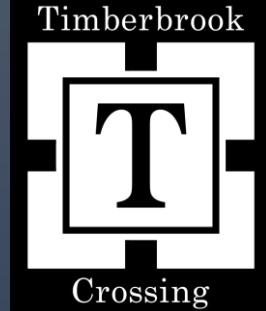


Timberbrook Crossing



Justin's Premier Commercial Development in the Heart of the Community

FM-407 and Timberbrook Pkwy Justin, TX



Full-Service Commercial



Offering Full Range of Services Across all Commercial Categories

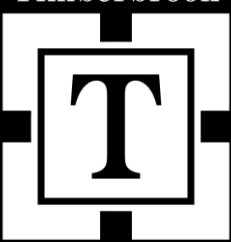
- Developed Pad Sites for Sale
- Build-to-Suit for Sale
- Build-to-Lease
- Existing Lease Options
- Medical/Dental, Banking, Office, Retail, Veterinary, Restaurant, Service, and more!

A Beautiful Development Designed to Support the Local Community



Justin's Premier Commercial Development in the Heart of the Community

FM-407 and Timberbrook Pkwy Justin, TX



The Neighborhood Development



Located at the Entrance to Timberbrook 4500 Home Master Planned Community

Only ½ Mile from the Hillwood Master Planned Treeline Entrance with 2500+ homes



Walking path to Ladera 55+ Active Adult Community

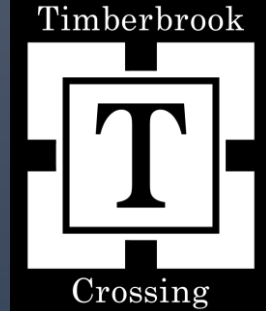


Next to Milestone Church Future Site



Across from The Preserve 600+ homes

Build Your Business Where Your Clients Live!



City of Justin



- Incredible residential growth from 7,000 to 35,000+ in next 10 years
- The homes are here! Major developers have committed:
 - Commercial needs are currently underserved for the community
 - Need medical, service retail, dining and grocery options

- Median income over \$165,000
- FM-407 expansion to 6 lanes coming soon
- Strong support from City of Justin leadership to attract high quality commercial business
- Fantastic Planning and Development team excited to work with businesses

