



For Sale
9717 Industrial Road, Justin TX

7 Unit Light Industrial Plex

Offering at \$1,400,000

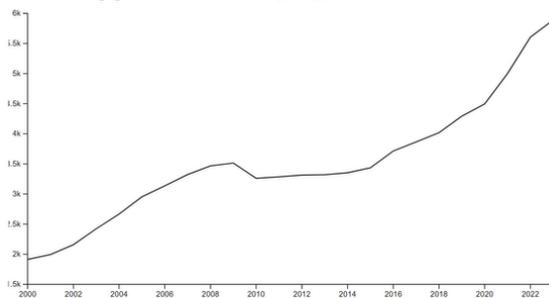


Great Location

Located near the BNSF Alliance Yard and Alliance Airport, Justin benefits from strong logistics access and is a key part of the booming DFW industrial market.

FIGURE 1

Justin's population from 2000 to 2023.
The estimated population at the end of 2023 was 5,892.



Source: U.S. Census Bureau (Population Estimates Program).

Neilsberg

**Area Target
Industries
Manufacturing
Distribution
Centers, and
research/develop
ment facilities.**

**Industrial Rent is UP
\$14/SF/YR**

**Industrial space in Justin
is currently listed around
\$14 per square foot to
\$12.50 per sq. ft/year**

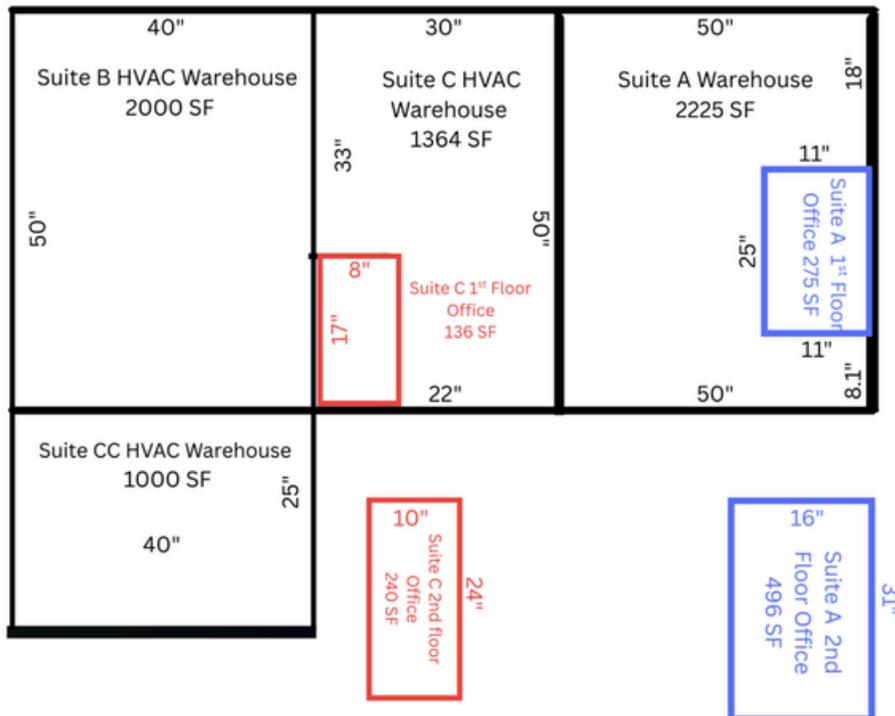
The City of Justin has a Type A Economic Development Corporation, which is specifically empowered to fund projects that facilitate manufacturing and industrial activity, including land, buildings, and infrastructure improvements.



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Building 1 Sketch





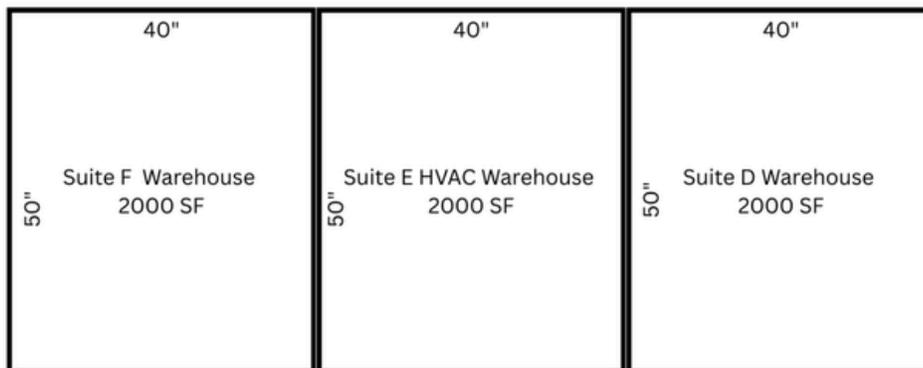
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Building 2 Sketch



This property presents investors with rare multi-unit exposure in a market experiencing sustained residential and commercial expansion. With a total of 13,736 square feet on approximately 1 acre of land, this asset is poised to benefit from growth dynamics that continue to elevate Justin as a destination for families, businesses, and workforce housing. With Justin presenting annual growth rates near 5%, rendering an almost 40% increase since 2020.