



# COMMERCIAL LAND NEAR TEXAS MOTOR SPEEDWAY

1801 HIGHWAY 114  
JUSTIN, TX 76247

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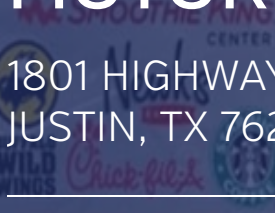


Residential

Residential

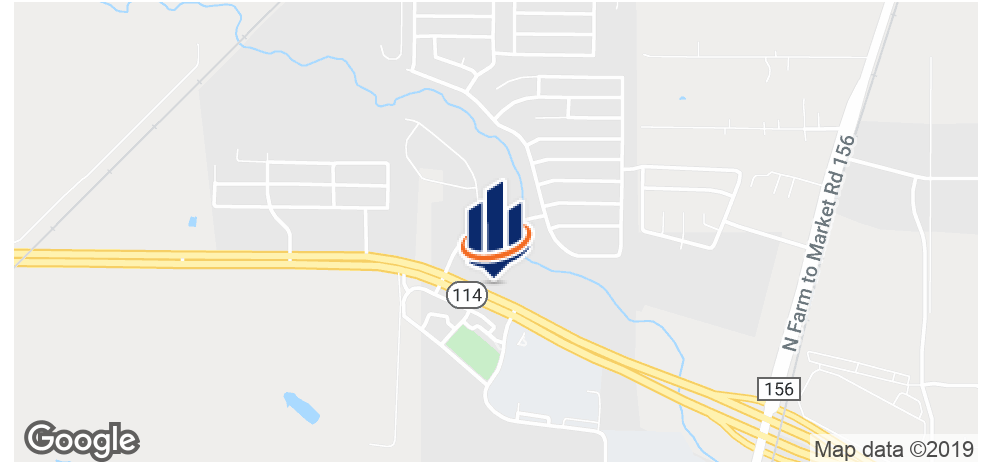
16.627  
Acres

8.77  
Acres





# Property Summary



## OFFERING SUMMARY

Sale Price:	Lot Size:
\$2,700,000	8.77 Acres
\$6,230,000	16.627 Acres

Zoning: E Neighborhood Commercial

## PROPERTY OVERVIEW

The commercial lots welcome many different usages with the zoning allowing for businesses, retail, banks, restaurants, and offices. Located in an established development surrounded by leading regional businesses and within minutes of the Texas Motor Speedway. The two commercial lots are located less than a mile from the 189 residential golf course development called The Fairways at Champion Circle.

## AVAILABILITY

LOT #	SALE PRICE	SIZE
Lot 8	\$2,700,000	8.77 Acres
Lot 14	\$6,230,000	16.627 Acres

Dallas Business Journal Reports, Hines plans 3,300-home Wildflower Ranch community just north of Fort Worth. [Click for the full press release.](#) New Development sits adjacent to available lots.

# Complete Highlights



## LOCATION INFORMATION

Name	Commercial Land Near Texas Motor Speedway
Street Address	1801 Highway 114
City, State, Zip	Justin, TX 76247
County	Denton
School Zoning	Northwest ISD

## BUILDING INFORMATION

Best Use	Area Needs: Grocery Stores/ Gas Stations/ Drug Stores
Sale Type	Investment / Development

## PROPERTY HIGHLIGHTS

- NISD- The #1 fastest growing school district in Region 11, which includes 77 districts over 10 counties. NISD has 5,209 students, and the 5 year forecast has 3,000 additional students in the forecast.
- NISD future enrollment growth is 4.7% in 2021, and 4.9% in 2022.
- Located less than 3 miles from Tanger Outlets
- Approximately 4 miles west of Texas Motor Speedway
- Lots sit adjacent from Northwest High School
- Zoned "E" Neighborhood Commercial - Retail, Banks, Restaurants, Office, Service
- The City of Ft. Worth has future plans to install a TRE station
- 500 Existing Roof Tops
- 2400 Planned Roof Tops Planned and Plotted
- Easy access to TX-114, I-35W, FM156
- Traffic Count is at 23,097 per day at 114 and Rivers Edge





# Location Highlights



## THE FAIRWAYS AT CHAMPION CIRCLE

The 189 residential tract of land is part and parcel to the 900-acre Champions Circle development. The residential community will offer a junior Olympic pools, children's wading pools with interactive water features and playgrounds. The new development offers trails that continue along the 22 acres of landscaped green belts and end at the six-acre city park planned for future construction within the western cell of the community. The community connects to the 18 hole public golf course.



