

# JUSTIN BUSINESS PARK

17540 MATANY RD, JUSTIN, TX 76247



Core Industrial Investment in High-Growth DFW Submarket

CONFIDENTIAL  
OFFERING  
MEMORANDUM

EXCLUSIVELY OFFERED BY  
SHANE CLARK  
(469) 688-6663  
[Shane@AmericoRealEstate.com](mailto:Shane@AmericoRealEstate.com)



## DISCLOSURE

This Offering Memorandum has been prepared by Americo Real Estate, Ltd. and is intended solely for limited distribution to qualified parties. The information provided herein has been obtained from sources deemed reliable; however, Americo Real Estate, Ltd. has not independently verified its accuracy and makes no warranty or guarantee regarding its completeness or reliability. It is the recipient's responsibility to independently verify all information.

All projections and analyses included are based on assumptions regarding economic conditions, competitive factors, and other variables beyond the control of Americo Real Estate, Ltd. or the property Owner, and are therefore subject to change. Neither Americo Real Estate, Ltd. nor the Owner makes any representations or warranties regarding the future performance of the property.

While the information is believed accurate, Americo Real Estate, Ltd., the Owner, and their affiliates expressly disclaim any liability for inaccuracies, omissions, or errors. Prospective purchasers are expected to conduct their own due diligence in verifying the accuracy of the information provided. This Offering Memorandum does not imply or confirm any changes to the property or its condition since the date of preparation. Analysis and verification of the provided information remain solely the responsibility of the prospective purchaser.

Additional property information and inspection opportunities are available upon written request to qualified, interested parties. Americo Real Estate, Ltd. and the Owner reserve the right, at their sole discretion, to reject any expressions of interest or offers and to terminate discussions at any time without prior notice. No legal commitment or obligation will arise for either party unless a written agreement is executed, delivered, and approved by both the Owner and legal counsel, and any outlined terms and conditions are met.

This Offering Memorandum and its contents are confidential and proprietary. By accepting this Offering Memorandum, you agree to maintain confidentiality, refrain from copying or disclosing its contents, and use it solely to evaluate your interest in the property. Disclosure to outside advisors is permitted only under strict confidentiality agreements, and no information may be shared without prior written consent from Americo Real Estate, Ltd. or the Owner. Please return this Offering Memorandum if you choose not to proceed.

IF YOU HAVE QUESTIONS REGARDING THE PROPERTY, PLEASE CONTACT  
SHANE CLARK AT (469) 688-6663 FOR FURTHER INFORMATION.

