



LOCATION:

Southwest corner of FM-156 and John Wiley Rd (future FM-1171) in Justin, TX

HIGHLIGHTS:

- 20 Acre New Retail, Restaurants, Office coming soon
- 2.5 miles No of SH-114
- Close proximity to Texas Motor Speedway, Alliance Texas Commerce Center and Alliance Airport
- Frontage on FM-156
- Call for Lease Rates

AVAILABLE:

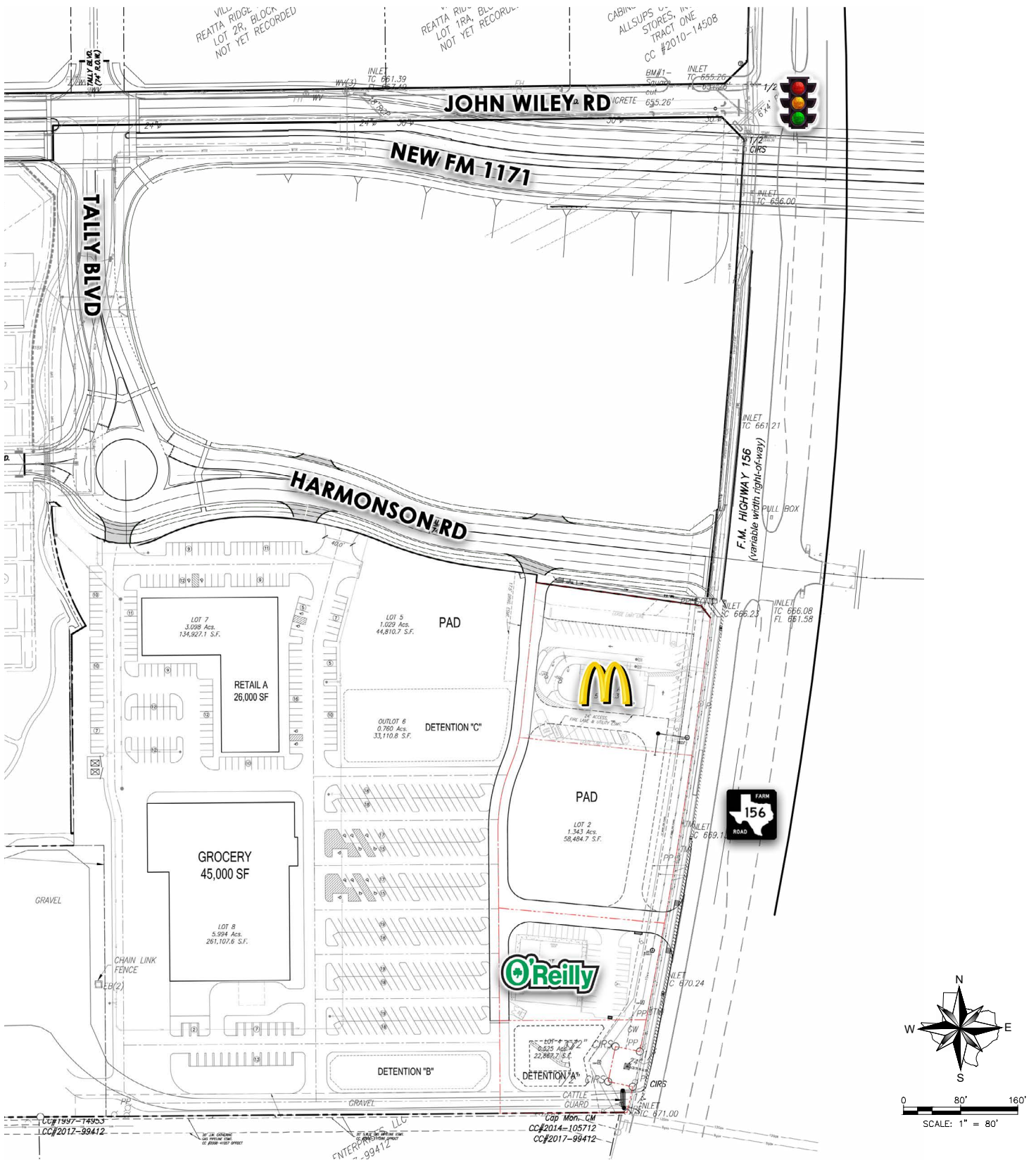
Contact Broker for Details

TRAFFIC COUNTS:

FM-156: 18,106 VPD (TXDOT 2024)

DEMOGRAPHICS:

	3 mi	4 mi	5 mi	10 mi
2025 Population	16,684	38,678	61,550	238,942
2030 Population	20,593	49,826	76,333	283,187
2025 Median Age	36.5	35.5	35.5	37.3
2025 Avg HH Income	\$119,058	\$123,666	\$133,654	\$134,659
2030 Avg HH Income	\$138,541	\$142,242	\$151,936	\$150,852



