

9510 Swafford Rd, Justin, TX



14.82 Acres for Sale w/ Rental Income
13,280 SF Light Industrial Included
Long-Standing Tenant In-Place
Development Opportunity
Just Off FM 156, South of Ponder, TX

Main Contact

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Property Overview

M&D CRE is pleased to present 14.82 acres of land for sale.

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Property Summary

M&D CRE is pleased to present 14.82 acres of land for sale, featuring existing income-producing light industrial improvements. The property is anchored by 13,280 SF of industrial structures leased to Backyard Fun Factory, a long-established manufacturer of high-quality wooden playsets.

The main improvements include a 100' x 100' shop with a dust-venting system, office space, three roll-up doors, and four walk-through doors. Two additional 40' x 40' buildings, each with central electric heating and cooling and dual walk-through doors, support ongoing operations and provide versatile functionality. All structures are fully serviced with city water, septic, and electric.

The 14.82-acre site offers substantial land for new development, property expansion, outdoor storage, or complementary facilities. A pond behind the existing buildings presents additional development potential with the option to be filled in. With stable tenancy, functional infrastructure, and significant long-term growth capacity, this property is an ideal opportunity for investors seeking a versatile land asset with immediate rental income and future upside.

Size	±13,280 SF
Acres	14.82 Acres
Zoning	Outside City Limits
Main Facility	10,000 SF
Secondary Shop	1,600 SF
Third Shop	1,680 SF
Sale Type	Investment/Development
Parcel ID	78042, 731532, 731531



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Highlights

- 14.82 acres for sale
- Opportunity to restructure lease & increase NOI
- Outside city limits
- 100' x 100' shop
- Two 40' x 40' buildings
- New Industrial development opportunity



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Location Overview

Justin, Texas is a steadily growing community within the thriving Dallas–Fort Worth metroplex, characterized by a strong, stable, and predominantly homeowner-based population.

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Justin, Texas- The Next Frontier of North Texas Growth.”

Justin, TX Overview

Justin, Texas is a steadily growing community within the thriving Dallas–Fort Worth metroplex, characterized by a strong, stable, and predominantly homeowner-based population. The area benefits from rising household incomes, increasing residential development, and a supportive business climate that attracts families and professionals seeking long-term stability. Its strategic location, expanding workforce, and consistent growth trends create a favorable environment for commercial real estate, offering investors an opportunity to capitalize on a market with solid demand, upward momentum, and long-term economic strength.

34,643

2025 Total
Population
(5 Mile)

42,500

2030 Projected
Population
(5 Mile)

\$157,934

2025 Average
HH Income
(5 Mile)

16,329

2025 Employed
Population
(5 Mile)



Sunrise Redi Mix
Concrete

FM 156

EXP Fabrication

Patriot Safe Rooms

El Rancho Warehouse

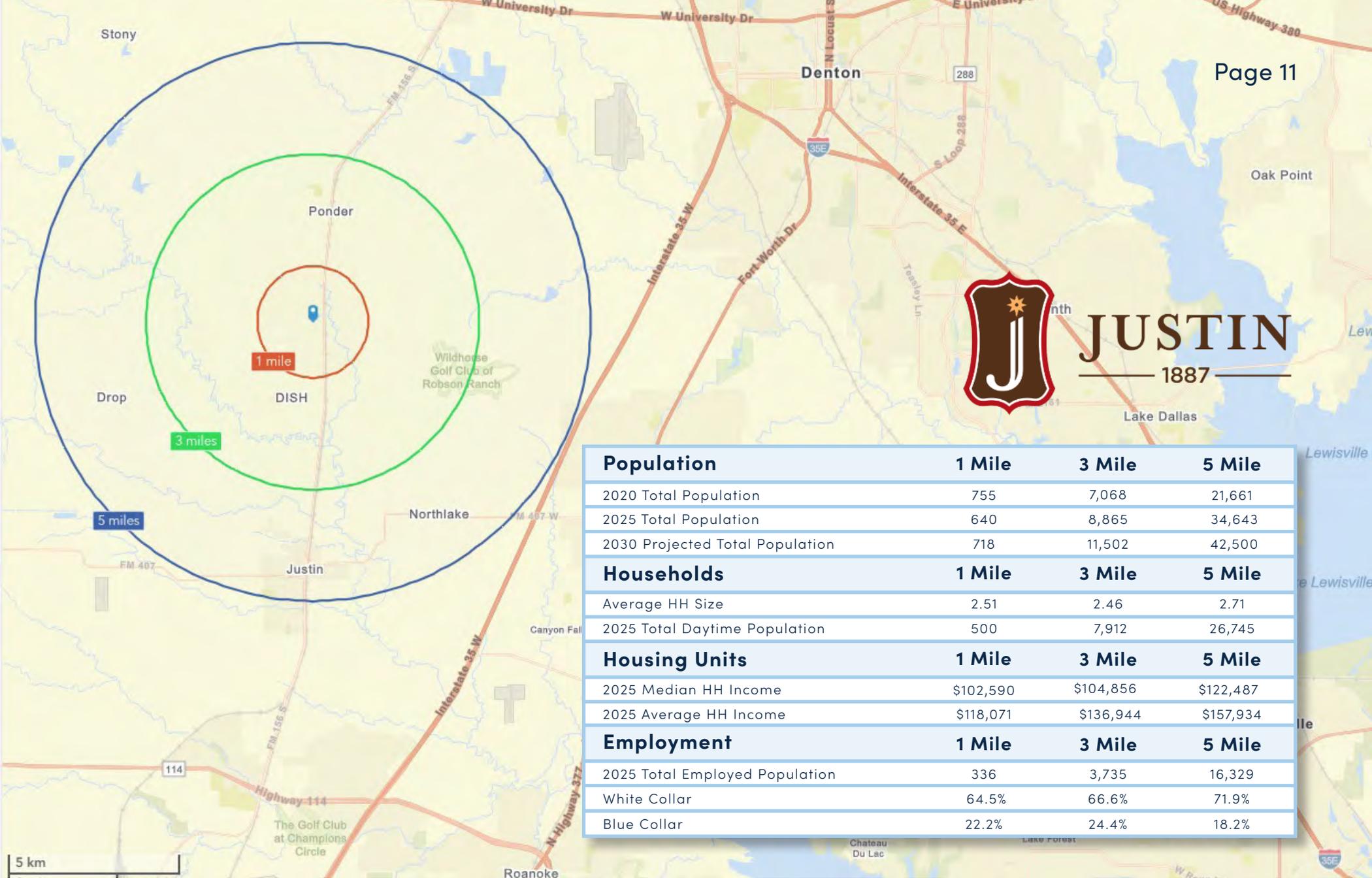
Aggreko Energy
Solutions



BlueTex™
Insulation

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Population	1 Mile	3 Mile	5 Mile
2020 Total Population	755	7,068	21,661
2025 Total Population	640	8,865	34,643
2030 Projected Total Population	718	11,502	42,500
Households	1 Mile	3 Mile	5 Mile
Average HH Size	2.51	2.46	2.71
2025 Total Daytime Population	500	7,912	26,745
Housing Units	1 Mile	3 Mile	5 Mile
2025 Median HH Income	\$102,590	\$104,856	\$122,487
2025 Average HH Income	\$118,071	\$136,944	\$157,934
Employment	1 Mile	3 Mile	5 Mile
2025 Total Employed Population	336	3,735	16,329
White Collar	64.5%	66.6%	71.9%
Blue Collar	22.2%	24.4%	18.2%

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **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.

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Sales Agent/Associate's Name	License No.	Email	Phone
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Buyer/Tenant/Seller/Landlord Initials			Date