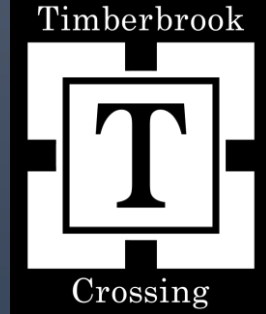


# Timberbrook Crossing





# Full-Service Commercial



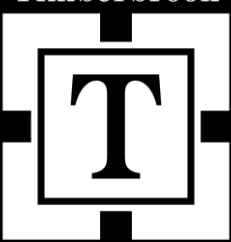
## Offering Full Range of Services Across all Commercial Categories

- Developed Pad Sites for Sale
- Build-to-Suit for Sale
- Build-to-Lease
- Existing Lease Options
- Medical/Dental, Banking, Office, Retail, Veterinary, Restaurant, Service, and more!

*A Beautiful Development Designed to Support the Local Community*



Timberbrook



Crossing

# The Neighborhood Development



Only 1/2 Mile from the Hillwood Master Planned Treeline Entrance with 2500+ homes



Located at the Entrance to Timberbrook 4500 Home Master Planned Community

Walking path to Ladera 55+ Active Adult Community

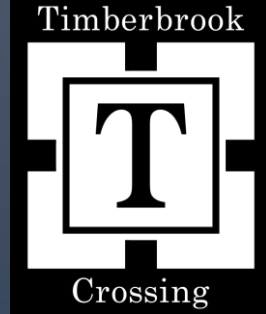


Next to Milestone Church Future Site



Across from The Preserve 600+ homes

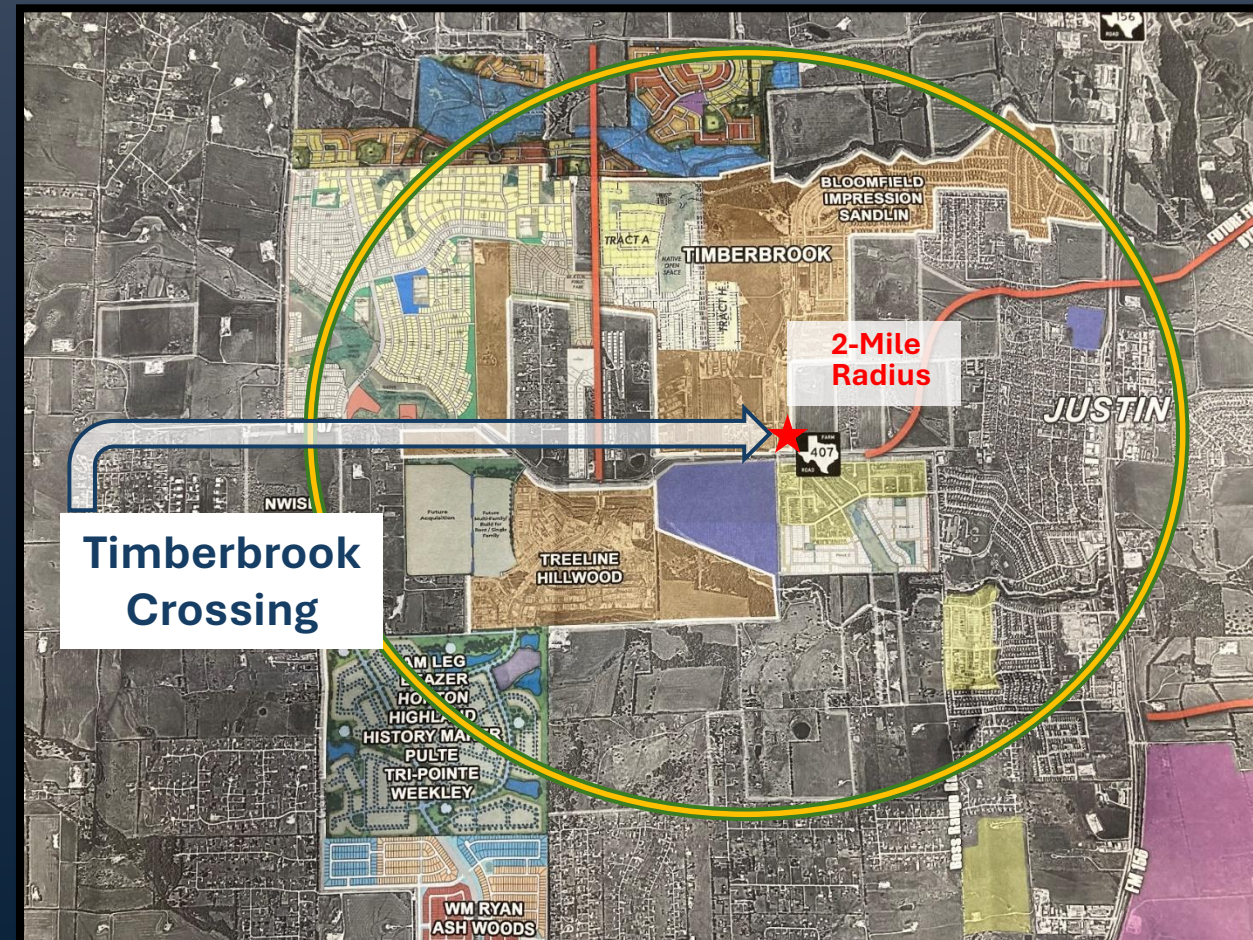
**Build Your Business Where Your Clients Live!**

