

SUBJECT PROPERTY

513 Justin Lane, Justin, TX 76247

For Lease or Sale

Phone: 817-416-3981

Website: officeequitysolutions.com

Email: info@officeequitysolutions.com

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EXECUTIVE SUMMARY

Lease Summary:

- Lease Rate: \$36.00
- NNN: \$10.95
- Initial Term: 7 Years
- 2 Five Year Renewal Options
- Increase: Annual 2.5%
- Up to 6,113SF– Ready for Delivery Spring 2026
- \$45 Tenant Improvement allowance
(Delivered as a Cold, Dark shell)



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LOCATION HIGHLIGHTS

- 36 acre Mixed Use Center
- Restaurant, Retail, Medical & Office
- One Center Serving Many Communities
- Over 5,000 new Residential lots being developed in a 3 mile radius of Justin Town Square bringing new families that need your services
- 4 miles to Texas Motor Speedway
- 7.3 miles to Alliance Airport



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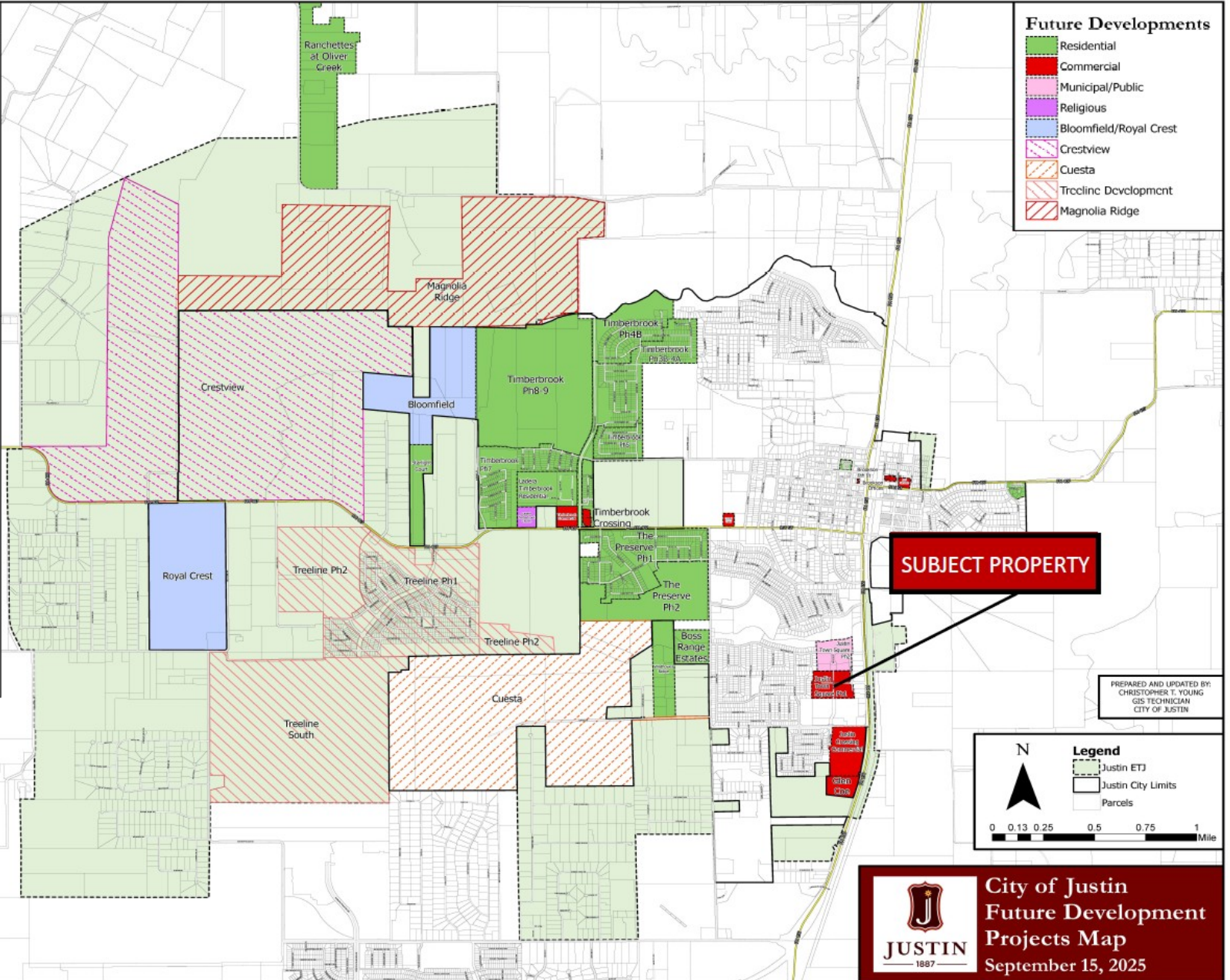
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Future Development Residential Lot Counts

