

# 16 ACRE DEVELOPMENT OPPORTUNITY

For sale:  
NWQ Justin Rd &  
Vickery Blvd  
Copper Canyon, TX

# Metrics

NWQ Justin Rd & Vickery Blvd  
Copper Canyon, TX

## Location

NWQ Justin Rd & Vickery Blvd

## Size

Land  
16.595 AC (Divisible)

## Zoning

PD-TC - Town Center

## Traffic Counts

Justin Rd  
30,168 VPD

## Property Highlights

1. Prime Frontage: Fully signalized intersection and high-visibility location with approximately 725 linear feet of frontage along Justin Rd / FM 407
2. Logistical Advantage: Situated in between I-35E and I-35W providing seamless regional connectivity
3. High Traffic Counts: Benefits from an average daily traffic count (AADT) of over 30,000 vehicles per day along Justin Rd
4. Strong Demographics: Average household income exceeds \$239,000 within the immediate trade area
5. Neighboring Anchors: Proximity to major institutional neighbors including Whole Foods, Target, Walmart, Academy and LA Fitness

## Area Attractions



# Oblique

NWQ Justin Rd & Vickery Blvd  
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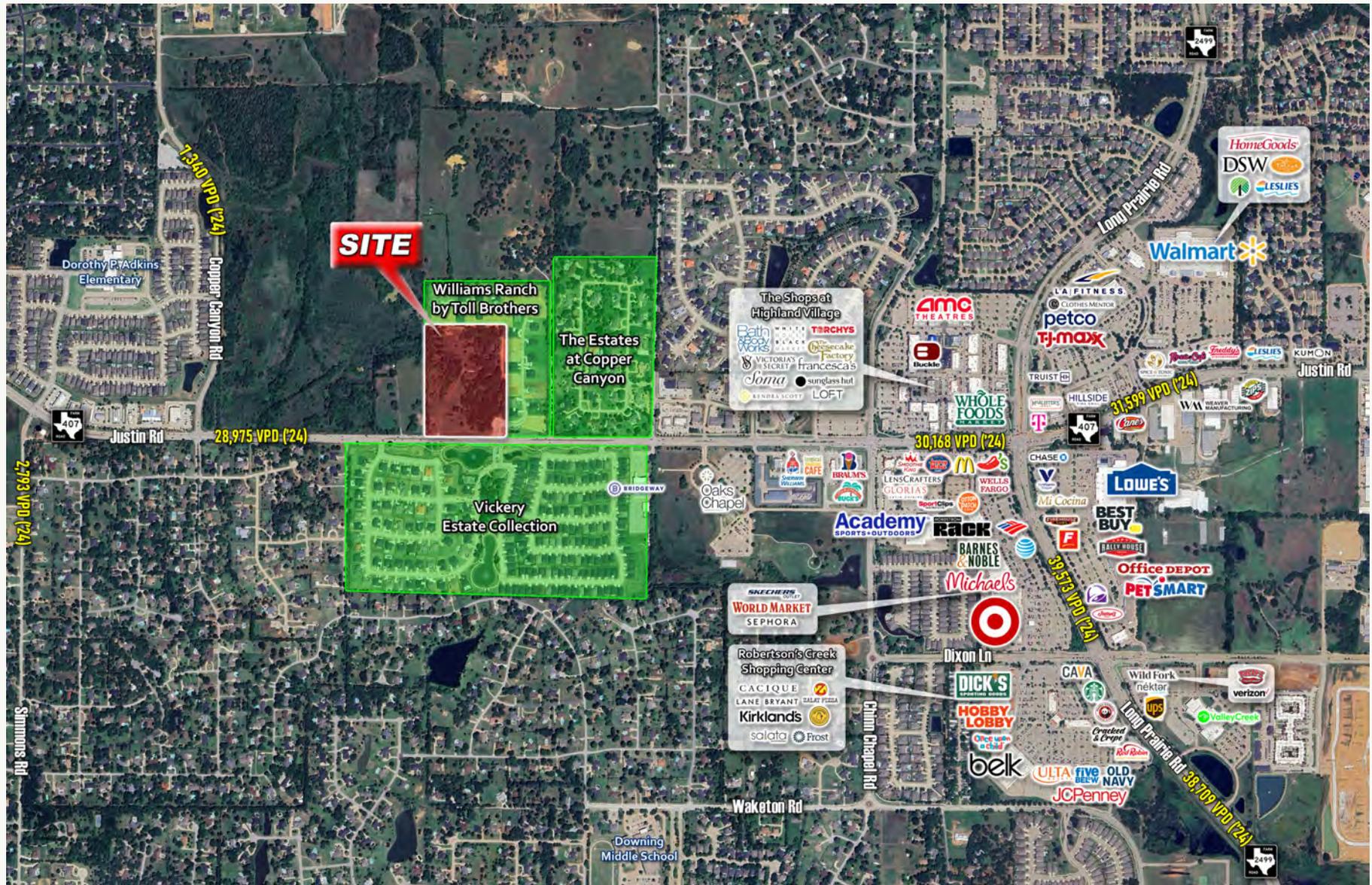
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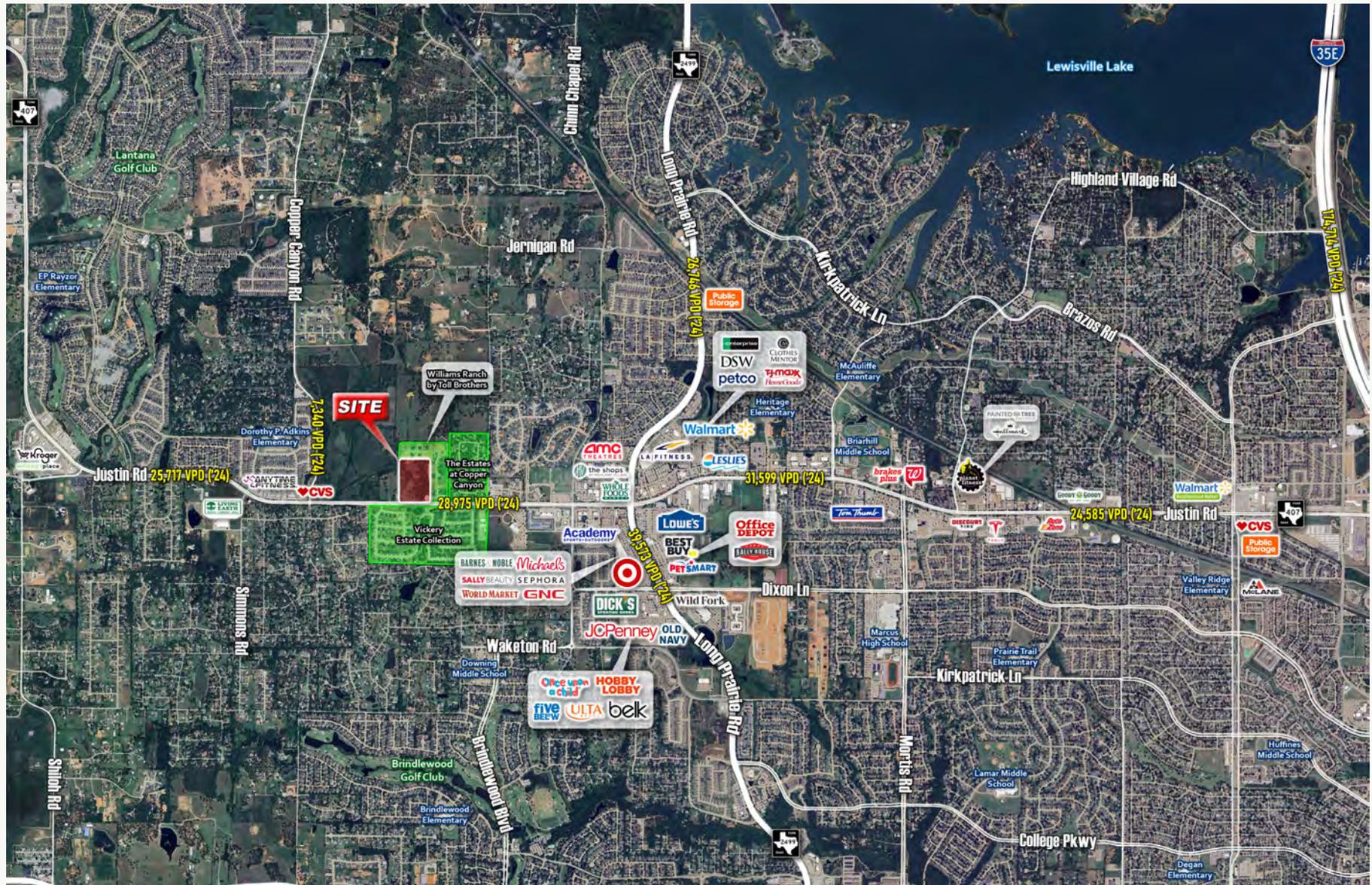
# Close Aerial

