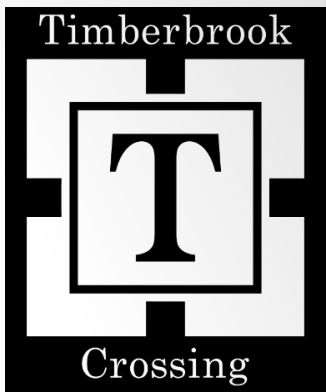




**HARRIER INVESTMENT**  
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# Timberbrook Crossing Commercial Leasing Opportunity

Justin, TX – High growth North Fort Worth Trade Corridor  
Limited Availability | Flexible Layouts | Turnkey Leasing Available



# A Growing Community Business Hub



## Positioned at the center of Justin's growing residential community

- Located at the primary entrance to a 6,000+ home master-planned development
- Surrounded by active and planned residential growth within minutes

## Established, complementary tenant mix driving daily traffic

- Full-time childcare (The Academy) now open and operating
- Pediatric and chiropractic users on-site
- Hourly childcare concept (The Hive) coming soon

## Ideal for service, medical, and professional users

- Strong fit for medical, therapy, education, and office users
- Designed for businesses serving daily local needs

## Simplified leasing and buildout process

- Flexible layouts to accommodate a range of users
- Developer-led support for design, permitting, and construction

# Now Leasing – Limited Availability

## ±2,000 SF Available 1100 Timberbrook Pkwy | Building 1, Suite 200

- Hard corner frontage at FM-407 & Timberbrook Pkwy
- High visibility from future signalized intersection
- Direct Parking Access
- Ideal for therapy, office, financial or service users



## ±3,300 SF Available 1110 Timberbrook Pkwy | Building 2, Suite 100

- Adjacent to pediatric and family-focused users
- Strong visibility along FM-407
- Direct Parking Access
- Ideal for medical, education, or veterinary professional office



### Flexible, Turnkey Opportunity

- *Developer-led support from design through construction*
- *Spaces designed to fit your business*



# We Make Opening Your Business Simple – Start to Finish

## How it Works

### 1. Plan Your Space

We work with you to understand your business and layout needs

### 2. Design & Permitting

We coordinate plans and handle approvals

### 3. Build Your Space

Experienced contractors complete your buildout efficiently

### 4. Open for Business

We guide the process through completion so you can focus on launching

## Hands-On Support

- Direct guidance from lease through opening
- Coordination with architects, engineers, and contractors



*The Academy Childcare – Completed and Operating at Timberbrook Crossing*



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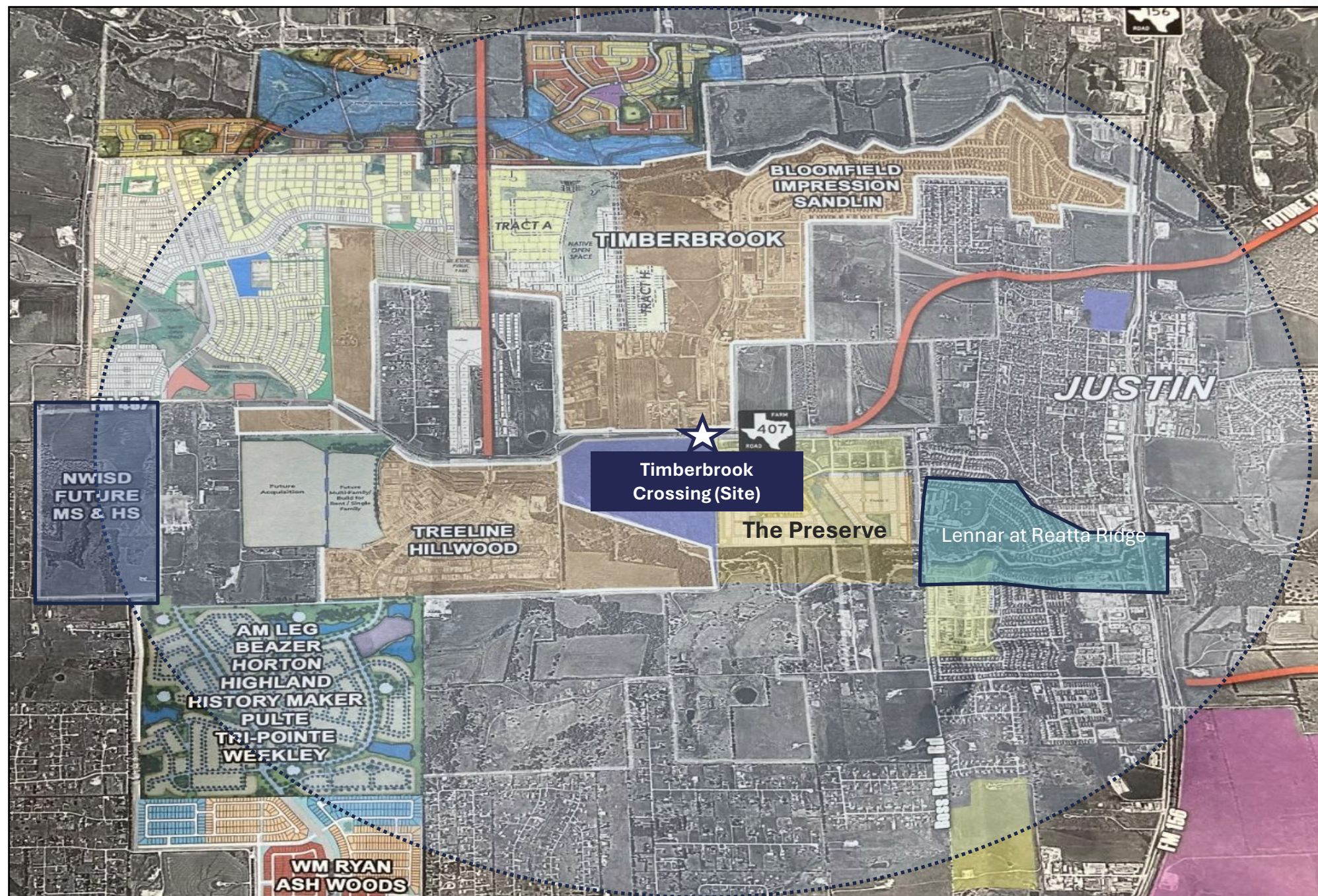
# At the Center of Residential Growth

## Located in the Center of a Growing Residential Community

- 10,000+ current residents
- 12,000+ planned or under development
- Entrance to a 6,000+ home master-planned development
- Direct access from FM-407 and Timberbrook Parkway

## Built for Daily, Local Demand

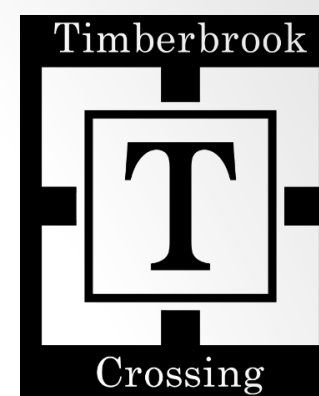
- Built to serve families and nearby residents
- Ideal for service, medical, and professional users
- Consistent, repeat customer base



In the Heart of the Community | FM-407 & Timberbrook Pkwy, Justin, TX



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# Now Leasing - Timberbrook Crossing

*Limited Availability – ±2,000 SF & ±3,300 SF Remaining*

Steve Schreiber

President, Harrier Investment Group

252-626-5279

[steve@harrierig.com](mailto:steve@harrierig.com)

Schedule a tour or discuss your space needs



In the Heart of the Community | FM-407 & Timberbrook Pkwy, Justin, TX