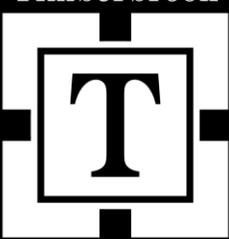


Timberbrook



Crossing

# Timberbrook Crossing



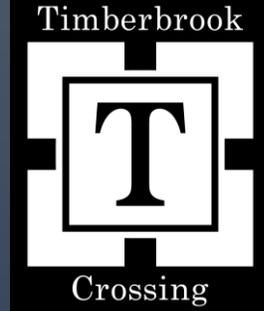
HARRIER INVESTMENT  
GROUP



MAWorkshop

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

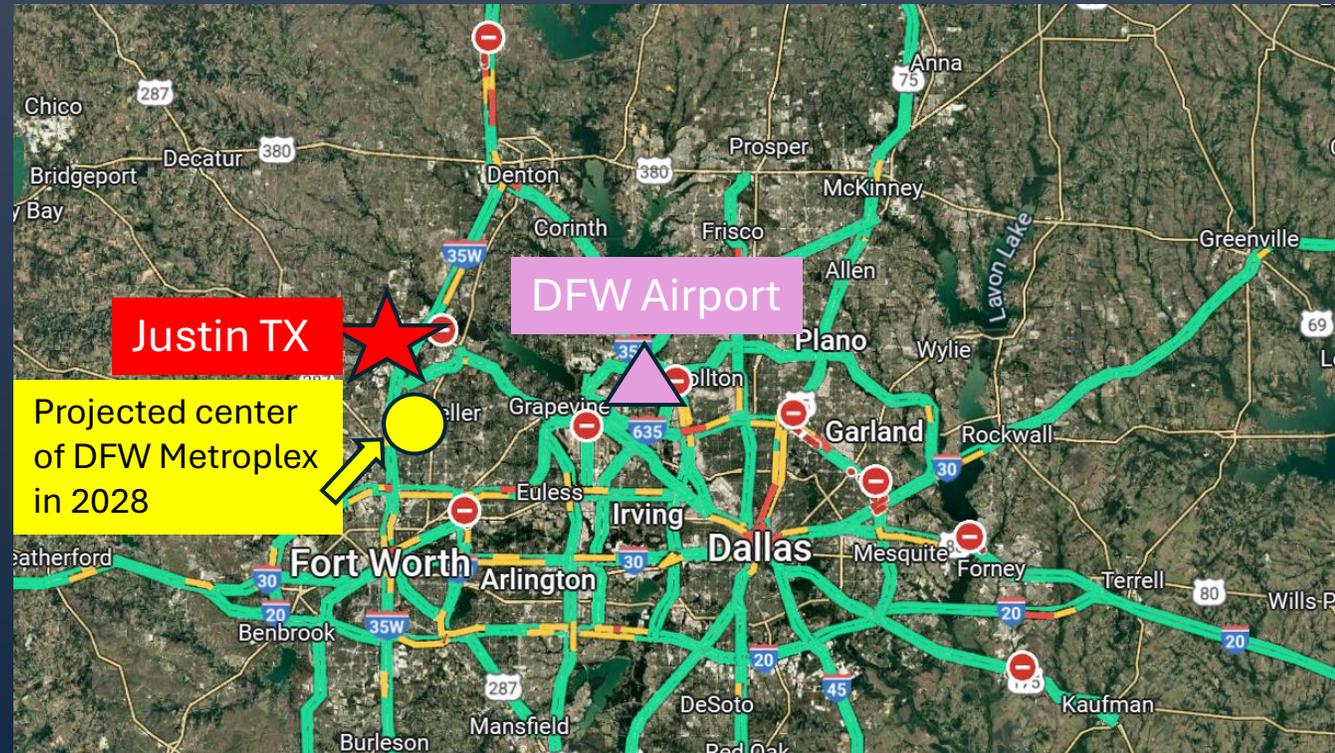
FM-407 and Timberbrook Pkwy Justin, TX



# DFW Area Growth



- Justin is located in Denton County -one of the fastest growing counties in America
  - 1 Million residents in Denton
  - Justin Texas is “open for business” with mayor and council actively seeking commercial growth
- Near the center of the DFW Metroplex
  - 8.1 Million People living in DFW!
- Located at the entrance to Timberbrook subdivision
  - A Bloomfield development with thousands of homes!
  - <https://www.bloomfieldhomes.com/new-homes/tx/justin/timberbrook/>
- Hillwood- a Perot Group company
  - Broke ground in 1st Q 2025 with a \$1 Billion planned residential community within ½ mile of target property
  - <https://www.hillwood.com/>
- Easy access to I35, and major state highways FM-156 and TX-114
- FM-407 Frontage (\$235M expansion approved)



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

FM-407 and Timberbrook Pkwy Justin, TX



**HARRIER INVESTMENT GROUP**

**Future Developments**

- Residential
- Commercial
- Municipal/Public
- Religious
- Bloomfield/Royal Crest
- Crestview
- Cuesta
- Treeline Development
- Magnolia Ridge

## City of Justin Rapid Growth

### Current Residents:

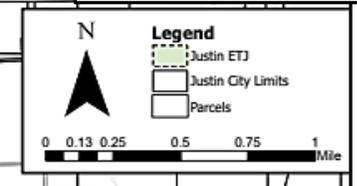
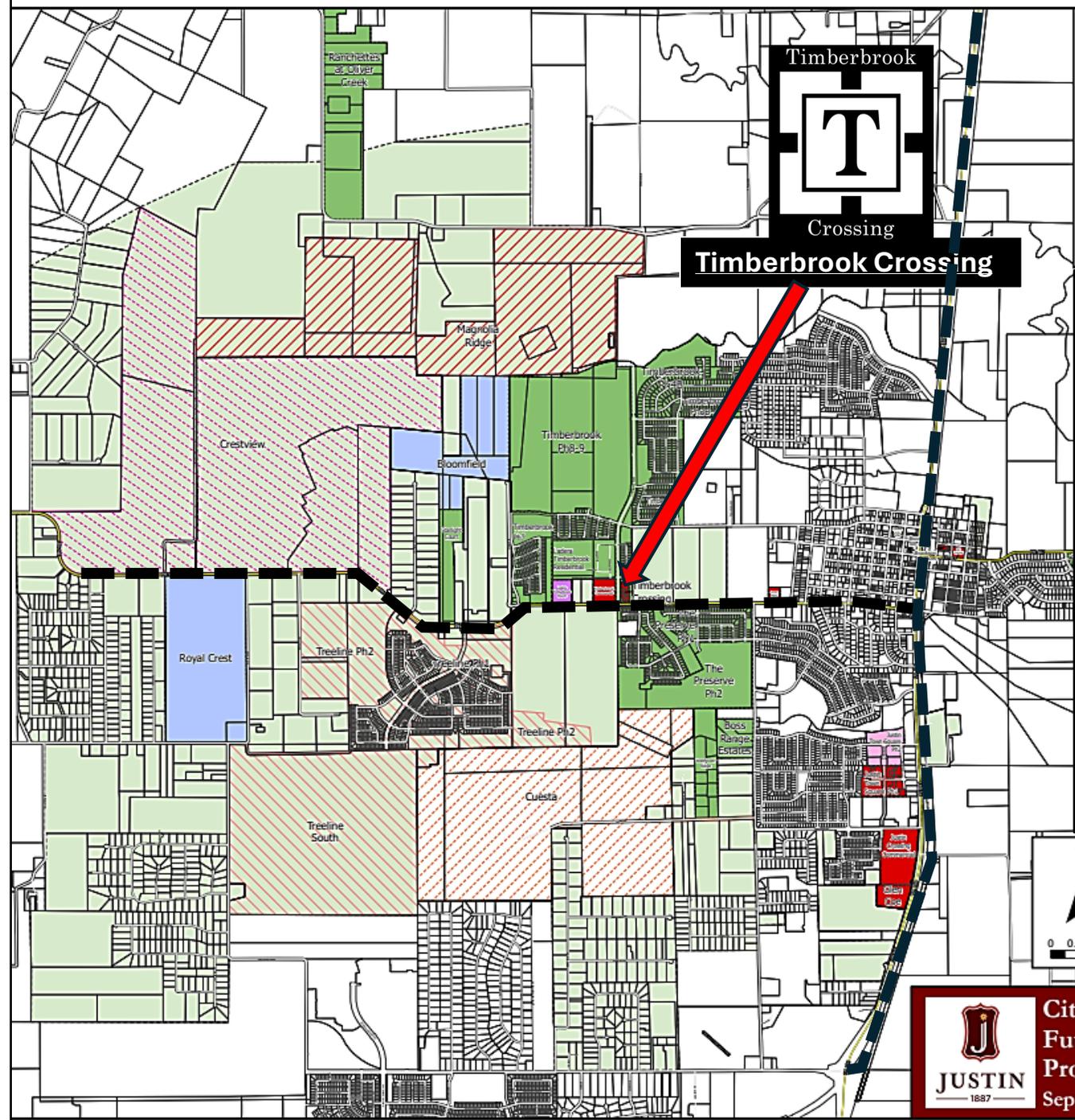
- ~8500

