

# Timberbrook Crossing



Justin's Premier Commercial Development in the Heart of the Community

FM-407 and Timberbrook Pkwy Justin, TX

# 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*



# The Neighborhood Development



Located at the Entrance to Timberbrook  
4500 Home Master Planned Community



Walking path to Ladera 55+ Active Adult  
Community



Only ½ Mile from the Hillwood Master Planned Treeline  
Entrance with 2500+ homes



Next to  
Milestone  
Church Future  
Site



Across from The Preserve  
600+ homes

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

# 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

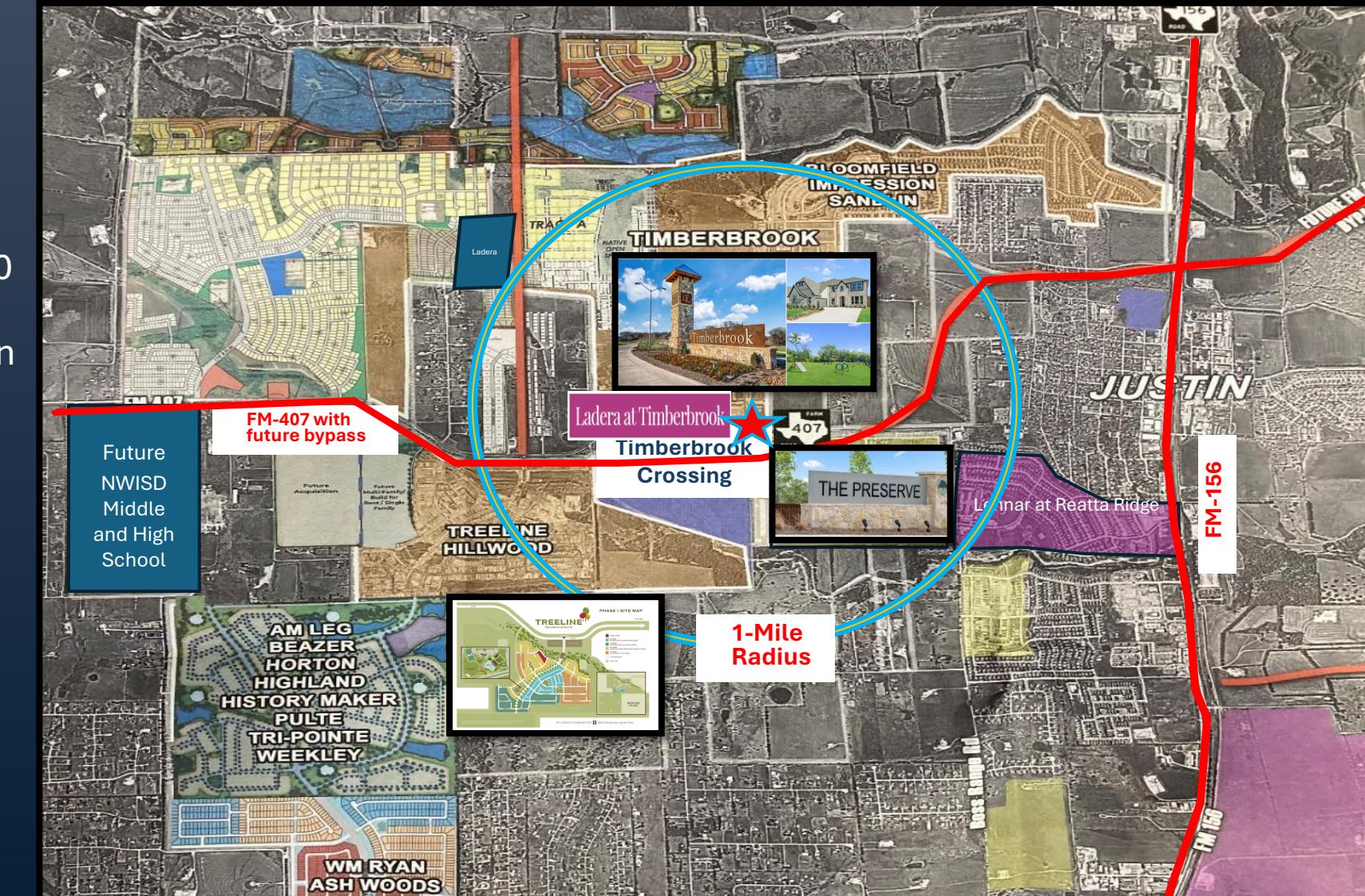


A GREAT TEXAS COMMUNITY  
Everything a hometown should be!

