



## LOCATION:

Southwest corner of FM-156 and John Wiley Rd (future FM-1171) in Justin, TX

## HIGHLIGHTS:

- 20 Acre New Retail, Restaurants, Office coming soon
- Close proximity to Texas Motor Speedway, Alliance Texas Commerce Center and Alliance Airport
- Frontage on FM-156
- Call for Lease Rates

## AVAILABLE:

Contact Broker for Details

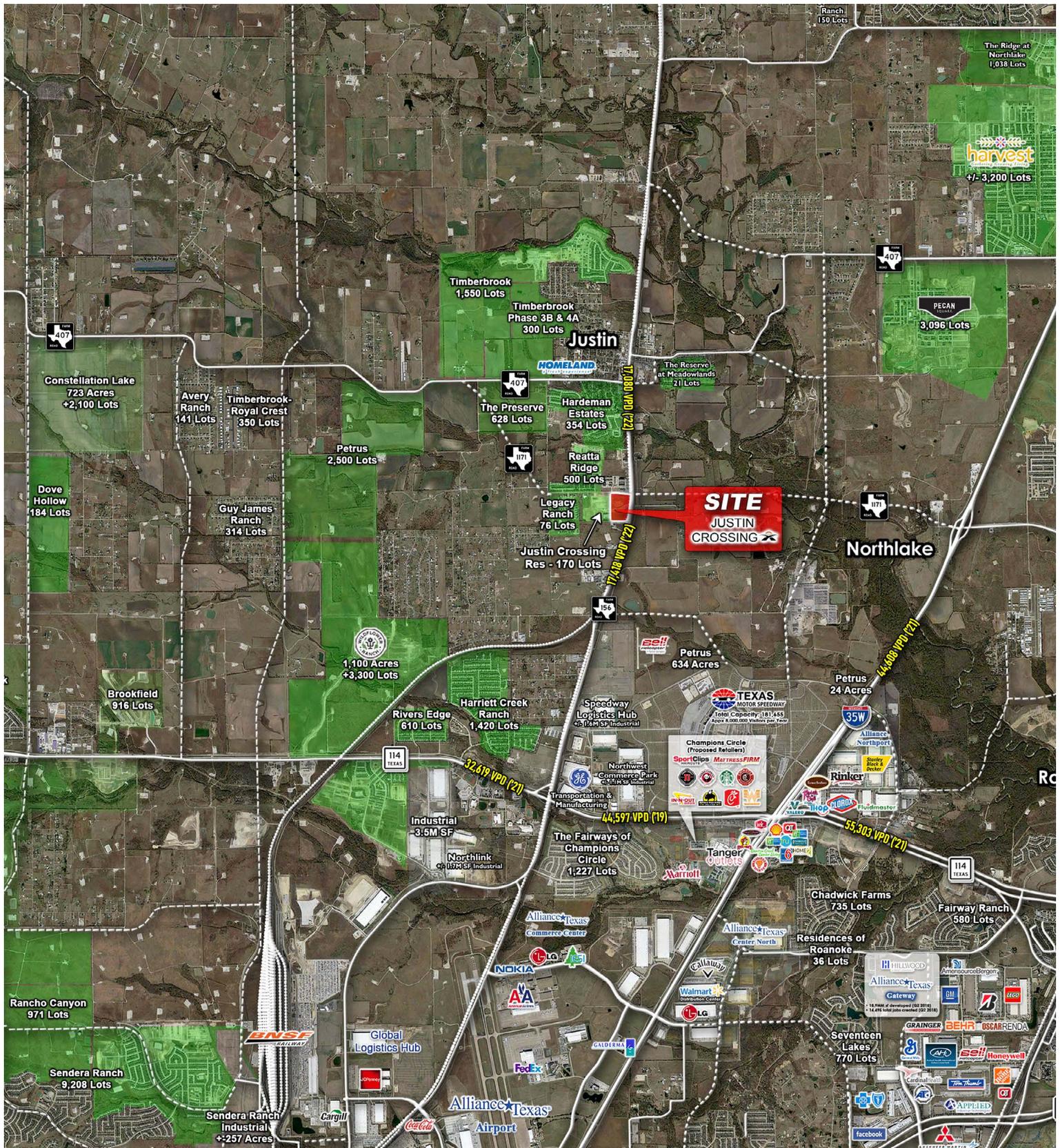
## TRAFFIC COUNTS:

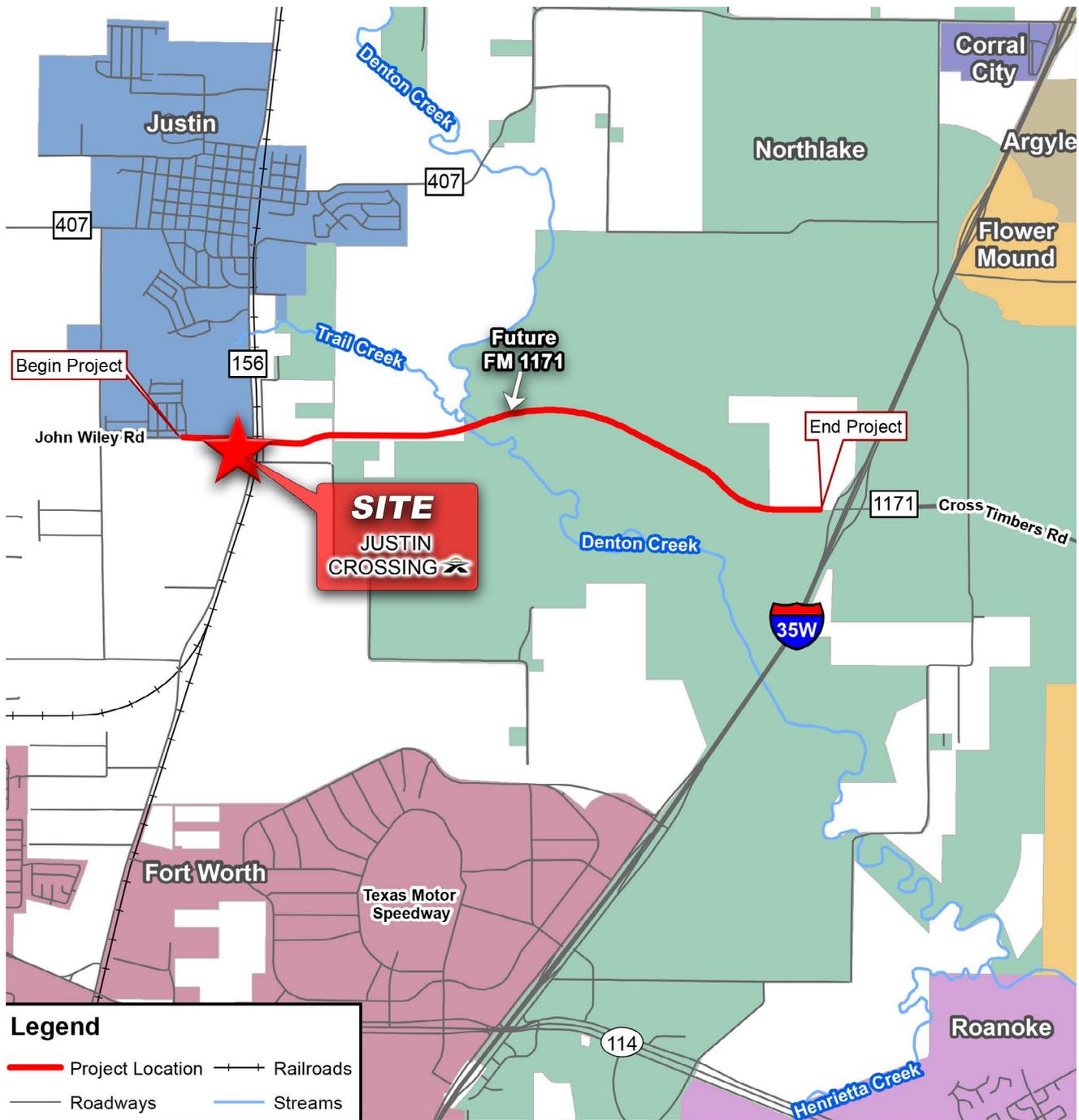
FM-156: 17,418 VPD (City of Justin 2022)