## TEXAS MOTOR SPEEDWAY

Texas Motor Speedway, with a crowd capacity in excess of 190,000, is among the largest sports stadiums in the United States and features an array of amenities such as the world's largest TV that make it one of the premier venues in the world of sports. The 1.5-mile super speedway located in Fort Worth hosts all three NASCAR national series as well as the NTT IndyCar Series among its various races and specialty events throughout the year. Texas Motor Speedway also holds the distinction of being one of only two motorsports venues in the country to play host to the Monster Energy NASCAR Cup Series, Xfinity Series and NTT Truck Series as well the NTT IndyCar Series. Since opening in 1997, Texas Motor Speedway has generated an annual economic impact of approximately \$300 million to the North Texas region.



## TANGER OUTLETS

The Tanger Outlet is a 350,000-square-foot retail center, located minutes from the two available lots. Center to create up to 900 full and part time jobs and estimated to generate over \$10 M in additional state and local sales tax revenue 97% year-end occupancy portfolio wide, over 190 million shopping visits in 2018 and brings more than 80 upscale retailers to this part of the region.



# Additional Photos





# Additional Photos





# Future Plans: TRE Station

The City of Ft. Worth has future plans to install a TRE station.



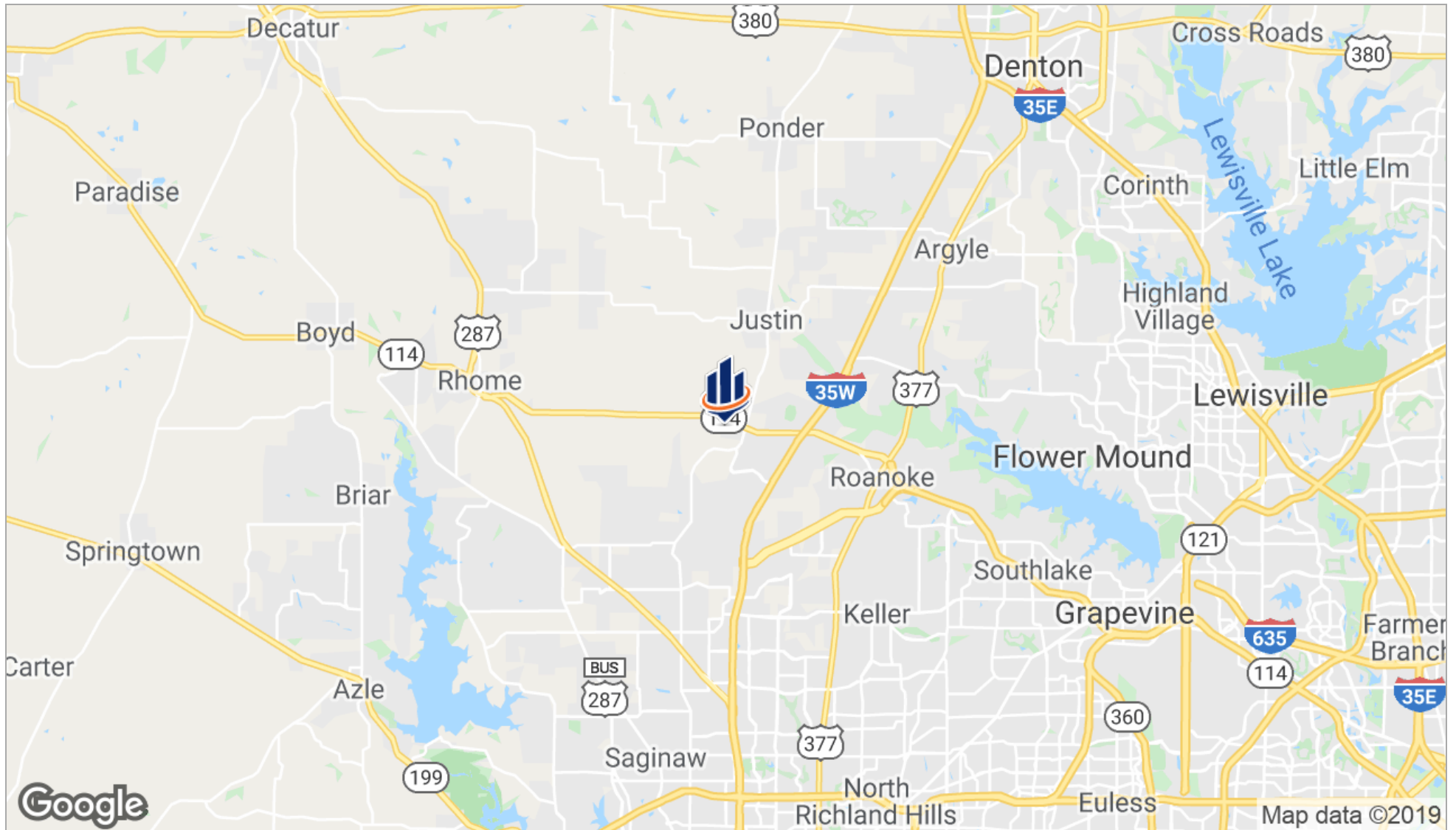
### Future Land Use Designation

- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential

- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Urban Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use
- Industrial Growth Center

# Location Maps





## KEY FACTS

12,773

Population



3.0

Average Household Size

32.7

Median Age

\$89,810

Median Household Income

## ANNUAL HOUSEHOLD SPENDING



\$2,635

Apparel & Services



\$203

Computers & Hardware



\$4,559

Eating Out



\$6,215

Groceries



\$7,098

Health Care

## BUSINESS



189

Total Businesses



2,936

Total Employees

## EMPLOYMENT



69%

White Collar



20%

Blue Collar



11%

Services



2.8%

Unemployment Rate

## INCOME



\$89,810

Median Household Income



\$34,797

Per Capita Income



\$224,410

Median Net Worth

## Households By Income

The largest group: \$100,000 - \$149,999 (28.0%) The smallest group: <\$15,000 (1.7%)

