



PROPERTY SUMMARY

PROPERTY:	Industrial Development Site
ADDRESS:	17356 Gaffield Rd. Justin TX 76247
TYPE:	Industrial Development Industrial Land
ZONING:	Unincorporated Denton County
POTENTIAL USE:	Industrial Business Park Flex Space Self Storage Truck Yard
AVAILABLE:	Immediately
LAND:	+/- 2.34 AC +/- 102,108 SF
TOPOGRAPHY:	Flat
FRONTAGE:	Gaffield Rd Blue Mound Rd (FM-156)
UTILITIES:	All Utilities On Site
TAXES:	Tax Parcel ID#: 87615
PRICING:	Call For Pricing
TERMS:	Negotiable
LISTED:	Costar, Crexi, and many more
COMMENTS:	Take advantage of this early opportunity industrial site in an up and coming commercial development area of Justin, TX. Property surrounded by lots of growth and established businesses. Zoned Unincorporated Denton County offering a wide range of commercial uses; Industrial Business Park, Self-Storage, Trucking Yard, Flex Space; Great Development Site. Close proximity to Alliance and Texas Motor Speedway. Located on Gaffield Rd off FM-156 (Blue Mound Rd).

CONTACT: Morgan Parkey (817) 891-0425 parkey@stagcre.com

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