- Boss Range Estates:
Total Lots: 4
Built/Permit: 2
- Cottages of Old Town:
Total Lots: 12
Built/Permit: 6
- Crestview:
Proposed Lots: 4,865
- Cuesta:
Proposed Lots: 1,546
- The Preserve Ph1:
Total Lots: 322
Built/Permit: 247
- The Preserve Ph2:
Proposed Lots: 309
- Ladera Timberbrook:
Total Units: 157
Built/Permit: 6
- Magnolia Ridge:
Proposed Lots: 1,114
- Ranchettes at Oliver Creek:
Total Lots: 22
- Reserve at Meadowlands Ph2:
Total Lots: 11
- Starlight Court:
Total Lots: 30
- Timberbrook Ph3B-4A:
Total Lots: 293
Built/Permit: 237
- Timberbrook Ph4B:
Total Lots: 111
Built/Permit: 46
- Timberbrook Ph5:
Total Lots: 108
Built/Permit: 7
- Timberbrook Ph6:
Total Lots: 26
Built/Permit: 7
- Timberbrook Ph7:
Total Lots: 203
Built/Permit: 24
- Timberbrook Ph8-9:
Proposed Lots: 619
- Treeline Ph1:
Total Lots: 717
Built/Permit: 218
- Treeline Ph2:
Total Lots: 668
- Treeline South:
Total Lots: 1173
- Wildflower Ridge:
12 res. lots



Future Developments

- Residential
- Commercial
- Municipal/Public
- Religious
- Bloomfield/Royal Crest
- ▨ Crestview
- ▨ Cuesta
- ▨ Treeline Development
- ▨ Magnolia Ridge

SUBJECT PROPERTY

PREPARED AND UPDATED BY:
CHRISTOPHER T. YOUNG
GIS TECHNICIAN
CITY OF JUSTIN

Legend

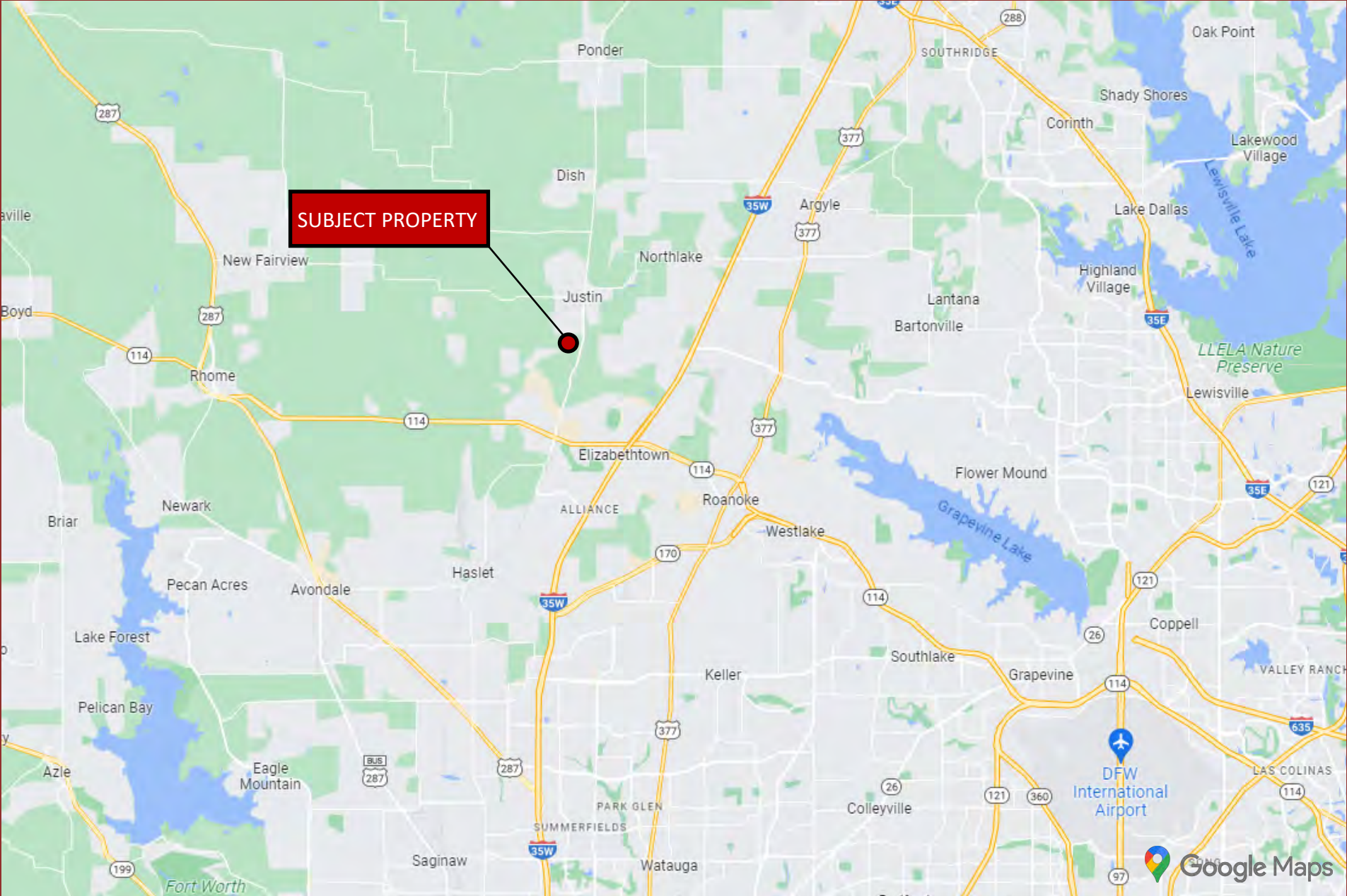
- Justin ETJ
- Justin City Limits
- Parcels