NWQ Justin Rd & Vickery Blvd  
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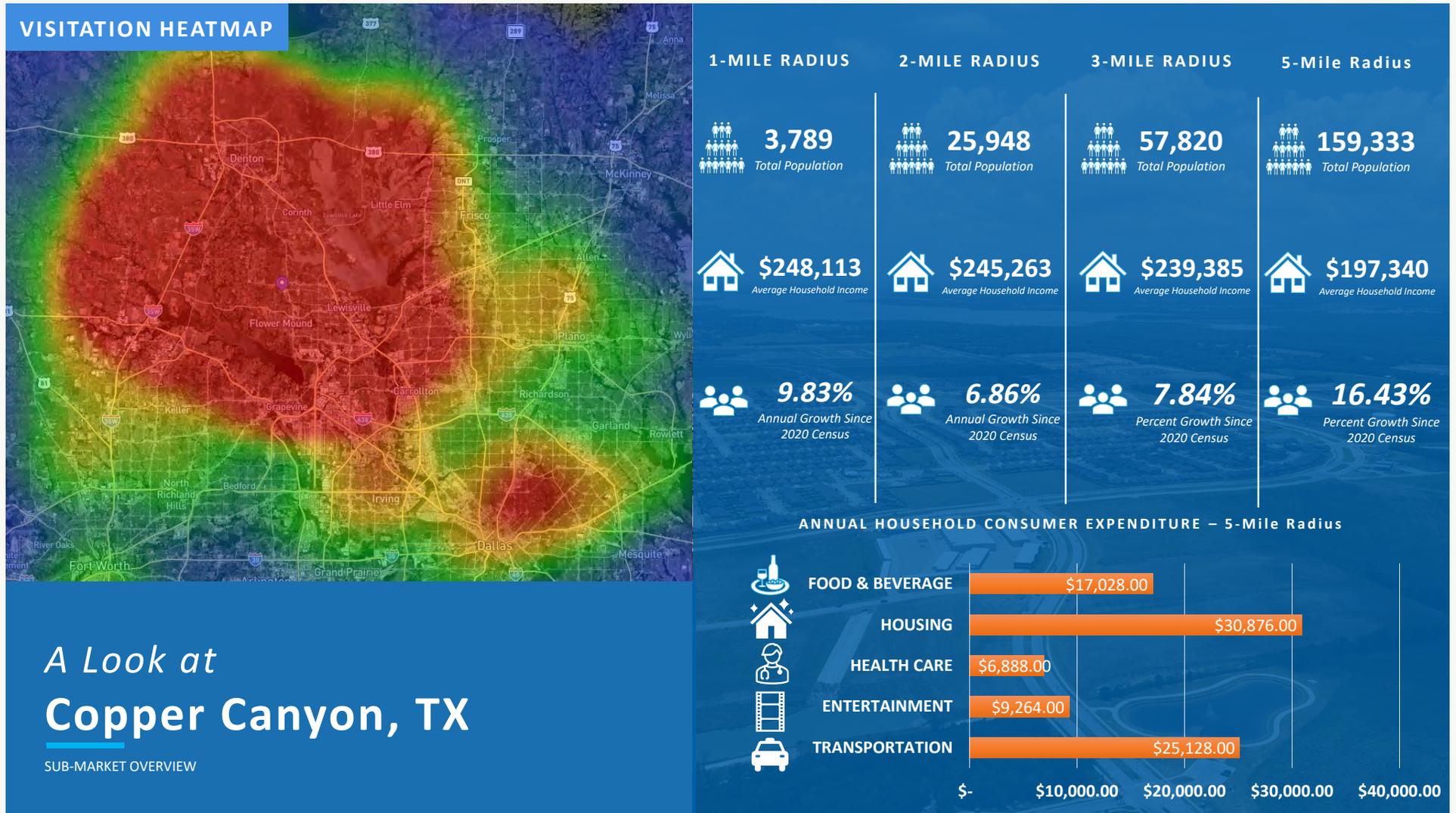
# Far Aerial

NWQ Justin Rd & Vickery Blvd  
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# Demographics

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# VENTURE

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