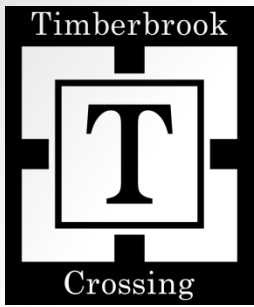


TIMBERBROOK CROSSING



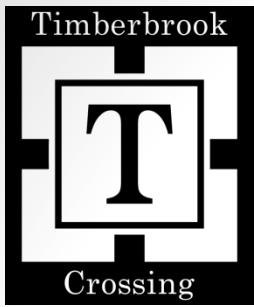
**A Harrier Investment Group
Premier Commercial Development**



Timberbrook Crossing



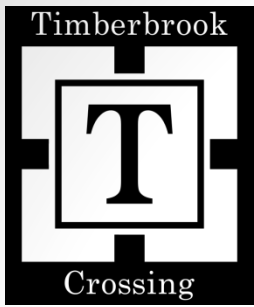
Justin's Premier
Commercial Development
Now Constructing Phase 1



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
- Can Build-to-Suit

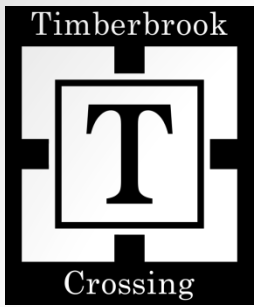


Pad Sites for Sale or Lease

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

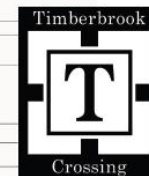


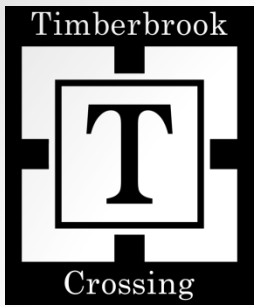
Steve Schreiber
Steve@harrierg.com
www.harrierg.com

TIMBERBROOK CROSSING
JUSTIN, TX
CONCEPT MASTERPLAN

Moya Architecture Workshop

October 3, 2022

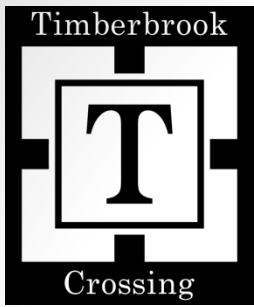




Phase 2-3 Coming Soon!

- Currently in development design
- There is still time to design to your specific size and parking requirements!
- Ideal for service retail
 - Restaurants
 - Vets
 - Med-spa
 - