

**WAREHOUSE \ SHOWROOM**



**FOR LEASE / FOR SALE**

**29,777 SF ON 2.07 ACRES WITH OPTIONAL OUTSIDE STORAGE**

**3151 Justin Road, Flower Mound, Texas**



# 3151 Justin Road, Flower Mound, TX

Industrial/IOS  
bradford.com

Bradford is pleased to present a prime opportunity to acquire or lease a strategically located 100% air-conditioned industrial building at 3151 Justin Road in Flower Mound, Texas. This property features a 29,777-square-foot building situated on 2.07 acres. Zoned I-1 Industrial, the facility accommodates a wide range of repair, service, and light industrial uses. A key advantage of this property is the excess land behind the building, offering the potential for a large parking lot or outdoor storage, making it an ideal choice for businesses with high parking demands or expansion needs.

Positioned directly across from Highland Village, the property benefits from proximity to several major shopping centers, including The Shops at Highland Village and Robertson's Creek, with national retailers such as Best Buy, Lowe's, Target, and Walmart nearby. Additionally, it sits adjacent to a Lowe's Home Improvement center, enhancing its appeal for businesses seeking easy access to major commercial hubs. The property boasts frontage on Justin Road with a high daily traffic count of approximately 30,896 vehicles, while the nearby intersection at Long Prairie Road sees around 38,180 vehicles per day, ensuring maximum visibility and accessibility.

Flower Mound is experiencing substantial growth, with several major development projects underway, including Furst Ranch, Lakeside DFW, The Point, RiverWalk at Central Park, Southgate, and La Estancia. These projects are set to further enhance the area's economic vitality and infrastructure, making this property a prime investment opportunity. Given the limited availability of industrial-zoned sites in the immediate area, this property presents a rare opportunity for companies seeking premium warehouse or industrial space in one of Dallas-Fort Worth's most dynamic suburban markets.





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## Property Highlights

**Acres:** ± 2.07 acre

**Building:** 29,777 SF

7,490 SF office

21,595 SF warehouse

Two (2) grade level doors

100% HVAC

12'6" - 20'6" clear height

LED lights

Concrete improvements

Power 1,200 AMPS / 3 Phase

Two (2) Access points

I-1 - Industrial zoning

**Optional:** 24,042 sf warehouse/showroom building for lease and/or +/- 2 acres outside storage (outlined in yellow)







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**13 MILES**  
TO DFW AIRPORT



**4 MILES**  
TO LOVE FIELD



**8 MILES**  
DOWNTOWN DALLAS





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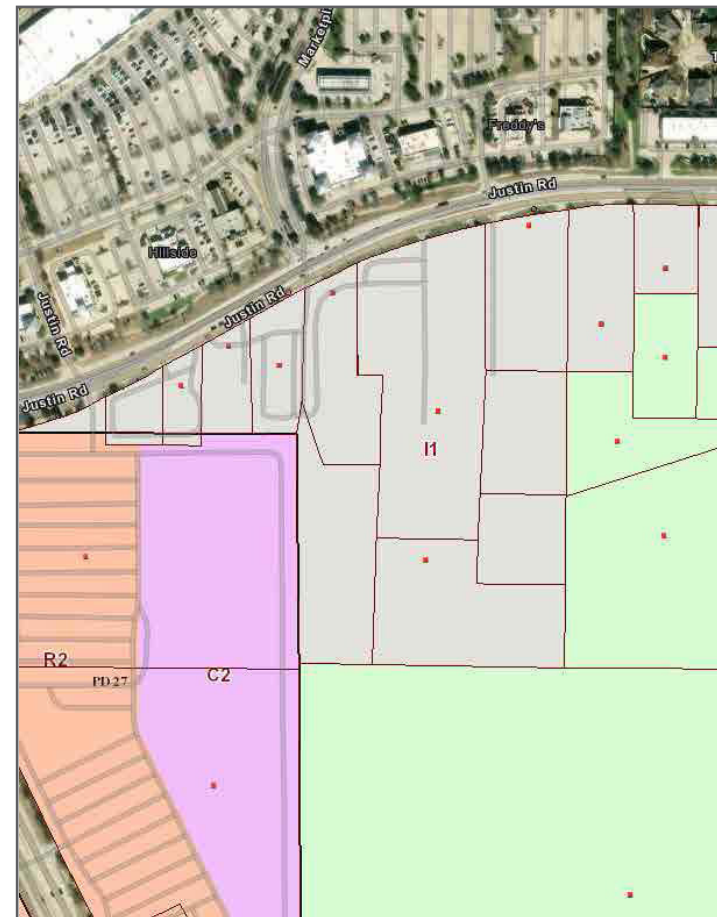
## Zoning Information

### I – 1 Industrial District 1

**Purpose:** The I-1 industrial district is designed to primarily accommodate a wide variety of repair/service and light industrial uses. It is intended for application in areas designated “commercial/industrial” on the land use map of the comprehensive master plan.

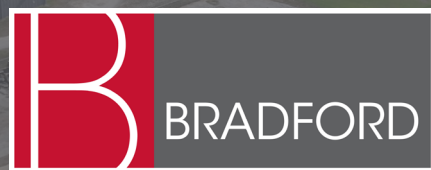
### Permitted Uses (not exhausted list):

- Amusement & recreation (indoors and outdoors)
- Auto leasing or rental
- Auto painting or body shop
- Auto parts and accessory sales (indoors and outdoors)
- Auto repair garage
- Auto storage or auction
- Building materials sales or storage (indoors, SUP for outdoors)
- Car sales
- Car wash
- Food processing
- Greenhouse, wholesale
- Hardware store
- Kennel (enclosed and/or outside runs)
- Manufacturing, light
- Motor vehicle fuel service station
- Office
- Parking lot, commercial
- Plant nursery or garden shop
- Restaurant
- Retail
- School
- Sewage pump station
- Vehicle and equipment sales or rental
- Warehousing or wholesale



The information contained herein was obtained from sources believed reliable; however, Bradford Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.

## CONTACT INFORMATION



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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.*

### 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:
  - 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
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date