



## LOCATION:

Southwest corner of FM-156 and John Wiley Rd (future FM-1171) in Justin, TX

## HIGHLIGHTS:

- 20 Acre New Retail, Restaurants, Office coming soon
- Close proximity to Texas Motor Speedway, Alliance Texas Commerce Center and Alliance Airport
- Frontage on FM-156
- Call for Lease Rates

## AVAILABLE:

Contact Broker for Details

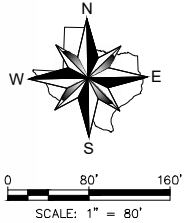
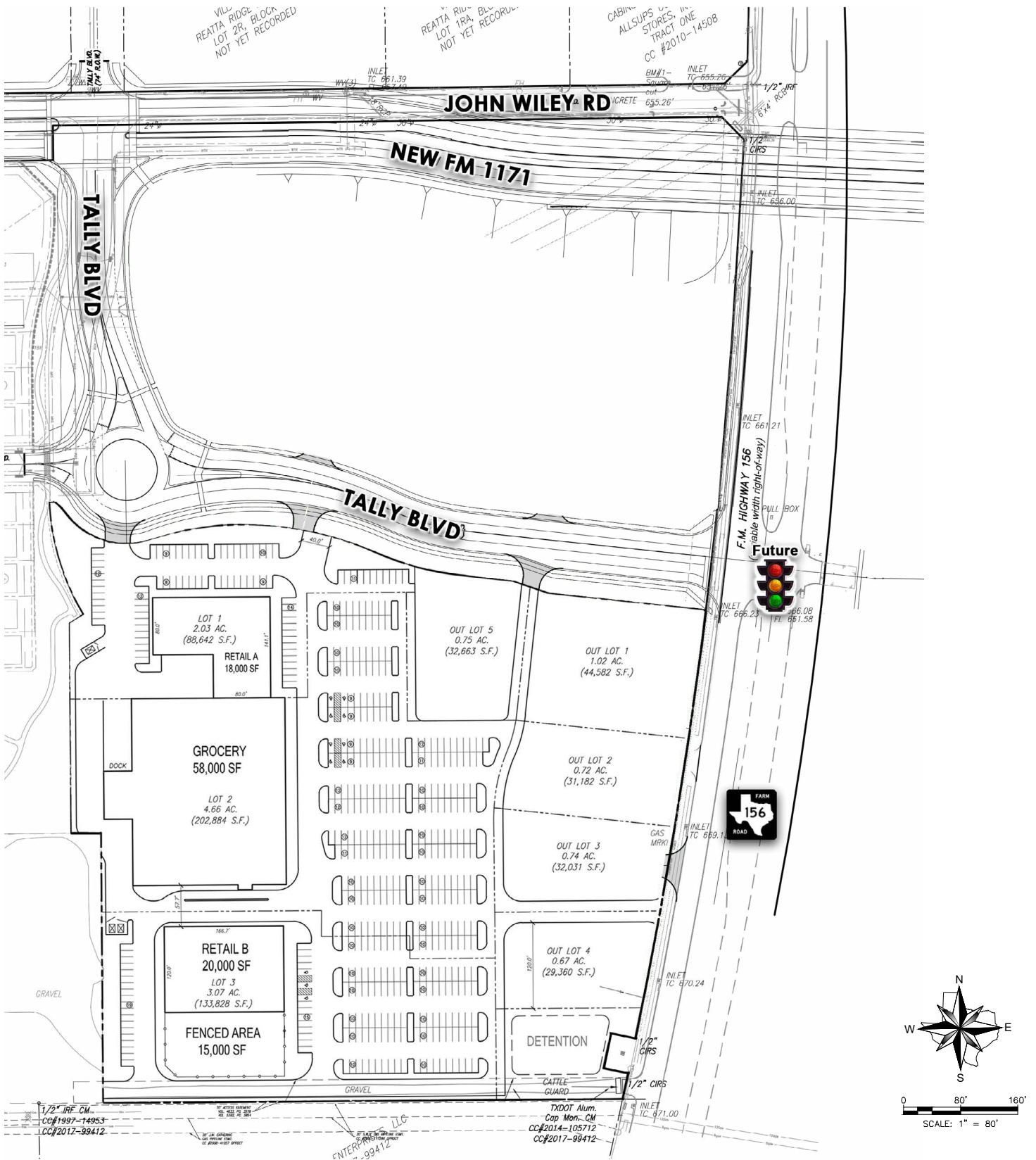
## TRAFFIC COUNTS:

