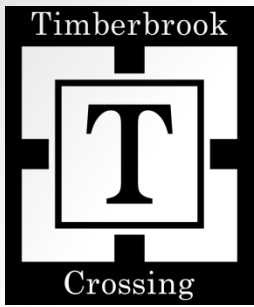


TIMBERBROOK CROSSING



**A Harrier Investment Group
Premier Commercial Development**

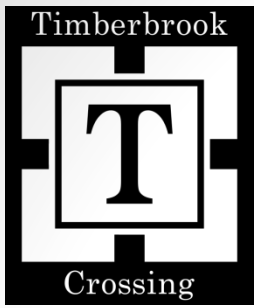


Timberbrook Crossing



Justin's Premier
Commercial Development

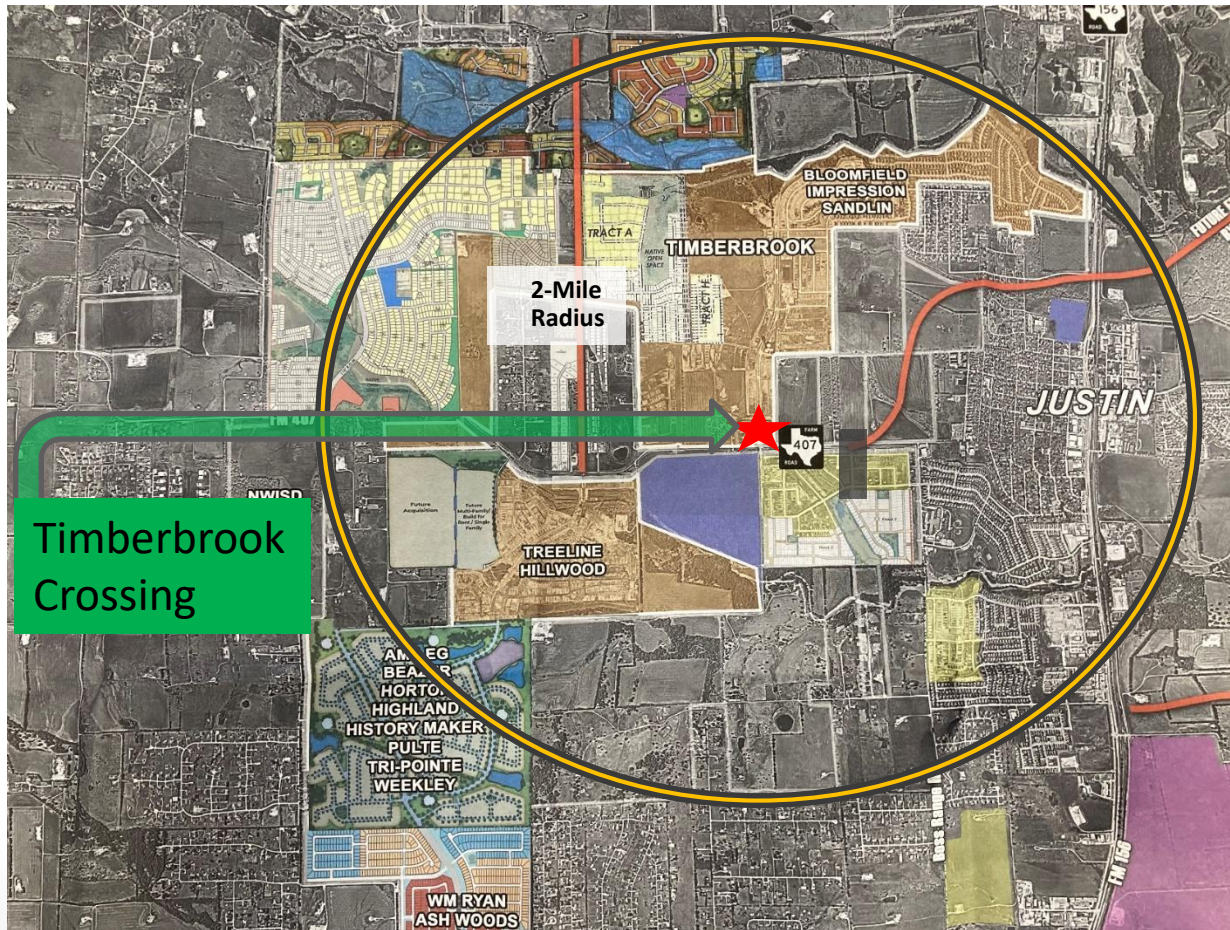
Located in the Heart of the Community

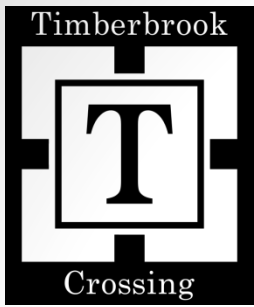


Timberbrook Crossing

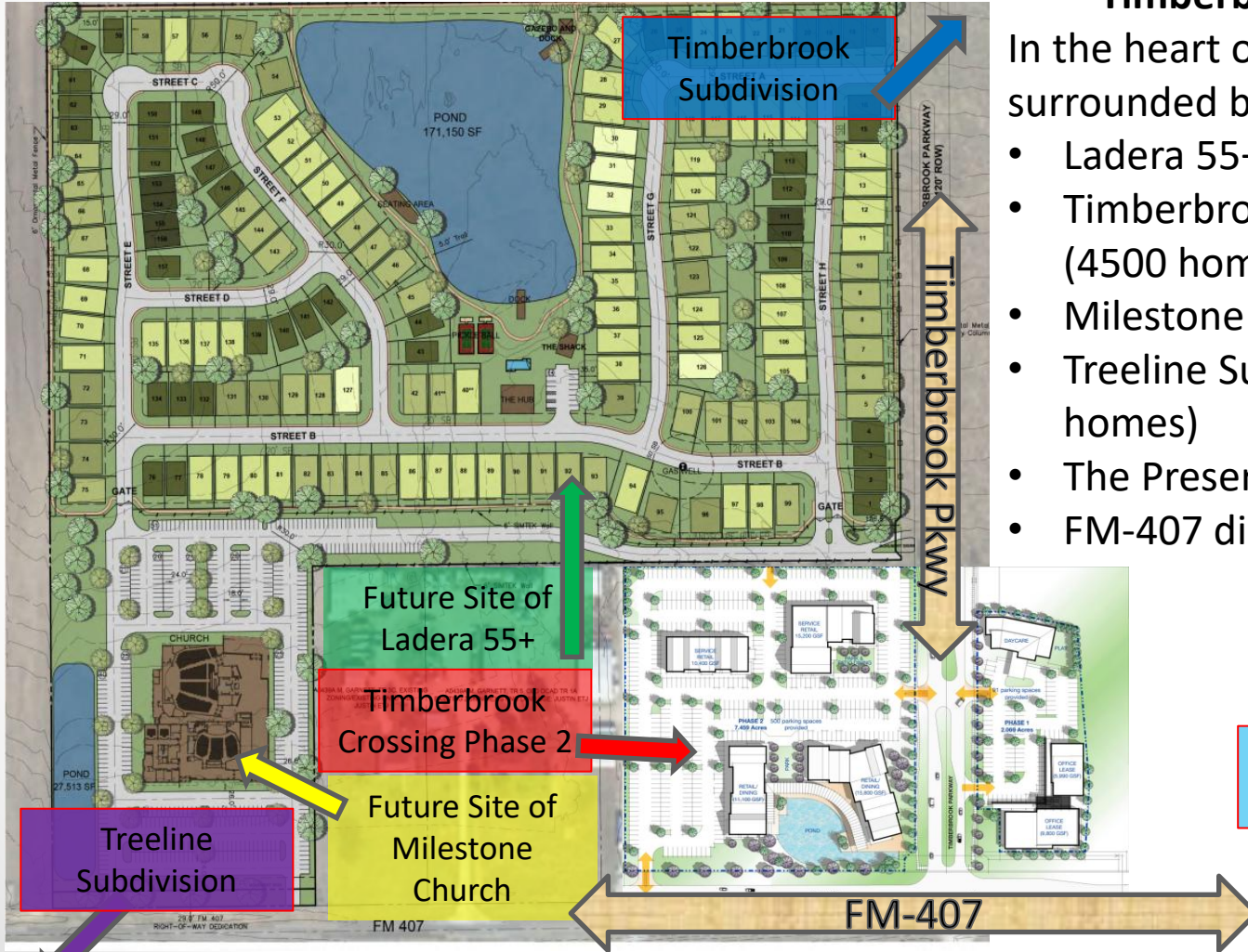


Commercial Development within Walking and Golf Cart distance to 8,000+ Homes





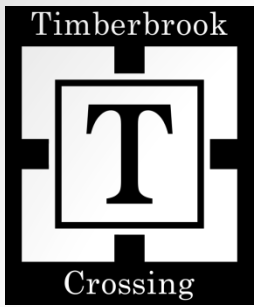
Community Overview



Timberbrook Crossing

In the heart of the community surrounded by:

- Ladera 55+ (156 homes)
- Timberbrook Subdivision (4500 homes)
- Milestone Church
- Treeline Subdivision (4500 homes)
- The Preserve (700 homes)
- FM-407 direct access

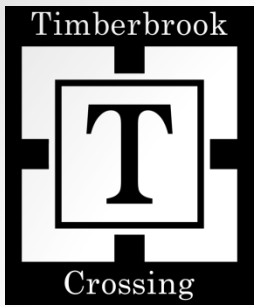


Community Overview

Timberbrook Crossing Commercial

- Located at the entrance of Timberbrook Community
 - Beautiful planned residential community with 4500 planned homes
 - Direct access to FM-407 and Timberbrook Parkway
 - Timberbrook Community
- Next to Ladera 55+ active living community
 - Walkable to Timberbrook
 - High expendable-income residents
- Directly across from The Preserve
 - Planned residential community of 700 homes
- Treeline - A Hillwood community
 - Master planned development
 - Residential community with 2500-4500 homes
 - TreeLine A Hillwood Development