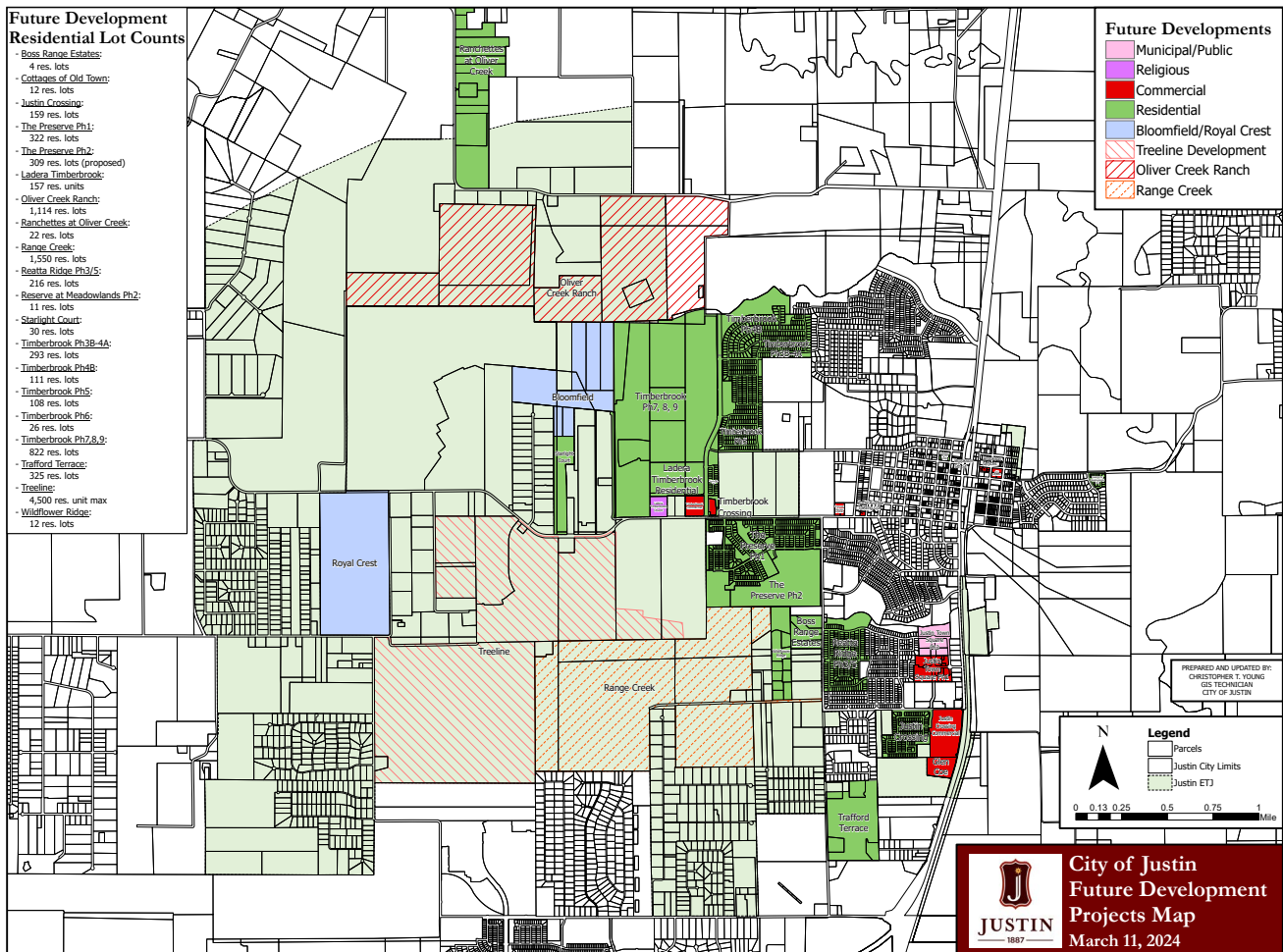


Future Development Residential Lot Counts

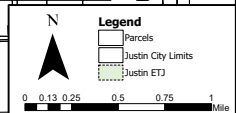
- Boos Range Estates: 4 res. lots
- Cottages of Old Town: 12 res. lots
- Justin Crossing: 159 res. lots
- The Preserve Ph1: 322 res. lots
- The Preserve Ph2: 309 res. lots (proposed)
- Ladera Timberbrook: 157 res. units
- Oliver Creek Ranch: 1,114 res. lots
- Ranchettes at Oliver Creek: 22 res. lots
- Range Creek: 1,550 res. lots
- Reatta Ridge Ph3/5: 216 res. lots
- Reserve at Meadowlands Ph2: 11 res. lots
- Starlight Court: 30 res. lots
- Timberbrook Ph3B-4A: 293 res. lots
- Timberbrook Ph4B: 111 res. lots
- Timberbrook Ph5: 108 res. lots
- Timberbrook Ph6: 26 res. lots
- Timberbrook Ph7&9: 822 res. lots
- Trafford Terrace: 325 res. lots
- Treeline: 4,500 res. unit max
- Wildflower Ridge: 12 res. lots

Future Developments

- Municipal/Public
- Religious
- Commercial
- Residential
- Bloomfield/Royal Crest
- Treeline Development
- Oliver Creek Ranch
- Range Creek



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



City of Justin
 Future Development
 Projects Map
 March 11, 2024



MP Materials Selects Northlake, Texas, as the Site of “10X,” a New U.S. Rare Earth Magnet Manufacturing Campus

A \$1.25 billion-plus company investment will create over 1,500 jobs, dramatically expand domestic manufacturing capacity, and strengthen America's supply chain independence

Significant state and local incentive package and 10-year Pentagon offtake commitment support rapid buildout and production expansion

Historic milestone fulfills a key pillar of MP's publicprivate partnership with the U.S. Department of War

Northlake, Texas, February 26, 2026 — MP Materials Corp. (NYSE: MP) today announced it has selected a 120-acre site in Northlake, Texas, to develop “10X,” the company's planned large-scale rare earth magnet manufacturing campus. Located less than 10 miles from MP's existing Independence facility in Fort Worth, the new campus will cement North Texas as the center of gravity for the United States' rare earth magnet supply chain.

