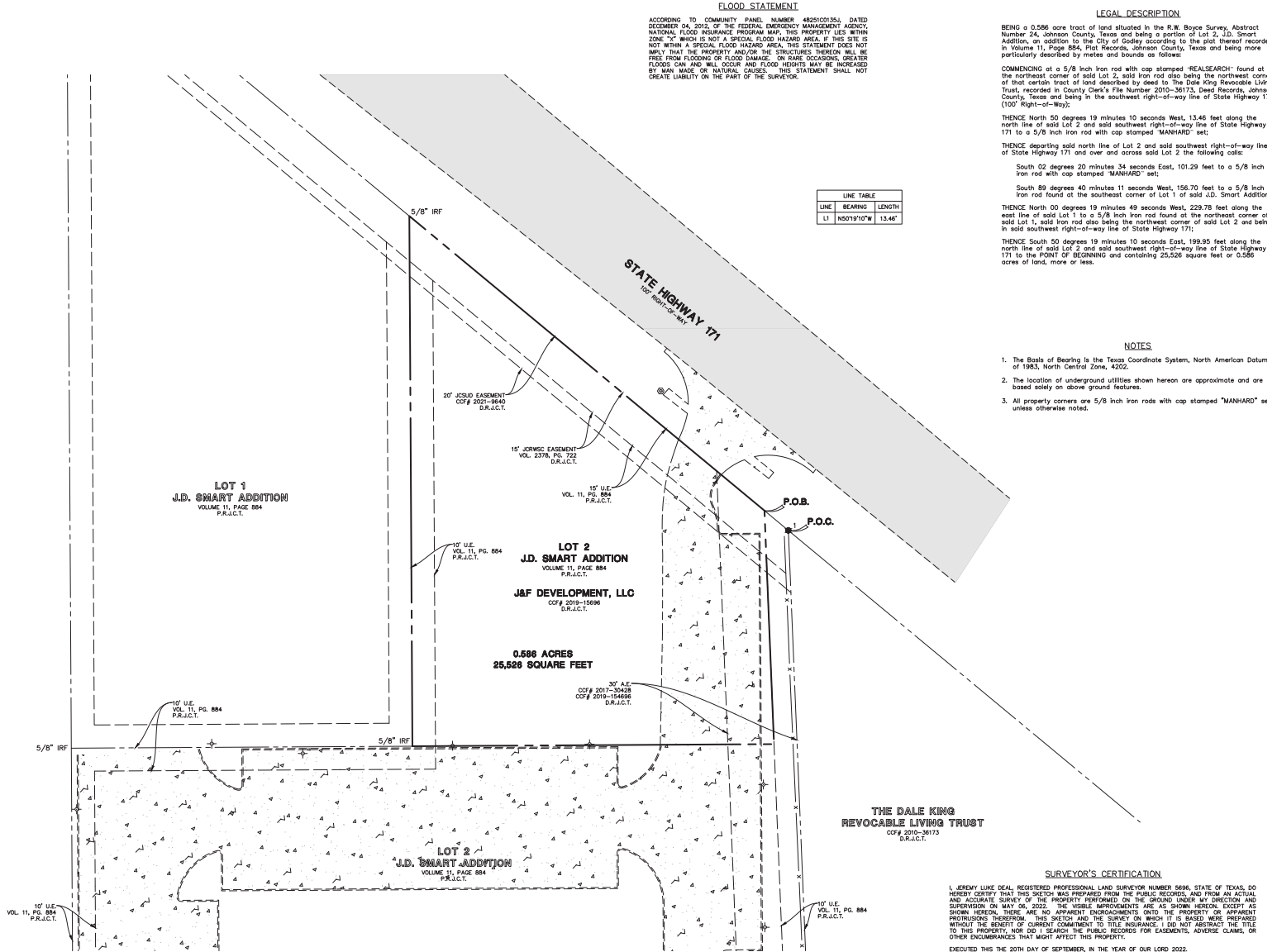


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GODLEY I.S.D. PUBLIC FACILITY CORPORATION
VOLUME 2251, PAGE 396
D.R.A.C.T.



FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251001354 DATED DECEMBER 04, 2019, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. THIS SITE IS NOT WITHIN SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGAL DESCRIPTION

BEING a 0.588 acre tract of land situated in the R.W. Boyce Survey, Abstract Number 24, Johnson County, Texas and being a portion of Lot 2, J.D. Smart Addition, as shown on the plat thereof recorded in the City of Godley records in Volume 11, Page 884, Plat Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with cap stamped "REALSEARCH" found at the northeast corner of said Lot 2; said iron rod also being the northeast corner of that certain tract of land described by deed to The Dale King Revocable Life Trust, recorded in County Clerk's File Number 2010-36173, Deed Records, Johnson County, Texas and being in the southwest right-of-way line of State Highway 1 (100' Right-of-Way);

THENCE North 50 degrees 19 minutes 10 seconds West, 13.46 feet along the north line of said Lot 2 and said southwest right-of-way line of State Highway 171 to a 5/8" iron rod with cap stamped "MANHARD" set;

THENCE departing said north line of Lot 2 and said southwest right-of-way line of State Highway 171 and over and across said Lot 2 the following calls:

South 02 degrees 20 minutes 34 seconds East, 101.29 feet to a 5/8" iron rod with cap stamped "MANHARD" set;

South 89 degrees 40 minutes 11 seconds West, 156.70 feet to a 5/8" iron rod found at the southeast corner of Lot 1 of said J.D. Smart Addition;

THENCE North 00 degrees 19 minutes 49 seconds West, 229.78 feet along the east line of said Lot 1 to a 5/8" iron rod found at the northeast corner of said Lot 1, said iron rod also being the northeast corner of said Lot 2 and being in said southwest right-of-way line of State Highway 171;

THENCE South 50 degrees 19 minutes 10 seconds East, 199.05 feet along the north line of said Lot 2 and said southwest right-of-way line of State Highway 171 to the POINT OF BEGINNING and containing 25,526 square feet or 0.588 acres of land, more or less.

LINE	BEARING	LENGTH
L1	N50°19'10"W	13.46'

NOTES

- The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
- The location of underground utilities shown hereon are approximate and are based solely on above ground features.
- All property corners are 5/8" iron rods with cap stamped "MANHARD" set unless otherwise noted.

SURVEYOR'S CERTIFICATION

I, JEREMY LUKE DEAL, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 5698, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY REFERENCED ON THE GRIDS UNDER MY DIRECTION AND SUPERVISION ON MAY 06, 2022. THE VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON, EXCEPT AS SHOWN HEREON. THERE ARE NO APPARENT ENCROACHMENTS ONTO THE PROPERTY OR APPARENT PROTRUSIONS THEREFROM. THIS SKETCH AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED WITHOUT THE BENEFIT OF CURRENT COMMITMENT TO TITLE INSURANCE. I DO NOT ABSTRACT THE TITLE TO THIS PROPERTY, NOR DO I SEARCH THE PUBLIC RECORDS FOR EASEMENTS, ADVERSE CLAIMS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THIS PROPERTY.

EXECUTED THIS 20TH DAY OF SEPTEMBER, IN THE YEAR OF OUR LORD 2022.



FOR MORE INFO, PLEASE CONTACT:

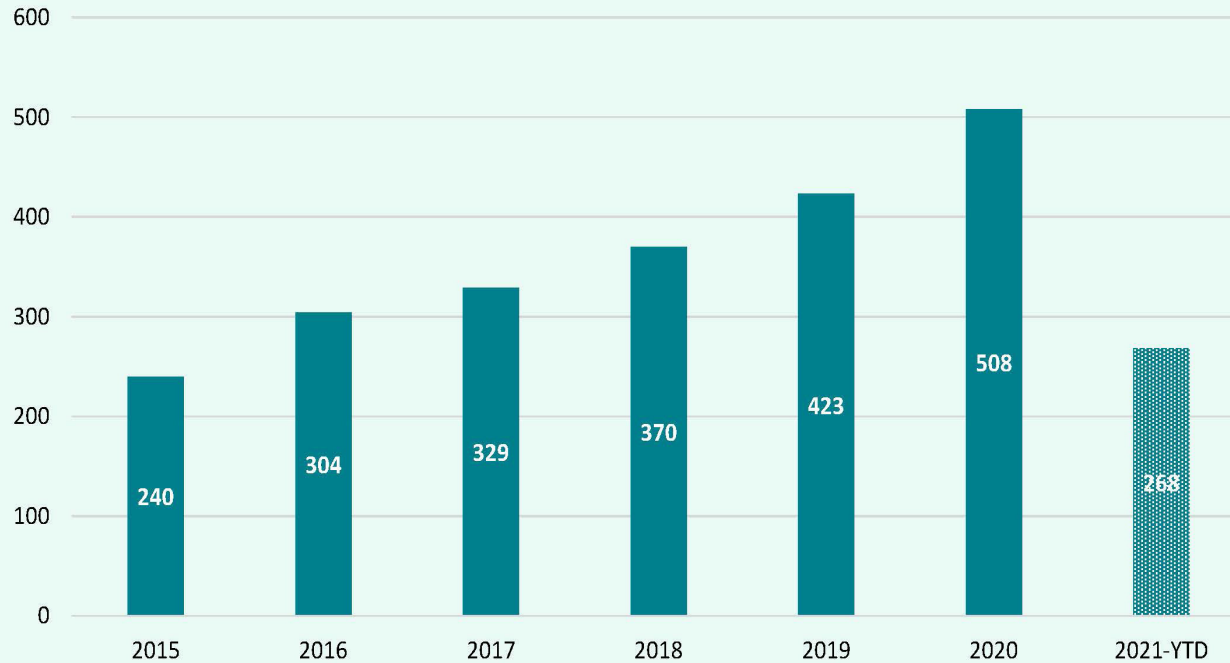
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Godley ISD Historical Home Sales