AMERICO  
REAL ESTATE

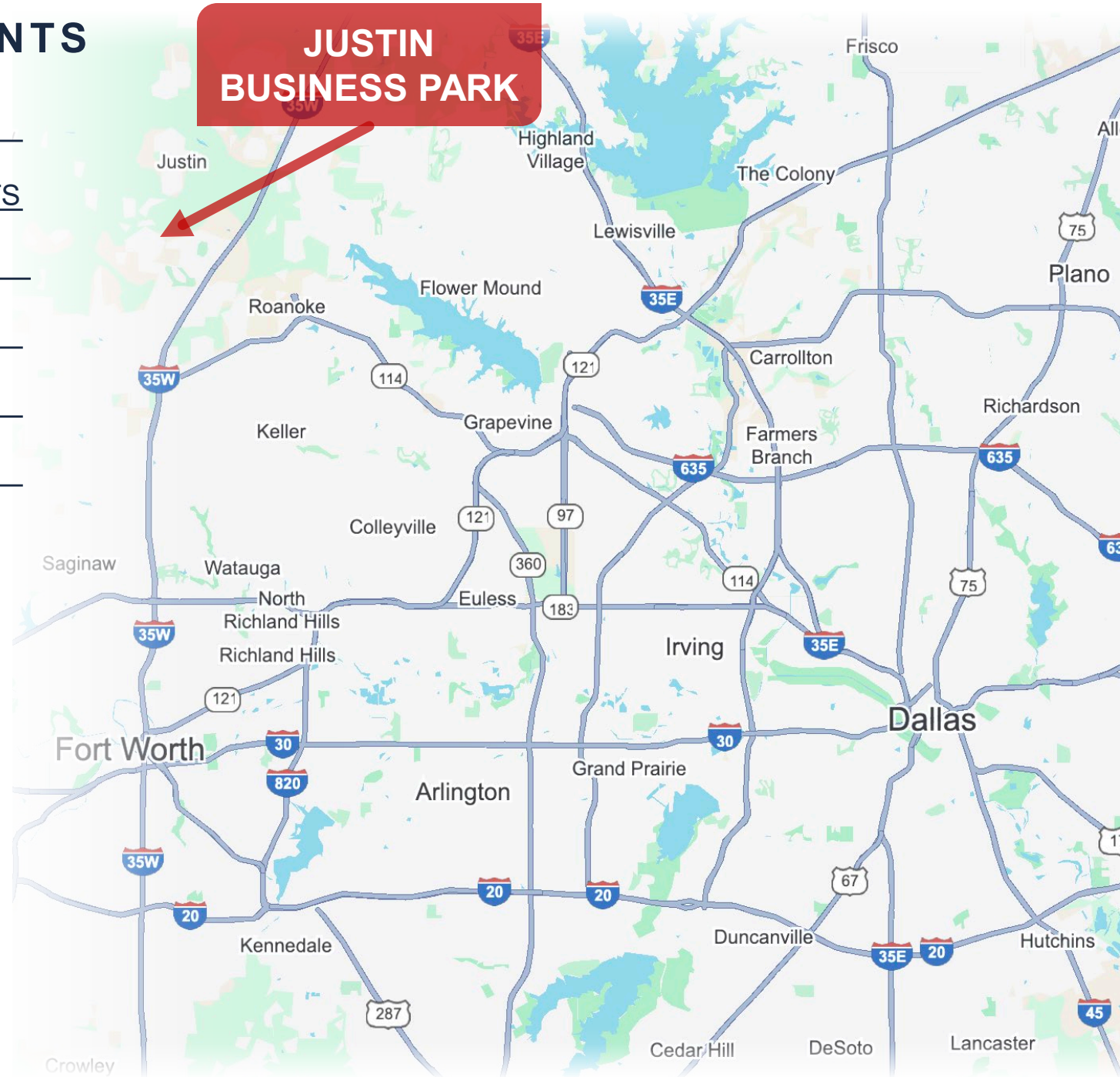
ACQUISITIONS • MANAGEMENT • BROKERAGE



# TABLE OF CONTENTS

<b>4</b>	EXECUTIVE SUMMARY
<b>5</b>	INVESTMENT HIGHLIGHTS
<b>6</b>	PROPERTY OVERVIEW
<b>8</b>	AERIALS
<b>10</b>	MARKET OVERVIEW
<b>12</b>	FINANCIAL OVERVIEW

## JUSTIN BUSINESS PARK



**AMERICO**  
REAL ESTATE

ACQUISITIONS • MANAGEMENT • BROKERAGE

# EXECUTIVE SUMMARY

Justin Business Park is a newly constructed  $\pm 36,000$  square foot multi-tenant flex/industrial asset situated on 2.3 acres. Located in the high-growth corridor between the Northeast Tarrant/Alliance and Denton Industrial submarkets, the Property offers immediate access to FM 156, SH-114, and I-35W, just three miles from the Texas Motor Speedway and within 30 miles of Downtown Fort Worth.

Completed in 2024, the initial phase consists of six completed buildings configured into eleven tenant-ready spaces ranging from 2,000 to 6,000 square feet, with potential to reconfigure into twelve suites. Each space features a 14' overhead door, dedicated office area, and private restroom, catering to the growing demand from local trades, service providers, and last-mile operators seeking smaller, highly functional spaces in a rapidly developing residential corridor.

