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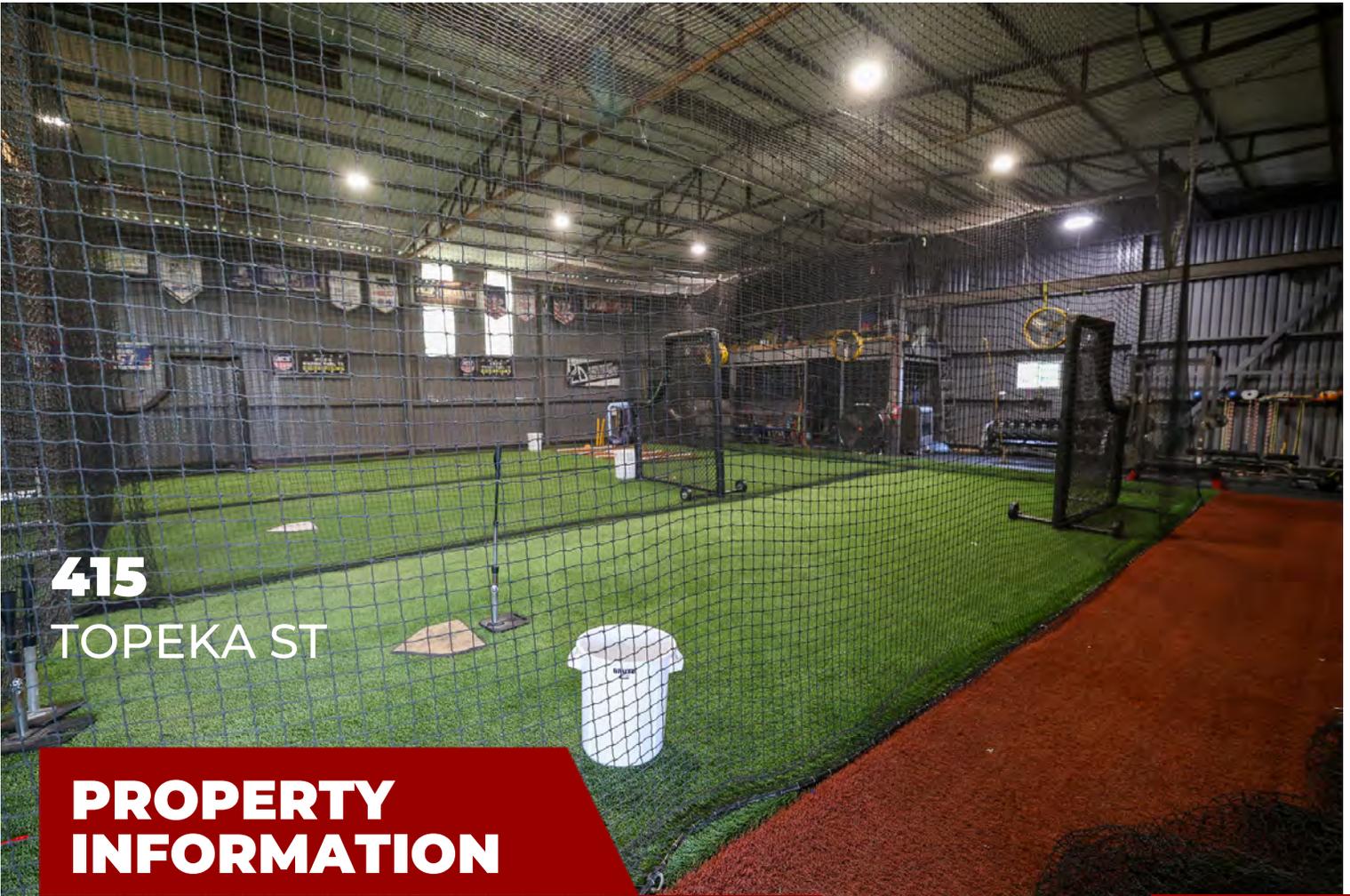
## TABLE OF CONTENTS

<b>Property Info &amp; Disclaimer</b>	<b>2</b>	<b>Property Description</b>	<b>3</b>
<b>Investment Analysis - 5 Year Before Tax</b>	<b>4</b>	<b>Demographic Analysis</b>	<b>11</b>



**415**  
Topeka St

415 Topeka Street  
Justin, TX 76247



**415**  
TOPEKA ST

## PROPERTY INFORMATION

**Purchase Price**  
\$649,000

**Property Address**  
415 Topeka Street  
Justin, TX 76247

**Year Built**  
1984

**Property Size**  
6,300 Sq. Ft.

**Land Size**  
0.48 Acres

### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .





## PROPERTY OVERVIEW

Discover a premier industrial investment opportunity at 415 Topeka St, Justin, TX. This expansive 6,300 SF property is strategically located in a rapidly developing area, promising substantial growth potential. Justin's proximity to major transportation hubs and the Dallas-Fort Worth metroplex enhances its appeal, ensuring robust demand for industrial space. The facility is well-suited for diverse industrial uses, offering flexibility for both owner-operators and tenants. With its modern infrastructure and ample space, this property is primed for businesses seeking efficiency and scalability. Investors will appreciate the strong market fundamentals and the potential for steady returns. Secure your foothold in this flourishing market today!

**415**

TOPEKA ST

415 Topeka Street  
Justin, TX 76247

## **Executive Summary – 415 Topeka Street, Justin, TX 76247**

From a buyer's perspective, 415 Topeka Street represents a strong investment opportunity in one of the fastest-growing corridors within the Dallas-Fort Worth Metroplex. Located just off FM 407 in Justin, TX, the property offers secure in-place income with considerable upside potential in rental income and property appreciation.

### **Key Highlights:**

#### **1. Secure Cash Flow with Lease-Upside Potential**

- The property is currently occupied by a tenant with approximately 2 years remaining on the lease, providing immediate income and stability for an investor.
- Current rental income of \$50,400 annually is significantly below market, resulting in a short-term lease loss opportunity.
- Upon lease expiration or re-tenanting, potential to increase rents in line with market trends, projected at \$10.69/SF (submarket) versus current effective rent of ~\$8.00/SF, allowing for a cash flow increase of 23%–33% over the next 24 months.

#### **2. Prime Location with Zero Vacancy**

- Situated in the NE Tarrant/Alliance submarket, which boasts a 0% vacancy rate at the property level and a low 5.3% availability rate in the submarket.
- Benefiting from Justin's ongoing population growth and infrastructure improvements, ensuring sustained demand for industrial/flex space.

#### **3. Affordable Entry Price and Strong Fundamentals**

- Listed at \$675,000 or \$107/SF, below the market average sale price of \$115/SF for comparable properties.
- Offers an initial cap rate of 6.22%, with a projected IRR of 6.14% over 5 years and cash-on-cash return growing to 9.26% by Year 5.
- Debt coverage ratios exceed 1.50x in later years, indicating healthy operational performance with financing in place.

#### **4. High-Demand Industrial Market**

- The NE Tarrant/Alliance submarket continues to experience strong leasing momentum, with 958K SF leased in the past 12 months and market rents growing steadily year-over-year.
- Limited new supply (only 46.9K SF under construction) enhances the long-term value stability of existing industrial assets like 415 Topeka.

## 5. Demographic Tailwinds

- Within a 5-mile radius, the area is experiencing robust population and income growth, supporting both labor demand and potential end-user needs.
- Surging local demand positions this property well for tenant renewal or repositioning at higher rents.

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Conclusion: 415 Topeka Street offers an investor a rare combination of secure near-term income, limited downside risk, and attractive upside through rent appreciation. The short lease runway limits exposure while offering an actionable opportunity to capture market-level rents and improve cash flow performance significantly within two years. With strong market fundamentals, zero vacancy, and growing demand in the submarket, this asset is well-positioned to deliver both income and long-term value growth.



