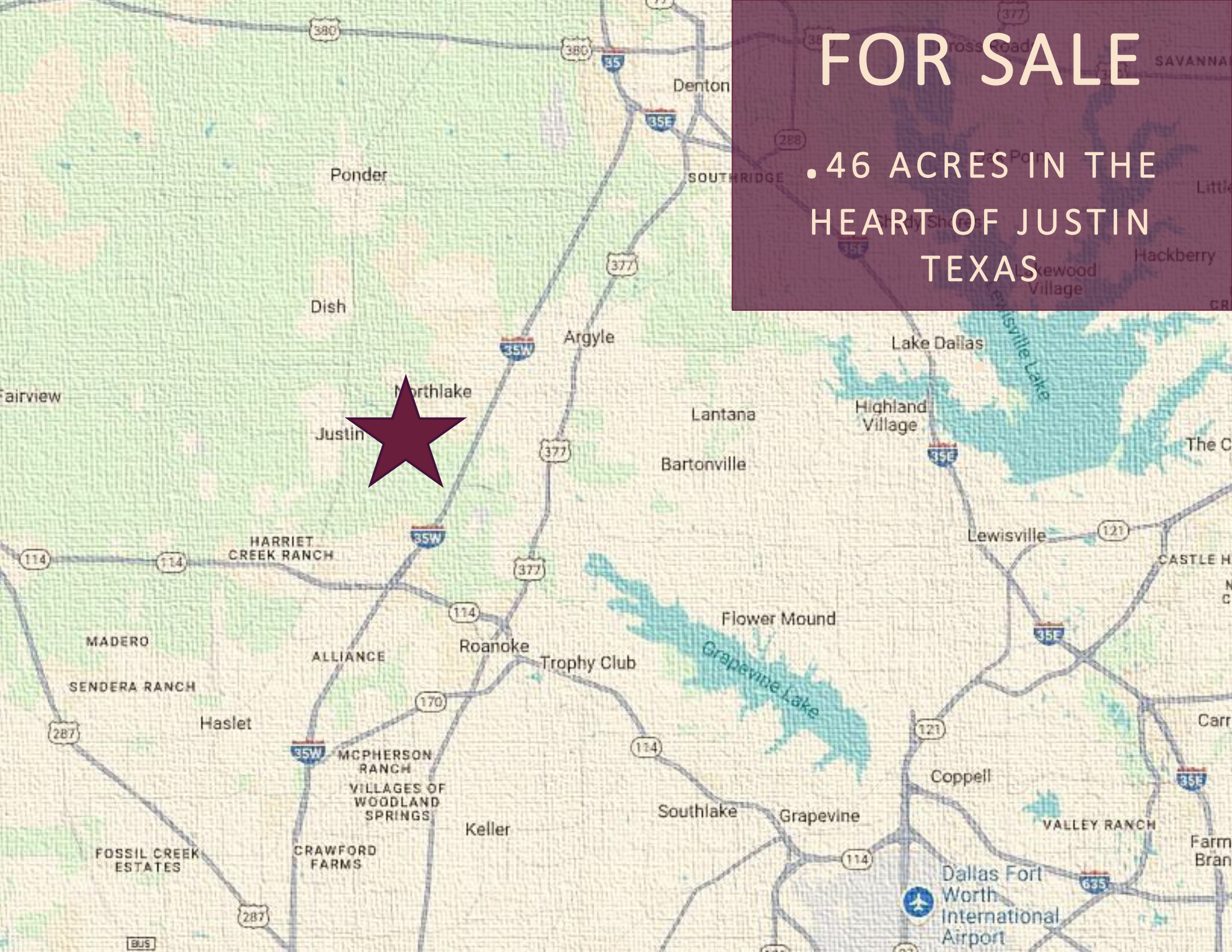


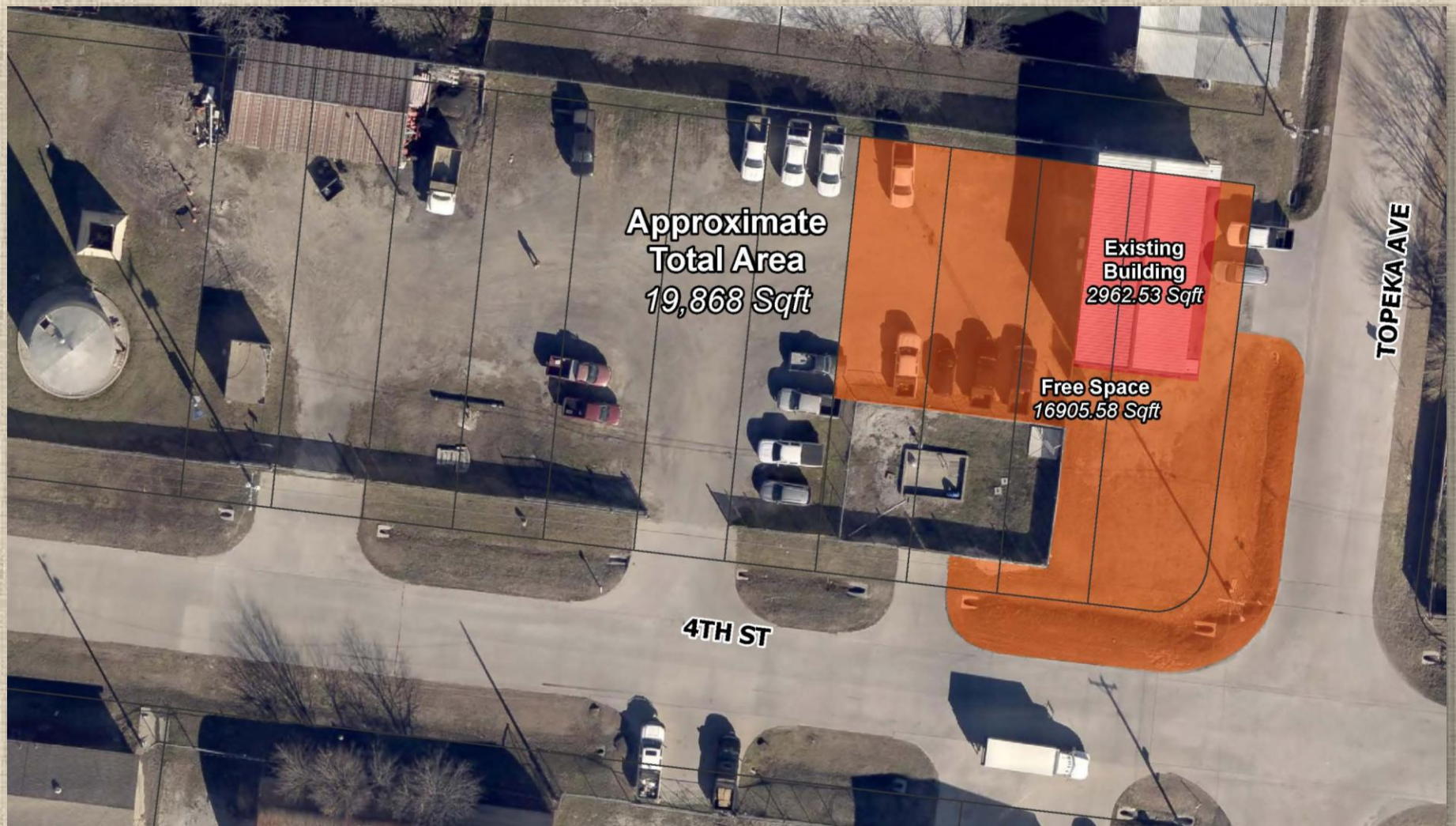
FOR SALE

.46 ACRES IN THE
HEART OF JUSTIN
TEXAS





- 3,600 sf warehouse on .46 Acres of land
- Zoned Light Industrial
- Ideal location:
 - .19 miles to FM 407/156
 - 4.3 miles to Hwy 114
 - 4.6 miles to I-35W



STRATEGIC LOCATION

Justin is located at the heart of the fastest growing area in the Dallas-Fort Worth Metroplex.