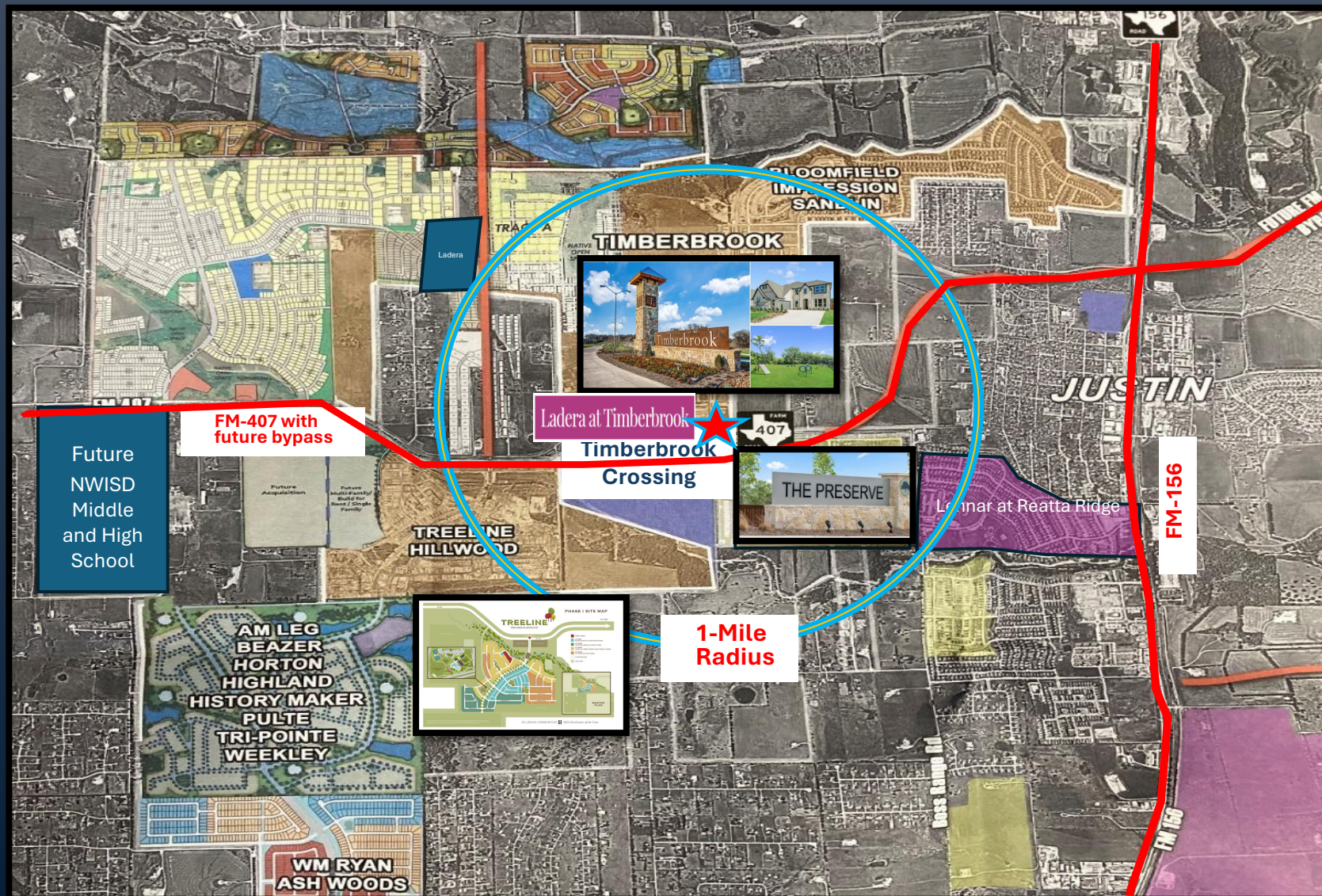


A GREAT TEXAS COMMUNITY
Everything a hometown should be!

Justin's Rapid Residential Growth

Timberbrook Crossing: Located within 1 mile of over 8000 new and planned homesites!

- Timberbrook Master Planned Subdivision by Bloomfield with 4000 homes
- Treeline Master Planned Subdivision by Hillwood with 2500+ homes
- The Preserve with over 650 homes
- Ladera 55+ community
- Lannar at Reatta Ridge
- Justin Crossing
- Expansion of FM-407 with Bypass (coming soon)
- Recent expansion of FM-156 completed
- New middle/high school plan



Two Phases of the Crossing

Phase 2 (West side)

- Planning underway – construction starting soon!



- 54,000 SF of Retail, MOB, Restaurants and more
- Pad sites
- Build-to-Suit
- Build-to-lease

Phase 1 (East side)

- Development complete
 - Build-ready pad sites
 - Medical/Dental
 - Office
 - Build-to-suit options
 - Build-to-Lease options
 - Veterinary
 - Educational
 - FM-407 frontage

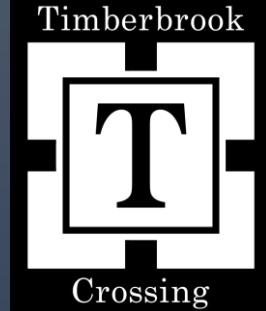


Phase 1

4 Lots – Ready to Build - Utilities, Paving & Parking Installed

- Lot 1 -3800 SF Shell
 - Direct FM-407 frontage
 - Ideal for MOB/Office/Vet
- Lot 2 – 5700 SF Shell
 - Direct FM-407 frontage
 - Ideal for MOB/Office/Vet
- Lot 3 – 5900 SF Pad Site
 - Direct FM-407 frontage
 - Ideal for MOB/Office/Vet
 - \$695,000
- Lot 4 – Academy Early Childhood Education
- Build to Lease Options for Medical from \$30-\$34/SF with \$45 Tenant Finish Out
- Zoned for General Business with 92 spots already in place