## 5-YEAR CASH FLOW ANALYSIS

### INITIAL INVESTMENT

Purchase Price	\$675,000
+ Acquisition Costs	\$13,500
- Mortgage(s)	\$472,500
+ Loan Fees Points	\$4,725
<b>Initial Investment</b>	<b>\$220,725</b>

### MORTGAGE DATA

Loan Amount	\$472,500
Interest Rate (30/360)	6.500%
Amortization Period	30 Years
Loan Term	30 Years
Loan Fees Points	1.00%
Periodic Payment	\$2,986.52
Annual Debt Service	\$35,838

### 1ST LIEN

### CASH FLOW

For the Year Ending	Year 1 Apr-2026	Year 2 Apr-2027	Year 3 Apr-2028	Year 4 Apr-2029	Year 5 Apr-2030
POTENTIAL RENTAL INCOME (PRI)	\$50,400	\$50,400	\$62,002	\$63,862	\$65,778
- Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME	\$50,400	\$50,400	\$62,002	\$63,862	\$65,778
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$50,400	\$50,400	\$62,002	\$63,862	\$65,778
- Operating Expenses	\$8,435	\$8,688	\$8,949	\$9,217	\$9,494
<b>NET OPERATING INCOME (NOI)</b>	<b>\$41,965</b>	<b>\$41,712</b>	<b>\$53,053</b>	<b>\$54,645</b>	<b>\$56,284</b>
NET OPERATING INCOME (NOI)	\$41,965	\$41,712	\$53,053	\$54,645	\$56,284
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$35,838	\$35,838	\$35,838	\$35,838	\$35,838
<b>CASH FLOW BEFORE TAXES</b>	<b>\$6,127</b>	<b>\$5,874</b>	<b>\$17,215</b>	<b>\$18,807</b>	<b>\$20,446</b>
Loan Balance	\$467,219	\$461,584	\$455,571	\$449,156	\$442,312
Loan-to-Value (LTV) - 1st Lien	89.68%	69.62%	66.7%	63.8%	63.19%
Debt Service Coverage Ratio	1.17	1.16	1.48	1.52	1.57
Before Tax Cash on Cash	2.78%	2.66%	7.80%	8.52%	9.26%
Return on Equity	22.09%	3.49%	8.91%	8.56%	9.18%
Equity Multiple	0.15	0.82	1.01	1.21	1.32

### SALES PROCEEDS

Projected Sales Price (EOY 5)	\$700,000
Cost of Sale	\$35,000
Mortgage Balance 1st Lien	\$442,312
<b>Sales Proceeds Before Tax</b>	<b>\$222,688</b>

### INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	6.14%
Acquisition CAP Rate	6.22%
Year 1 Cash-on-Cash	2.78%
Gross Rent Multiplier	13.39
Price Per Square Foot	\$107.14
Loan to Value	70.00%
Debt Service Coverage Ratio	1.17

## CASH FLOW DETAILS

### INCOME

For the Year Ending	Year 1 Apr-2026	Year 2 Apr-2027	Year 3 Apr-2028	Year 4 Apr-2029	Year 5 Apr-2030
POTENTIAL RENTAL INCOME (PRI)	\$50,400	\$50,400	\$62,002	\$63,862	\$65,778
- Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME (ERI)	\$50,400	\$50,400	\$62,002	\$63,862	\$65,778
+ Other Income	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER INCOME	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$50,400	\$50,400	\$62,002	\$63,862	\$65,778

### EXPENSE DETAIL

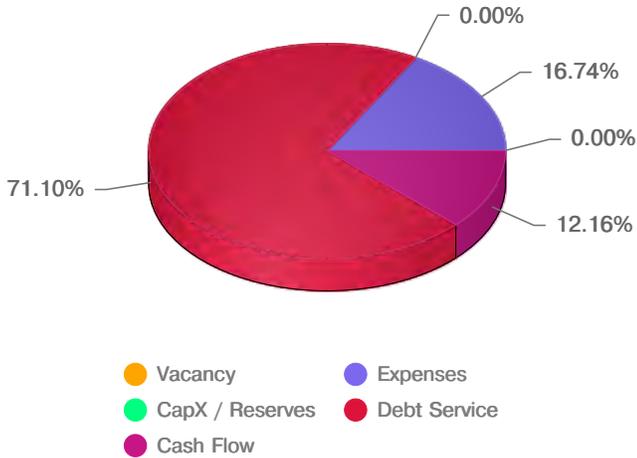
Real Estate Taxes	\$8,435	\$8,688	\$8,949	\$9,217	\$9,494
TOTAL OPERATING EXPENSES	\$8,435	\$8,688	\$8,949	\$9,217	\$9,494
<b>NET OPERATING INCOME (NOI)</b>	<b>\$41,965</b>	<b>\$41,712</b>	<b>\$53,053</b>	<b>\$54,645</b>	<b>\$56,284</b>

## 5-YEAR CASH FLOW ANALYSIS

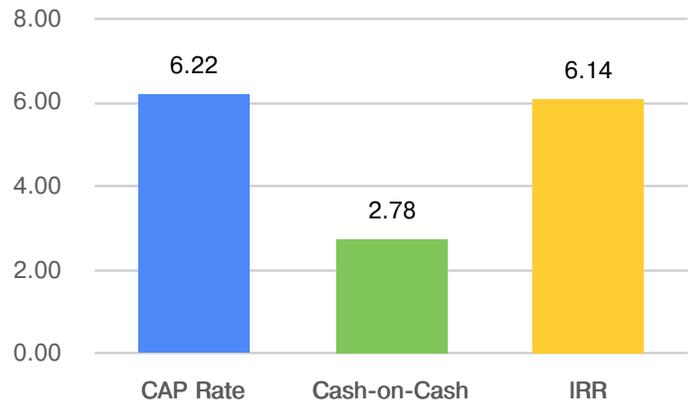
### ASSUMPTION / INPUTS

Purchase Price	\$675,000
Year 1 Potential Income	\$50,400
Vacancy & Credit Loss	0.00%
Year 1 Expenses	\$8,435
Acquisition CAP Rate	6.22%
Sale Price - CAP Rate	8.00%

Acquisition Costs	2.00%
Annual Income Increase	Custom
Other Income Increase	3.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%



