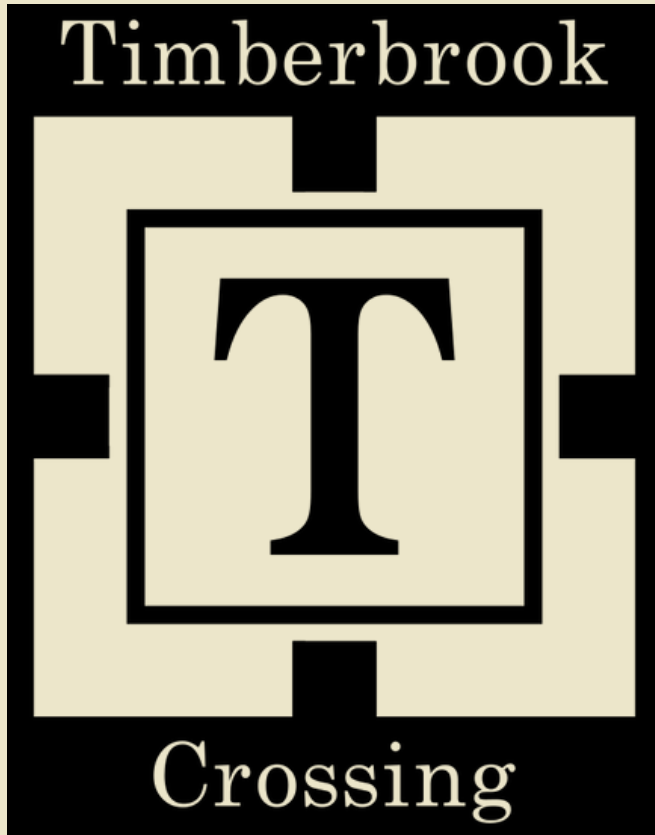


Coming soon

Timberbrook



## 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 home

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

What the property offers:

- ❖ 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





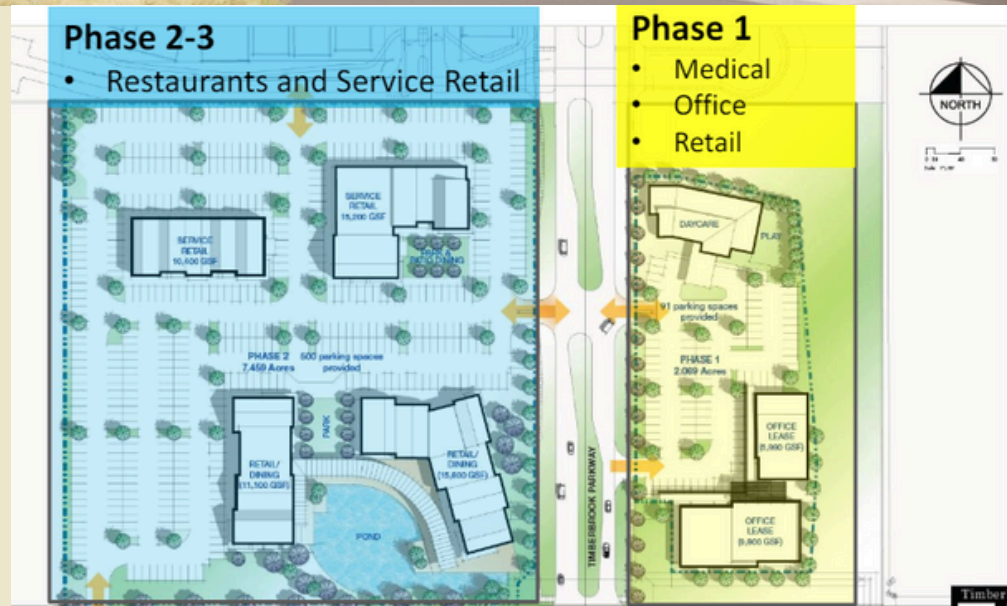
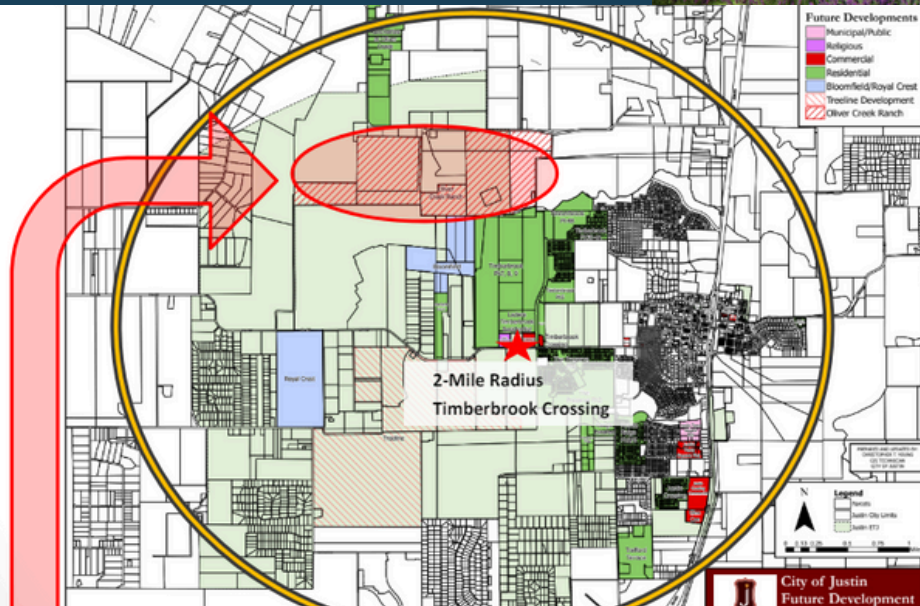


# Rapid residential growth!



Come see us!

- ❖ Ready pad sites for sale
- ❖ Options for leasing
- ❖ Site plan and General Business Zoning approved by the city





## 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