Justin Business Park benefits from a compelling macroeconomic backdrop: within a ten-mile radius, there are over 83,000 households with a combined annual consumer spend of \$3.5 billion. The area continues to attract substantial residential growth, with more than 4,000 new rooftops planned or underway, underscoring sustained demand for small-bay warehouse and service-oriented space.

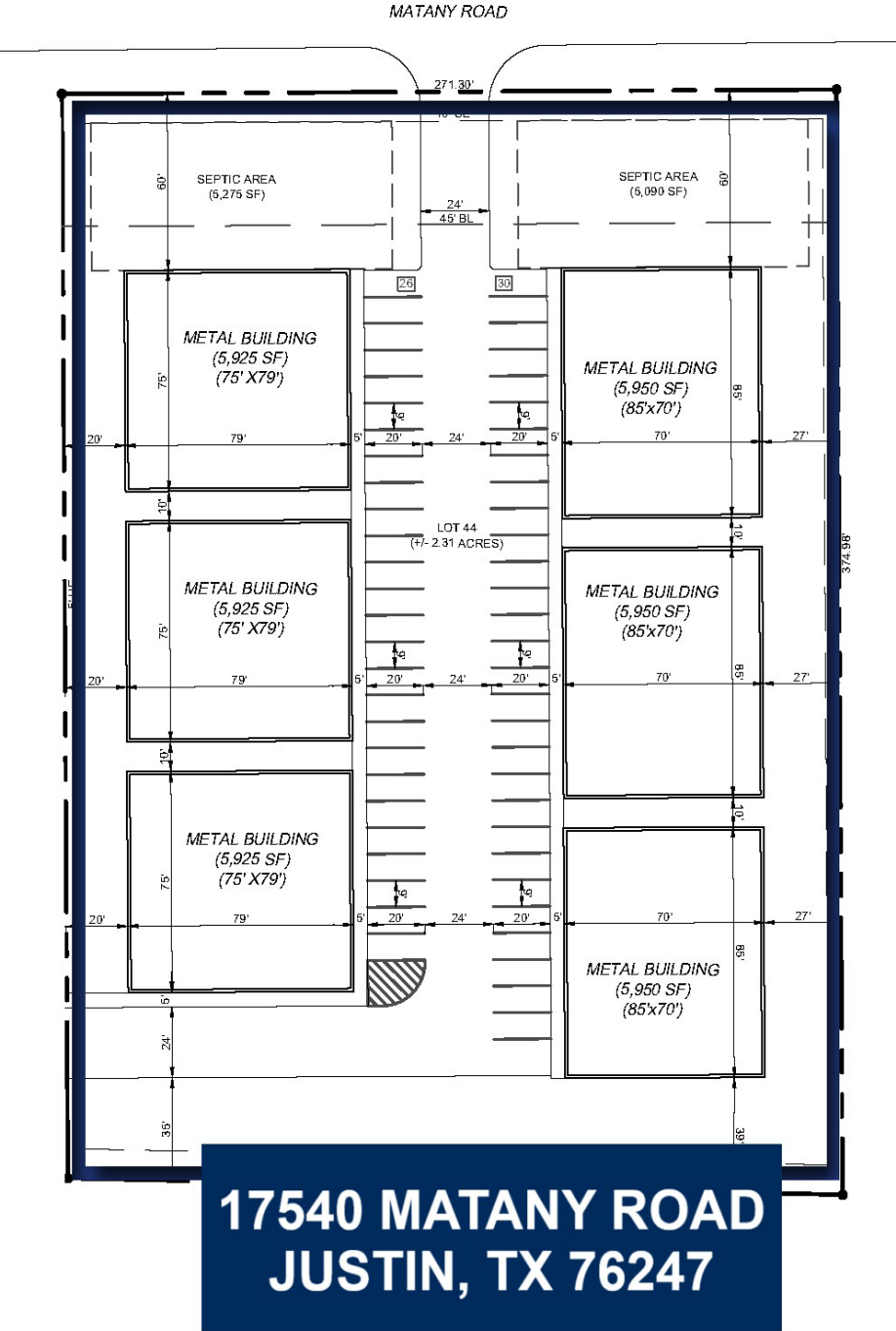
This offering presents investors with an opportunity to acquire a stabilized, newly constructed industrial asset in a growing market, rent growth, and lease-up of remaining spaces. Given the Property's location, functionality, and tenant appeal, Justin Business Park is positioned to outperform as small-bay industrial continues to outpace broader asset classes across the DFW Metroplex.