10X will significantly expand MP's fully integrated U.S. rare earth magnetics manufacturing platform, which already encompasses mining and refining, metallization and alloying, sintering, finished magnet production, and closed-loop recycling. Once operational, the new campus is expected to contribute to the company's total production capacity of approximately 10,000 metric tons of NdFeB rare earth magnets per year, dramatically advancing the nation's ability to produce these strategic components domestically.

MP expects to invest more than \$1.25 billion in the project and create more than 1,500 direct manufacturing and engineering jobs at the site. The company anticipates breaking ground imminently. Engineering and equipment procurement is well underway, with commissioning set to commence in 2028.

The decision to expand in North Texas reflects the worldclass workforce and deep manufacturing expertise in the region, both of which are critical to scaling a complex and globally competitive rare earth magnetics capability in the U.S.

This project is enabled by the State of Texas, Denton County, and the City of Northlake, which have approved a comprehensive incentive package totaling roughly \$200 million over more than a decade, including grants,

abatements and exemptions. The package includes more than \$66 million in grants from the Texas Enterprise Fund (TEF) and Texas Semiconductor Innovation Fund (TSIF), underscoring Texas' leadership in next-generation manufacturing.

The site to be acquired from Hillwood is within the AllianceTexas development and was selected following a national site evaluation process led by CBRE.

Advancing U.S. National and Economic Security Objectives Under Partnership with Department of War

10X is a cornerstone of MP's previously announced public-private partnership with the U.S. Department of War (DoW), which was established in July 2025 to accelerate U.S. rare earth magnet independence. This partnership provides long-term demand certainty to support the rapid buildout of domestic magnet manufacturing capacity, while keeping the 10X facility wholly owned and operated by MP Materials. These magnets underpin technologies central to economic resilience and national security, including drones, robotics, AI data centers, electrification, and advanced semiconductor fabrication.

Building on MP Materials' Strong Foundation and Proven Track Record

MP Materials' Independence facility began commercial metal production in 2024, followed in 2025 by first alloy flake and finished magnet production on commercial equipment, restoring end-to-end production capabilities in the United States for the first time in decades. The experience, technical talent, and supplier ecosystem developed through Independence form the foundation for 10X and give MP a significant advantage in scaling advanced magnet manufacturing in the U.S.

10X will incorporate next-generation NdFeB magnet manufacturing technologies, including an MP-developed Grain Boundary Diffusion (GBD) process and other innovations that significantly reduce or eliminate heavy rare earth requirements entirely while maintaining high coercivity and thermal stability. The light and heavy rare earth raw materials necessary to support 10X will be sourced from MP's processing facility in Mountain Pass, California. Scrap from Texas magnet production will be reintegrated into MP's short-loop and long-loop recycling circuits in Texas and California, tightening circularity and cost performance across the platform.

MP's commercial relationships include long-term commitments from some of America's most important and technologically sophisticated end users of rare earth magnets, including a long-term magnet supply agreement with General Motors and collaboration with Apple to build an innovative rare earth recycling and magnet production system—reflecting broad confidence among leading industrial and consumer technology manufacturers in the strength and reliability of a fully integrated U.S. production platform.

Strong Support for U.S. End-to-End Rare Earth Independence

James Litinsky, Founder, Chairman & CEO, MP Materials:

"10X is about building industrial strength at a scale the United States has not seen in generations, and the exceptional talent and infrastructure in North Texas make it possible. We are advancing key objectives under our public-private partnership with the Department of War and accelerating America's rare earth and magnet independence with an uncompromising focus on speed, execution, and delivery."

Texas Governor Greg Abbott:

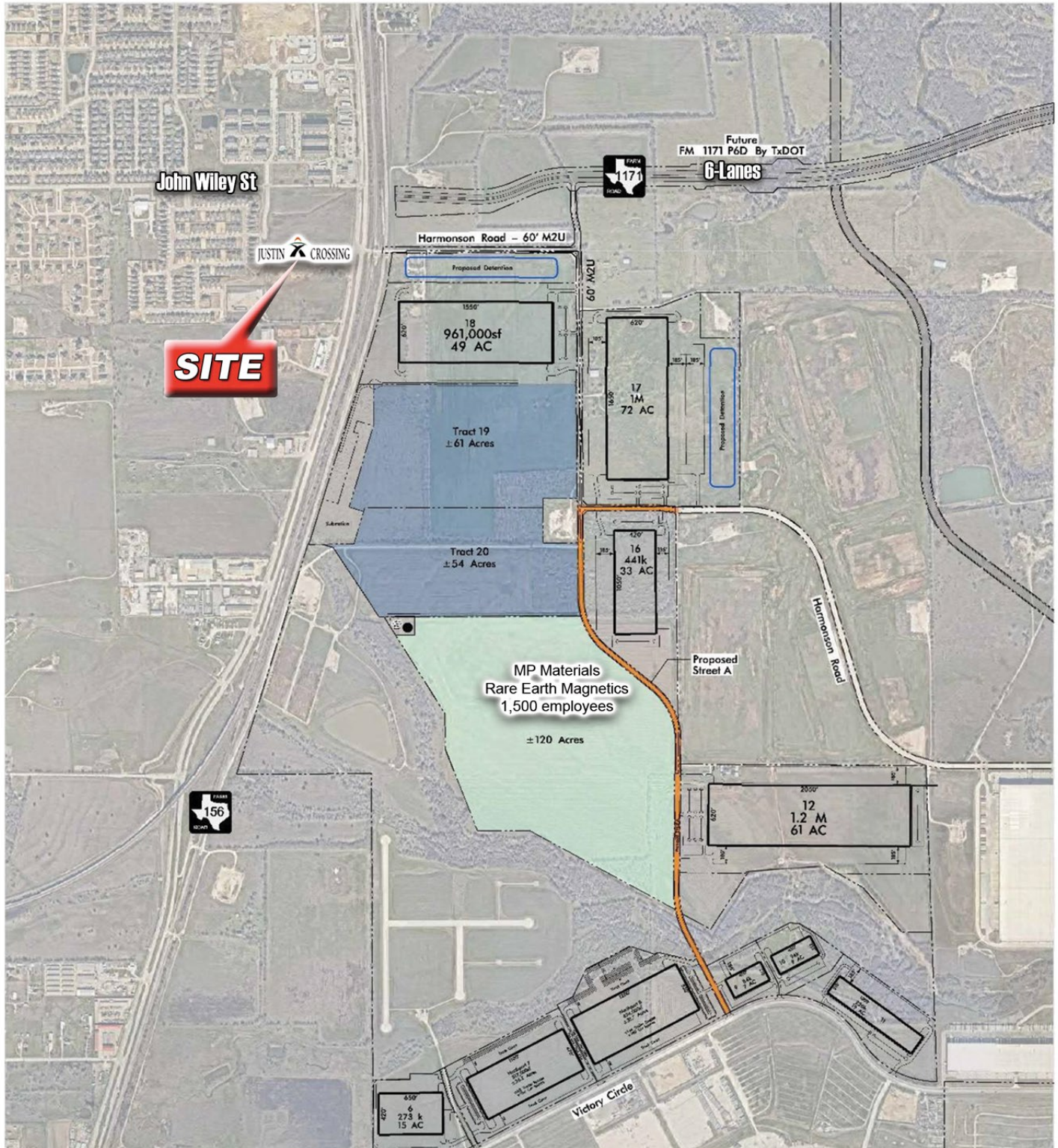
"Hardworking Texans will advance America's semiconductor manufacturing independence. This Texas-sized investment by MP Materials in Northlake will create more than 1,500 corporate, manufacturing, and engineering jobs and dramatically expand domestic manufacturing of rare earth magnets to reduce reliance on foreign supply chains. This expansion in North Texas reflects the strength of our skilled and growing workforce and our advanced manufacturing expertise. Working together with innovative industry partners, Texas will accelerate America's leadership for decades to come."

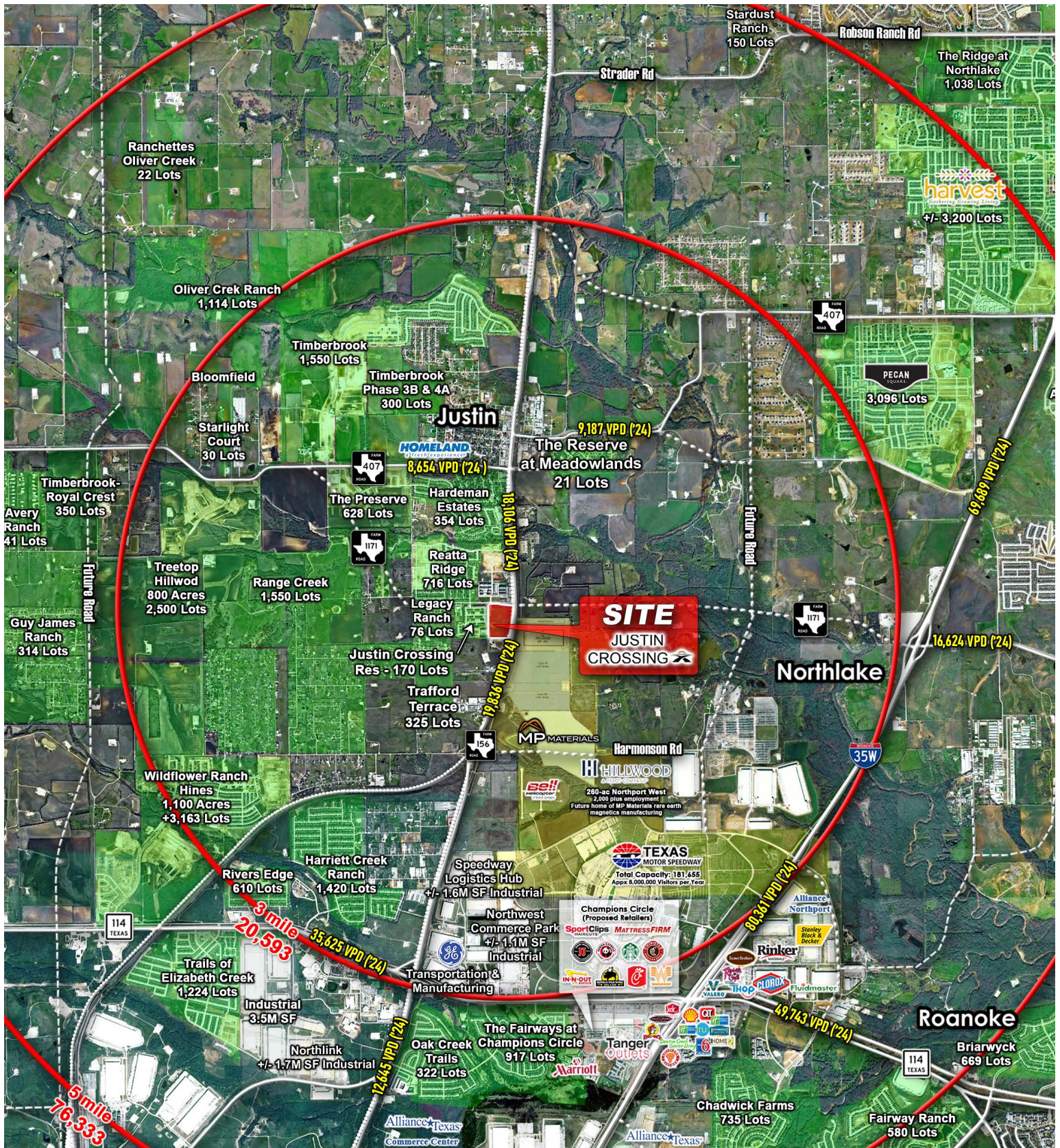
U.S. Senator John Cornyn of Texas:

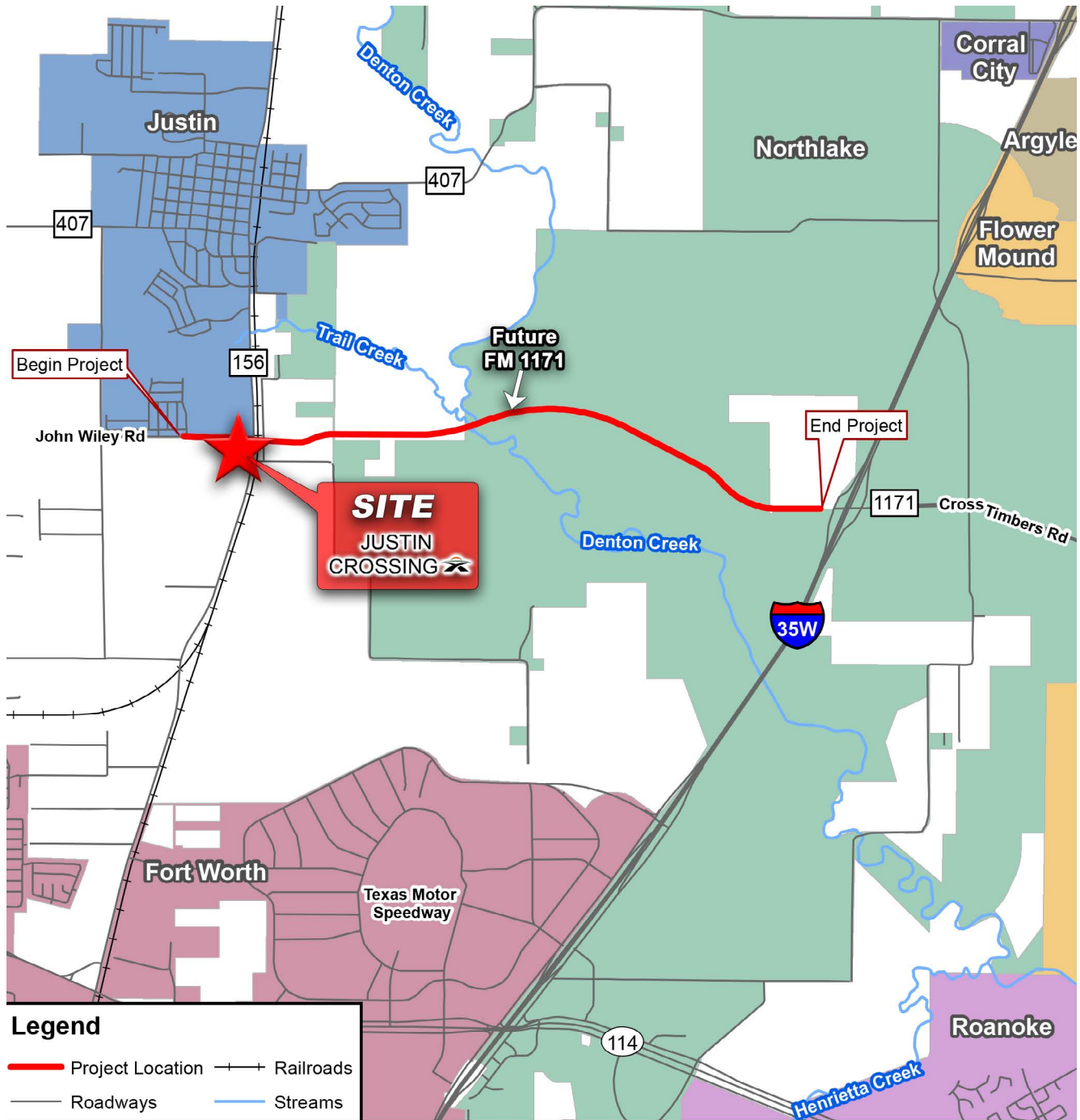
"MP Materials' plan to build a new Magnet Manufacturing Campus in Northlake is great news for Texas. I look forward to seeing how this expansion will bolster Texas' economy, create opportunities for innovation, and strengthen our national security."