### Projected 2027 growth:

- Additional 5,000 for ~13,500 total
- Forecast 800 new homes per year

### Future 10+ year growth

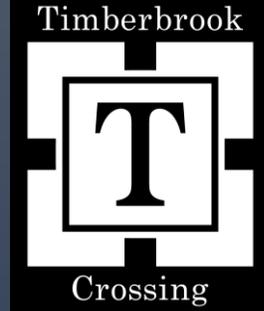
- 12,322 Housing Units
  - 10,822 Single family homes
  - 1,499 Multi-family units
- **35,800 Population Growth**



**City of Justin**  
**Future Development**  
**Projects Map**  
 September 15, 2025

## Future Development Residential Lot Counts

- Boss Range Estates
  - Total Lots: 4
  - Built/Permit: 2
- Cottages of Old Town:
  - Total Lots: 12
  - Built/Permit: 6
- Crestview:
  - Proposed Lots: 4865
- Cuesta:
  - Proposed Lots: 1546
- The Preserve Ph1:
  - Total Lots: 322
  - Built/Permit: 247
- Ladera Timberbrook:
  - Total Units: 157
  - Built/Permit: 6
- Magnolia Ridge:
  - Proposed Lots: 1,114
- Ranchettes at Oliver Creek:
  - Total Lots: 22
- Reserve at Meadowlands
  - Total Lots: 11
- Starlight Court:
  - Total Lots: 30
- Timberbrook Phs 3-9:
  - Total Lots: 1360
  - Built/Permit: 321
- Treeline Ph1 & Ph2:
  - Total Lots: 1385
  - Built/Permit: 218
- Treeline South:
  - Total Lots: 1173
- Wildflower Ridge:
  - Total Lots: 12



# Full-Service Commercial



## Offering Full Range of Services Across all Commercial Categories

- FM-407 Frontage space available
- Build-to-Suit for Sale
- Build-to-Lease space
- Existing Lease Options
- **Ideal for Vet Clinic, MOB, Dental, Title Company, Mortgage Lender and more.**

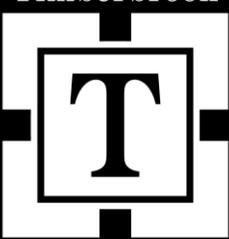
*A Beautiful Development Designed to Support the Local Community*



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

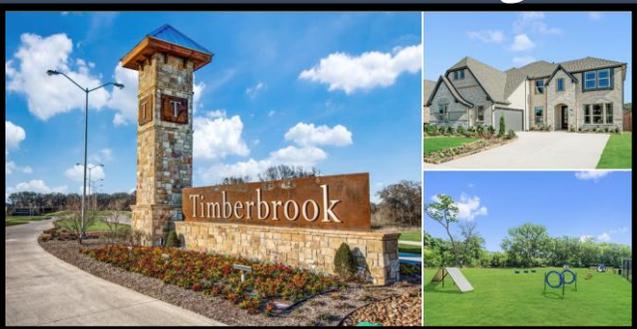
FM-407 and Timberbrook Pkwy Justin, TX

Timberbrook



Crossing

# The Neighborhood Development



Only 1/2 Mile from the Hillwood Master Planned Treeline Entrance with 2500+ homes



Located at the Entrance to Timberbrook 4500 Home Master Planned Community

Walking path to Ladera 55+ Active Adult Community

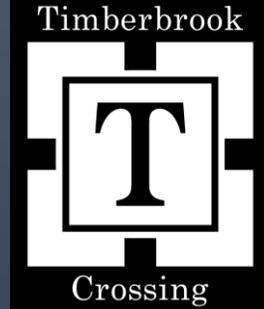


Next to Milestone Church Future Site



Across from The Preserve 600+ homes

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



# City of Justin



- Incredible residential growth from 7,000 to 38,000+ in next 10 years
- 12,000+ New Family Homes!!
- 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!

