



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Industrial Development Site</b>
<b>ADDRESS:</b>	17528 Matany Rd. Justin TX 76247
<b>TYPE:</b>	Industrial Development   Industrial Land
<b>ZONING:</b>	Unincorporated Denton County
<b>POTENTIAL USE:</b>	Industrial Business Park   Flex Space   Self Storage   Truck Yard
<b>AVAILABLE:</b>	Immediately
<b>LAND:</b>	+/- 2.32 AC   +/- 101,059 SF
<b>TOPOGRAPHY:</b>	Flat
<b>FRONTAGE:</b>	Matany Rd   Blue Mound Rd (FM-156)
<b>UTILITIES:</b>	All Utilities On Site
<b>TAXES:</b>	Tax Parcel ID#: 87643
<b>PRICING:</b>	Call For Pricing
<b>TERMS:</b>	Cash At Closing
<b>LISTED:</b>	LoopNet, Costar, Crexi, and many more
<b>COMMENTS:</b>	Take advantage of this early opportunity industrial site in an up and coming commercial development area of Justin, TX. Property is surrounded by lots of growth and development. Zoned Unincorporated Denton County offering a wide range of commercial uses; Industrial Business Park, Self-Storage, Trucking Yard, Flex Space; Great Development Site. Located on Matany Rd off FM-156 (Blue Mound Rd).

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