



WILLSCOT

SITE

JUSTIN NORTH BUSINESS PARK

PLANNED APARTMENTS

TIMBERBROOK ± 1,550 LOTS

9629 FM 1384
JUSTIN, TX 76247

RANGE
REALTY ADVISORS

DILLON COOK
214.416.8223

GEOFF LINDER
214.416.8218

dcook@rangerealtyadvisors.com

glinder@rangerealtyadvisors.com

PROPERTY OVERVIEW



LOCATION

9629 FM 1384
Justin, TX 76247



ACREAGE

Gross: ± 20.25
Net: ± 13.02



ZONING

Northlake ETJ



PROPOSED USE

Transitional Market Dependent



UTILITIES

Water: Off Site
Sewer: Off Site



ISD

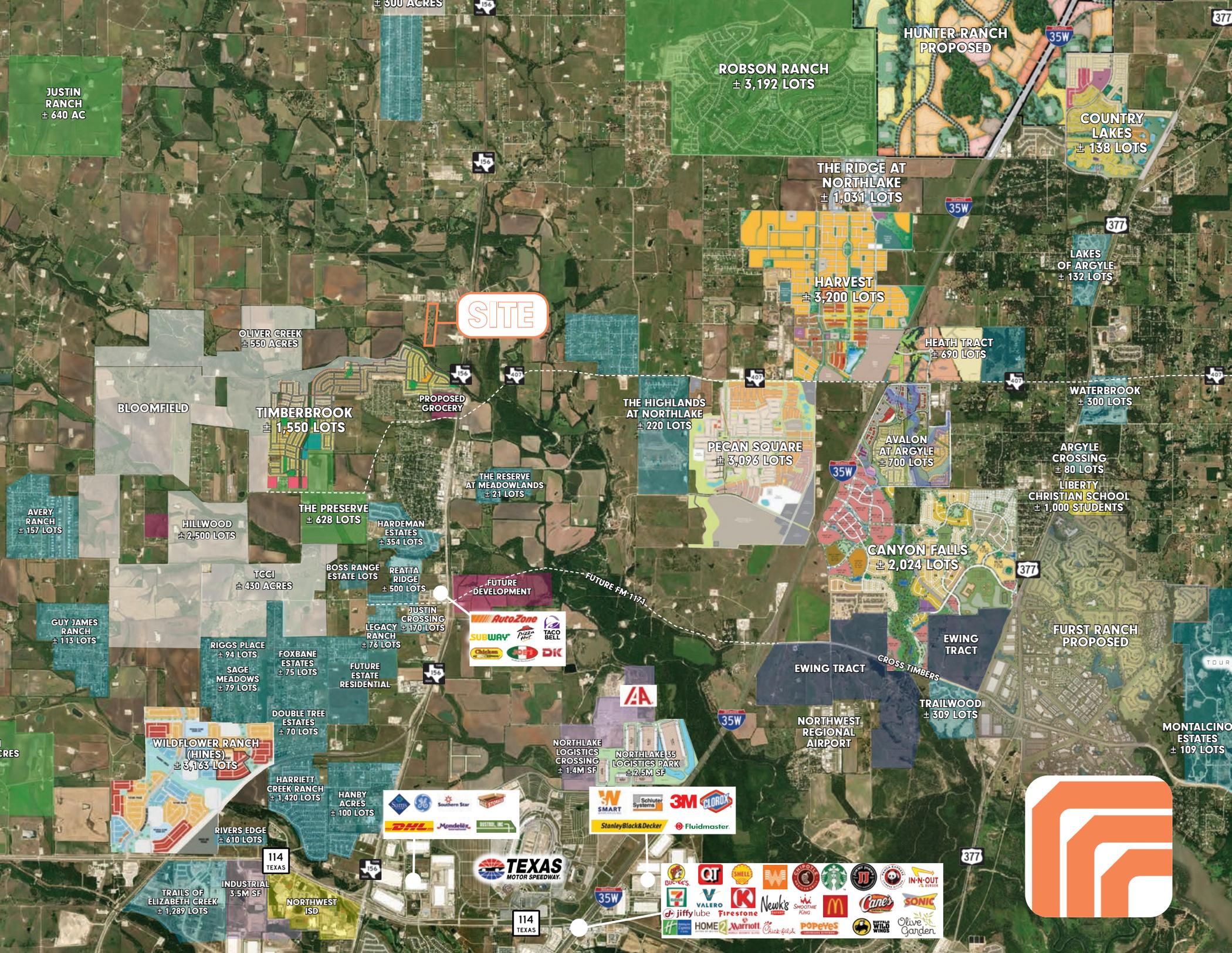
Northwest ISD



VPD

FM 1384: ± 918
FM 156: ± 4,559





SITE

FUTURE DEVELOPMENT



JUSTIN RANCH
± 640 AC

ROBSON RANCH
± 3,192 LOTS

HUNTER RANCH
PROPOSED

COUNTRY LAKES
± 138 LOTS

THE RIDGE AT
NORTHLAKE
± 1,031 LOTS

HARVEST
± 3,200 LOTS

LAKES OF ARGYLE
± 132 LOTS

OLIVER CREEK
± 550 ACRES

TIMBERBROOK
± 1,550 LOTS

PROPOSED GROCERY

THE HIGHLANDS
AT NORTHLAKE
± 220 LOTS

HEATH TRACT
± 690 LOTS

WATERBROOK
± 300 LOTS

BLOOMFIELD

THE RESERVE
AT MEADOWLANDS
± 21 LOTS

PECAN SQUARE
± 3,096 LOTS

AVALON
AT ARGYLE
± 700 LOTS

ARGYLE
CROSSING
± 80 LOTS

LIBERTY
CHRISTIAN SCHOOL
± 1,000 STUDENTS

AVERY RANCH
± 157 LOTS

HILLWOOD
± 2,500 LOTS

THE PRESERVE
± 628 LOTS

HARDEMAN
ESTATES
± 354 LOTS

FUTURE DEVELOPMENT

CANYON FALLS
± 2,024 LOTS

FURST RANCH
PROPOSED

GUY JAMES
RANCH
± 113 LOTS

TCCI
± 430 ACRES

BOSS RANGE
ESTATE LOTS

REATTA
RIDGE
± 500 LOTS

JUSTIN
CROSSING
± 170 LOTS

LEGACY
RANCH
± 76 LOTS

NORTHLAKE
LOGISTICS
CROSSING
± 1.4M SF

NORTHLAKE 55
LOGISTICS PARK
± 2.5M SF

EWING TRACT

TRAILWOOD
± 309 LOTS

MONTALCINO
ESTATES
± 109 LOTS

RIGGS PLACE
± 94 LOTS

