



# LOCATION:

Southwest corner of FM-156 and John Wiley Rd (future FM-1171) in Justin, TX

# **HIGHLIGHTS:**

- 20 Acre New Retail, Restaurants, Office coming soon
- Close proximity to Texas Motor Speedway, Alliance Texas Commerce Center and Alliance Airport
- Frontage on FM-156
- · Call for Lease Rates

# **AVAILABLE:**

Contact Broker for Details

# **TRAFFIC COUNTS:**

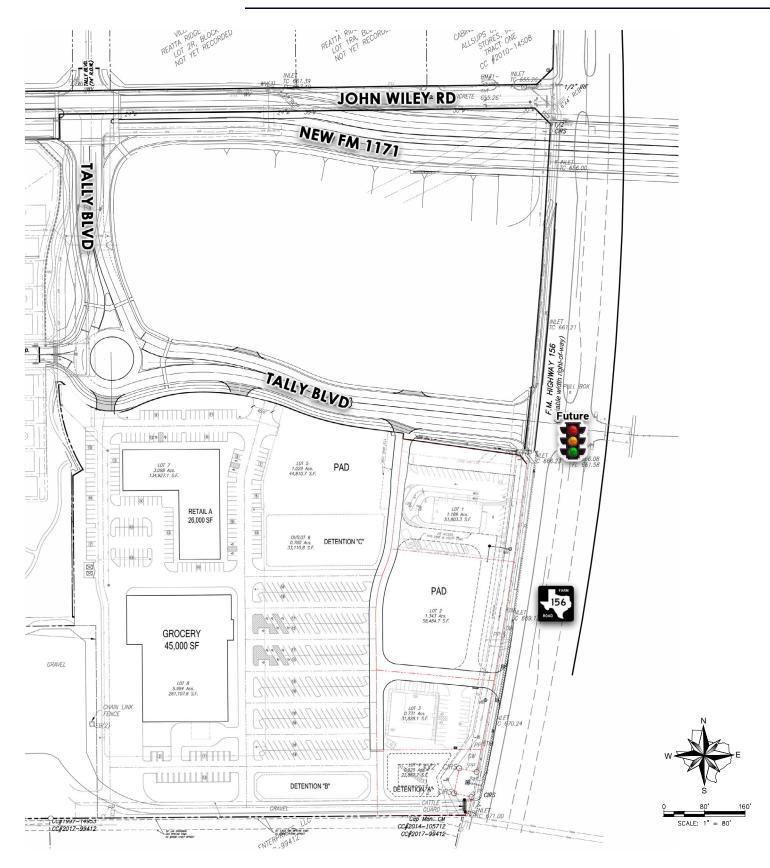
FM-156: 17,280 VPD (TXDOT 2023)

# **DEMOGRAPHICS:**

	3 mi	4 mi	5 mi	10 mi
2024 Population	16,124	34,999	54,672	229,776
2029 Population	22,176	48,597	72,415	292,758
2024 Median Age	36.2	35.1	35.1	37.2
2024 Avg HH Income	\$132,796	\$136,830	\$152,412	\$165,128
2029 Avg HH Income	\$154,234	\$156,332	\$170,916	\$180,692