# Phase 1 Options

Class A Office at Premium Hard Corner Location

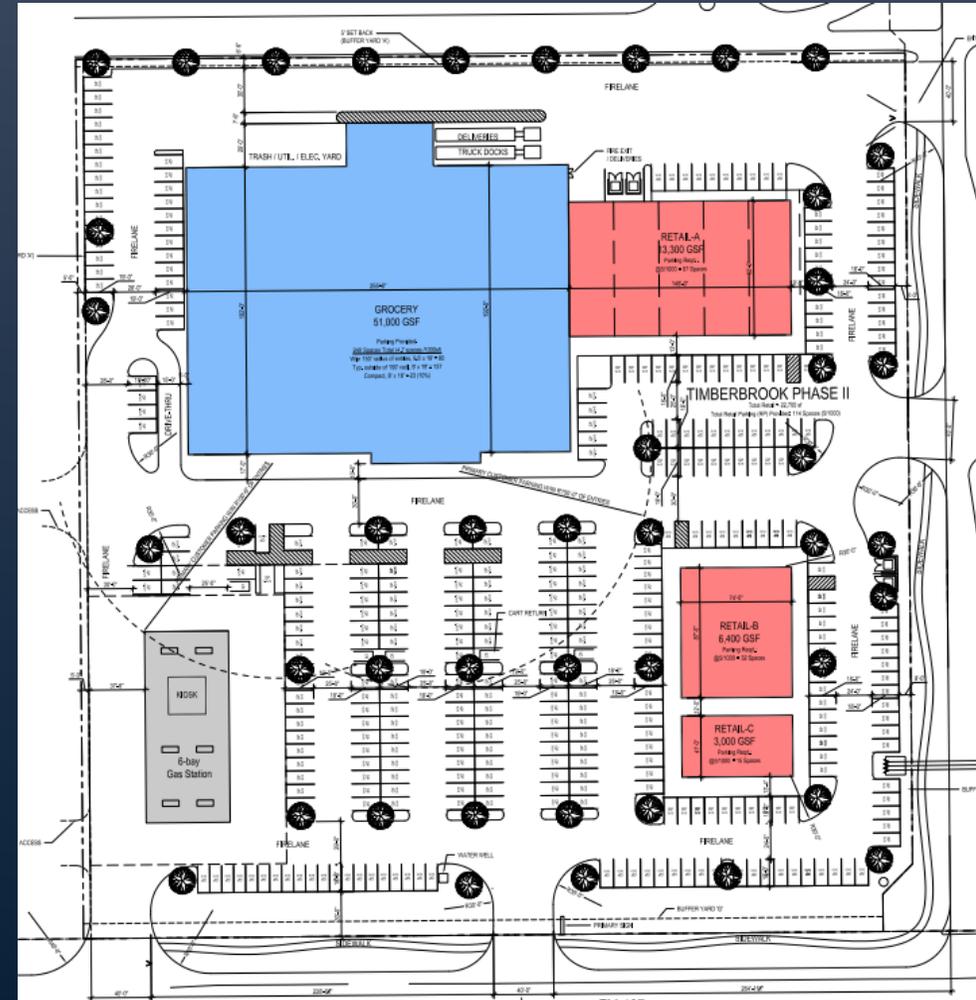
- Lot 1 -3865 SF Building
  - Direct FM-407 frontage – hard corner
  - **1800 SF Leased to Ignite Chiropractic**
  - ~2000 SF lease space remaining
    - \$34 NNN Lease / \$45 TI Allowance
  - Purchase option available by request
  - Completed in April 2026
- Lot 2 – 5845 SF Building
  - Direct FM-407
  - **2500 SF leased to Justin Primary and Pediatric**
  - ~3300 SF available for Lease
    - \$32 NNN Lease / \$45 TI Allowance
  - Purchase option available by request
  - Completed in April 2026
- Lot 3 – Pad site available up to 6,000SF
  - **Sold**
- Lots 4
  - **Leased to The Academy Child Care facility**



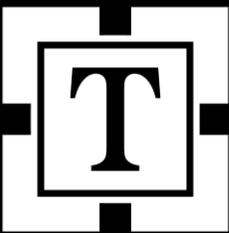
# Phase 2 - Future Retail

## Major Anchor Tenant

- Negotiations with major national grocer
- Great Retail opportunities
- Target completion in 2027
- More info coming soon on sales and lease information



Timberbrook



Crossing

# *Timberbrook Crossing*



HARRIER INVESTMENT  
GROUP



*In the Heart of the Community*



Steve Schreiber  
President – Harrier Investment Group  
252-626-5279  
[steve@harrierig.com](mailto:steve@harrierig.com)

**Call Or Come Visit Today!**