FOXBAKE
ESTATES
± 75 LOTS

SAGE
MEADOWS
± 79 LOTS

DOUBLE TREE
ESTATES
± 70 LOTS

WILDFLOWER RANCH
(HINES)
± 3,163 LOTS

HARRIETT
CREEK RANCH
± 1,420 LOTS

HANBY
ACRES
± 100 LOTS

RIVERS EDGE
± 610 LOTS

TRAILS OF
ELIZABETH CREEK
± 1,289 LOTS

INDUSTRIAL
3.5M SF

NORTHWEST
ISD

114 TEXAS

114 TEXAS

377

377

35W

35W

156

156

407

407

35W

407

377

35W

35W

MARKET OVERVIEW



SUMMARY

THE PROPERTY LIES NEAR NORTHLAKE, A TOWN THAT HAS BENEFITED FROM ITS LOCATION ALONG THE I-35W ALLIANCE TEXAS GROWTH CORRIDOR OVER THE PAST DECADE. DUE TO THE CORRIDOR'S CONSTANT ADDITION OF NEW HIGH-PROFILE INDUSTRIAL TENANTS, NORTHLAKE AND ITS SURROUNDING AREA ARE NOW HOME TO MULTIPLE ONGOING AND PROPOSED DEVELOPMENTS.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	12,973	46,023	170,498
2029 POPULATION	16,546	56,906	200,741
POP. GROWTH 2024-2029	5.50%	4.70%	3.50%
2024 TOTAL HOUSEHOLDS	4,442	15,923	57,341
MEDIAN HOUSEHOLD INCOME	\$93,927	\$110,807	\$116,132
2024 TOTAL BUSINESSES	311	750	4,040
2024 TOTAL EMPLOYMENT	1,961	5,692	37,789



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**RANGE REALTY ADVISORS
4633 N CENTRAL EXPY, SUITE 250
DALLAS, TX 75205**

214-416-8222 | [RANGEREALTYADVISORS.COM](https://www.rangerealtyadvisors.com)



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.

11-2-2015



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.

Range Realty Advisors, LLC	9008180	info@rangerealtyadvisors.com	214-416-8222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Geoff Linder	829673	glinder@rangerealtyadvisors.com	214-416-8228
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____