FM-156: 17,418 VPD (City of Justin 2022)

## DEMOGRAPHICS:

	3 mi	5 mi	10 mi	15 min
2023 Population	16,632	51,034	220,980	74,171
2028 Population	25,151	72,240	276,271	108,339
Median Age	35.7	36.1	36.7	37.6
2023 Avg HH Income	\$124,491	\$144,069	\$156,143	\$139,496
2028 Avg HH Income	\$142,781	\$157,234	\$169,250	\$154,800

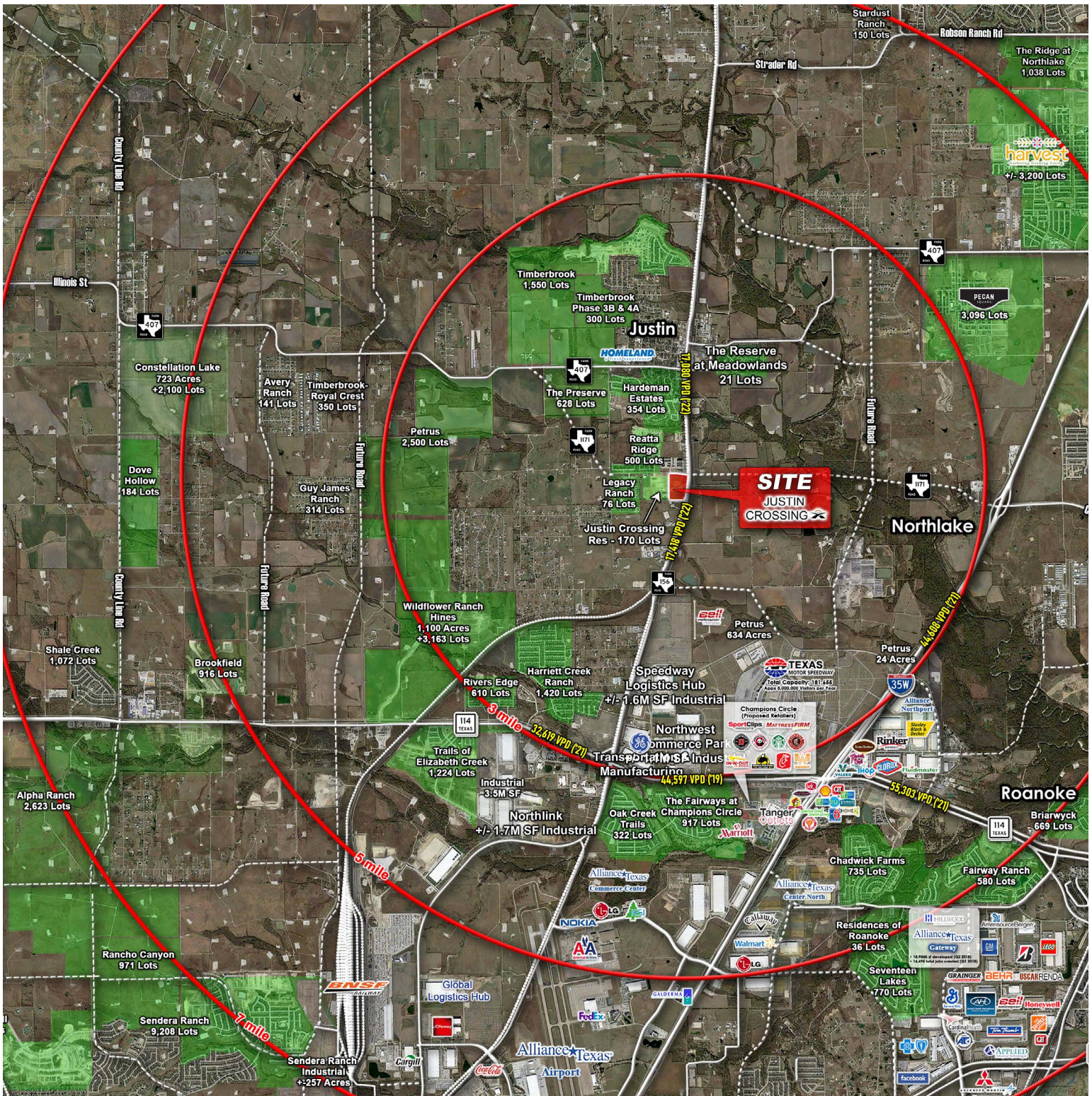




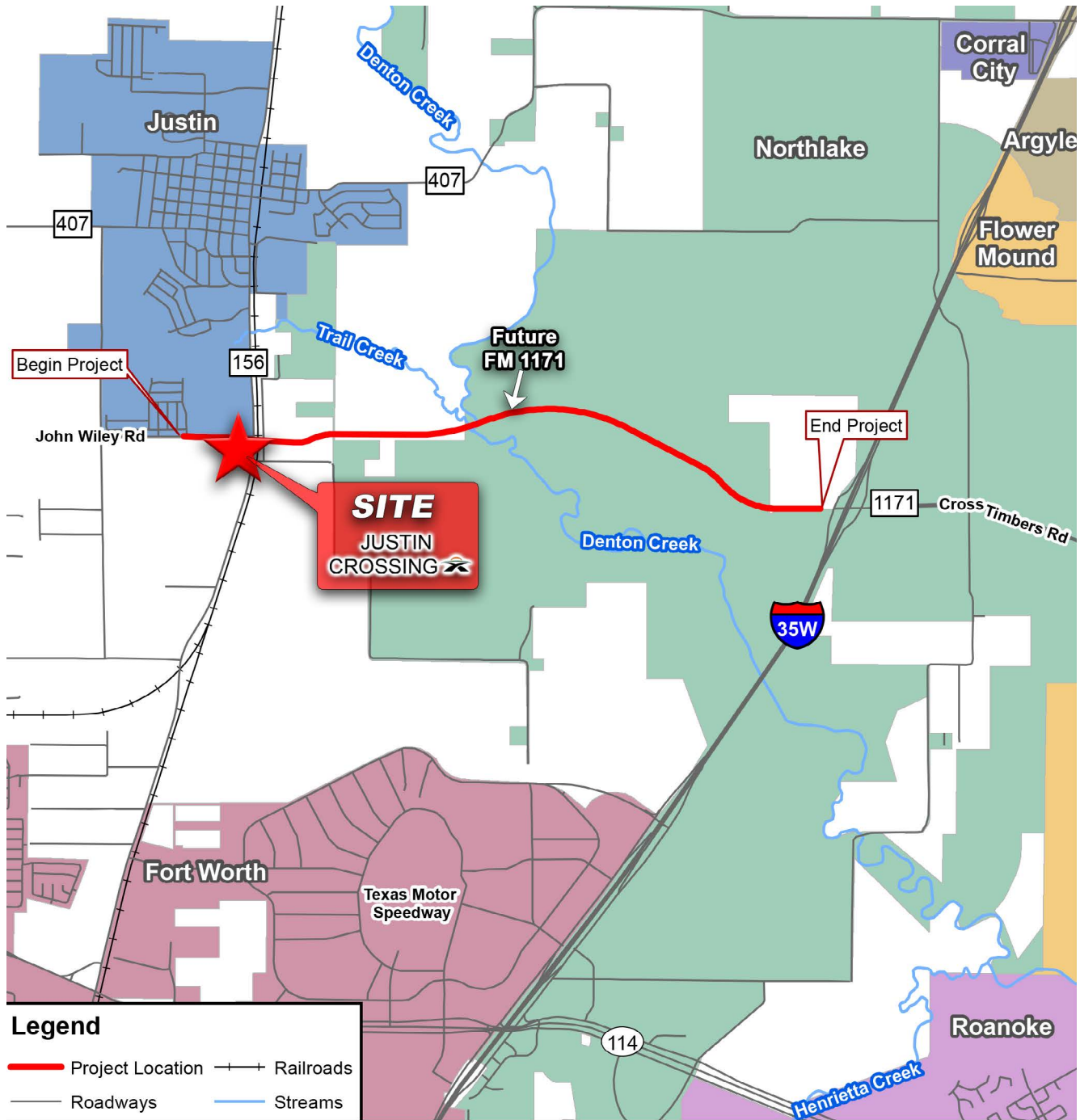






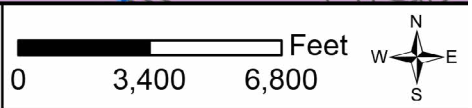
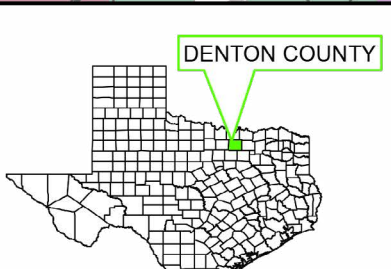
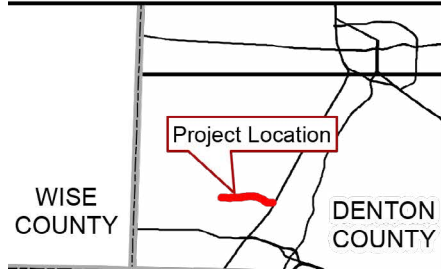






**Legend**

- Project Location (Red line)
- Roadways (Grey line)
- Railroads (Black line with cross-ticks)
- Streams (Blue line)