# Justin's Rapid Residential Growth

**Timberbrook Crossing:**  
**Located within 1 mile of over 8000 new and planned residential homesites!**

- Timberbrook Master Planned Subdivision by Bloomfield with 4000 homes
- Treeline Master Planned Subdivision by Hillwood with 2500+ homes
- The Preserve with over 650 homes
- Ladera 55+ community
- Lannar at Reatta Ridge
- Justin Crossing
- Expansion of FM-407 with Bypass (coming soon)
- Recent expansion of FM-156 completed
- New middle/high school plan



# 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)

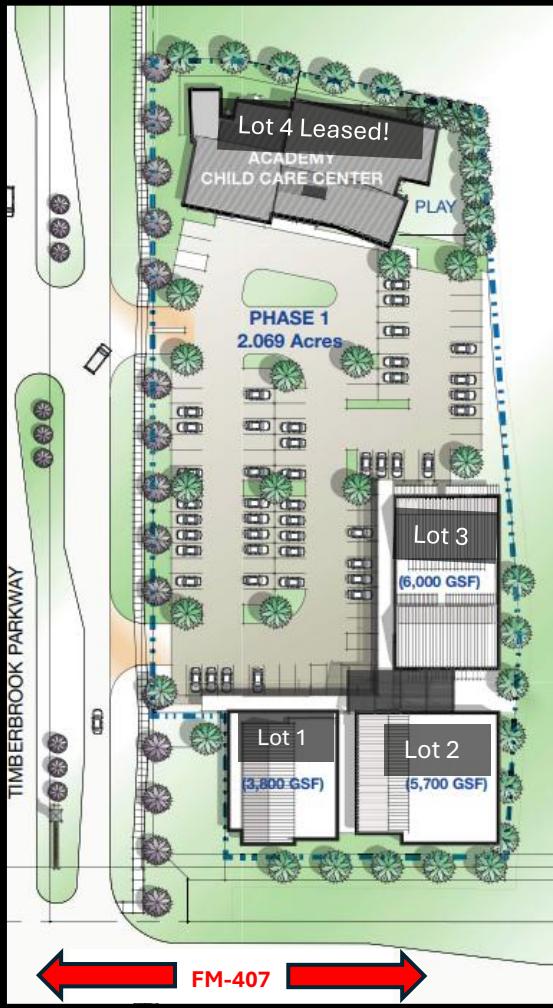
- Development complete
  - Build-ready pad sites
  - Veterinary
  - Medical/Dental
  - Office
  - Build-to-suit options
  - FM-407 frontage



