



WYNMARK
COMMERCIAL



Rivers Edge Office Park by Slate
JUSTIN, TEXAS 76247

FOR SALE/LEASE

JUSTIN, TEXAS

- Rivers Edge Office Park by Slate is a new master planned project being developed by Slate Land & Development. The project will include four office/medical buildings, two retail buildings and multiple quick service retail land tracts. The project is strategically located on State Highway 114 and is surrounded by neighborhoods, a high school, middle school and an elementary school. This is perfect for businesses wanting to locate themselves close to the community they are serving.
- Justin, Texas, is emerging as a compelling destination for commercial real estate investment within the DFW Metroplex. Its strategic location, business-friendly environment, and economic growth prospects are drawing the attention of investors and developers looking to capitalize on the region's potential. As the area continues to evolve, it presents numerous opportunities for those seeking to participate in its ongoing transformation.

BUILDING A

- SOLD

BUILDING B

- Suite Size: 2,000—10,000 SF

BUILDING C

- Suite Size: 2,000—10,000 SF

BUILDING D

- Suite Size: 2,000—10,000 SF

BUILDING E

- Suite Size: 2,000—10,000 SF

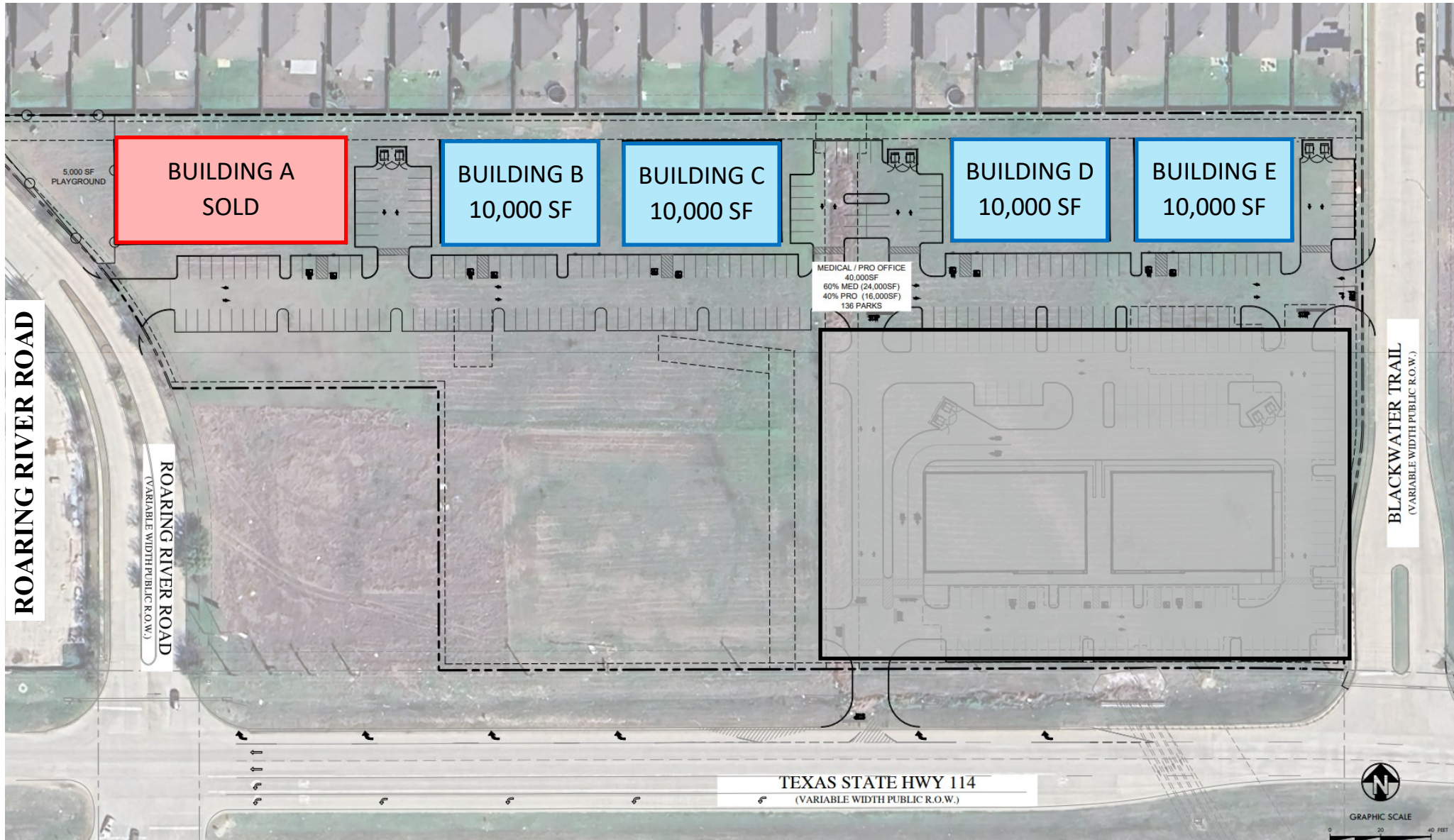
ECONOMICS:

- Purchase Price: \$350.00 PSF
- Lease Price: \$32.00 + NNN
- NNN Estimate: \$9.00

PROJECT DETAILS:

- **Delivery Date:** Q4 2025
- **Allowed Uses:** Office, Medical
- **Zoning:** Neighborhood Commercial
- **Parking Ratio:** 4.0/1000 (182 spaces)
- **Delivery Date (Phase 1):** Q1 2025
- **Condo Fee/CAM:** \$3.00 PSF

SITE PLAN



BUILDING PHOTOS



LOCATION



DEMOGRAPHICS

| Radius | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------------|------------------|------------------|------------------|
| 2023 Households by HH Income | 965 | 2,652 | 10,977 |
| <\$25,000 | 31 3.21% | 120 4.52% | 902 8.22% |
| \$25,000 - \$50,000 | 137 14.20% | 319 12.03% | 1,378 12.55% |
| \$50,000 - \$75,000 | 95 9.84% | 406 15.31% | 1,753 15.97% |
| \$75,000 - \$100,000 | 108 11.19% | 324 12.22% | 1,547 14.09% |
| \$100,000 - \$125,000 | 210 21.76% | 448 16.89% | 1,709 15.57% |
| \$125,000 - \$150,000 | 80 8.29% | 315 11.88% | 1,014 9.24% |
| \$150,000 - \$200,000 | 216 22.38% | 520 19.61% | 1,583 14.42% |
| \$200,000+ | 88 9.12% | 200 7.54% | 1,091 9.94% |
| 2023 Avg Household Income | \$125,645 | \$118,917 | \$114,904 |
| 2023 Med Household Income | \$113,273 | \$108,761 | \$98,520 |

| Radius | 1 Mile | 3 Mile | 5 Mile |
|--------------------|---------|--------|--------|
| Population | | | |
| 2028 Projection | 3,384 | 8,961 | 34,675 |
| 2023 Estimate | 3,299 | 8,289 | 31,876 |
| 2010 Census | 4,654 | 7,756 | 23,726 |
| Growth 2023 - 2028 | 2.58% | 8.11% | 8.78% |
| Growth 2010 - 2023 | -29.11% | 6.87% | 34.35% |



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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|--|-------------|---------------------------------|--------------|
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| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| Buyer/Tenant/Seller/Landlord Initials | | | Date |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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