

SUBJECT PROPERTY

FM 156 and Tally Blvd * Justin, TX

1.09 Acre Parcel For Sale

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Oes

PROPERTY OVERVIEW

SALE PRICE: \$1,329,000

- Parcel is platted for a 5,000 SF building with drive through (e.g. for a bank)
- Utilities and paving included
- Office Equity Solutions can construct your building through our Development Management program
- Zoning: Commercial
- Ideal for medical, office, retail or restaurant



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OCS

LOCATION HIGHLIGHTS

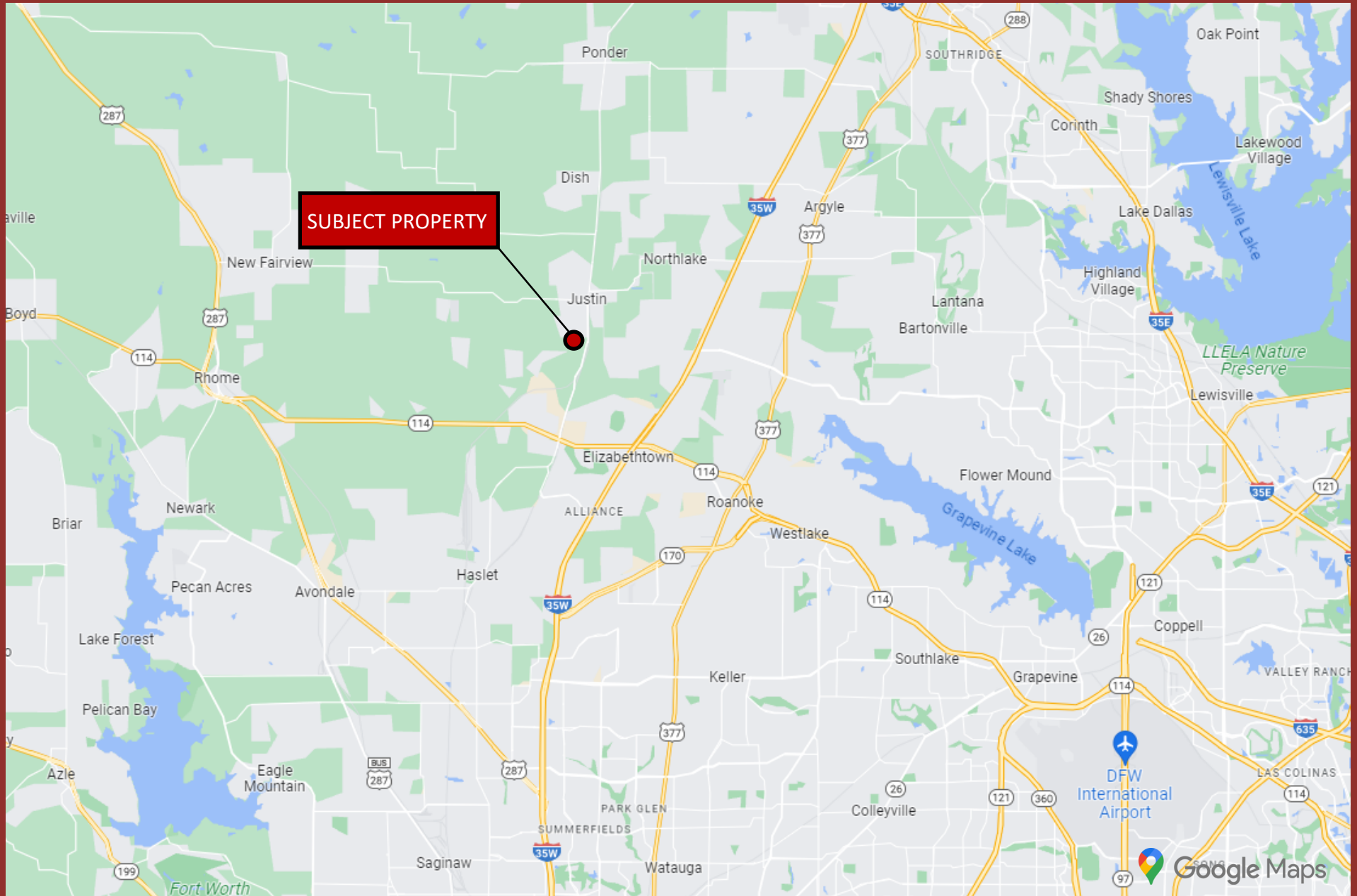
- Located on FM 156 at the Main Entrance to Justin Town Square
- Over 5,000 new homes coming in a 3 mile radius of Justin Town Square
- 4 miles to Texas Motor Speedway
- 7.3 miles to Alliance Airport
- Major employers nearby are bringing new residents: 7 miles from Amazon, Walmart and FedEx Fulfillment Centers