## DEMOGRAPHICS:

	3 mi	5 mi	10 mi	15 min
2022 Population	14,492	44,556	203,188	69,556
2027 Population	20,086	57,819	240,728	90,625
Median Age	34.8	35.6	36.3	37.4
2022 Avg HH Income	\$126,520	\$135,211	\$153,272	\$135,293
2027 Avg HH Income	143,731	\$153,769	\$170,042	\$154,844

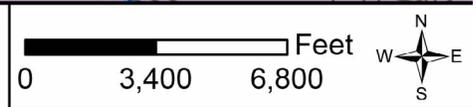
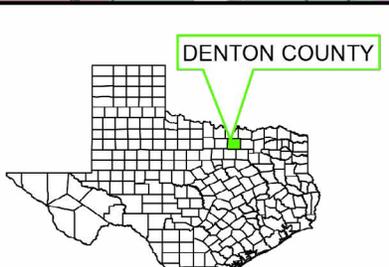
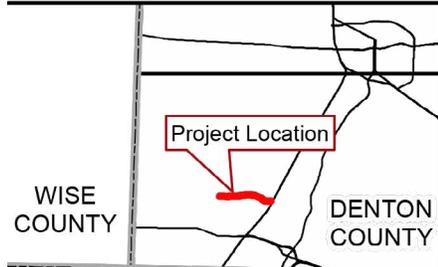