* 2021-YTD Sales span January-July 2021

- Godley ISD had 508 total home sales in 2020, an increase of 20.1% from 2019 totals
- The number of distressed property sales has declined 88% over the last 5 years
- New home sales in 2020 in GISD were the highest in over 5 years, accounting for roughly 42% of the total home sales within the district
- New home sales to date in 2021 account for 38% of the total home sales within GISD



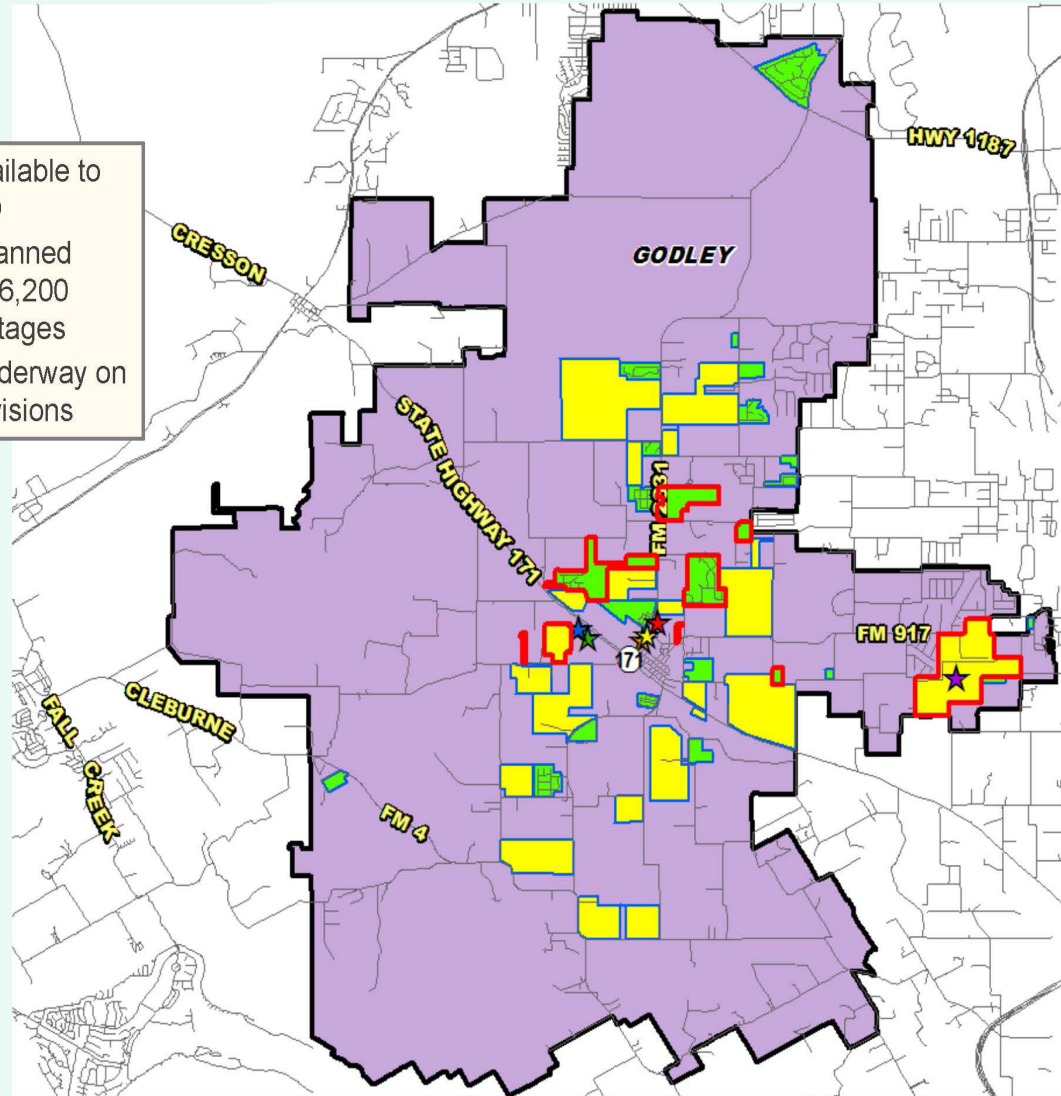
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District Housing Overview