0 0.13 0.25 0.5 0.75 1 Mile

City of Justin
Future Development
Projects Map
September 15, 2025

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DEMOGRAPHICS & TRAFFIC COUNT

	1 MILE	3 MILES	5 MILES
Population	4,306	11,804	34,414
Total Specified Consumer Spending	\$53.6M	\$220.3.M	\$649.1M
AVG HH Income	\$109,540	\$122,522	\$133,193
Population Growth 2020-2024	24.7%	11.9%	9.8%



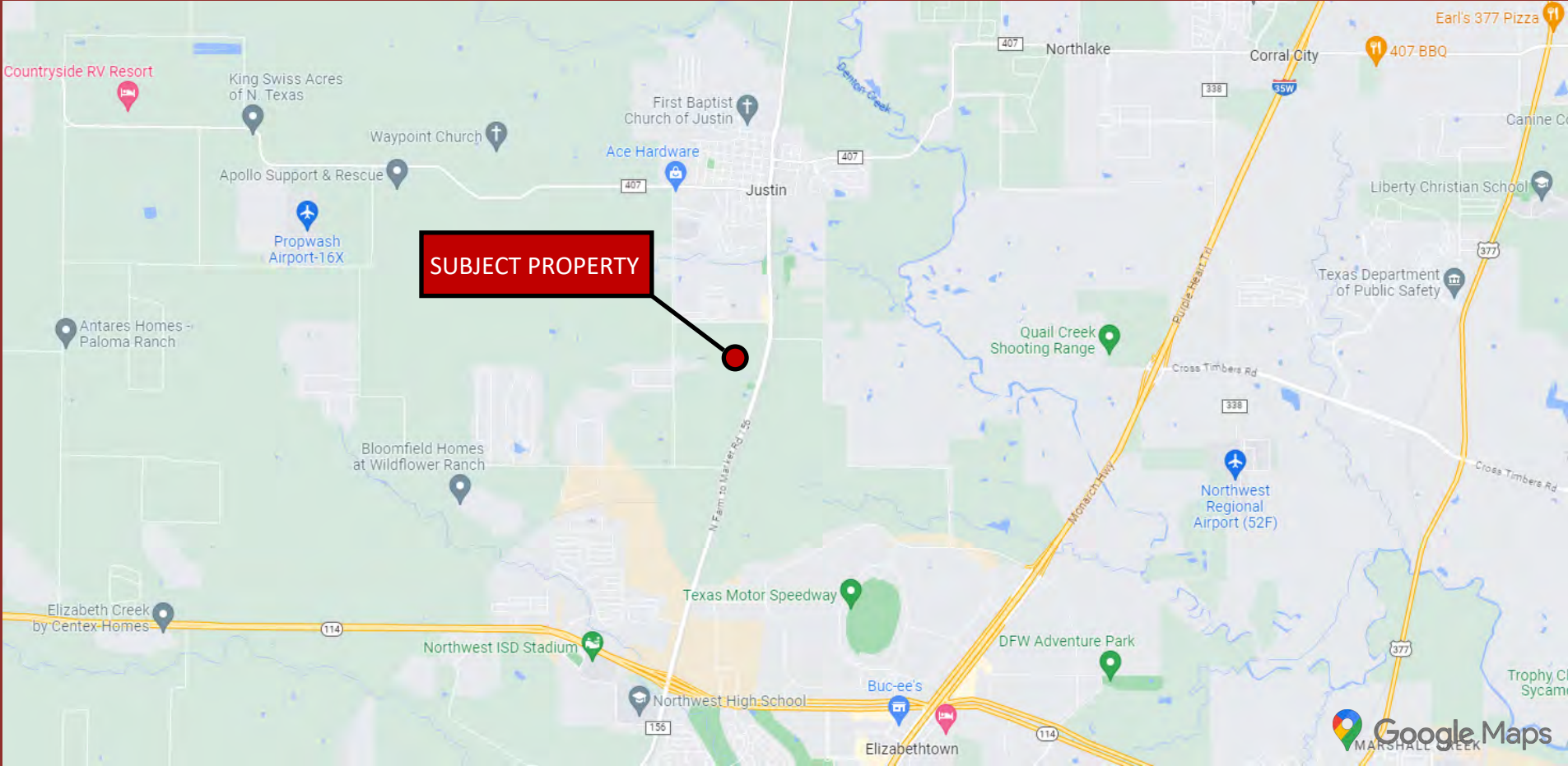
Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
FM 156	John Wiley Rd S	10,300	2017	0.13 mi
FM 156	Bishop Park S	10,887	2022	0.18 mi
I 20-N Business	Bishop Park S	11,050	2020	0.19 mi
Boss Range Rd	FM 407 N	1,124	2022	0.81 mi
I 20-N Business	Downe Rd S	11,223	2020	0.82 mi
FM 156	Downe Rd S	10,670	2022	0.82 mi
West 1st Street	FM 156 E	5,445	2020	0.85 mi
W 1st St	FM 156 E	4,490	2022	0.85 mi
Downe Rd	TriCreek Ln SW	177	2022	0.85 mi
W 1st St	S Snyder Ave W	3,746	2022	0.86 mi