### Investment Performance (%)



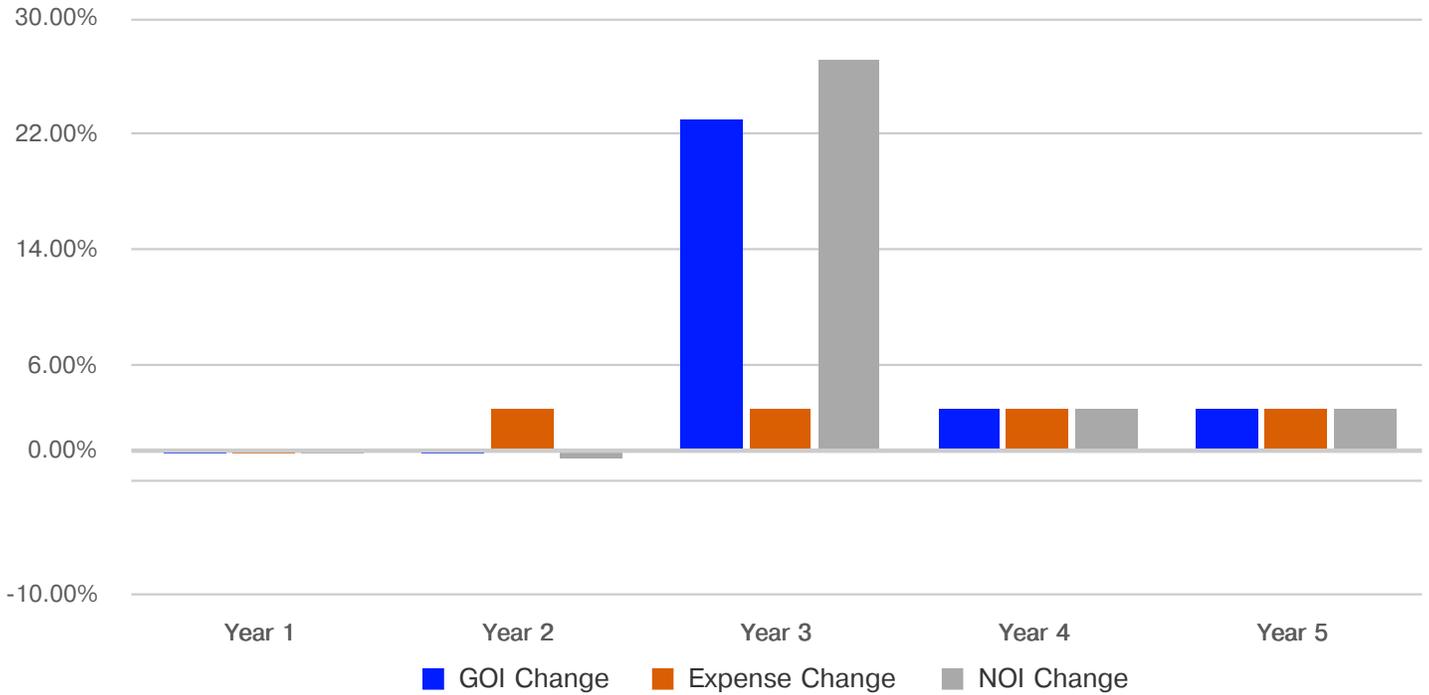
### 5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment			Financing Cash Flow			Equity Investment	
Cash Flow & 5-year Yield		+	& Effective Rate		=	Cash Flow & 5-year Yield	
N	\$		N	\$		N	\$
0	(\$688,500)		0	\$467,775		0	(\$220,725)
1	\$41,965		1	(\$35,838)		1	\$6,127
2	\$41,712		2	(\$35,838)		2	\$5,874
3	\$53,053		3	(\$35,838)		3	\$17,215
4	\$54,645		4	(\$35,838)		4	\$18,807
5	\$721,284		5	(\$478,150)		5	\$243,134
Property IRR/Yield = 6.52%			Effective Loan Rate = 6.71%			Equity IRR / Yield = 6.14%	

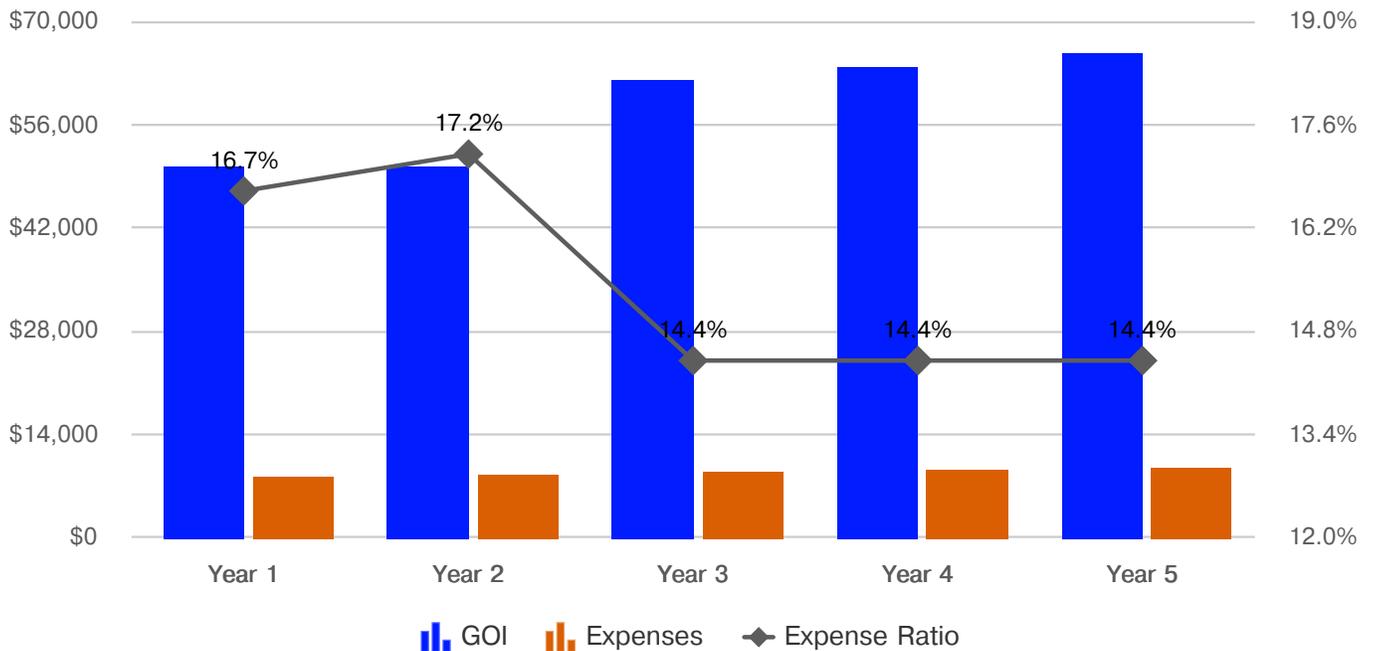
Negative Leverage. Leverage DECREASED the Yield by -0.38%

**ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI**

### Annual GOI, Expense and NOI Percent Change

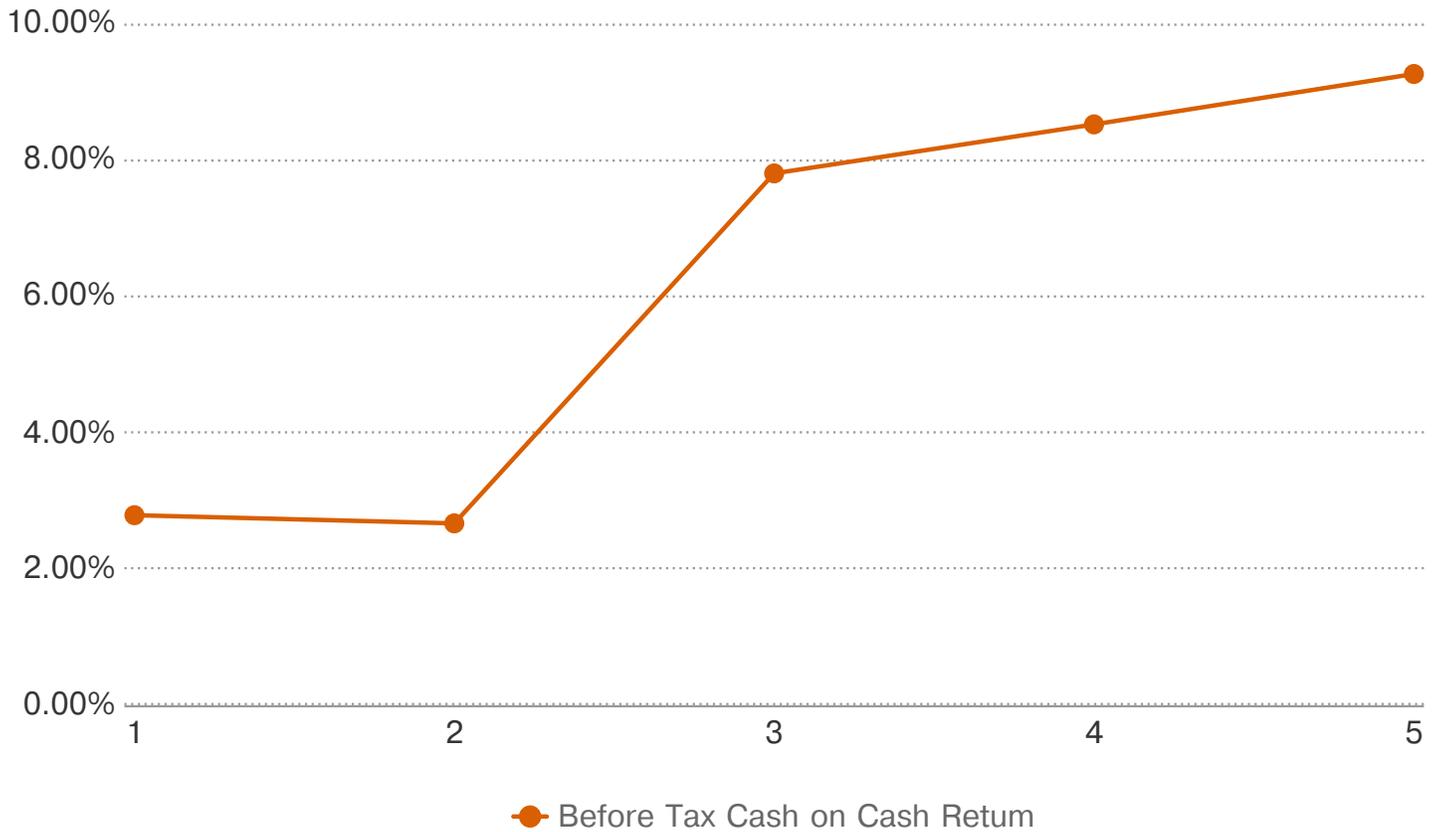


### Expense Ratio % of GOI



**CASH-ON-CASH ANALYSIS**

## Annual Cash-on-Cash Dividend Return

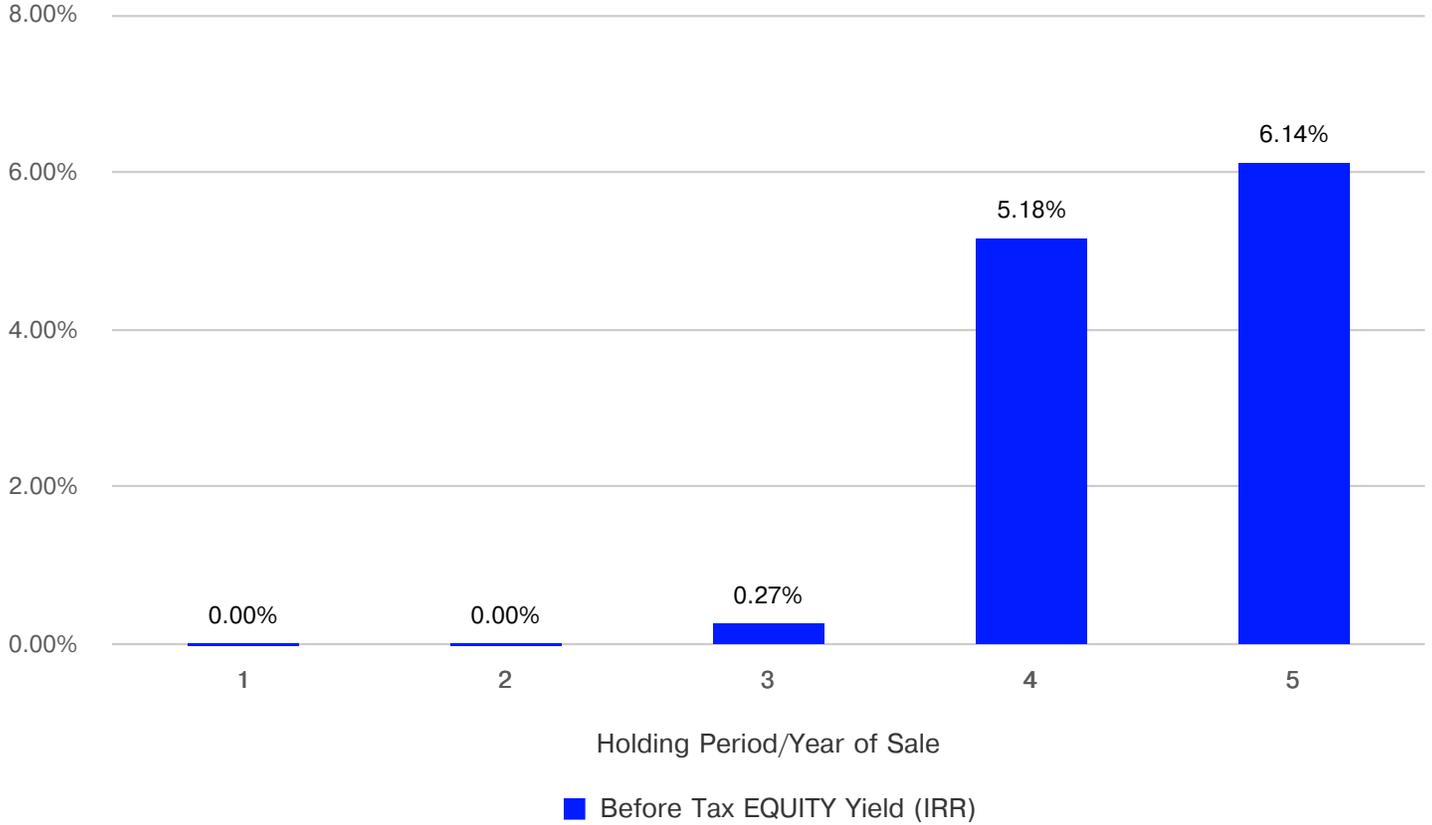


Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	2.78%	2.66%	7.80%	8.52%	9.26%

## OPTIMAL HOLDING PERIOD ANALYSIS

Before Tax Optimal Holding Period	5 Years
Before Tax Optimal Hold Annual Yield	6.14%

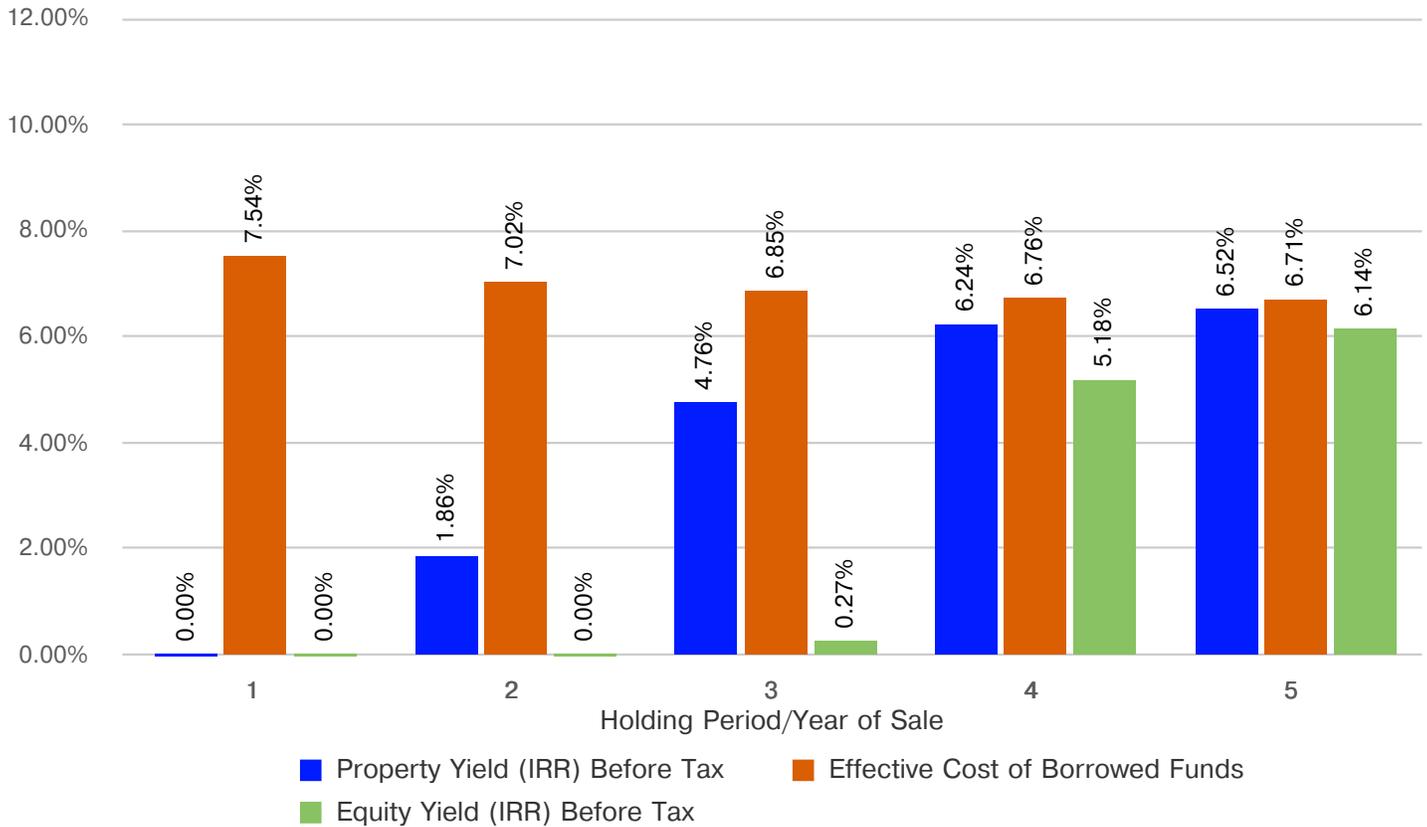
### Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	N/A	N/A	0.27%	5.18%	6.14%

