

TX-114 Development Opportunity

FOR SALE

+/- 8.99 AC

11150 Highway 114
Justin, TX 76247

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Sales Associate
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OFFERING SUMMARY

ADDRESS	11150 Highway 114 Justin TX 76247
COUNTY	Denton
PRICE	Call Broker for Pricing
LAND ACRES	+/- 8.991
OWNERSHIP TYPE	Fee Simple
ZONING	N/A
VEHICLES PER DAY	22,000

PROPERTY HIGHLIGHTS

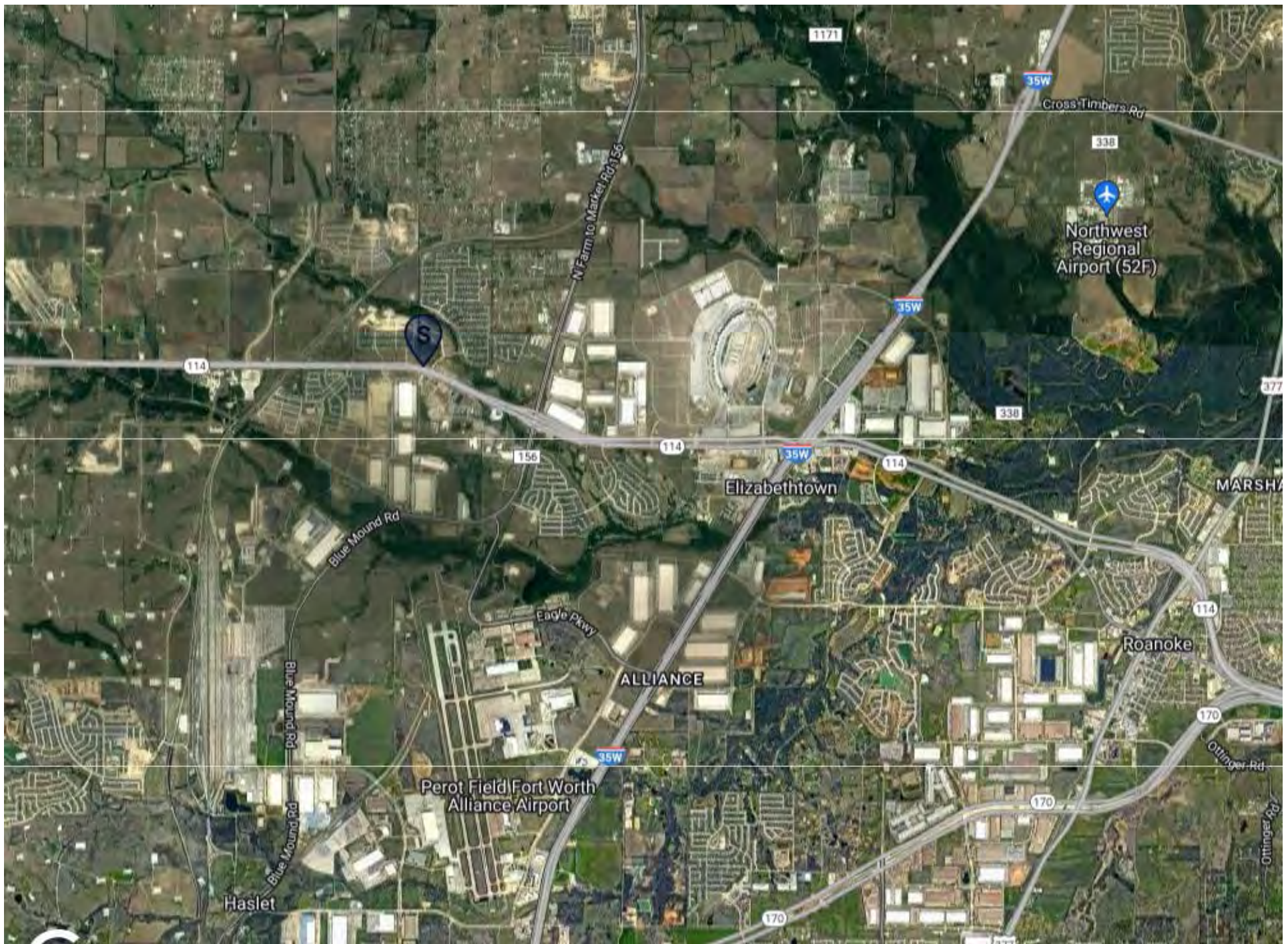
- Ideal for commercial development
- 310 feet of frontage on TX-114
- 22,000 cars per day
- 4 miles from Texas Motor Speedway
- 10 min from Justin Town Center
- 6,000+ new and future homes within a 1.5-mile radius
- 30 min from Denton and Fort Worth
- 12 min from Alliance Airport
- Northwest ISD



PROPERTY DESCRIPTION

Take advantage of the rapid growth in this area of Far North Fort Worth by placing your commercial development within minutes of 6,000+ new and future homes and the TX-114/Interstate-35 junction. This +/- 8.99 AC property offers 310 feet of frontage on TX-114 with water and electric onsite. With easy access to Alliance, Denton and Fort Worth, your business will be well-positioned to benefit from the economic development that is already occurring as over 22,000 vehicles per day transit this corridor.