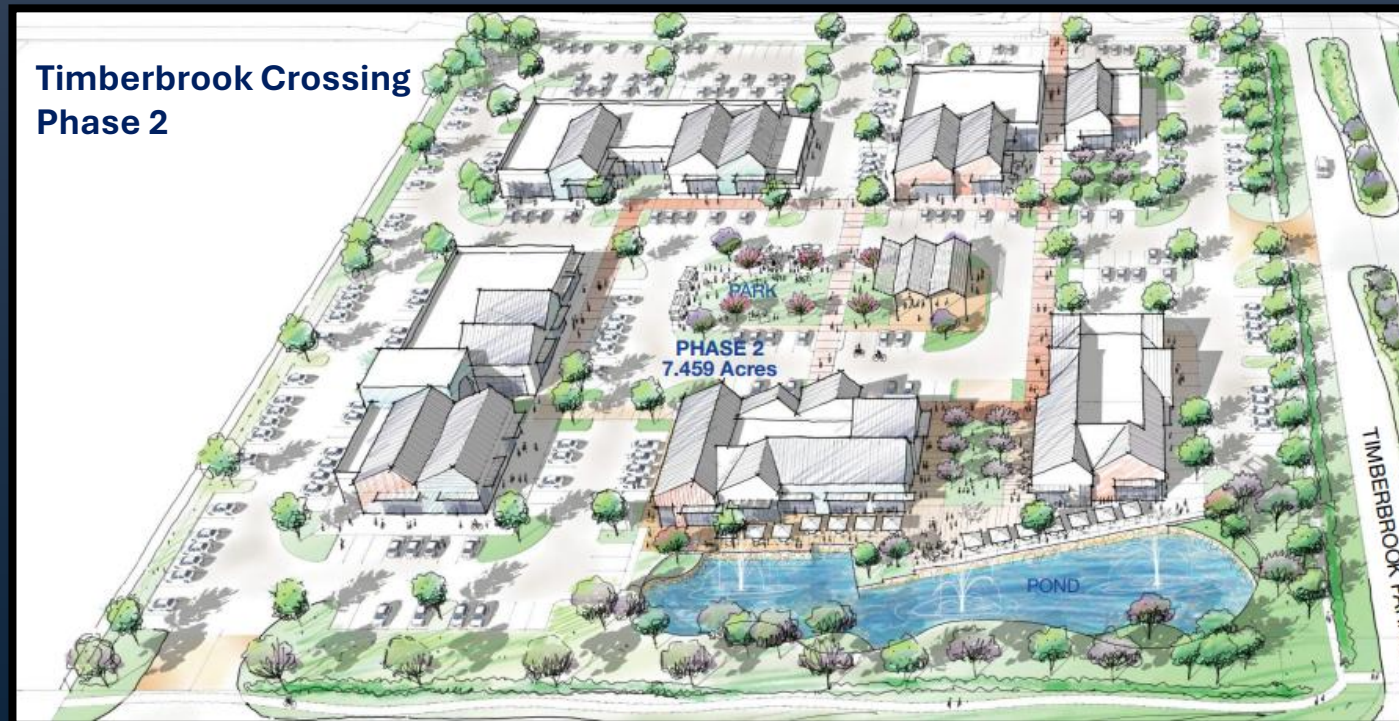


Phase 2



Retail / Banking / Office / Medical / Restaurant / Service

- Direct FM-407 and Timberbrook Pkwy Access
- Beautiful design with amenity pond and central green space activity area
- PLENTY of parking – exceeds City requirements
- Leases from \$28-\$32 with \$40 Tenant finish out
- Lots sized for both Owner-users as well as investors
- Lots can be combined



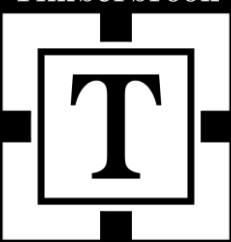
Phase 2



Retail / Office / Medical / Restaurant / Service / Banking

- Lots 1,2,3 with FM-407 frontage from \$28/SF fully developed with utilities and paving
 - Lot 1 – 10,000 SF Pad site
 - Lot 2 – 8,400 SF Pad site
 - Lot 3 – 13,000 SF Pad site (drive-thru)
- Lots 4,5,6 from \$26/SF fully developed with utilities and paving
 - Lot 4 – Now leasing up to 9,000 SF
 - Lot 5 – 10,100 SF Pad Site
 - Lot 6 – 3,500 SF Pad Site

Timberbrook



Crossing

Timberbrook Crossing



HARRIER INVESTMENT
GROUP

SCAN ME



In the Heart of the Community



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



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

Call Or Come Visit Today!