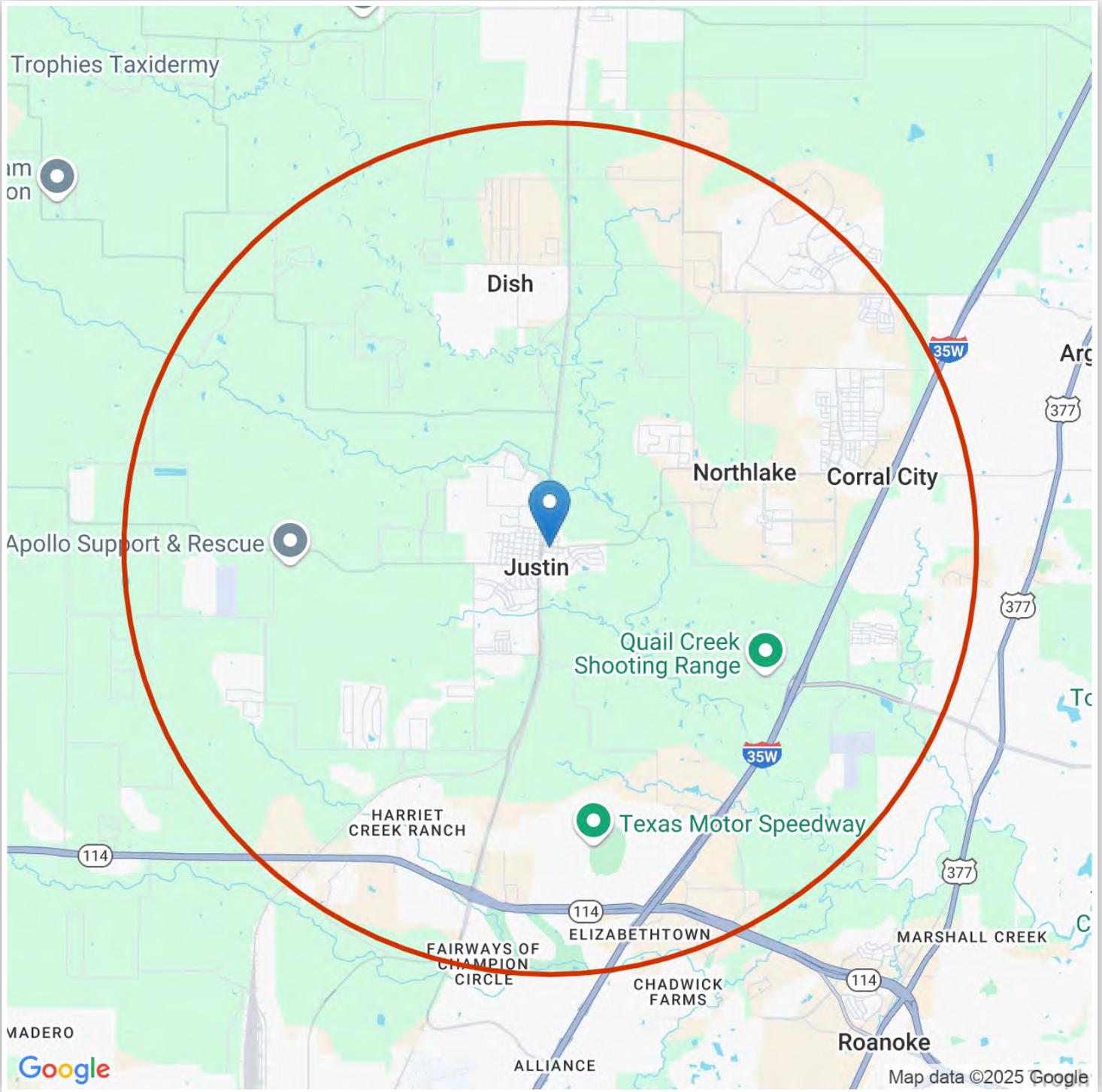
## IMPACT OF LEVERAGE ANALYSIS

### Impact of Leverage Analysis (Before Tax)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Property Yield (IRR) Before Tax	N/A	1.86%	4.76%	6.24%	6.52%
Effective Cost of Borrowed Funds	7.54%	7.02%	6.85%	6.76%	6.71%
Equity Yield (IRR) Before Tax	N/A	N/A	0.27%	5.18%	6.14%
Impact of Leverage on Yield	N/A	↓ 1.86%	↓ 4.49%	↓ 1.06%	↓ 0.38%

**LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)**



**INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)**
**KEY FACTS**
**56,192**  
Population

**37.1** Median Age


**2.92**  
Average Household Size

**12,169**  
Total Households

**EDUCATION**
**1.05%**

No High School Diploma

**15.18%**

High School Graduate

**20.66%**

Some College

**34.09%**

Bachelor's/ Grad

**BUSINESS**

**882**  
Total Businesses


**8,196**  
Total Employees

**EMPLOYMENT**
**2,341**

Retail Trade Employees

**456**

Manufacturing Employees

**1,052**

Eating &amp; Drinking Employees

**353**

Finance/Ins/Real Estate Emp

**4%**

Unemployment Rate

**INCOME**

**\$117,706**  
Median Household Income


**\$51,586**  
Per Capita Income


**\$560,401**  
Median Net Worth

**Households by Income**
**The largest group :** \$100,000 - \$149,999 (24.45%)

**The smallest group :** \$15,000 - \$24,999 (2.72%)

Indicator	Value(%)	
< \$15,000	3.97	<div style="width: 3.97%;"></div>
\$15,000 - \$24,999	2.72	<div style="width: 2.72%;"></div>
\$25,000 - \$34,999	3.11	<div style="width: 3.11%;"></div>
\$35,000 - \$49,999	5.91	<div style="width: 5.91%;"></div>
\$50,000 - \$74,999	10.85	<div style="width: 10.85%;"></div>
\$75,000 - \$99,999	12.1	<div style="width: 12.1%;"></div>
\$100,000 - \$149,999	24.45	<div style="width: 24.45%;"></div>
\$150,000 - \$199,999	15.97	<div style="width: 15.97%;"></div>
\$200,000+	20.93	<div style="width: 20.93%;"></div>