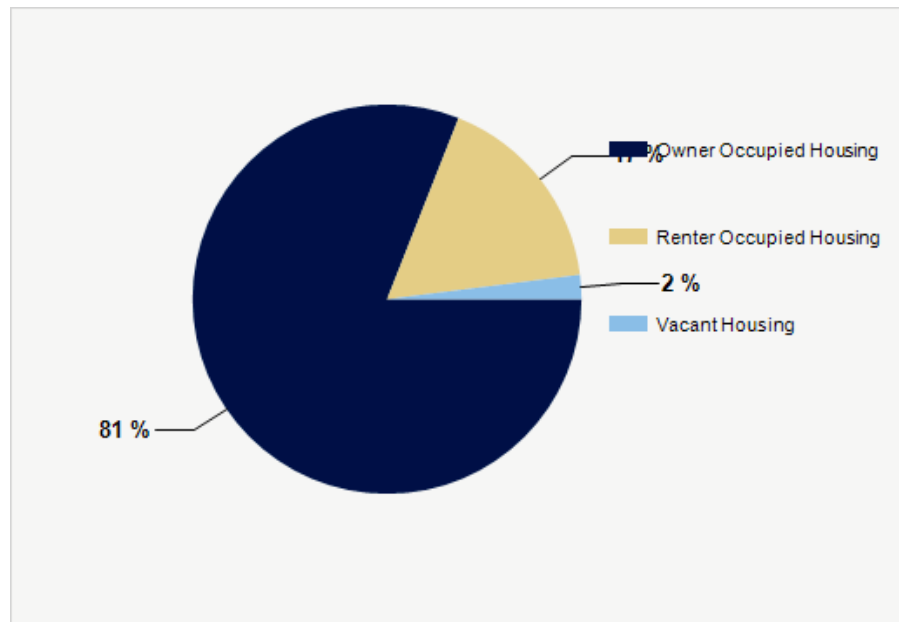
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	9,117	19,691	54,299
2023 Median HH Income	\$112,822	\$106,440	\$105,488
2023 Average HH Income	\$134,534	\$121,260	\$132,123







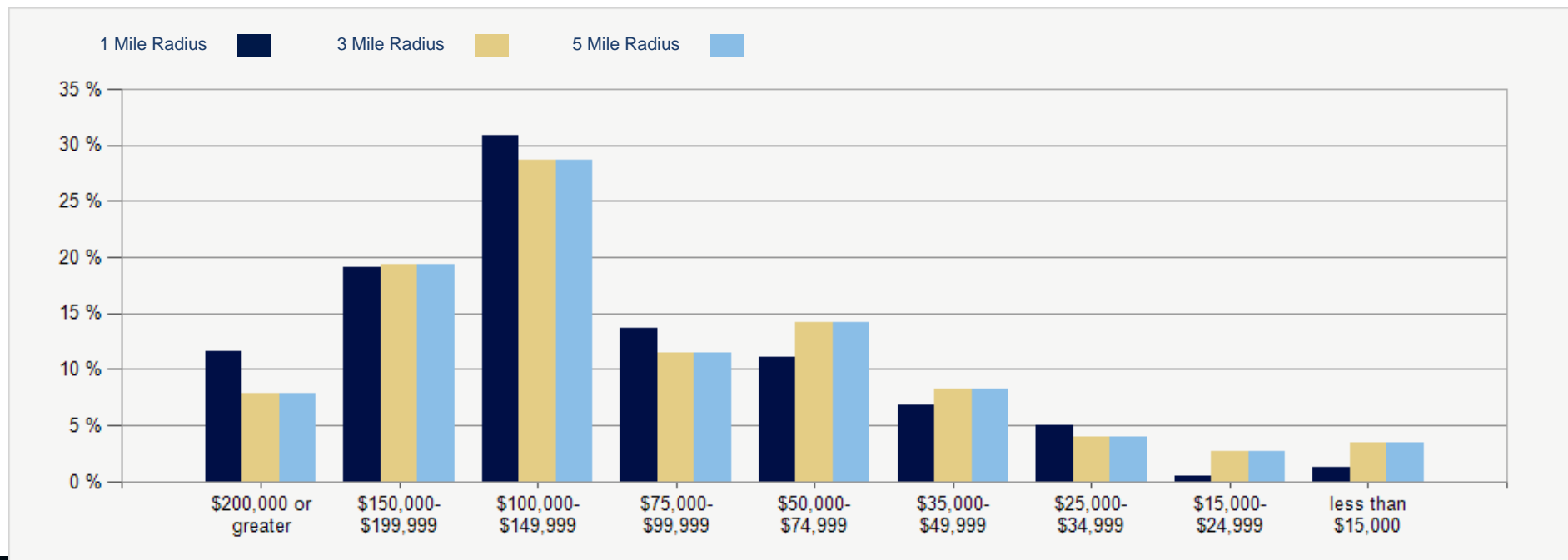
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income





Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Myndee Allen	0758513	myndee.allen@precregroup.com	(903)647-3766
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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DISCLAIMER

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Exclusively Marketed by:

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