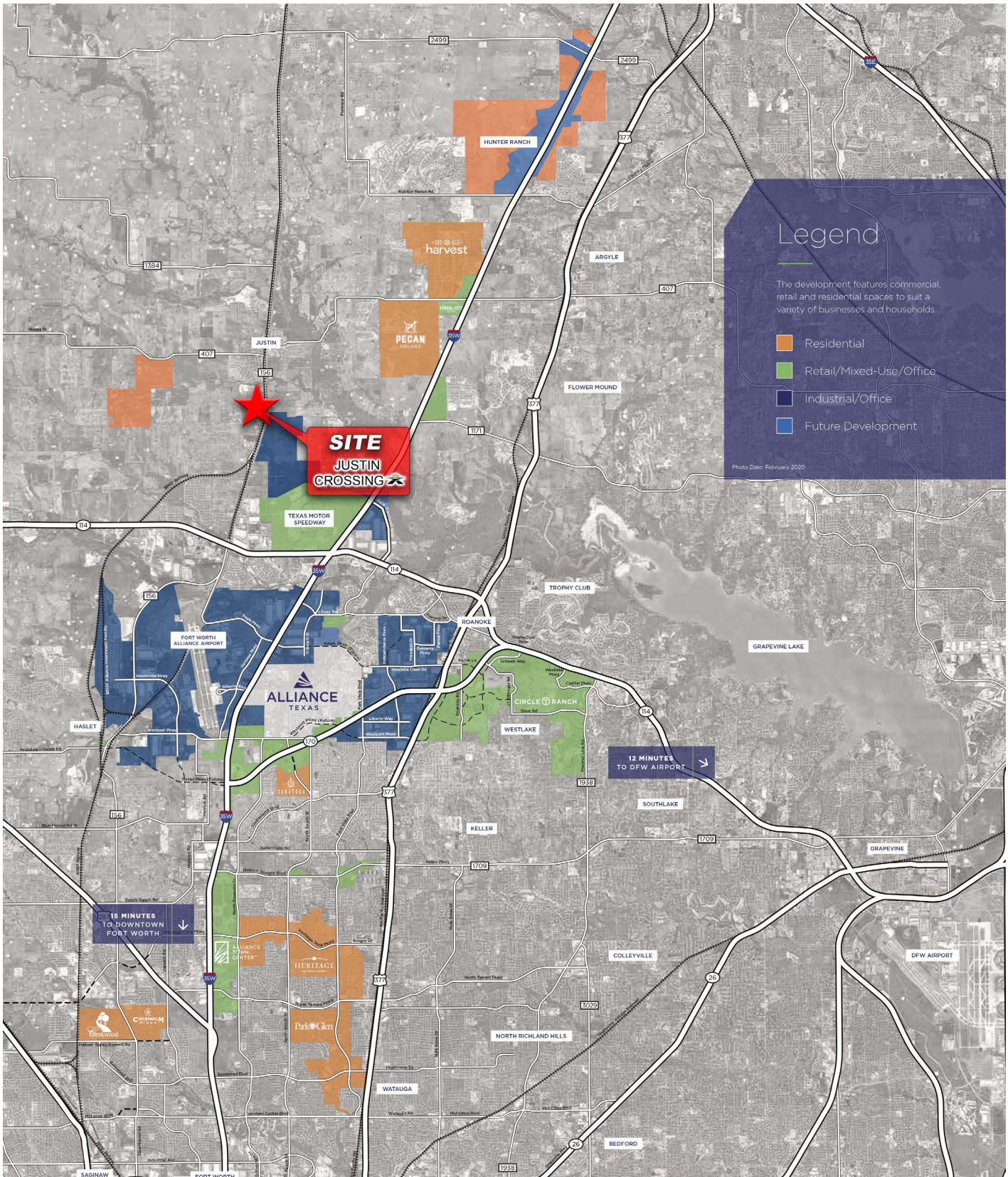


**Project Location Map**

Farm-to-Market (FM) 1171

From FM 156  
 To IH 35W







## JUSTIN CROSSING TRADE AREA - GROWTH DETAILS

Following are major employers within the trade area. The cities of Westlake, Southlake and Trophy Club housing is historically priced well above \$1m. Apartments are limited and no new apartments will be built in Westlake or Southlake. This is driving the area employees from the following employment hubs to Justin where a home buyer can purchase a new home under \$1m in all tract home communities, with median home prices in Justin at \$428,000 as of 2023. Property tax in Justin (Denton Co) is 2.14% of assessed value; vs. 2.37% in Westlake, Southlake (Tarrant Co).

### TRADE AREA EMPLOYMENT

#### AllianceTexas – 7 mi south of Justin Crossing

- 27,000 ac Master Planned Community
- 63,000 employees
- Alliance Airport
- Global Logistics Hub
- 9,600 ac Business Park
- 559 plus companies
- 53 million sf
- 4 million sq ft of warehouse, retail and office
- \$111B economic impact No Texas

#### Circle T Ranch - 10 mi SE of Justin Crossing

- 2,500 ac mixed use
- 800 acs of corporate campuses and office space
- 700 acs open space
- Golf and support services
- 200 room hotel
- Anchor is Charles Schwab

#### Charles Schwab Corporate Companies – 10 mi SE of Justin Crossing

- 1.4 million sf
- 6-10,000 employees
- 70 ac campus

#### Deloitte University Campus – 12.5 mi SE of Justin Crossing

- 800 Room Hotel
- 65,000 to 70,000 people go thru this university every year
- 4,500 employees

### EVENT AND SHOPPING DRIVERS TO THE AREA

#### Texas Motor Speedway – 5 mi South of Justin Crossing

The track layout is similar to Atlanta Motor Speedway and Charlotte Motor Speedway. Owned by Speedway Motorsports, Inc. Nicknamed “The Great American Speedway” the racetrack facility is one of the largest motorsports venues in the world capable of hosting crowds in excess of 200,000 spectators. Jeff Burton (1997) and Dale Earnhardt Jr. (2000) both earned their first Cup win at Texas Motor Speedway.

