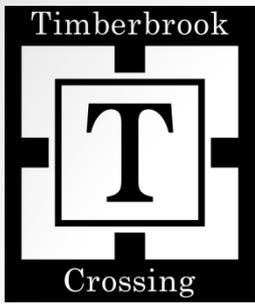


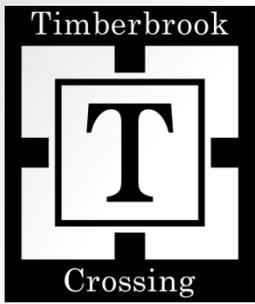
TIMBERBROOK CROSSING



**A Harrier Investment Group
Premier Commercial Development**



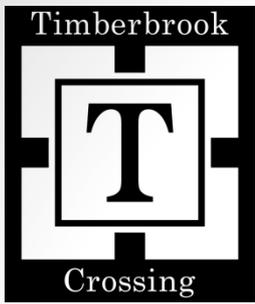
Justin's Premier Commercial Development Now Constructing Phase 1



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
- Will Build-to-Suit

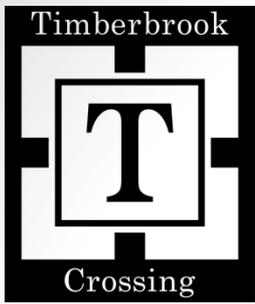


Pad Sites for Sale or Lease

Ready to Build Pad Sites

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





Multi-Phase Development

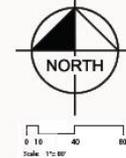
Phase 2-3

- Restaurants and Service Retail



Phase 1

- Medical
- Office
- Retail



FM 407

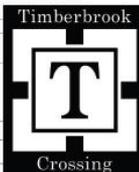
TIMBERBROOK PARKWAY



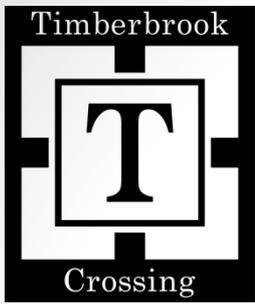
Steve Schreiber
Steve@harrierg.com
www.harrierg.com

TIMBERBROOK CROSSING
JUSTIN, TX
CONCEPT MASTERPLAN

Moya Architecture Workshop



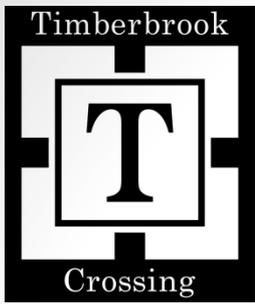
October 3, 2022



Development Overview

- 10 Acre commercial development in the heart of Justin
 - 2 Phases of office, medical and retail
 - FM-407 frontage and easy access to FM-156, Hwy-114 and I-35
 - Located at the entrance of Timberbrook Community
 - Beautiful planned residential community with 3000 planned homes
 - 1500 additional Bloomfield homes coming soon
 - Timberbrook Community
 - Next to Ladera retirement community of 156 homes
 - Directly across from The Preserve
 - Planned residential community of 1000 homes
 - Next to a future Hillwood community
 - Master planned development
 - Residential community with 2500 homes

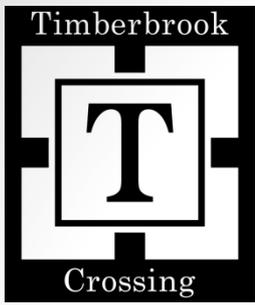
***All communities are within ½ mile of Timberbrook Crossing**