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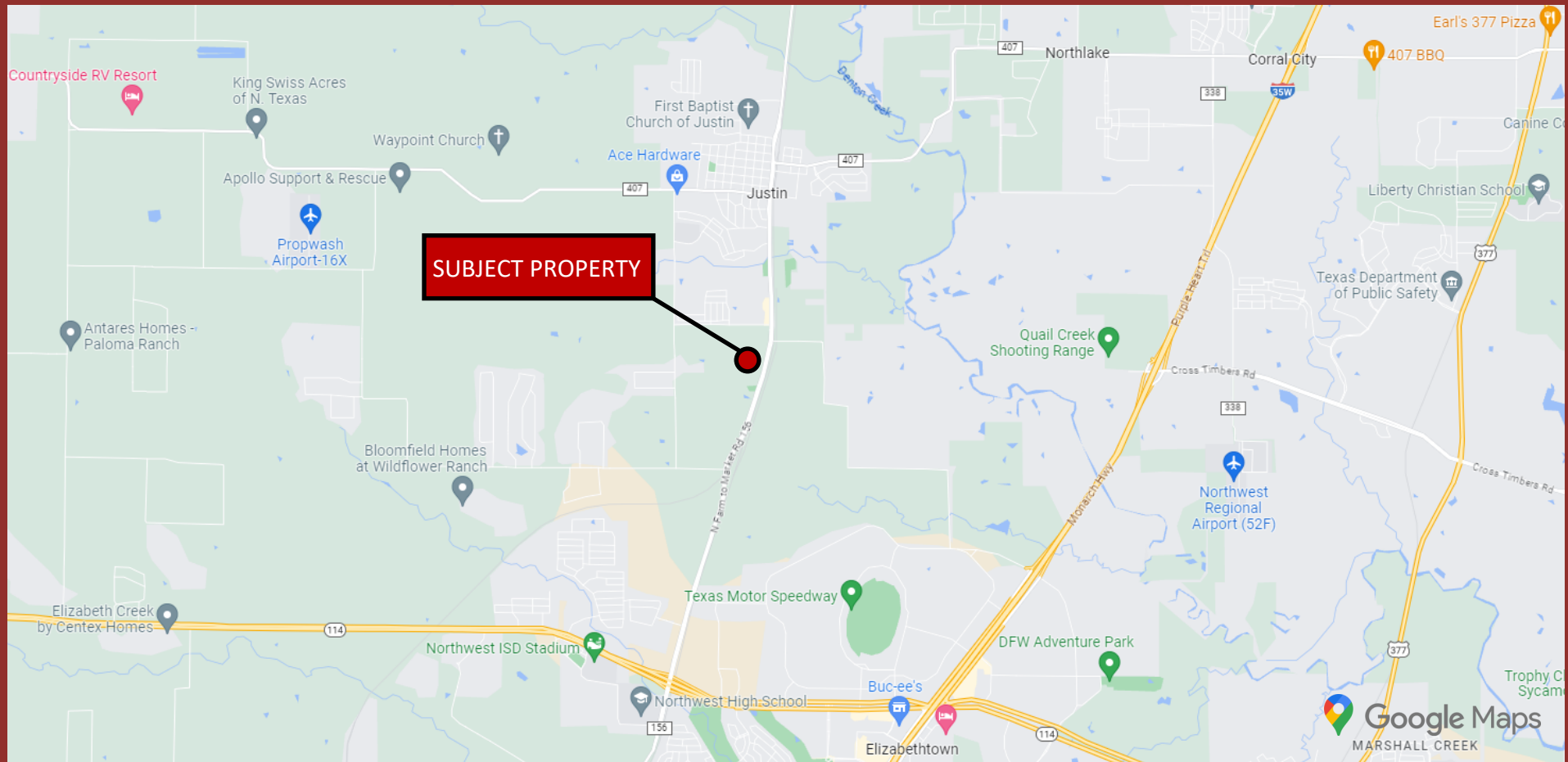
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Justin Town Square
Justin, TX