# INVESTMENT HIGHLIGHTS

- **±36,000 SF** newly constructed, multi-tenant flex/industrial park completed in **2024**
- **11** functional suites ranging from **2,000–6,000 SF**, with flexibility to reconfigure into 12 spaces
- In-place rent of **\$11.80/SF NNN** for occupied suites
- Pro forma cap rate of **8.78% in Year-5** based on stabilized occupancy and projected market rents
- **83,061 households** within a 10-mile radius, generating \$3.5 billion in annual consumer spending according to CoStar analytics
- Located in a high-growth corridor with over **4,000** new rooftops planned in the next 3 years
- Strategically located on FM 156 with immediate access to SH-114 and I-35W, just 3 miles from Texas Motor Speedway



PROPERTY AT A GLANCE



NET RENTABLE AREA

±36,000 SF

NUMBER OF BUILDINGS

6

PERCENT LEASED

66.67%

YEAR BUILT

2023 & 2024

LAND AREA

2.310 acres

PARKING

Free Surface  
3/1000

GRADE LEVEL

15 Roll Up  
Doors (12x14)

CLEAR HEIGHT

16' to 18'



# CONSTRUCTION DETAILS

<b>ACCESS</b>	This property is Within 6 miles of the TX 114 and I-35 intersection, Tanger Outlets, Texas Motor Speedway, Alliance Airport, and the BNSF Alliance Rail Yard.	<b>LOADING DOORS</b>	15 Grade Level Roll Up Doors (12x14)
<b>BUILDINGS</b>	6	<b>TENANT FINISHES</b>	Varies by tenant
<b>CLEAR HEIGHTS</b>	16' to 18'	<b>RESTROOMS</b>	Property contains individual restroom facilities for each suite
<b>POWER</b>	Varies by suite	<b>HVAC</b>	Varies by tenant
<b>CONSTRUCTION</b>	Metal	<b>UTILITIES</b>	Electricity – CoServ Water & Sewer – Aqua Texas Internet/Telephone - Various
<b>FOUNDATION</b>	Concrete	<b>ZONING</b>	Industrial (ETJ Denton County)
		<b>SUBMARKET</b>	Denton/Alliance



I-35 W

TEXAS MOTOR  
SPEEDWAY

JUSTIN  
BUSINESS PARK





**JUSTIN  
BUSINESS PARK**

**TEXAS MOTOR  
SPEEDWAY**

**TX-114**

**TANGER  
OUTLETS**

**I-35 W**

**ALLIANCE  
AIRPORT**



# DFW ECONOMIC OVERVIEW

## Focus: North Texas Market

The DFW North Texas industrial market offers a compelling combination of high demand, low vacancy, and upward rental pressure, particularly for small-to-mid-bay product. This positions assets like Justin Business Park well for both stable income and future appreciation—especially as the region continues to outpace national growth in both population and industrial demand.