**415 TOPEKA ST**

415 TOPEKA STREET, JUSTIN, TX, 76247

## INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

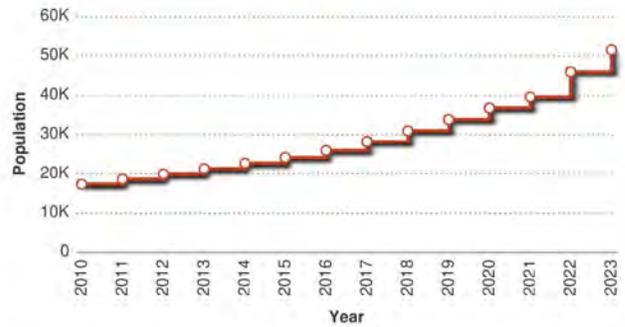
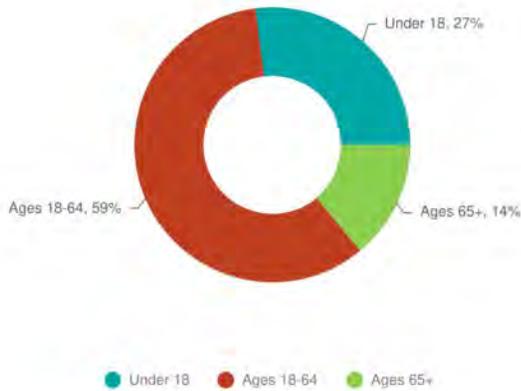
### POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

<b>56,192</b> Population	<b>19,240</b> Households	<b>37.1</b> Median Age
<b>2.92</b> Avg Size Household	<b>\$117,706</b> Median Household Income	<b>\$461,028</b> Median Home Value
<b>141</b> Wealth Index	<b>90</b> Housing Affordability	<b>61.3</b> Diversity Index

### HISTORICAL & FORECAST POPULATION



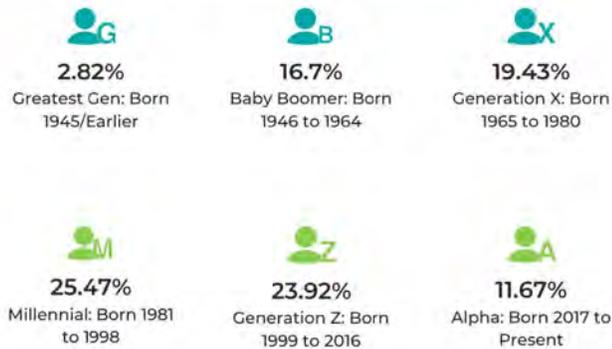
### POPULATION BY AGE



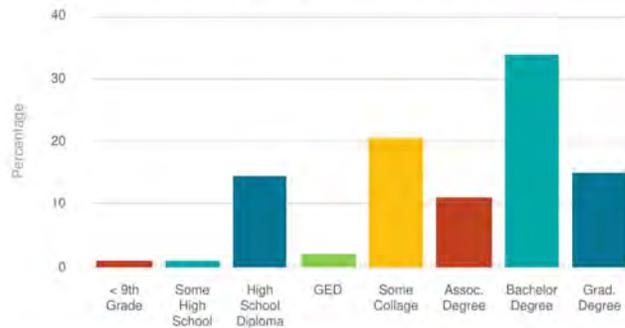
### DAYTIME POPULATION



### POPULATION BY GENERATION



### POPULATION BY EDUCATION



## 415 TOPEKA ST

415 TOPEKA STREET, JUSTIN, TX, 76247

## INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)



### 415 TOPEKA ST

415 TOPEKA STREET, JUSTIN, TX, 76247

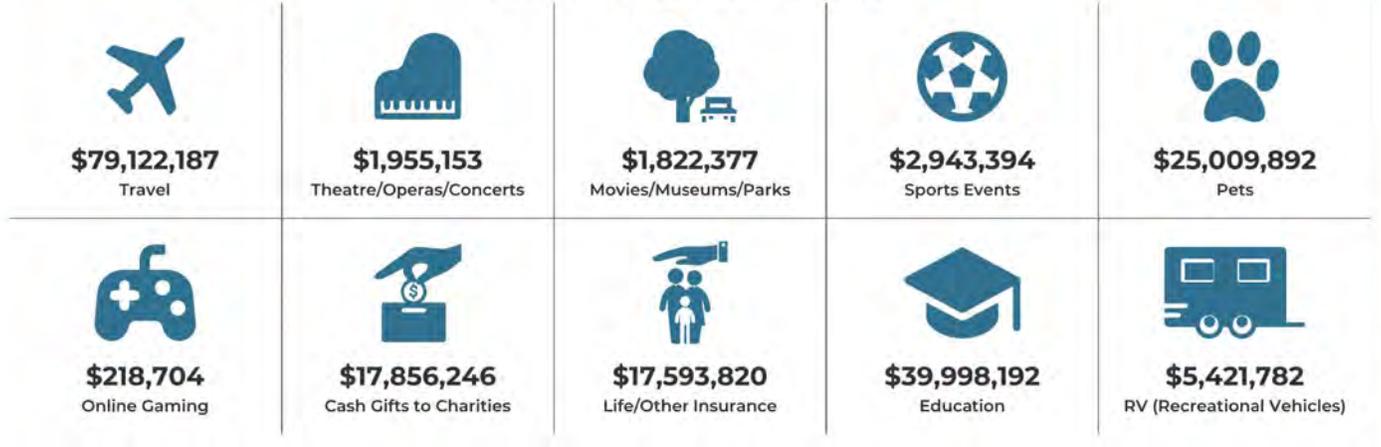
**INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)**

**Lifestyle and Tapestry Segmentation Infographic**

**LIFESTYLE SPENDING**



**ANNUAL LIFESTYLE SPENDING**



**TAPESTRY SEGMENTS**



**7A**

**LifeMode Group: Sprouting Explorers**  
**Up and Coming Families**  
5,606 Households  
Household Percentage: 29.14%  
Average Household Size: 3.12  
Median Age: 31.4  
Median Household Income: \$72,000



**4C**

**LifeMode Group: Family Landscapes**  
**Middleburg**  
5,237 Households  
Household Percentage: 27.22%  
Average Household Size: 2.75  
Median Age: 36.1  
Median Household Income: \$59,800



**10A**

**LifeMode Group: Rustic Outposts**  
**Southern Satellites**  
2,666 Households  
Household Percentage: 13.86%  
Average Household Size: 2.67  
Median Age: 40.3  
Median Household Income: \$47,800