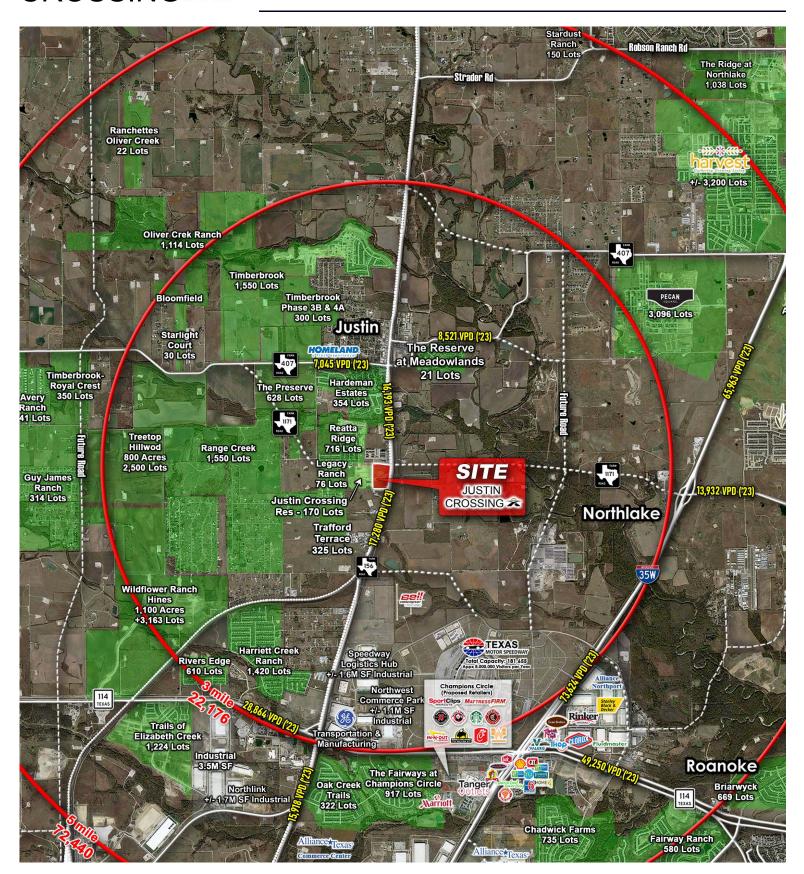






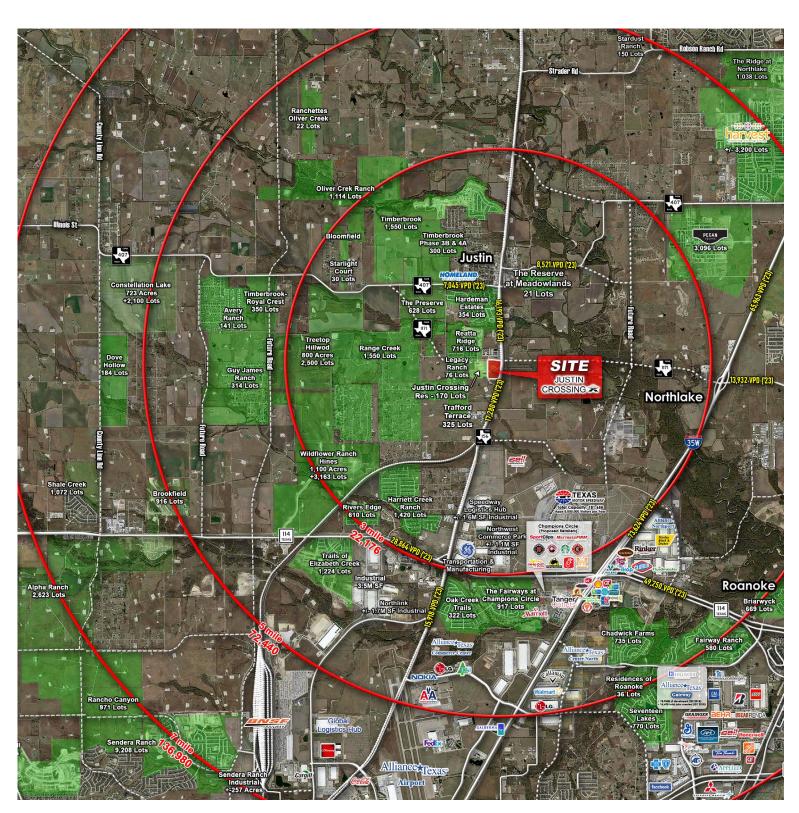
JUSTIN CROSSING 余

SWC FM-156 & John Wiley Rd Justin, Texas 76247





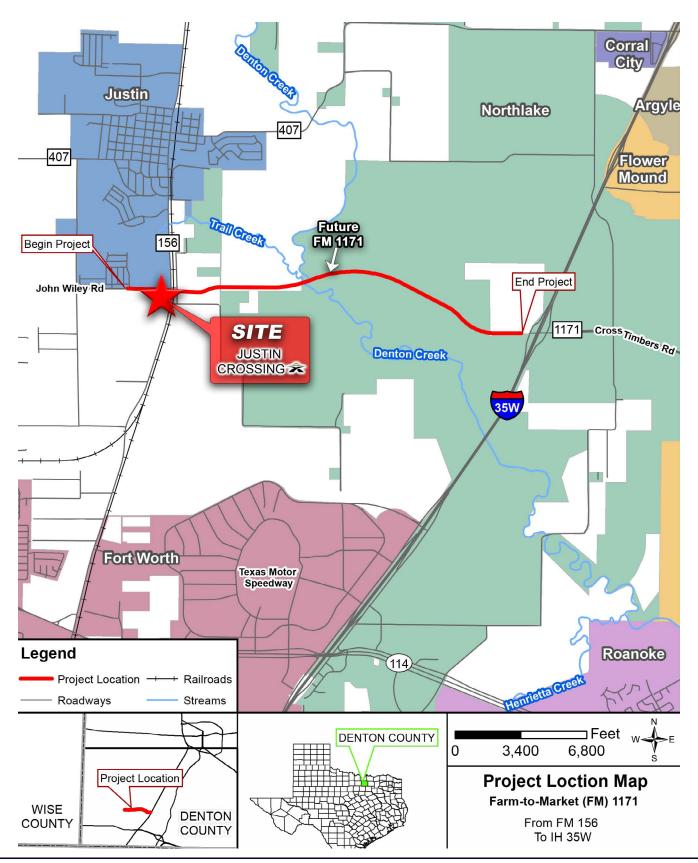




**2029 POPULATION PROJECTIONS** 

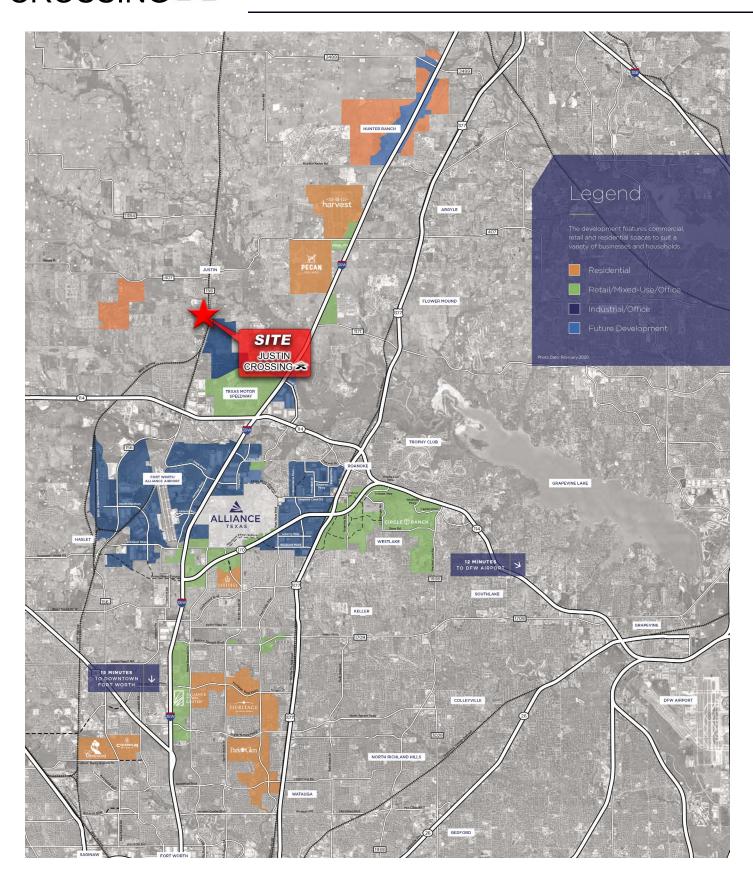








**JUSTIN** CROSSING 🛣 **Now Pre-Leasing** SWC FM-156 & John Wiley Rd Justin, Texas 76247





# JUSTIN CROSSING TRADE AREA - GROWTH DETAILS

Following are major employers within the trade area. The cities of Westlake, Southlake and Trophy Club housing is historically priced well above \$1m. Apartments are limited and no new apartments will be built in Westlake or Southlake. This is driving the area employees from the following employment hubs to Justin where a home buyer can purchase a new home under \$1m in all tract home communities, with median home