- There are over 780 lots available to build on across Godley ISD
- GISS currently 22 future planned subdivisions totaling over 16,200 future lots in the planning stages
- Groundwork is currently underway on roughly 830 lots in 9 subdivisions



Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway



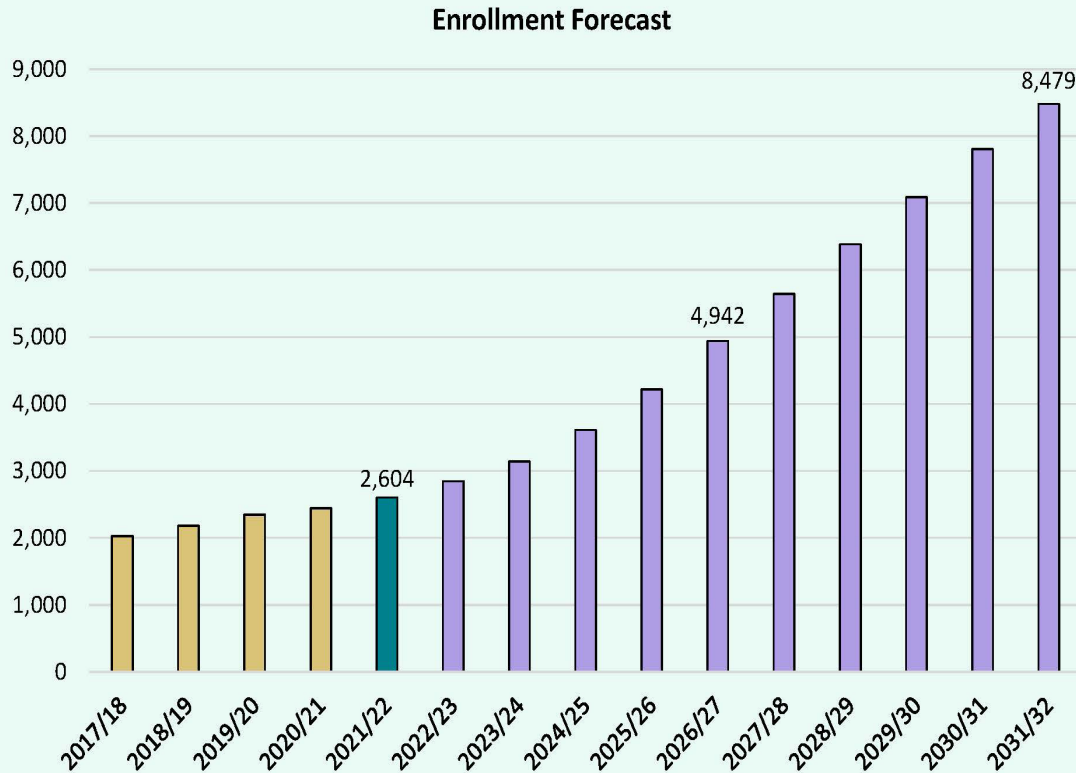
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Key Takeaways



- Godley ISD enrollment grew by more than 650 students in the last 5 years
- Despite the impacts of COVID-19, 2020/21 enrollment increased 4% or 95 students from 2019/20
- 2021 total home sales within GISD are on pace to exceed 2020 totals
- The district has over 780 lots currently available to build on, with over 16,200 additional lots in the planning stages
- Groundwork is currently underway on roughly 830 lots that will impact the district in the next 1-2 years
- GISD is forecasted to enroll nearly 5,000 students by 2026/27 and nearly 8,500 by 2031/32
- 15-20 year enrollment growth could put district enrollment between 18,000 to 20,000 students