# Phase 1

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

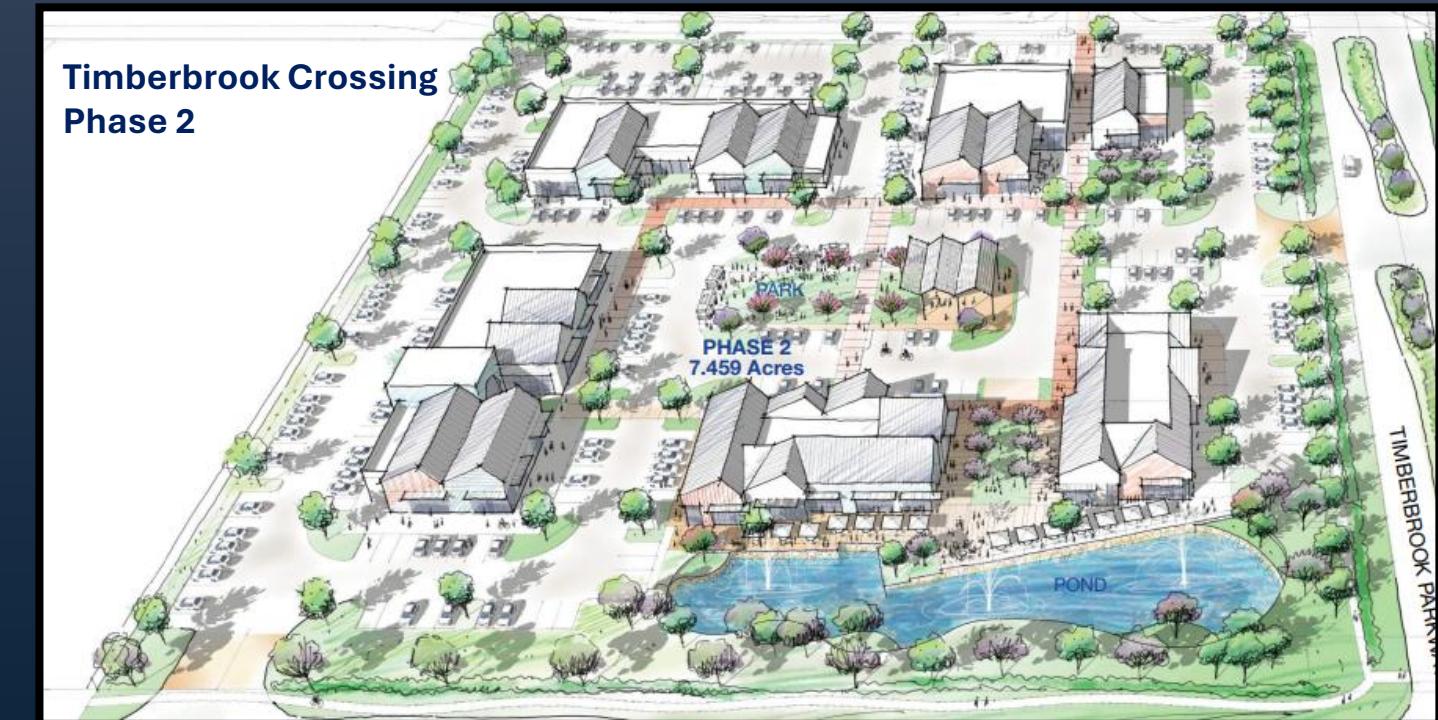
- Lot 1 -3800 SF Pad site
  - Direct FM-407 frontage
  - Ideal for MOB/Office/Vet
  - \$595,000
- Lot 2 – 5700 SF Pad Site
  - Direct FM-407 frontage
  - Ideal for MOB/Office/Vet
  - \$797,000
- Lot 3 – 5900 SF Pad Site
  - Direct FM-407 frontage
  - Ideal for MOB/Office/Vet
  - \$695,000
- Lot 4 – Academy 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

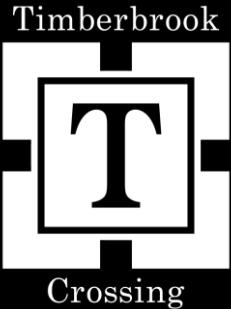


# Phase 2



## 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



SCAN ME



*In the Heart of the Community*



Steve Shrum  
Co-Managing Partner –  
Glacier Commercial Realty, L.P.  
817-881-3837  
[shrum@glaciercommercial.com](mailto:shrum@glaciercommercial.com)



Deborah Walls  
Vice President  
Glacier Commercial Realty  
817-528-1626  
[dwalls@glaciercommercial.com](mailto:dwalls@glaciercommercial.com)

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