



# JUSTIN

1887

CONTACT

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Photography by Bret



# FOR SALE

**9.23 ACRES IN THE HEART OF  
JUSTIN TEXAS**

**TWO LOTS TOTALING 9.23 ACRES**

- **PRIME LOCATION IN JUSTIN**
- **ADJACENT TO BISHOP PARK**
- **SCENIC-OVERLOOKS A CREEK**
- **PERFECT FOR OUTDOOR ENTERTAINMENT, RETAIL OR HOSPITALITY**
- **TOWN SQUARE JUST OFF FM 156**
- **UTILITIES TO THE SITE**



## Future Development Residential Lot Counts

### -Boss Range Estates

- Total Lots: 4
- Built/Permit: 2

### -Cottages of Old Town:

- Total Lots: 12
- Built/Permit: 6

### -Crestview:

- Proposed Lots: 4865

### -Cuesta:

- Proposed Lots: 1546

### -The Preserve Ph1:

- Total Lots: 322
- Built/Permit: 247

### -Ladera Timberbrook:

- Total Units: 157
- Built/Permit: 6

### -Magnolia Ridge:

- Proposed Lots: 1,114

### -Ranchettes at Oliver Creek

- Total Lots: 22

### -Reserve at Meadowlands

- Total Lots: 11

### -Starlight Court:

- Total Lots: 30

### -Timberbrook Phs 3-9:

- Total Lots: 1360
- Built/Permit: 321

### -Treeline Ph1 & Ph2:

- Total Lots: 1385
- Built/Permit: 218

### -Treeline South:

- Total Lots: 1173

### -Wildflower Ridge:

- Total Lots: 12

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#### -Boss Range Estates:

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Proposed Lots: 4,865

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Total Lots: 322

Built/Permit: 247

The Preserve Ph2:

Proposed Lots: 309

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Total Lots: 30

Timberbrook Phs 3-9:

Total Lots: 293

Built/Permit: 237

Timberbrook Ph4:

Total Lots: 111

Built/Permit: 46

Timberbrook Ph5:

Total Lots: 108

Built/Permit: 7

Timberbrook Ph6:

Total Lots: 26

Built/Permit: 7

Timberbrook Ph7:

Total Lots: 203

Built/Permit: 24

Timberbrook Ph8-9:

Proposed Lots: 619

Treeline Ph1:

Total Lots: 717

Built/Permit: 218

Treeline Ph2:

Total Lots: 668

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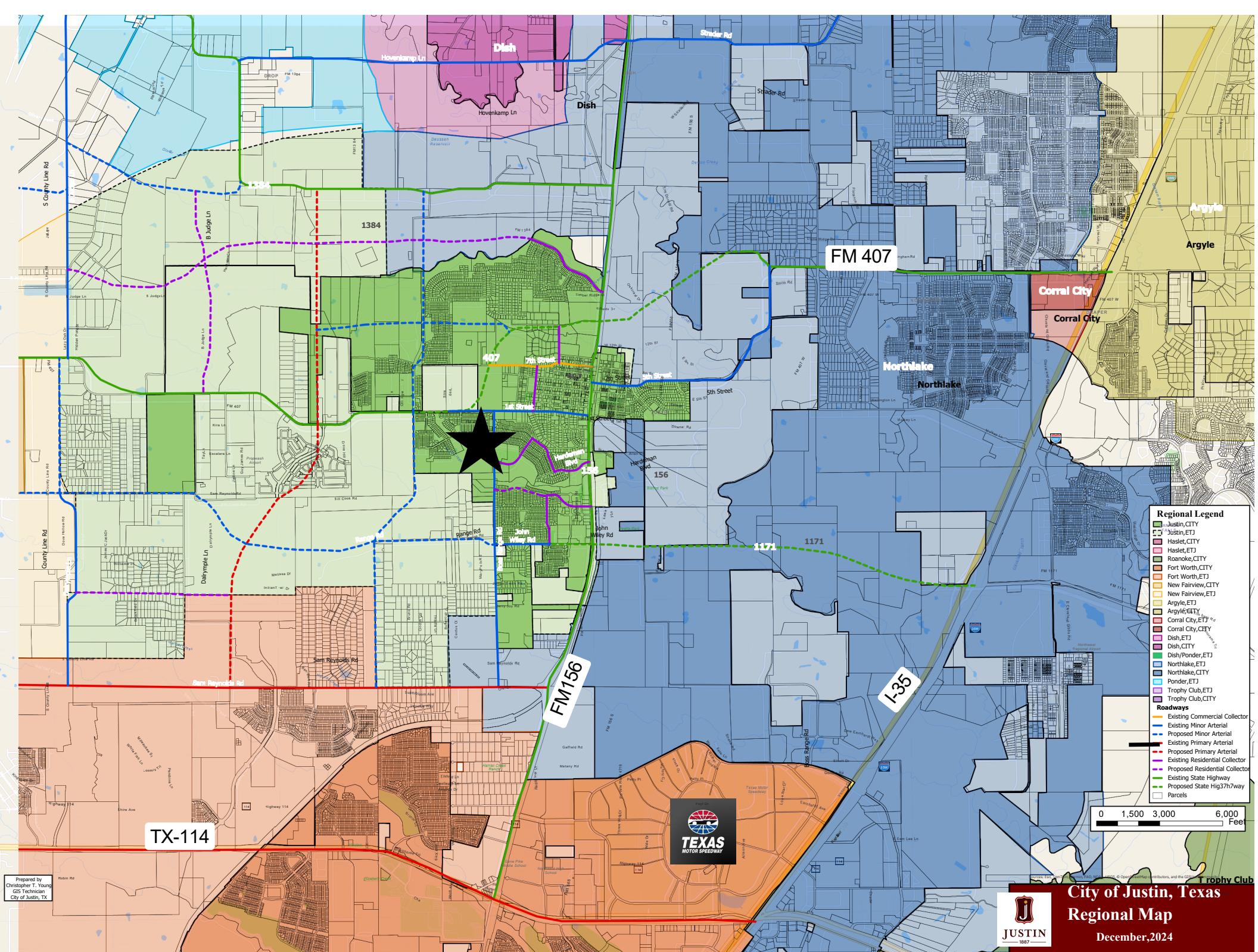
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# City of Justin, Texas Regional Map

December,2024

**Justin is located at the heart  
of the fastest growing area  
in the Dallas-Fort Worth  
Metroplex.**

# STRATEGIC LOCATION

- **22 MILES FROM DFW AIRPORT**
- **6 MILES TO I-35W**
- **5 MILES TO HWY 114**
- **11 MILES TO HWY 380**
- **14 MILES FROM HWY 287**
- **8 MILES FROM BSNF ALLIANCE**
- **8 MILES NORTH OF ALLIANCE AIRPORT**
- **5 MILES FROM TEXAS MOTOR SPEEDWAY**



## CONTACT

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## Information About Brokerage Services

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 or rental agreement. A 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. An owner's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BUYER/TENANT:** A 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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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.

Glacier Commercial Realty, LP	556217	info@glaciercommercial.com	214-637-4300
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Designated Broker of Firm	License No.	Email	Phone
Steven P. Shrum	382523	shrum@glaciercommercial.com	214-637-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Deborah Walls	681185	dwalls@glaciercommercial.com	817-528-1626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date