### North Texas: A National Economic Powerhouse

- Fastest-growing metro in the U.S. with 8M+ residents and 140K+ added annually
- Diverse economy anchored by aerospace, logistics, tech, healthcare, and finance
- DFW International Airport – 4th busiest globally; central hub for national logistics

### Top-Tier Real Estate & Industrial Market

- #1 U.S. market for industrial development – over 60M SF under construction
- 1B+ SF of existing industrial inventory across the metroplex
- Strong demand drivers: e-commerce, advanced manufacturing, onshoring

### Business-Friendly Climate

- No state income tax and low regulatory burden
- Active local and state incentives, including Triple Freeport Tax Exemption
- Headquarters and major operations for Amazon, Lockheed Martin, Charles Schwab, and more

### Long-Term Investment Outlook

- Industrial vacancy rates remain below national average despite record supply
- North Texas continues to attract capital, talent, and corporate relocations
- DFW ranks as a top metro for stable, long-term CRE investment



# JUSTIN, TX DEMOGRAPHICS

POPULATION

5,068

MEDIAN AGE

38

# OF BUSINESSES

316

# OF EMPLOYEES

4,402

HOUSEHOLDS

1,889

GROWTH INCREASE  
PERCENTAGE

7.1%

BUSINESS ANNUAL PAYROLL

\$160,325

MEDIAN PROPERTY VALUE

\$364,500

AVERAGE HOUSEHOLD INCOME

\$117,568





# FINANCIAL OVERVIEW

Pricing  
Rent Roll  
Operating Statement  
Cash Flow





## PRICING

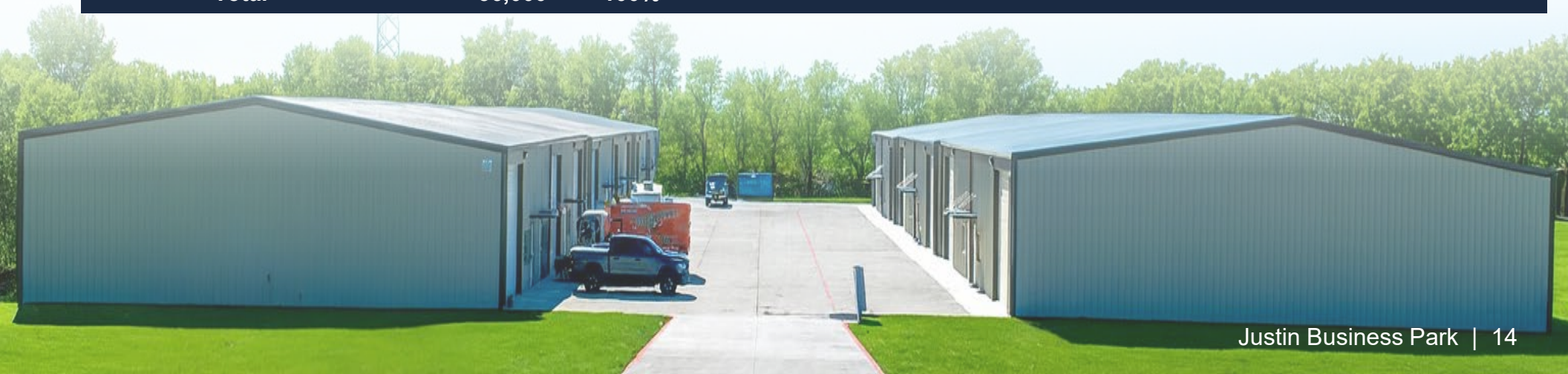
PRICE	GROSS LEASEABLE AREA (SF)	PRICE PER SF	IN PLACE RENT PER SF NNN (Occupied Suites)
<b>\$6,000,000</b>	<b>36,000</b>	<b>\$166.67</b>	<b>\$11.80</b>

## CAP RATE SUMMARY

FOR THE YEARS ENDING	AS-IS SEPT 2025	YEAR 1 SEPT 2026	YEAR 2 SEPT 2027	YEAR 3 SEPT 2028	YEAR 4 SEPT 2029	YEAR 5 SEPT 2030
EFFECTIVE GROSS INCOME	374,316	553,795	588,065	622,563	661,916	690,262
TOTAL OPERATING EXPENSES	127,261	134,004	140,811	148,056	155,787	163,384
NET OPERATING INCOME	247,055	419,791	447,254	474,507	506,129	526,878
CAP RATE	4.12%	7.00%	7.45%	7.91%	8.44%	8.78%

