

Amazing land opportunity in the heart of Justin, TX! +/- 6.7 acres currently zoned residential, but can be re-zoned to commercial (general business).

Less than .5 miles to Justin Town Square. Will be very close to the road frontage for the proposed FM 407 expansion (projected around 10,000 vehicles per day), which is scheduled to begin construction between 2028 and 2030. Also, very near FM 156 with traffic counts of 11,305 vehicles per day in 2023.

Justin and the surrounding area are experiencing rapid growth with a projected 12,000 new homes to be built within the next 5-10 years. There is a home, apartment, and barn on the property, but they are not accessible, as the value of this property is in the land.

Call Wes Walser to view the property.



580 Creek Hill Way | Justin, TX 76247

INFORMATION

PROPERTY HIGHLIGHTS

- ◆ Near path of future 407 Realignment with access to I-35 W.
- ◆ +/- 10,000 homes slated for future development in and near Justin area, including large investments from Hillwood.
- ◆ Seeking commercial users. General business zoning, perfect for restaurants, entertainment, retail, service.
- ◆ Close proximity to I-35W, 380, 114 as well as Texas Motor Speedway, Alliance.
- ◆ Utilities at the site

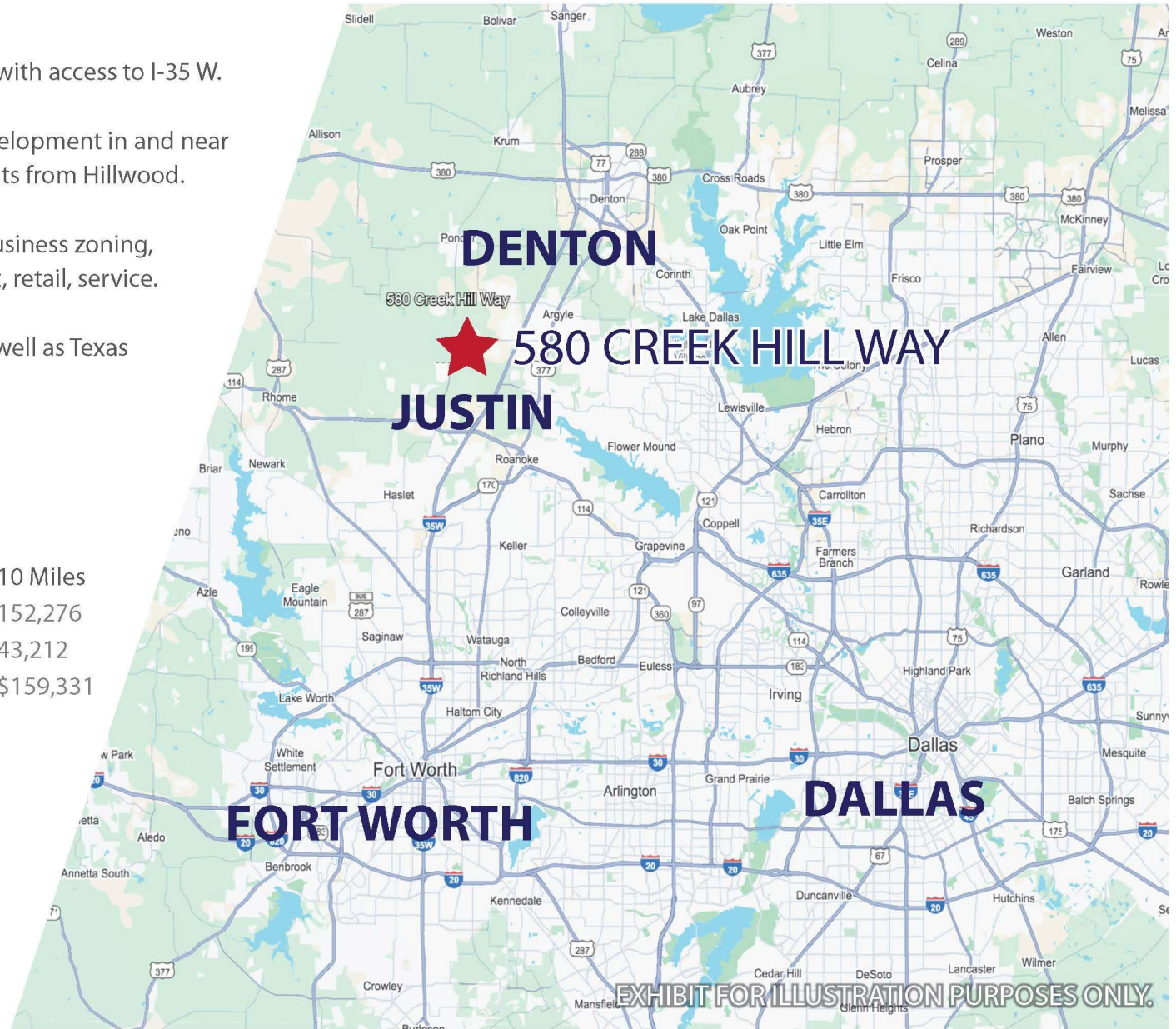
2024 DEMOGRAPHIC SUMMARY

	5 Miles	10 Miles
Est. Population	38,533	152,276
Est. Daytime Population	7,040	43,212
Est. Avg. HH Income	\$124,650	\$159,331

SIZE: +/- 6.7 Acres

LOCATION: 580 Creek Hill Way

TRAFFIC COUNTS: FM 156
11,305 VPD



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WES WALSER REALTY

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