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DEMOGRAPHICS & TRAFFIC COUNT

	1 MILE	3 MILES
Population	3,112	9,733
Employed	768	2,402
AVG HH Income	\$95,833	\$105,401
Population Growth 2023-2028	10.93%	7.79%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
FM 156	John Wiley Rd S	10,300	2017	0.13 mi
FM 156	Bishop Park S	10,887	2022	0.18 mi
I 20-N Business	Bishop Park S	11,050	2020	0.19 mi
Boss Range Rd	FM 407 N	1,124	2022	0.81 mi
I 20-N Business	Downe Rd S	11,223	2020	0.82 mi
FM 156	Downe Rd S	10,670	2022	0.82 mi
West 1st Street	FM 156 E	5,445	2020	0.85 mi
W 1st St	FM 156 E	4,490	2022	0.85 mi
Downe Rd	TriCreek Ln SW	177	2022	0.85 mi
W 1st St	S Snyder Ave W	3,746	2022	0.86 mi

Made with TrafficMetrix® Products



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amazon

Walmart

Employment



- People gained 172,300 jobs in 2023
- 8.64% growth rate
- Texas is leading the nation in job creation

THE DFW METROPLEX

Education

- 38 Colleges
- 3 R1 Universities
- 355 public schools
- 126 private schools



THE UNIVERSITY OF TEXAS AT DALLAS

DFW

DALLAS FORT WORTH INTERNATIONAL AIRPORT

UTSouthwestern
Medical Center

Health Care

- 200+ hospitals and surgery centers
- 37 Community health and hospital systems



3 Commercial Airports

- DFW International
- Dallas Love Field
- Alliance



Growth

- Over 300 people per day
- 6,574,000 Total Population
- Ranked #4 by population nationally
- More than 200 cities in the metroplex



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Fortune 500 companies in DFW including:

- AT&T
- Charles Schwab Corporation
- American Airlines Group
- DR Horton



AT&T



D·R·HORTON
America's Builder

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The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Office Equity Solutions/Ultima Real Estate ("OES/URE") and should not be shared with any other person or entity without the written consent of OES/URE. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. If you have no interest in the subject property at this time, please destroy all copies of this Offering Memorandum that you possess.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective buyers, and to develop an initial interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. OES/URE has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size, age and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with Local, State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources deemed reliable; however, OES/URE has not verified, and will not verify, any of the information contained herein, nor has OES/URE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided herein.

All potential buyers must take appropriate measures to verify all of the information set forth herein and bear all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used in this Offering Memorandum are for example purposes only and do not represent the current, future or projected performance of this property or investment. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

The value of a net leased property to a Buyer depends on factors that should be evaluated by the buyer and their tax, financial and legal advisors. Buyer and buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to the buyer's satisfaction the suitability of the property for buyer's intended use, purposes and needs. All real estate investments carry significant risks. Buyer and buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant(s). While a tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on expected market conditions or a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, insurance, CAM or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting Buyer's own investigation of all matters affecting the value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Offering Memorandum you explicitly agree to release OES/URE, and hold it harmless from any and all costs, expenses, or liability arising out of your investigation and/or purchase of this property.

NON-ENDORSEMENT NOTICE

OES/URE is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, sponsorship or endorsement by, said corporation of OES/URE, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of OES/URE, and is solely included for the purpose of providing tenant lessee information about this property to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE OES/URE
AGENT FOR MORE DETAILS.

EXCLUSIVELY MARKETING BY:
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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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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Buyer/Tenant/Seller/Landlord Initials

Date