**415 TOPEKA ST**

415 TOPEKA STREET, JUSTIN, TX, 76247

**INFOGRAPHIC: LIFESTYLE / TAPESTRY****Esri Tapestry Segmentation**

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- |   |   |
|---|---|
| Segment 1A (Top Tier)                   | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride)         | Segment 8D (Downtown Melting Pot)       |
| Segment 1C (Boomburbs)                  | Segment 8E (Front Porches)              |
| Segment 1D (Savvy Suburbanites)         | Segment 8F (Old and Newcomers)          |
| Segment 1E (Exurbanites)                | Segment 8G (Hardscrabble Road)          |
| Segment 2A (Urban Chic)                 | Segment 9A (Silver & Gold)              |
| Segment 2B (Pleasantville)              | Segment 9B (Golden Years)               |
| Segment 2C (Pacific Heights)            | Segment 9C (The Elders)                 |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes)             |
| Segment 3A (Laptops and Lattes)         | Segment 9E (Retirement Communities)     |
| Segment 3B (Metro Renters)              | Segment 9F (Social Security Set)        |
| Segment 3C (Trendsetters)               | Segment 10A (Southern Satellites)       |
| Segment 4A (Soccer Moms)                | Segment 10B (Rooted Rural)              |
| Segment 4B (Home Improvement)           | Segment 10C (Diners & Miners)           |
| Segment 4C (Middleburg)                 | Segment 10D (Down the Road)             |
| Segment 5A (Comfortable Empty Nesters)  | Segment 10E (Rural Bypasses)            |
| Segment 5B (In Style)                   | Segment 11A (City Strivers)             |
| Segment 5C (Parks and Rec)              | Segment 11B (Young and Restless)        |
| Segment 5D (Rustbelt Traditions)        | Segment 11C (Metro Fusion)              |
| Segment 5E (Midlife Constants)          | Segment 11D (Set to Impress)            |
| Segment 6A (Green Acres)                | Segment 11E (City Commons)              |
| Segment 6B (Salt of the Earth)          | Segment 12A (Family Foundations)        |
| Segment 6C (The Great Outdoors)         | Segment 12B (Traditional Living)        |
| Segment 6D (Prairie Living)             | Segment 12C (Small Town Simplicity)     |
| Segment 6E (Rural Resort Dwellers)      | Segment 12D (Modest Income Homes)       |
| Segment 6F (Heartland Communities)      | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families)     | Segment 13B (Las Casas)                 |
| Segment 7B (Urban Villages)             | Segment 13C (NeWest Residents)          |
| Segment 7C (American Dreamers)          | Segment 13D (Fresh Ambitions)           |
| Segment 7D (Barrios Urbanos)            | Segment 13E (High Rise Renters)         |
| Segment 7E (Valley Growers)             | Segment 14A (Military Proximity)        |
| Segment 7F (Southwestern Families)      | Segment 14B (College Towns)             |
| Segment 8A (City Lights)                | Segment 14C (Dorms to Diplomas)         |
| Segment 8B (Emerald City)               | Segment 15 (Unclassified)               |

## DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010	Census 2020	2024	2029
Population	17,016	34,869	56,192	78,410
Households	6,054	12,169	19,240	28,307
Families	4,791	9,818	15,227	21,847
Average Household Size	2.79	2.86	2.92	2.77
Owner Occupied Housing Units	5,005	10,039	16,033	23,734
Renter Occupied Housing Units	1,049	2,130	3,207	4,573
Median Age	35.2	36.7	37.1	39.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	6.89%	1.09%	0.38%
Households	8.03%	1.36%	0.64%
Families	7.49%	1.26%	0.56%
Owner HHs	8.16%	1.82%	0.97%
Median Household Income	1.57%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	764	4.0%	916	3.2%
\$15,000 - \$24,999	523	2.7%	556	2.0%
\$25,000 - \$34,999	598	3.1%	713	2.5%
\$35,000 - \$49,999	1,137	5.9%	1,405	5.0%
\$50,000 - \$74,999	2,088	10.9%	3,032	10.7%
\$75,000 - \$99,999	2,328	12.1%	3,354	11.8%
\$100,000 - \$149,999	4,704	24.4%	6,465	22.8%
\$150,000 - \$199,999	3,072	16.0%	5,194	18.3%
\$200,000+	4,026	20.9%	6,672	23.6%

Median Household Income	\$117,706	\$127,267
Average Household Income	\$149,025	\$165,679
Per Capita Income	\$51,586	\$60,209

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,332	7.8%	2,470	7.1%	3,962	7.1%	5,137	6.6%
5 - 9	1,459	8.6%	2,749	7.9%	4,332	7.7%	5,220	6.7%
10 - 14	1,376	8.1%	2,849	8.2%	4,324	7.7%	5,492	7.0%
15 - 19	1,143	6.7%	2,413	6.9%	3,882	6.9%	4,830	6.2%
20 - 24	699	4.1%	1,677	4.8%	2,947	5.2%	4,166	5.3%
25 - 34	2,441	14.3%	4,333	12.4%	6,769	12.0%	9,201	11.7%
35 - 44	2,603	15.3%	5,328	15.3%	8,942	15.9%	11,174	14.3%
45 - 54	2,256	13.3%	4,410	12.6%	7,088	12.6%	9,904	12.6%
55 - 64	1,874	11.0%	3,733	10.7%	5,864	10.4%	8,107	10.3%
65 - 74	1,275	7.5%	3,128	9.0%	4,990	8.9%	7,974	10.2%
75 - 84	445	2.6%	1,498	4.3%	2,607	4.6%	5,770	7.4%
85+	114	0.7%	282	0.8%	485	0.9%	1,437	1.8%

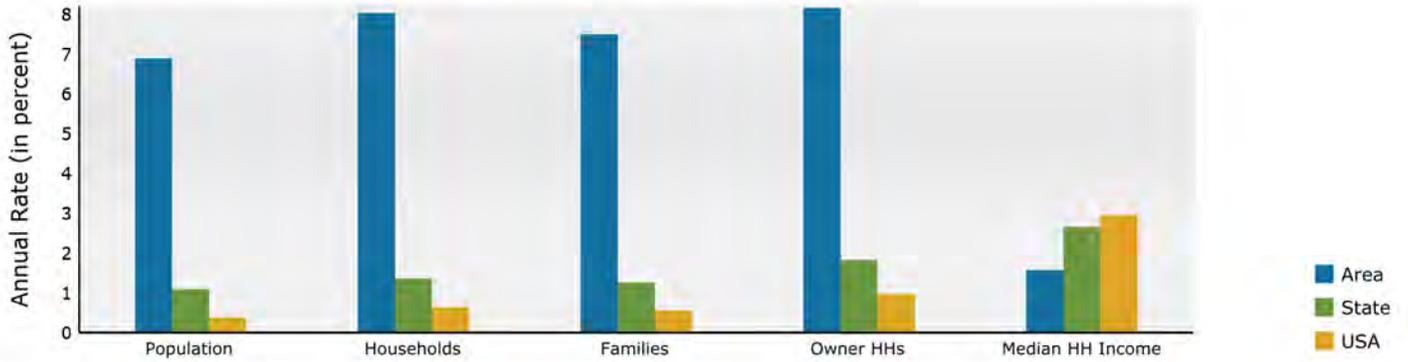
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	14,822	87.1%	25,886	74.2%	40,346	71.8%	55,695	71.0%
Black Alone	721	4.2%	1,943	5.6%	3,304	5.9%	4,511	5.8%
American Indian Alone	148	0.9%	298	0.9%	465	0.8%	639	0.8%
Asian Alone	271	1.6%	1,119	3.2%	2,156	3.8%	3,105	4.0%
Pacific Islander Alone	19	0.1%	37	0.1%	70	0.1%	96	0.1%
Some Other Race Alone	589	3.5%	1,499	4.3%	2,698	4.8%	3,979	5.1%
Two or More Races	446	2.6%	4,087	11.7%	7,152	12.7%	10,385	13.2%
Hispanic Origin (Any Race)	2,154	12.7%	5,385	15.4%	9,561	17.0%	13,948	17.8%