MAJOR EMPLOYMENT IN TRADE AREA

260 Ac Hillwood Alliance Northport West Project
2,000 Plus Employees

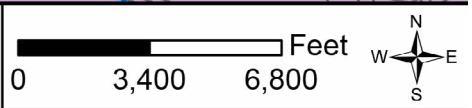
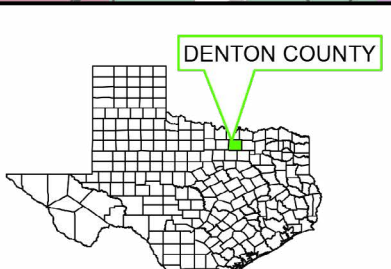
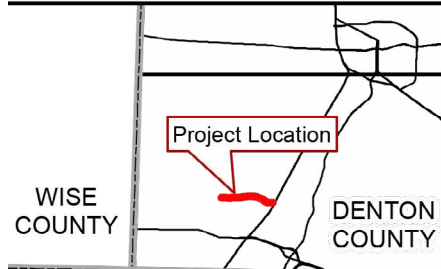






Legend

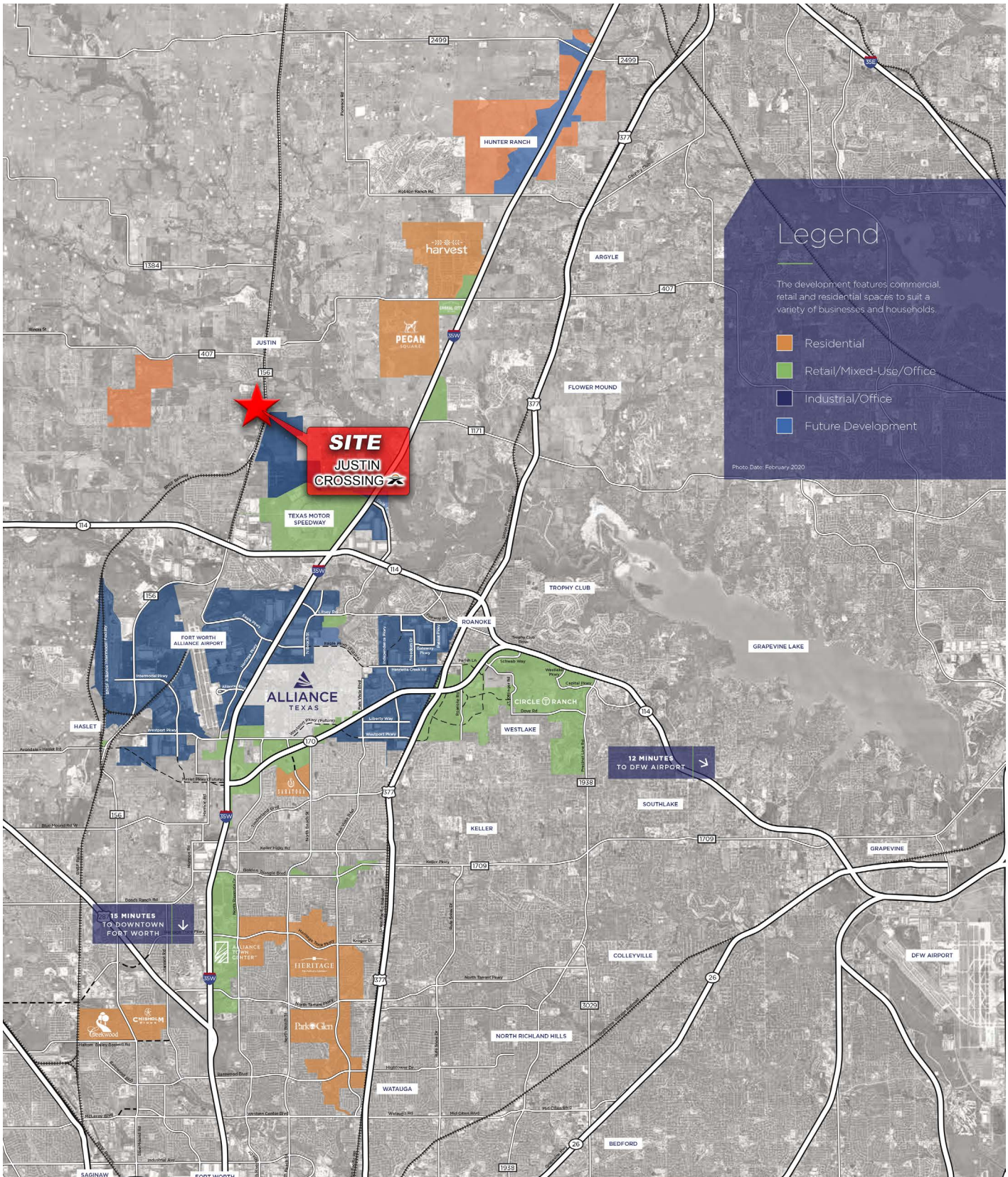
- Project Location
- Streams
- Roadways
- Railroads