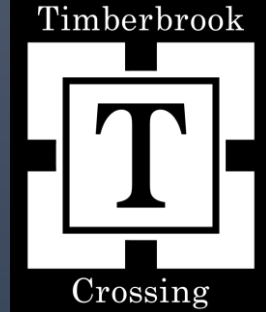


# *In The Heart of The Community*



- Unique to Justin: *Commercial in the Community*
  - Walking and Golf Cart accessible to over 8000+ new and coming soon homes
  - Located on FM-407 with direct entry from Timberbrook Subdivision
  - Immediate access to all the large subdivisions
  - Quick access to downtown Justin
  - High traffic counts increasing daily





# City of Justin



- Incredible residential growth from 7,000 to 35,000+ in next 10 years
- The homes are here! Major developers have committed:
  - Commercial needs are currently underserved for the community
  - Need medical, service retail, dining and grocery options

- Median income over \$165,000
- FM-407 expansion to 6 lanes coming soon
- Strong support from City of Justin leadership to attract high quality commercial business
- Fantastic Planning and Development team excited to work with businesses



A GREAT TEXAS COMMUNITY  
Everything a hometown should be!

# Two Phases of the Crossing

## Phase 2 (West side)

- Planning underway – construction starting soon!



- 54,000 SF of Retail, MOB, Restaurants and more
- Pad sites
- Build-to-Suit
- Build-to-lease

## Phase 1 (East side)

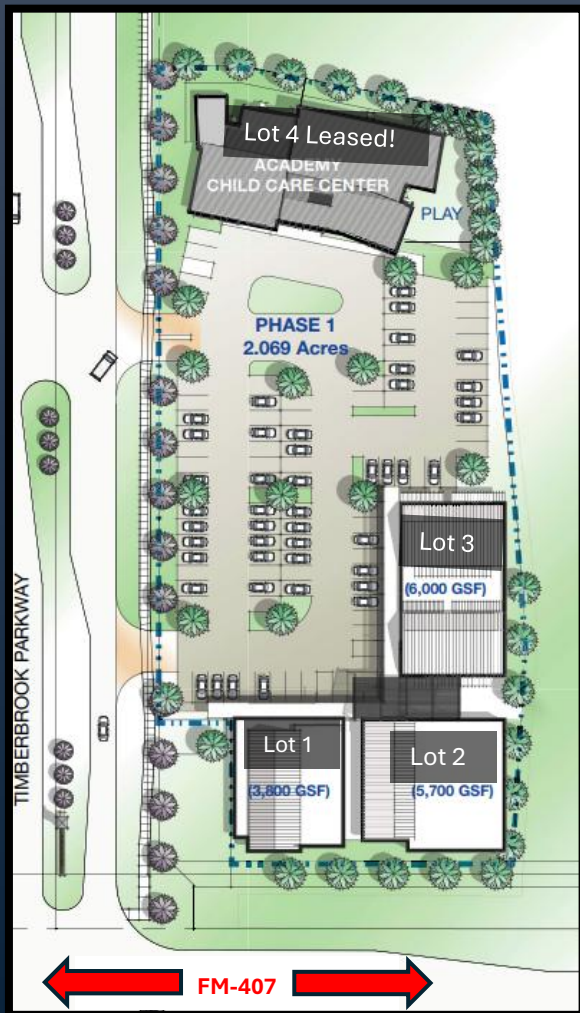
- Development complete
  - Build-ready pad sites
  - Medical/Dental
  - Office
  - Build-to-suit options
  - Build-to-Lease options
  - Veterinary
  - Educational
  - FM-407 frontage

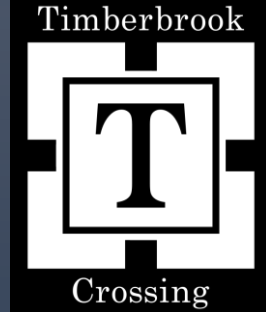


# Phase 1

## 4 Lots – Ready to Build - Utilities, Paving & Parking Installed

- Lot 1 -3800 SF Pad site
  - Direct FM-407 frontage
  - Ideal for MOB/Office/Vet
  - \$595,000
- Lot 2 – 5700 SF Pad Site
  - Direct FM-407 frontage
  - Ideal for MOB/Office/Vet
  - \$797,000
- Lot 3 – 5900 SF Pad Site
  - Direct FM-407 frontage
  - Ideal for MOB/Office/Vet
  - \$695,000
- Lot 4 – Academy Early Childhood Education
  - Build to Lease Options for Medical from \$30-\$34/SF with \$45 Tenant Finish Out
  - Lots 1,2,3 can be combined for 10,000SF or a 16,000SF complex
  - Zoned for General Business with 92 spots already in place