Rapid Residential Growth

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



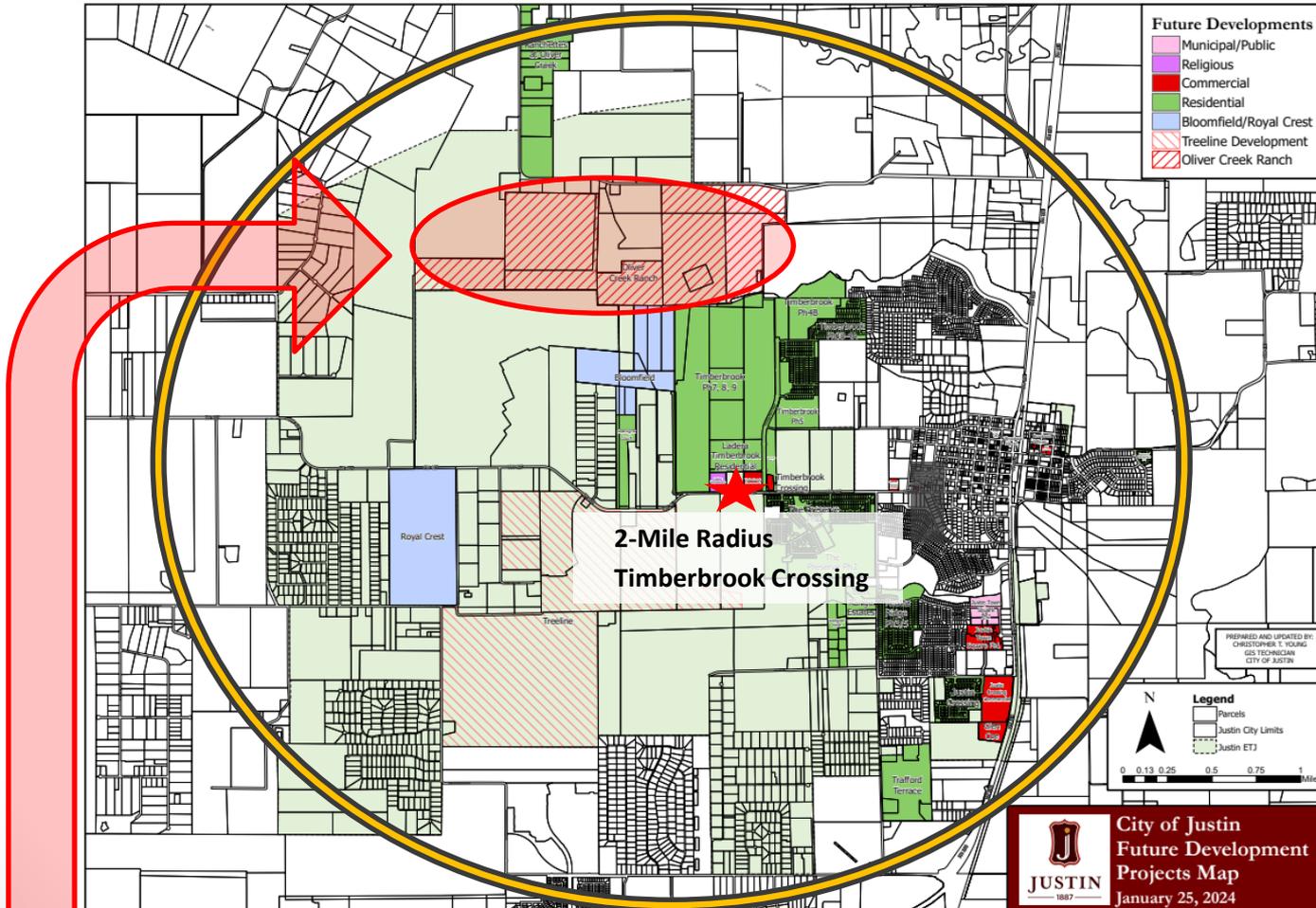


Justin Overview

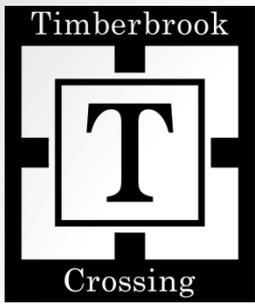


JUSTIN
1887

Timberbrook Crossing



Recently updated GIS by the City of Justin
Additional residential developments just north Timberbrook Crossing



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
817-881-3837
shrum@glaciercommercial.com



Steve Schreiber
President - HIG
252-626-5279
steve@harrierig.com