# RENT ROLL

Suite	Tenant	Sq Ft	% of Sq Ft	Start	End	Annual Rent	PSF	Escalation Date	Escalation Amount	Lease Type
101	Collins Industries II	2,000	5.56%	6/1/23	5/31/28	\$25,956	\$12.98	6/1/26	\$13.49	NNN
102	Carnage Racking Development	4,000	11.11%	1/1/25	12/31/27	\$42,792	\$10.70	1/1/26	\$11.02	NNN
301	Cattlemen Fencing	2,000	5.56%	9/15/25	9/14/26	\$24,000	\$12.00	N/A	N/A	NNN
302	Irise Technology Inc	4,000	11.11%	5/1/25	4/30/28	\$43,200	\$10.80	5/1/26	\$11.10	NNN
501	Hawthorne Machinery	2,000	5.56%	9/1/25	2/28/26	\$24,000	\$12.00	N/A	N/A	NNN
502	Skyward Construction Group	4,000	11.11%	10/15/24	10/14/26	\$49,200	\$12.30	10/15/25	\$12.67	NNN
601-602	Montecito Millworks	6,000	16.67%	6/1/24	5/31/29	\$74,160	\$12.36	6/1/25	\$12.73	NNN
	Occupied	24,000	66.67%			\$283,308	\$11.80			
	Vacant	12,000	33.33%							
	Total	36,000	100%							





# OPERATING STATEMENT

INCOME & EXPENSES		ACTUAL
<hr/>		
TENANT REVENUE		
Rent		\$283,308
Expense Recoveries		<u>\$91,008</u>
TOTAL TENANT REVENUE		<u>\$374,316</u>
<hr/>		
OPERATING EXPENSES		
Management Fees		\$14,973
Insurance		\$37,800
Utilities		\$3,960
Repairs & Maintenance		\$3,900
Trash		\$8,720
Landscaping		\$10,440
Taxes		\$45,188
Non-Recoverable Operating Expenses		<u>\$2,280</u>
TOTAL OPERATING EXPENSES		<u>\$127,261</u>
<hr/>		
NET OPERATING INCOME		<u><b>\$247,055</b></u>



## 5-YEAR CASH FLOW PROJECTION

FOR THE YEARS ENDING	YEAR 1 SEPT 2026	YEAR 2 SEPT 2027	YEAR 3 SEPT 2028	YEAR 4 SEPT 2029	YEAR 5 SEPT 2030
TENANT REVENUE					
Rent	429,006	453,263	480,944	512,923	533,942
Expense Recoveries	130,383	140,742	147,908	155,679	163,292
TOTAL TENANT REVENUE	559,389	594,005	628,852	668,602	697,234
VACANCY ALLOWANCE	(5,594)	(5,940)	(6,289)	(6,686)	(6,972)
EFFECTIVE GROSS INCOME	553,795	588,065	622,563	661,916	690,262
OPERATING EXPENSES					
Management Fees	22,152	23,523	24,903	26,477	27,610
Insurance	37,800	39,690	41,675	43,758	45,946
Utilities	3,960	4,158	4,366	4,584	4,813
Repairs & Maintenance	3,900	4,095	4,300	4,515	4,740
Trash	8,720	9,156	9,614	10,094	10,599
Landscaping	10,440	10,962	11,510	12,086	12,690
Taxes	46,883	49,227	51,688	54,273	56,986
Non-Recoverable Operating Expenses	149	0	0	0	0
TOTAL OPERATING EXPENSES	134,004	140,811	148,056	155,787	163,384
NET OPERATING INCOME	419,791	447,254	474,507	506,129	526,878