Project Location Map

Farm-to-Market (FM) 1171

From FM 156
 To IH 35W



JUSTIN CROSSING TRADE AREA - GROWTH DETAILS

Following are major employers within the trade area. The cities of Westlake, Southlake and Trophy Club housing is historically priced well above \$1m. Apartments are limited and no new apartments will be built in Westlake or Southlake. This is driving the area employees from the following employment hubs to Justin where a home buyer can purchase a new home under \$1m in all tract home communities, with median home prices in Justin at \$428,000 as of 2023. Property tax in Justin (Denton Co) is 2.14% of assessed value; vs. 2.37% in Westlake, Southlake (Tarrant Co).

TRADE AREA EMPLOYMENT

Hillwood's Northport West Industrial Park

- MP Materials Corp. (NYSE: MP) 120-acre site across the street from Justin Crossing
- 10X will significantly expand MP's fully integrated U.S. rare earth magnetics manufacturing platform
- MP expects to invest more than \$1.25 billion in the project and create more than 1,500 direct manufacturing and engineering jobs at the site.
- Set to commence in 2028.

AllianceTexas – 7 mi south of Justin Crossing

- 27,000 ac Master Planned Community
- 63,000 employees
- Alliance Airport
- Global Logistics Hub
- 9,600 ac Business Park
- 559 plus companies
- 53 million sf
- 4 million sq ft of warehouse, retail and office
- \$111B economic impact No Texas

Circle T Ranch - 10 mi SE of Justin Crossing

- 2,500 ac mixed use
- 800 acs of corporate campuses and office space
- 700 acs open space
- Golf and support services
- 200 room hotel
- Anchor is Charles Schwab

Charles Schwab Corporate Companies

– 10 mi SE of Justin Crossing

- 1.4 million sf
- 6-10,000 employees
- 70 ac campus

Deloitte University Campus

– 12.5 mi SE of Justin Crossing

- 800 Room Hotel
- 65,000 to 70,000 people go thru this university every year
- 4,500 employees

EVENT AND SHOPPING DRIVERS TO THE AREA

Texas Motor Speedway

– 5 mi South of Justin Crossing

The track layout is similar to Atlanta Motor Speedway and Charlotte Motor Speedway. Owned by Speedway Motorsports, Inc. Nicknamed “The Great American Speedway” the racetrack facility is one of the largest motorsports venues in the world capable of hosting crowds in excess of 200,000 spectators. Jeff Burton (1997) and Dale Earnhardt Jr. (2000) both earned their first Cup win at Texas Motor Speedway.