**Data Note:** Income is expressed in current dollars.

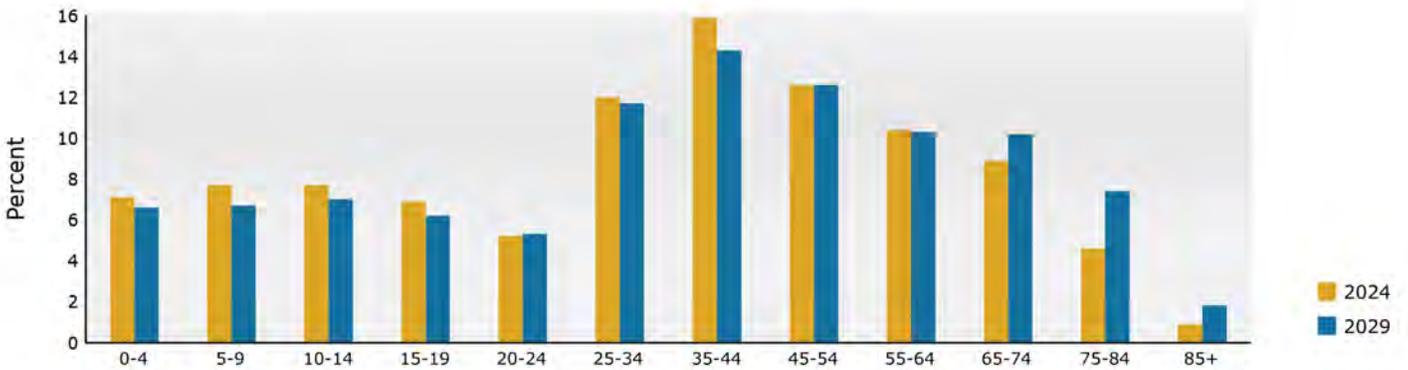
**Source:** Esri forecasts for 2024 and 2029, U.S. Census Bureau 2020 decennial Census in 2020 geographies.

## DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

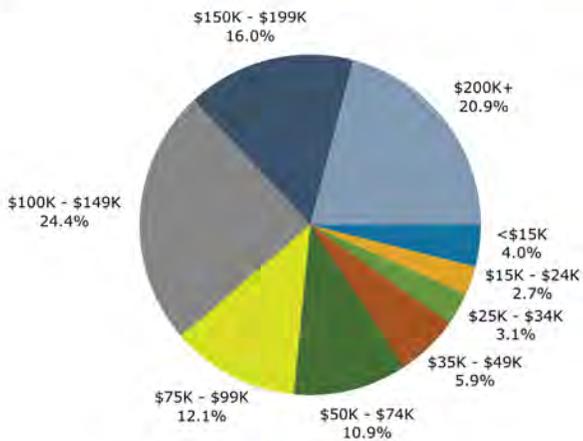
### Trends 2024-2029



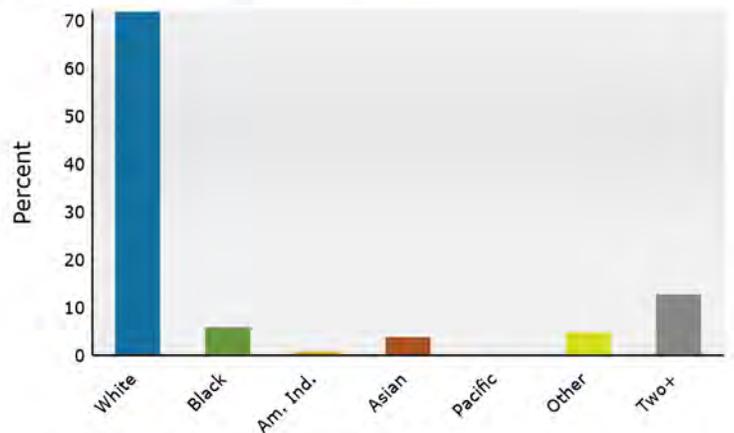
### Population by Age



### 2024 Household Income



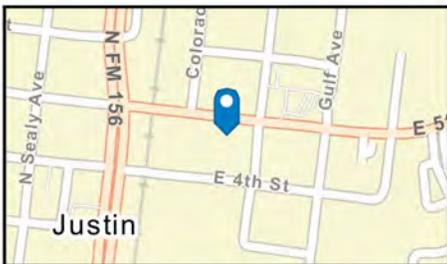
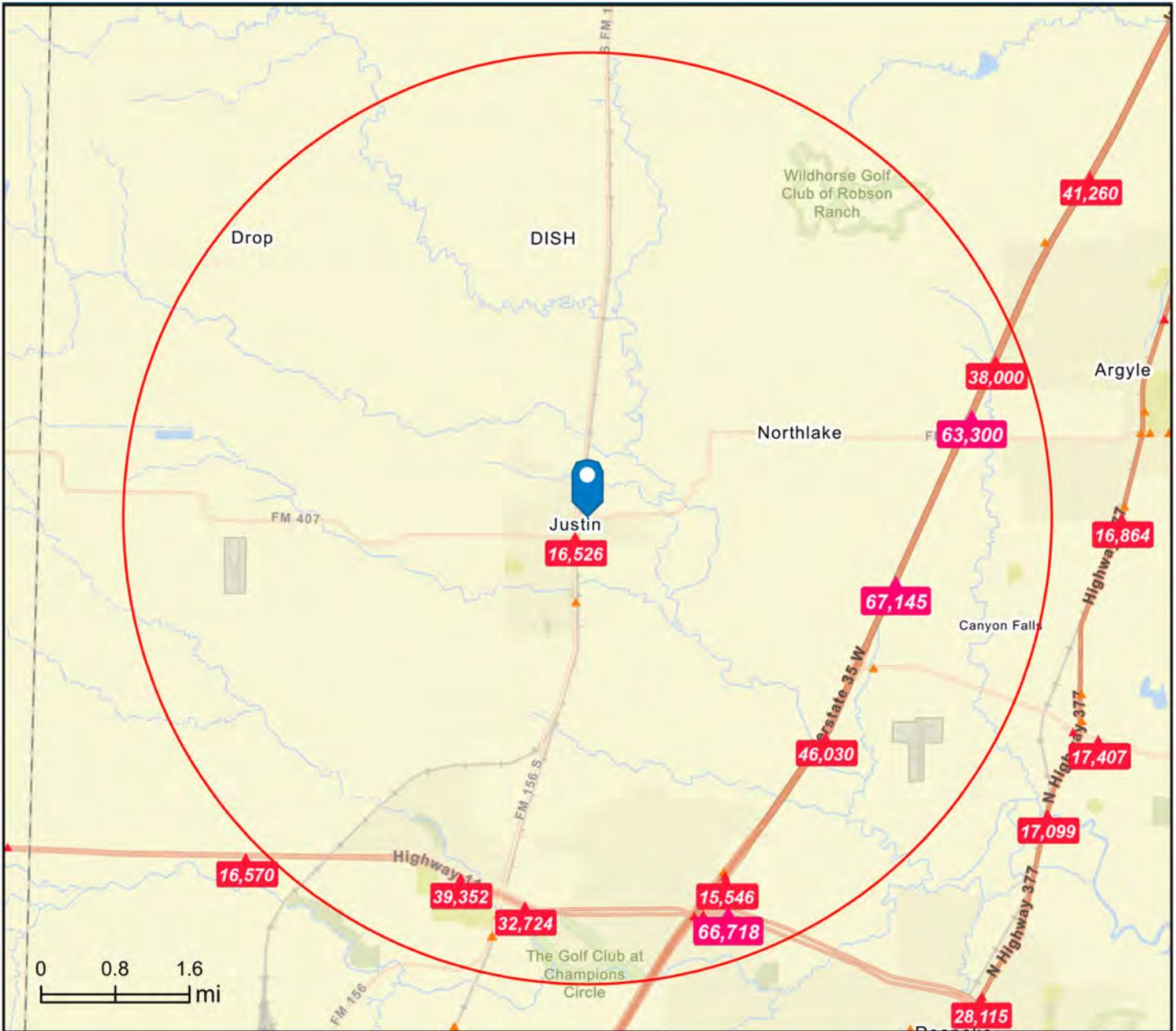
### 2024 Population by Race



2024 Percent Hispanic Origin: 17.0%

Source: Esri forecasts for 2024 and 2029, U.S. Census Bureau 2020 decennial Census in 2020 geographies.

## TRAFFIC COUNT - STUDY AREA (RING: 5 MILE RADIUS)



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).



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