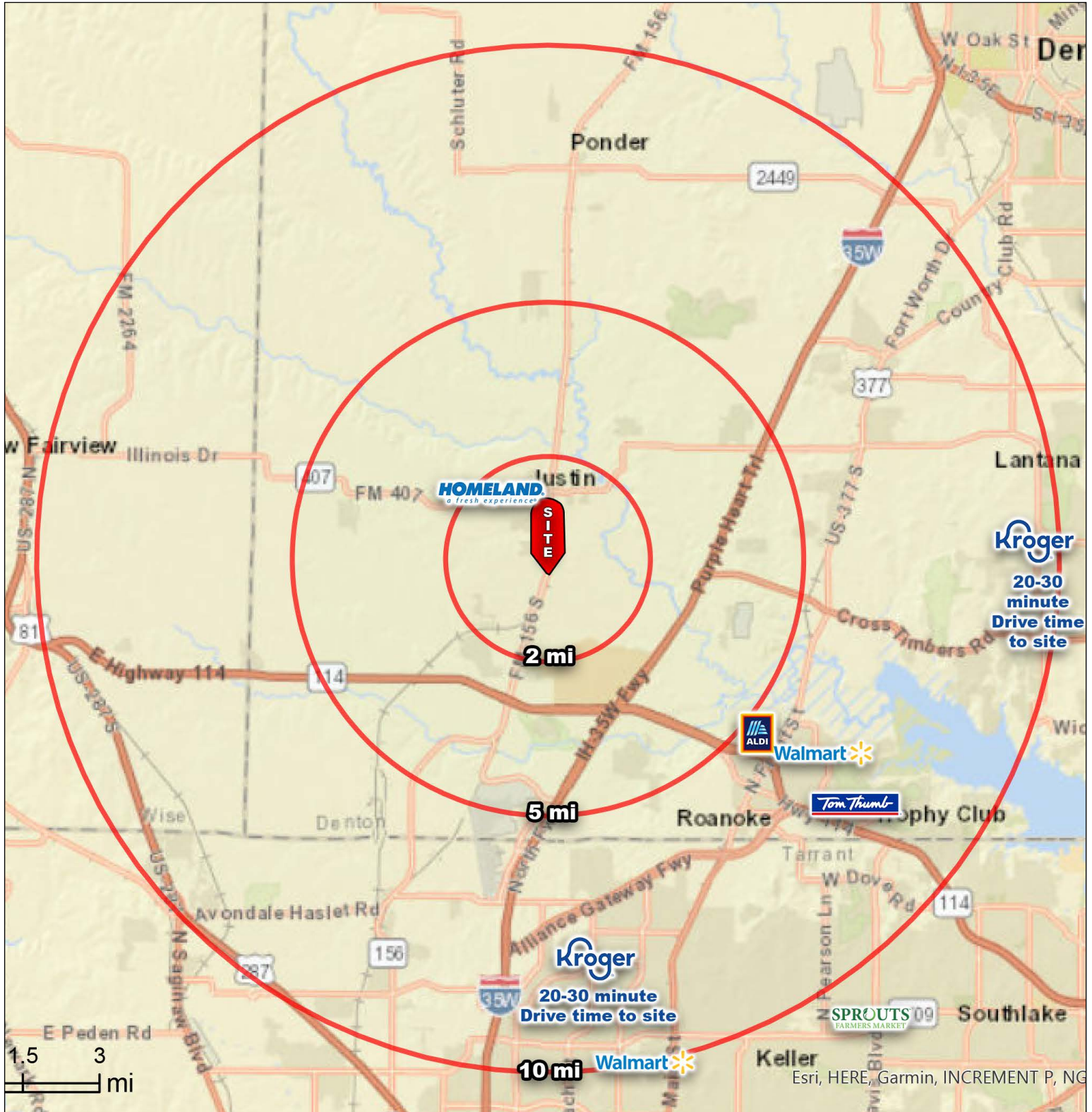
#### Motor Speedway Major Events

- NASCSR Cup Series
- NASCAR Xfinity Series
- NASCAR Camping World Truck Series
- IndyCar Series