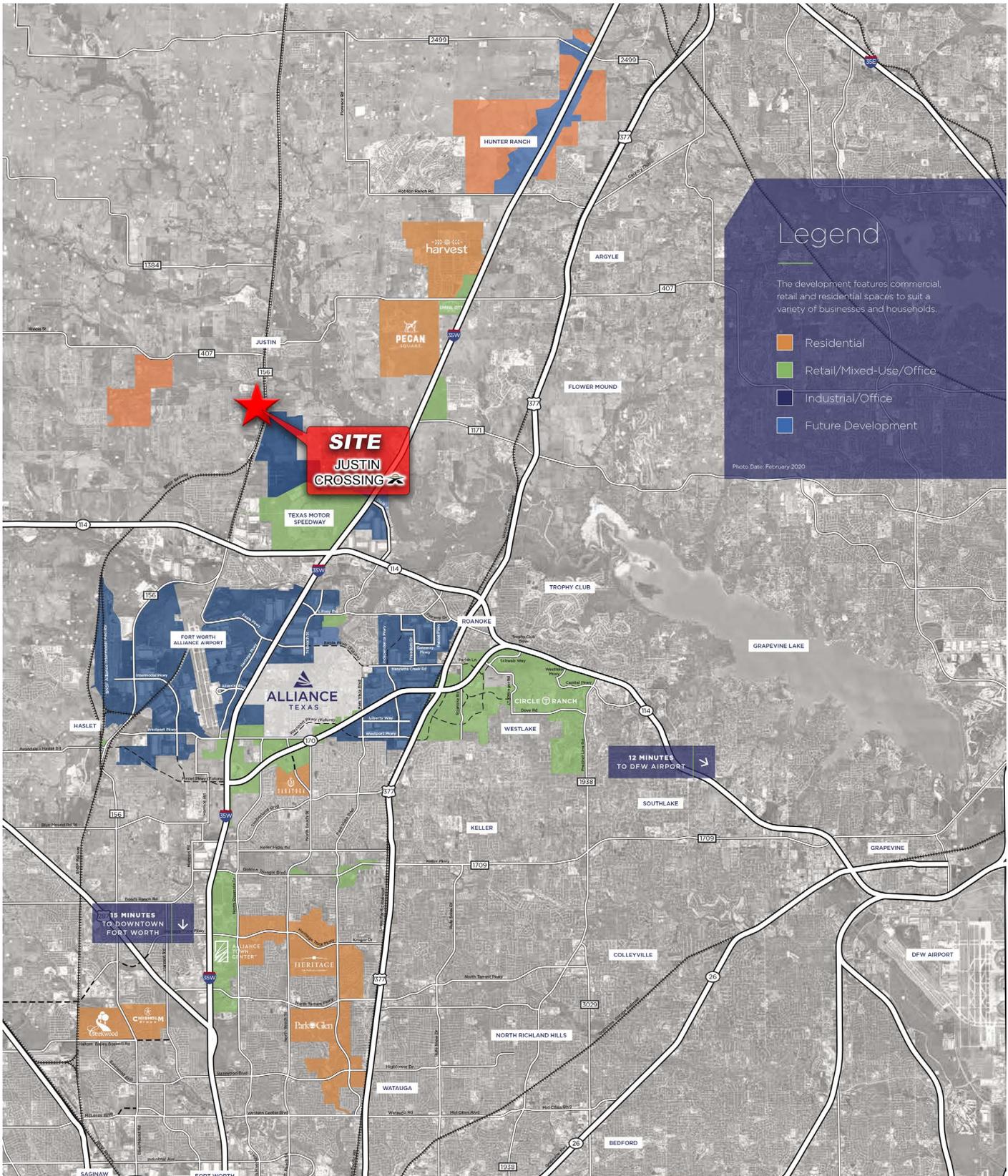
**Legend**

- Project Location
- Roadways
- Railroads
- Streams



**Project Location Map**

Farm-to-Market (FM) 1171  
 From FM 156  
 To IH 35W



## JUSTIN CROSSING TRADE AREA - GROWTH DETAILS

Following are major employers within the trade area. The cities of Westlake, Southlake and Trophy Club housing is historically priced well above \$1m. Apartments are limited and no new apartments will be built in Westlake or Southlake. This is driving the area employees from the following employment hubs to Justin where a home buyer can purchase a new home under \$1m in all tract home communities, with median home prices in Justin at \$428,000 as of 2023. Property tax in Justin (Denton Co) is 2.14% of assessed value; vs. 2.37% in Westlake, Southlake (Tarrant Co).

### TRADE AREA EMPLOYMENT

#### AllianceTexas – 7 mi south of Justin Crossing

- 27,000 ac Master Planned Community
- 63,000 employees
- Alliance Airport
- Global Logistics Hub
- 9,600 ac Business Park
- 559 plus companies
- 53 million sf
- 4 million sq ft of warehouse, retail and office
- \$111B economic impact No Texas

#### Circle T Ranch - 10 mi SE of Justin Crossing

- 2,500 ac mixed use
- 800 acs of corporate campuses and office space
- 700 acs open space
- Golf and support services
- 200 room hotel
- Anchor is Charles Schwab

#### Charles Schwab Corporate Companies – 10 mi SE of Justin Crossing

- 1.4 million sf
- 6-10,000 employees
- 70 ac campus

#### Deloitte University Campus – 12.5 mi SE of Justin Crossing

- 800 Room Hotel
- 65,000 to 70,000 people go thru this university every year
- 4,500 employees