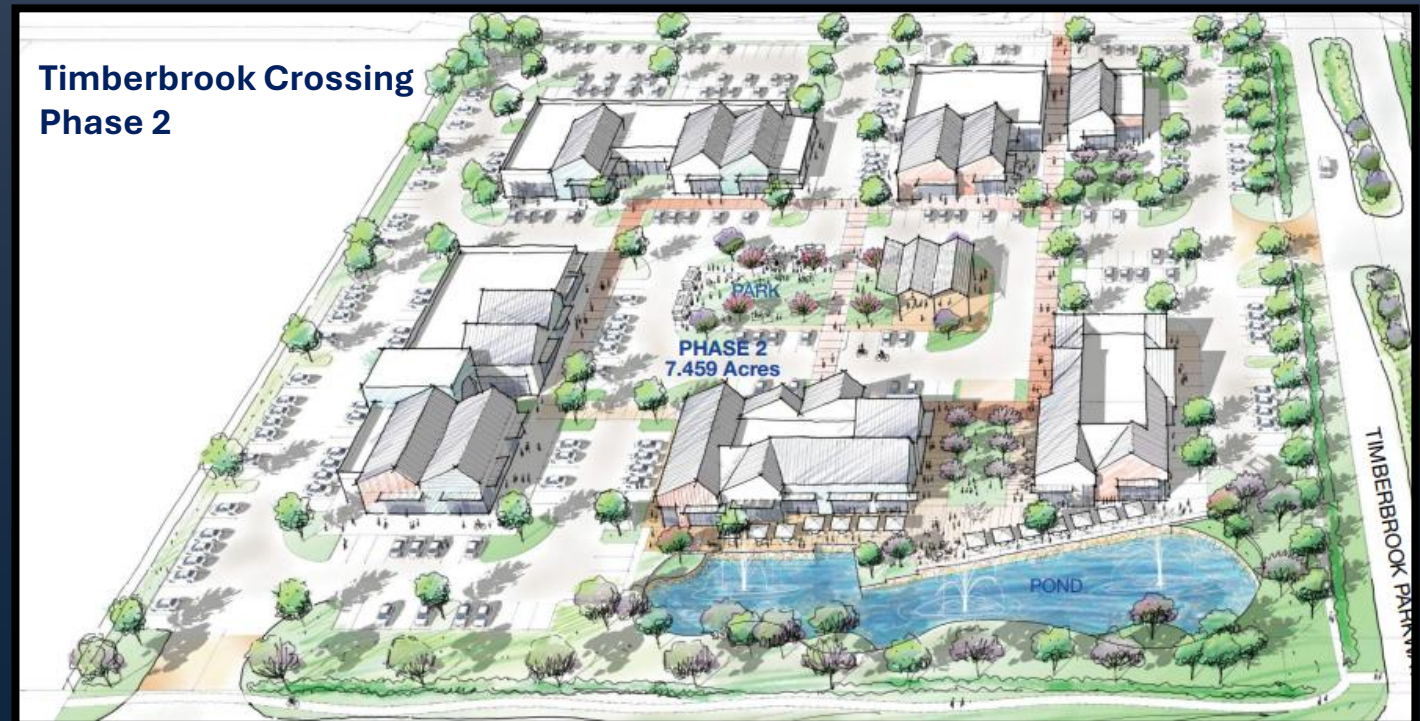


# Phase 2



## Retail / Banking / Office / Medical / Restaurant / Service

- Direct FM-407 and Timberbrook Pkwy Access
- Beautiful design with amenity pond and central green space activity area
- PLENTY of parking – exceeds City requirements
- Leases from \$28-\$32 with \$40 Tenant finish out
- Lots sized for both Owner-users as well as investors
- Lots can be combined





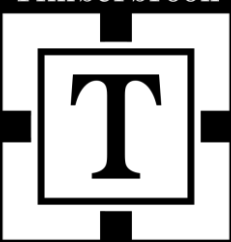
# Phase 2



## Retail / Office / Medical / Restaurant / Service / Banking

- Lots 1,2,3 with FM-407 frontage from \$28/SF fully developed with utilities and paving
  - Lot 1 – 10,000 SF Pad site
  - Lot 2 – 8,400 SF Pad site
  - Lot 3 – 13,000 SF Pad site (drive-thru)
- Lots 4,5,6 from \$26/SF fully developed with utilities and paving
  - Lot 4 – Now leasing up to 9,000 SF
  - Lot 5 – 10,100 SF Pad Site
  - Lot 6 – 3,500 SF Pad Site

Timberbrook



Crossing

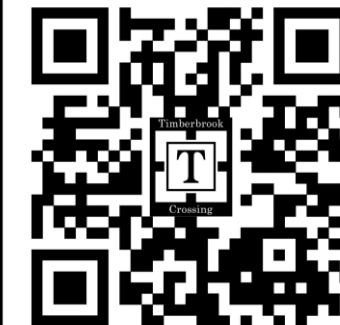
# Timberbrook Crossing



HARRIER INVESTMENT GROUP



SCAN ME



## In the Heart of the Community



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# Call Or Come Visit Today!