Made with TrafficMatrix® Products

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Employment



- People gained 172,300 jobs in 2023
- 8.64% growth rate
- Texas is leading the nation in job creation



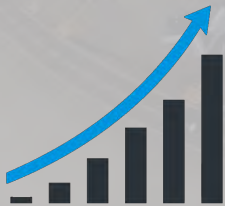
Health Care

- 200+ hospitals and surgery centers
- 37 Community health and hospital systems



Growth

- Over 300 people per day
- 6,574,000 Total Population
- Ranked #4 by population nationally
- More than 200 cities in the metroplex



THE DFW METROPLEX

Education

- 38 Colleges
- 3 R1 Universities
- 355 public schools
- 126 private schools



3 Commercial Airports

- DFW International
- Dallas Love Field
- Alliance



24 Fortune 500 companies in DFW including:

- AT&T
- Charles Schwab Corporation
- American Airlines Group
- DR Horton



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CONFIDENTIALITY & DISCLAIMER

The information contained in this Leasing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Office Equity Solutions/Ultima Real Estate ("OES/URE") and should not be shared with any other person or entity without the written consent of OES/URE. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. If you have no interest in the subject property at this time, please destroy all copies of this Leasing Brochure that you possess.

This Leasing Brochure has been prepared to provide summary, unverified information to prospective tenants, and to develop an initial interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. OES/URE has not made any investigation, and makes no warranty or representation, about the information contained in this Leasing Brochure. It has been obtained from sources deemed reliable; however, OES/URE has not verified, and will not verify, any of the information contained herein, nor has OES/URE conducted any investigation regarding these matters and makes no warranty or representation with respect to projected expenses for the subject property, the size, age and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with Local, State and Federal regulations, the physical condition of the improvements, or any other information contained with this Leasing Brochure.

All potential tenants must take appropriate measures to verify all of the information set forth herein and bear all risk for any inaccuracies. Prospective tenants shall be responsible for their costs and expenses of investigating the subject property. By accepting this Leasing Brochure you explicitly agree to release OES/URE, and hold it harmless from any and all costs, expenses, or liability arising out of your investigation and/or decision about this property.

NON-ENDORSEMENT NOTICE

OES/URE is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this Leasing Brochure. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, sponsorship or endorsement by, said corporation or OES/URE, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of OES/URE, and is solely included for the purpose of providing tenant lessee information about this property to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE OES/URE
AGENT FOR MORE DETAILS.

EXCLUSIVELY MARKETED BY:
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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.

2-10-2025



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.

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

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Emily Vaile	587856	evaile@officeequitysolutions.com	(214)287-2145
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