### EVENT AND SHOPPING DRIVERS TO THE AREA

#### Texas Motor Speedway – 5 mi South of Justin Crossing

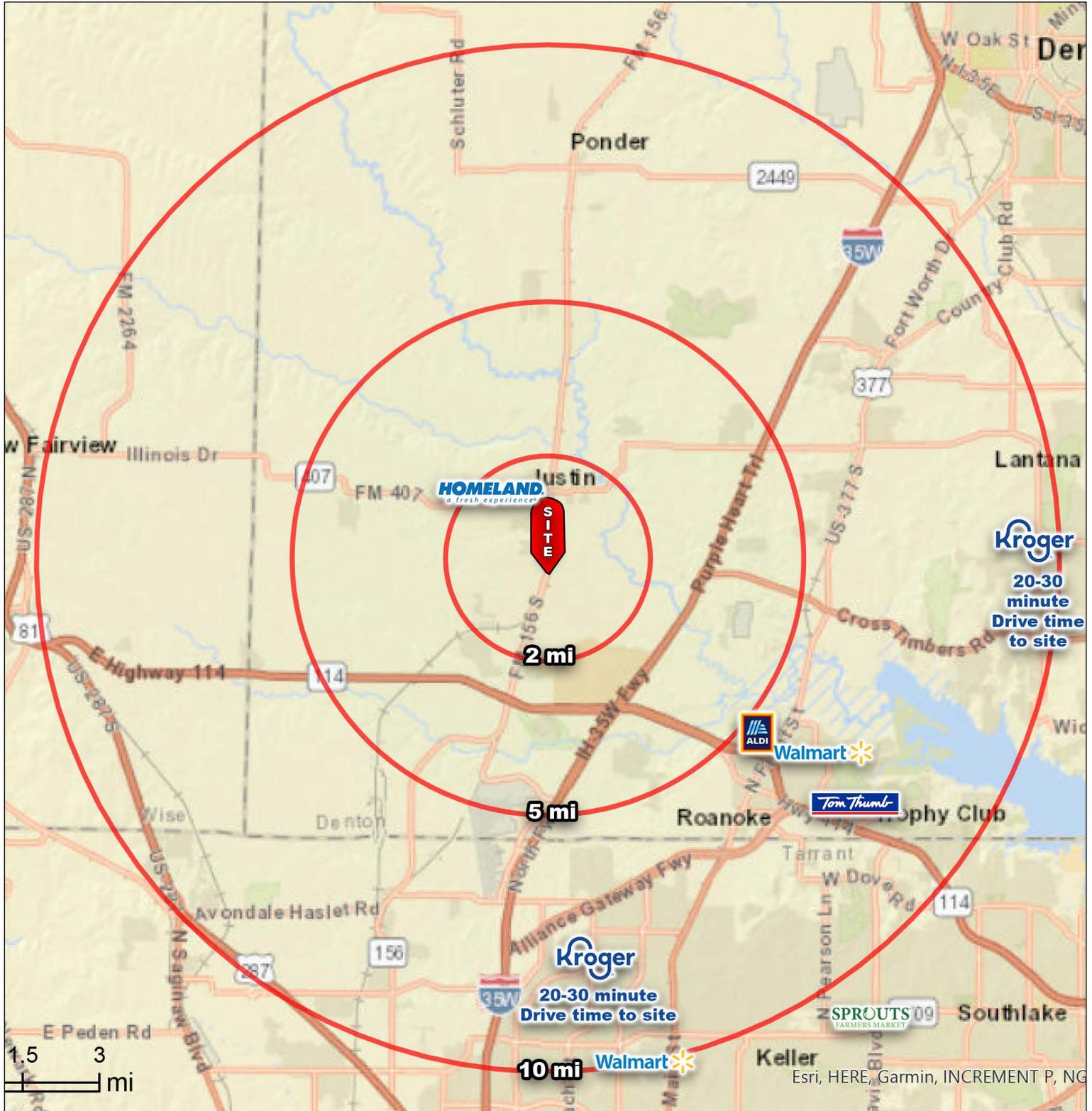
The track layout is similar to Atlanta Motor Speedway and Charlotte Motor Speedway. Owned by Speedway Motorsports, Inc. Nicknamed “The Great American Speedway” the racetrack facility is one of the largest motorsports venues in the world capable of hosting crowds in excess of 200,000 spectators. Jeff Burton (1997) and Dale Earnhardt Jr. (2000) both earned their first Cup win at Texas Motor Speedway.