***All communities are within ½ mile of Timberbrook Crossing**



Multi-Phase Development

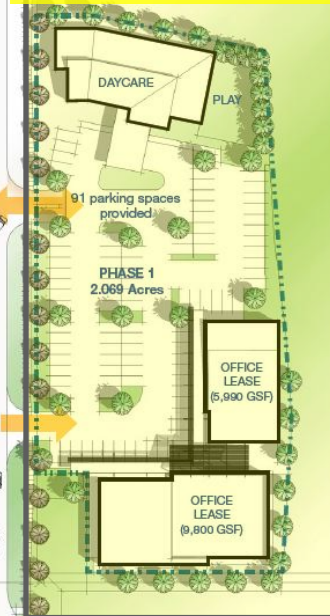
Phase 2

- Restaurants and Service Retail



Phase 1

- Medical
- Office
- Retail



FM 407

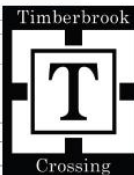
TIMBERBROOK PARKWAY



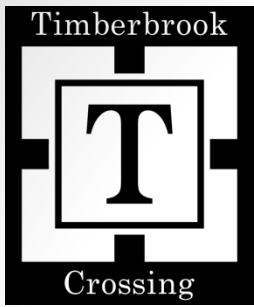
Steve Schreiber
Steve@harrierg.com
www.harrierg.com

TIMBERBROOK CROSSING
JUSTIN, TX
CONCEPT MASTERPLAN

Moya Architecture Workshop



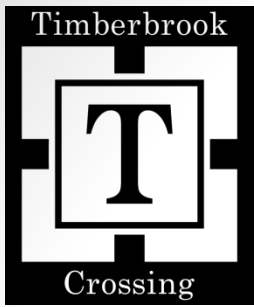
October 3, 2022



Only 3 Sites Remain in Phase 1



- Plenty of parking – 92 spaces!
- Great visibility from FM-407
- Medical/Education/Retail/Office
- Zoned General Business
- All Utilities to Pad Sites
- Can Build-to-Suit

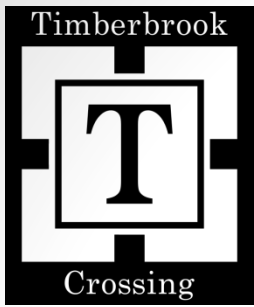


Pad Sites for Sale

Ready to Build Pad Sites

- Lot 1: 3800SF Pad
 - FM-407 frontage
 - Perfect for medical
 - \$553,000
- Lot 2: 5700SF Pad
 - FM-407 frontage
 - Perfect for medical
 - \$770,000
- Lot 3: 5800SF Pad
 - Retail/Office/Medical
 - \$696,000
- Lot 4: 8600SF Pad
 - Pre-leased
 - Build to Suit
 - Academy Child Education Center

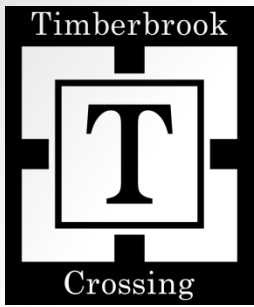




Phase 2 Coming Soon!

- Currently in development design
- There is still time to design to your specific size and parking requirements!
- Ideal for service retail
 - Restaurants
 - Vets
 - Med-spa
 - Hair care
 - Dance/Cheer
 - Urgent care
 - Yoga/fitness



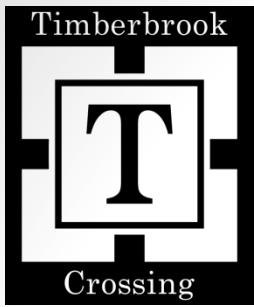


Rapid Residential Growth

- Residential growth from 7,000 to 35,000+ in next 10 years
- The homes are here! Major developers have committed:
 - Underserved commercial needs for the community
 - Need medical, service retail, dining and grocery options
- Median income has risen to \$165,000
- FM-407 expansion to 6 lanes coming
- Strong support from City of Justin leadership to attract high quality commercial business

Hyper Local Market Growth - Surrounded by 8000 NEW homes in three master-planned communities at our entrance!!

Center of fastest growing County in America!



Come See Us!

- Call and let us help you find your perfect commercial space
 - Build to suit
 - Ready pad sites for sale
 - Options for leasing
 - Site plan and General Business Zoning approved by the city
- Make an appointment with the contacts below



Steve Shrum
Co-Managing Partner –
Glacier Commercial Realty, L.P.
817-881-3837
shrum@glaciercommercial.com



Deborah Walls
Vice President
Glacier Commercial Realty, L.P.
817-528-1626
dwalls@glaciercommercial.com