Indicator	Value	Difference	
<\$15,000	1.7%	-3.5%	
\$15,000 - \$24,999	2.2%	-2.5%	
\$25,000 - \$34,999	3.1%	-2.8%	
\$35,000 - \$49,999	11.5%	+0.6%	
\$50,000 - \$74,999	16.3%	+0.5%	
\$75,000 - \$99,999	22.4%	+8.1%	
\$100,000 - \$149,999	28.0%	+7.5%	
\$150,000 - \$199,999	8.8%	-2.4%	
\$200,000+	5.9%	-5.6%	

Bars show deviation from

Denton County



# Advisor Bio & Contact

## **CARL BROWN, CCIM, RPA**

Property Manager/Leasing Advisor



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## **PROFESSIONAL BACKGROUND**

Carl Brown, an Advisor for SVN | Trinity Advisors, specializes in commercial property management. From 2007 until 2013, Carl was with Fidelity Asset Management (FAM). His responsibilities covered multiple locations of up to 500,000 square feet of commercial real estate. These properties included office, retail, and industrial warehouses. Carl serviced the life cycle of Tenant relations, from the marketing of the property, writing the Lease Agreements, collections, and overseeing repairs.

Prior to joining the commercial real estate industry, Carl worked in his family's electrical contracting business. He holds a Masters Electrical license, and has twenty-two years of experience working with clients such as Bank One, Grubbs Auto Dealerships, and several property management companies. This background in electrical construction enabled him to provide an additional level of expertise in the management of his properties.

Carl is a member of the Society of Commercial Realtors, and the Greater Fort Worth Association of Realtors. His designations include a [CCIM] Certified Commercial Investment Member, [RPA] Real Property Administrator, and [FMA] Facilities Management Administration. In 1989 he earned his accounting degree from Oklahoma Christian College. This is where he met his wife of twenty-six years, Jill. Together they are raising two teenagers and are active in the school, church, and community of Joshua, Texas.





# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DFW Trinity Advisors, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9004520 License No.	sfithian@visionsrealty.com Email	817-288-5525 Phone
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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Information About

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