- 8 miles north of Alliance Airport
- 22 miles from DFW Airport
- 8 miles from BNSF Alliance
- 5 miles to Hwy 114
- 6 miles to I-35W
- 11 miles to Hwy 380
- 14 miles from Hwy 287
- 10 miles from Circle T Ranch
- 10 miles from Charles Schwab Corporate
- 12 miles from Deloitte University
- 5 miles from Texas Motor Speedway
- 5 miles from Tanger Outlets Fort Worth



DEMOGRAPHICS

GENERATIONAL DISTRIBUTION



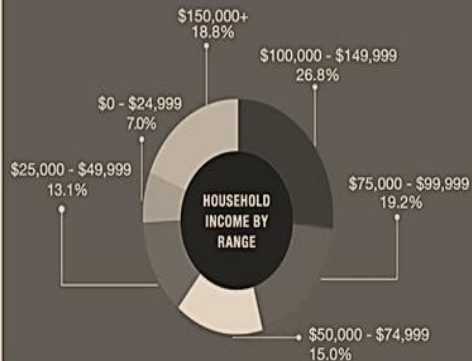
POPULATION

Justin currently has a population of **6,658**

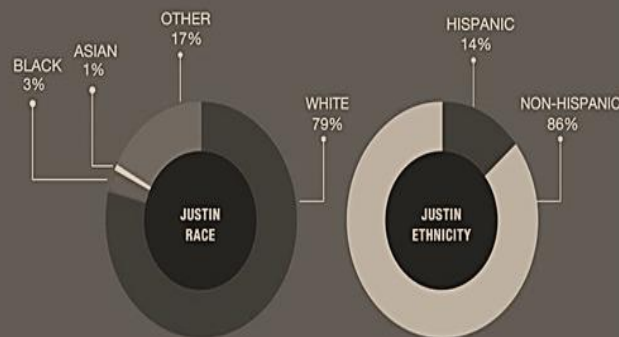
Justin is estimated to reach **12,428** residents by 2032



HOUSEHOLD INCOME BY RANGE



RACE / ETHNICITY



- Median household income of \$97,013
- Median home value of \$311k
- 20% of existing housing valued \$500k or greater
- Half of housing demand is for homes valued at \$350k or greater
- 89% of housing is single-family detached

98.2% OF JUSTIN RESIDENTS
COMMUTE TO A LOCATION
OUTSIDE OF JUSTIN DAILY FOR
WORK.

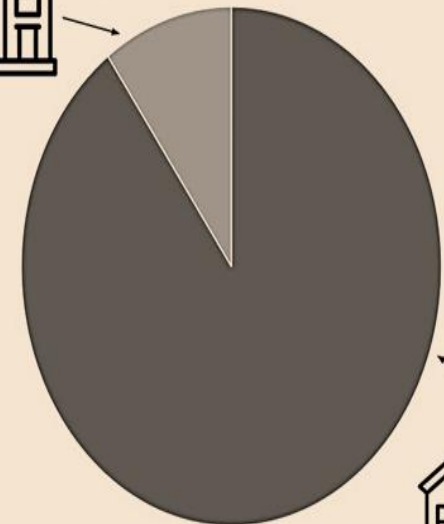
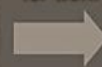
- US CENSUS BUREAU

Justin Workforce

2% stay for work

98% leave for work

Justin



Annual
Owner-Occupied Housing Demand



Duplex/Triplex/
Fourplex
(25 units)



Annual
Renter-Occupied Housing Demand



Single-Family
(25 units)



GROWING COMMUNITY

Expanding Population: With a steadily growing population, businesses have access to an increasing customer base and a vibrant community. Northwest ISD is one of the fastest growing school districts in the state, estimating more than 1,000 new students a year.



JUSTIN
— 1887 —

THANK YOU

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