#### Motor Speedway Major Events

- NASCSR Cup Series
- NASCAR Xfinity Series
- NASCAR Camping World Truck Series
- IndyCar Series

#### Tanger Outlets Fort Worth – 5 mi South of Justin Crossing

- 150 shops
- 30 restaurants at intersection
- 1,200 employees



	3 miles	5 miles	10 miles
<b>Population Summary</b>			
2010 Total Population	9,868	16,061	116,780
2020 Total Population	12,569	35,170	181,265
2020 Group Quarters	91	102	225
2022 Total Population	14,492	44,556	203,188
2022 Group Quarters	78	102	225
2027 Total Population	20,086	57,819	240,728
2022-2027 Annual Rate	6.75%	5.35%	3.45%
2022 Total Daytime Population	11,171	34,686	172,479
Workers	3,619	12,636	71,477
Residents	7,552	22,050	101,002
<b>Household Summary</b>			
2010 Households	3,113	5,382	39,967
2010 Average Household Size	3.14	2.96	2.91
2020 Total Households	3,935	11,431	60,709
2020 Average Household Size	3.17	3.07	2.98
2022 Households	4,554	14,419	68,295
2022 Average Household Size	3.17	3.08	2.97
2027 Households	6,442	18,675	81,337
2027 Average Household Size	3.11	3.09	2.96
2022-2027 Annual Rate	7.18%	5.31%	3.56%
2010 Families	2,567	4,231	32,041
2010 Average Family Size	3.47	3.36	3.27
2022 Families	3,780	10,868	52,847
2022 Average Family Size	3.50	3.56	3.41
2027 Families	5,359	14,142	62,978
2027 Average Family Size	3.43	3.55	3.38
2022-2027 Annual Rate	7.23%	5.41%	3.57%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,338	2,217	16,594
Owner Occupied Housing Units	77.4%	70.5%	78.5%
Renter Occupied Housing Units	15.8%	18.0%	13.7%
Vacant Housing Units	6.7%	11.4%	7.8%
2010 Housing Units	3,311	6,040	42,507
Owner Occupied Housing Units	80.8%	70.5%	77.2%
Renter Occupied Housing Units	13.3%	18.6%	16.8%
Vacant Housing Units	6.0%	10.9%	6.0%
2020 Housing Units	4,150	12,207	63,431
Vacant Housing Units	5.2%	6.4%	4.3%
2022 Housing Units	4,896	15,426	71,684
Owner Occupied Housing Units	80.4%	76.5%	77.0%
Renter Occupied Housing Units	12.7%	16.9%	18.3%
Vacant Housing Units	7.0%	6.5%	4.7%
2027 Housing Units	6,964	20,225	86,300
Owner Occupied Housing Units	83.4%	78.7%	78.0%
Renter Occupied Housing Units	9.1%	13.6%	16.3%
Vacant Housing Units	7.5%	7.7%	5.8%
<b>Median Household Income</b>			
2022	\$105,155	\$107,167	\$114,370
2027	\$112,762	\$117,523	\$125,510
<b>Median Home Value</b>			
2022	\$315,085	\$363,032	\$367,217
2027	\$389,342	\$401,257	\$395,978
<b>Per Capita Income</b>			
2022	\$40,186	\$44,281	\$51,318
2027	\$46,734	\$50,461	\$57,250
<b>Median Age</b>			
2010	31.9	32.1	34.4
2022	34.8	35.6	36.3
2027	34.5	35.3	36.4