#### Tanger Outlets Fort Worth – 5 mi South of Justin Crossing

- 150 shops
- 30 restaurants at intersection
- 1,200 employees







	3 miles	5 miles	10 miles
<b>Population Summary</b>			
2010 Total Population	9,819	16,101	115,685
2020 Total Population	12,505	35,395	179,750
2020 Group Quarters	91	102	226
2023 Total Population	16,632	51,034	220,980
2023 Group Quarters	73	102	226
2028 Total Population	25,151	72,240	276,271
2023-2028 Annual Rate	8.62%	7.20%	4.57%
2023 Total Daytime Population	11,691	36,992	181,865
Workers	3,520	13,236	74,440
Residents	8,171	23,756	107,425
<b>Household Summary</b>			
2023 Households	5,300	16,487	74,201
2023 Average Household Size	3.12	3.09	2.98
2028 Households	8,257	23,656	93,921
2028 Average Household Size	3.04	3.05	2.94
2023-2028 Annual Rate	9.27%	7.49%	4.83%
2023 Families	4,370	12,416	57,457
2023 Average Family Size	3.47	3.57	3.41
2028 Families	6,764	17,880	72,438
2028 Average Family Size	3.39	3.51	3.37
2023-2028 Annual Rate	9.13%	7.57%	4.74%
<b>Housing Unit Summary</b>			
2023 Housing Units	5,707	17,624	77,547
Owner Occupied Housing Units	77.3%	76.6%	78.1%
Renter Occupied Housing Units	15.5%	16.9%	17.6%
Vacant Housing Units	7.1%	6.5%	4.3%
2028 Housing Units	8,709	24,822	97,649
Owner Occupied Housing Units	84.5%	78.5%	79.3%
Renter Occupied Housing Units	10.3%	16.8%	16.8%
Vacant Housing Units	5.2%	4.7%	3.8%
<b>2023 Households by Income</b>			
Household Income Base	5,300	16,487	74,199
<\$15,000	3.7%	4.2%	3.5%
\$15,000 - \$24,999	3.9%	2.9%	2.4%
\$25,000 - \$34,999	5.0%	3.1%	2.8%
\$35,000 - \$49,999	8.7%	6.9%	6.6%
\$50,000 - \$74,999	14.3%	11.7%	12.1%
\$75,000 - \$99,999	15.0%	12.0%	13.0%
\$100,000 - \$149,999	25.2%	26.1%	22.8%
\$150,000 - \$199,999	11.7%	15.4%	14.8%
\$200,000+	12.7%	17.8%	21.9%
Average Household Income	\$124,491	\$144,069	\$156,143
<b>2028 Households by Income</b>			
Household Income Base	8,257	23,656	93,919
<\$15,000	3.1%	3.4%	3.2%
\$15,000 - \$24,999	2.5%	2.0%	1.9%
\$25,000 - \$34,999	3.4%	2.6%	2.4%
\$35,000 - \$49,999	6.8%	5.4%	5.5%
\$50,000 - \$74,999	13.8%	11.2%	11.2%
\$75,000 - \$99,999	15.4%	12.5%	12.6%
\$100,000 - \$149,999	24.5%	26.1%	23.0%
\$150,000 - \$199,999	14.9%	17.9%	17.2%
\$200,000+	15.5%	18.9%	23.0%
Average Household Income	\$142,781	\$157,234	\$169,250