prices in Justin at \$428,000 as of 2023. Property tax in Justin (Denton Co) is 2.14% of assessed value; vs. 2.37% in Westlake, Southlake (Tarrant Co).

#### TRADE AREA EMPLOYMENT

#### AllianceTexas – 7 mi south of Justin Crossing

- 27,000 ac Master Planned Community
- 63,000 employees
- Alliance Airport
- Global Logistics Hub
- 9,600 ac Business Park
- 559 plus companies
- 53 million sf
- 4 million sq ft of warehouse, retail and office
- \$111B economic impact No Texas

#### Circle T Ranch - 10 mi SE of Justin Crossina

- 2.500 ac mixed use
- 800 acs of corporate campuses and office space
- 700 acs open space
- Golf and support services
- 200 room hotel
- Anchor is Charles Schwab

#### <u>Charles Schwab Corporate Companies</u> – 10 mi SE of Justin Crossing

- 1.4 million sf
- 6-10,000 employees
- 70 ac campus

### <u>Deloitte University Campus</u> <u>- 12.5 mi SE of Justin Crossing</u>

- 800 Room Hotel
- 65,000 to 70,000 people go thru this university every year
- 4,500 employees

#### **EVENT AND SHOPPING DRIVERS TO THE AREA**

<u>Texas Motor Speedway</u>
<u>- 5 mi South of Justin Crossing</u>

The track layout is similar to Atlanta Motor Speedway and Charlotte Motor Speedway. Owned by Speedway Motorsports, Inc. Nicknamed "The Great American Speedway" the racetrack facility is one of the largest motorsports venues in the world capable of hosting crowds in excess of 200,000 spectators. Jeff Burton (1997) and Dale Earnhardt Jr. (2000) both earned their first Cup win at Texas Motor Speedway.

#### Motor Speedway Major Events

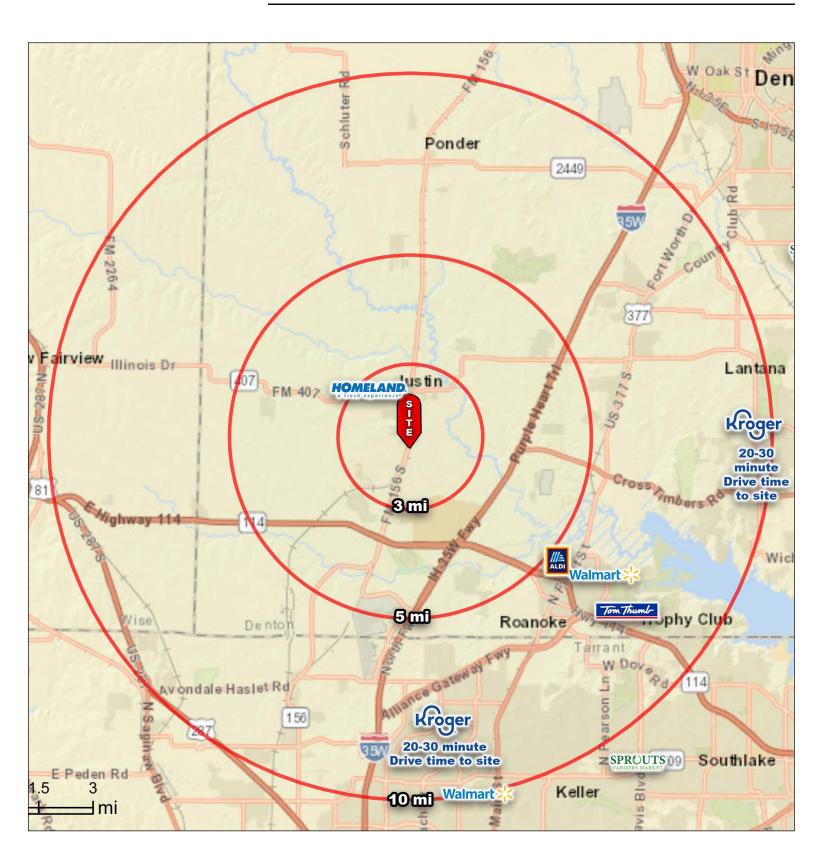
- NASCSR Cup Series
- NASCAR Xfinity Series
- NASCAR Camping World Truck Series
- IndyCar Series