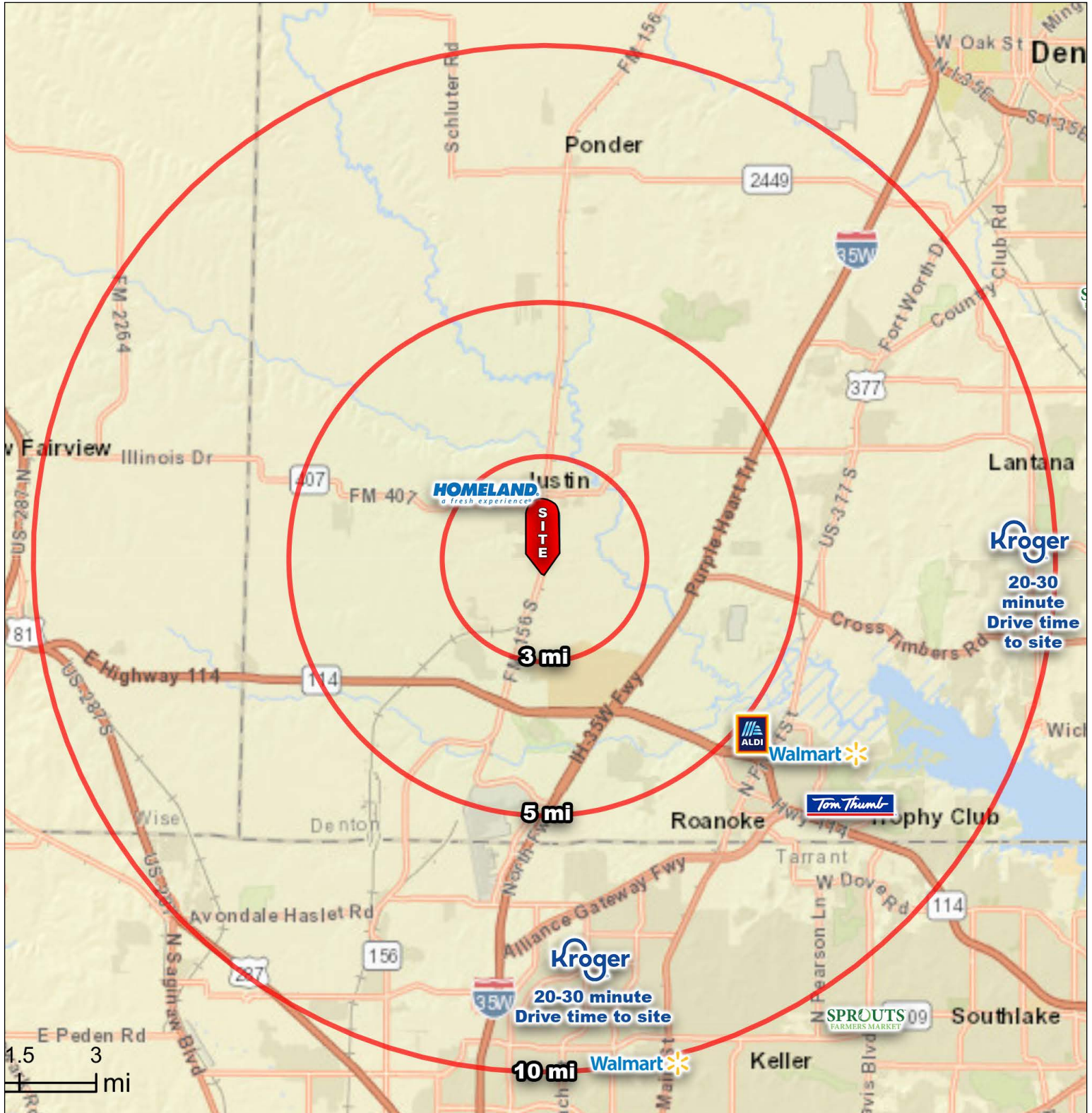
Motor Speedway Major Events

- NASCSR Cup Series
- NASCAR Xfinity Series
- NASCAR Camping World Truck Series
- IndyCar Series

Tanger Outlets Fort Worth

– 5 mi South of Justin Crossing

150 shops, 30 restaurants at intersection, 1,200 employees



Population Summary	3 miles	5 miles	10 miles
2010 Total Population	9,712	16,032	114,472
2020 Total Population	12,236	35,442	178,409
2020 Group Quarters	91	102	221
2025 Total Population	16,684	61,550	238,942
2025 Group Quarters	63	102	223
2030 Total Population	20,593	76,333	283,187
2025-2030 Annual Rate	4.30%	76,333	3.46%
2025 Total Daytime Population	12,575	45,639	202,807
Workers	4,477	15,795	88,468
Residents	8,098	29,844	114,339
Household Summary			
2010 Total Households	3,047	5,384	39,113
2010 Average Household Size	3.16	2.96	2.92
2020 Total Households	3,806	11,557	59,642
2020 Average Household Size	3.19	3.06	2.99
2025 Total Households	5,426	20,361	81,965
2025 Average Household Size	3.06	3.02	2.91
2030 Total Households	6,869	25,730	99,214
2030 Average Household Size	2.99	2.96	2.85
2025-2030 Annual Rate	4.83%	4.79%	3.89%
2025 Families	4,214	16,200	65,110
2025 Average Family Size	3.53	3.44	3.32
2030 Families	5,256	20,175	77,251
2030 Average Family Size	3.49	3.41	3.29
2025-2030 Growth Rate	4.5%	4.5%	3.5%
2025 Households by Income			
Household Income Base	5,426	20,361	81,963
<\$10,000	0.8%	2.4%	1.7%
\$10,000-14,999	0.3%	0.3%	0.9%
\$15,000-19,999	1.0%	0.6%	0.7%
\$20,000-24,999	1.6%	1.4%	1.4%
\$25,000-29,999	1.1%	1.4%	0.9%
\$30,000-34,999	2.6%	1.9%	1.6%
\$35,000-39,999	1.8%	1.4%	1.4%
\$40,000-44,999	1.0%	1.5%	1.5%
\$45,000-49,999	2.1%	1.8%	1.6%
\$50,000-59,999	3.6%	3.4%	3.8%
\$60,000-74,999	9.2%	7.7%	7.4%
\$75,000-99,999	15.0%	10.9%	12.3%
\$100,000-124,999	12.4%	11.8%	10.9%
\$125,000-149,999	10.0%	9.3%	9.1%
\$150,000-199,999	16.4%	17.7%	16.5%
\$200,000-249,999	8.2%	9.4%	10.5%
\$250,000-299,999	5.6%	6.3%	6.3%
\$300,000-399,999	2.3%	3.8%	4.7%
\$400,000-499,999	1.6%	1.8%	1.8%
\$500,000+	3.4%	5.2%	5.1%
Average Household Income	\$151,516	\$169,352	\$173,764
Housing Unit Summary			
2010 Total Housing Units	3,239	6,035	41,635
Owner Occupied Housing Units	85.9%	79.2%	81.9%
Renter Occupied Housing Units	14.1%	20.8%	18.1%
Vacant Housing Units	5.9%	10.8%	6.1%
2020 Housing Units	4,021	12,347	62,352
Owner Occupied Housing Units	77.1%	79.5%	79.5%
Renter Occupied Housing Units	22.9%	20.6%	20.5%
Vacant Housing Units	8.0%	6.2%	4.3%
2025 Housing Units	5,853	22,272	86,120
Owner Occupied Housing Units	80.5%	78.9%	79.1%
Renter Occupied Housing Units	19.6%	21.1%	20.9%
Vacant Housing Units	7.3%	8.6%	4.8%
2030 Total Housing Units	7,327	27,453	103,559
Owner Occupied Housing Units	80.1%	77.5%	80.4%
Renter Occupied Housing Units	19.9%	22.5%	19.6%
Vacant Housing Units	6.3%	6.3%	4.2%