# Tanger Outlets Fort Worth - 5 mi South of Justin Crossing

- 150 shops
- 30 restaurants at intersection
- 1,200 employees











3 miles	5 miles	10 miles
9,712	16,035	114,772
•		178,872
		221
		230,278
		221
		293,255
		4.95%
		198,370
		88,231
7,812	26,125	110,139
	·	77,399
		2.97
·	•	100,253
		2.92
		5.31%
	14,067	61,705
	3.52	3.38
		79,064
		3.35
6.81%	5.98%	5.08%
5,508	18,905	80,996
73.7%	75.0%	76.3%
	18.6%	19.2%
		4.4%
		104,776
	74.9%	78.6%
		17.1%
6.0%	5.1%	4.3%
5,116	17,698	77,397
1.9%	3.6%	3.0%
3.3%	2.5%	2.2%
	3.2%	2.5%
7.8%	6.0%	5.2%
		11.3%
		11.5%
		21.8%
		17.0%
		25.4%
\$132,796	\$152,432	\$165,302
	2.4.00	
,	•	100,251
		2.6%
		1.6%
		2.1%
		4.4%
		10.1%
		10.9%
		21.1%
1 5 50/2	19.5%	19.4%
15.5% 21.2%	25.6%	27.7%
	9,712 12,236 91 16,124 65 22,176 6.58% 12,976 5,164 7,812  5,116 3.14 7,277 3.04 7.30% 4,001 3.61 5,562 3.55 6.81%  5,508 73.7% 19.2% 7.1% 7,739 80.7% 13.3% 6.0%  5,116 1.9% 3.3% 6.0%  5,116 1.9% 3.3% 5.0% 7.8% 13.9% 15.1% 24.2% 12.3% 16.7% \$132,796  7,277 1.8% 2.3% 3.5% 6.1% 12.8% 14.4% 22.2%	9,712 16,035 12,236 35,450 91 102 16,124 54,691 65 101 22,176 72,440 6.58% 5.78% 12,976 42,017 5,164 15,892 7,812 26,125  5,116 17,698 3.14 3.08 7,277 24,095 3.04 3.00 7.30% 6.37% 4,001 14,067 3.61 3.52 5,562 18,804 3.555 3.46 6.81% 5.98%  5,508 18,905 73.7% 75.0% 19.2% 18.6% 7.1% 6.4% 7,739 25,380 80.7% 74.9% 13.3% 20.0% 6.0% 5.1%  5,116 17,698 1.9% 3.6% 3.3% 20.0% 6.0% 5.1%  5,116 17,698 1.9% 3.6% 3.3% 20.0% 6.0% 5.1%  5,116 17,698 1.9% 3.6% 3.3% 20.0% 6.0% 5.1%  5,16 17,698 1.9% 3.6% 3.3% 20.0% 6.0% 5.1%  7,739 10,5% 20,0% 6.0% 5.1%  5,16 17,698 1.9% 3.6% 3.3% 20,0% 6.0% 5.1%  5,16 17,698 1.9% 3.6% 3.2% 7.8% 6.0% 13.9% 10.8% 15.1% 10.5% 24.2% 24.4% 12.3% 16.8% 16.7% 22.3% \$132,796 \$152,432



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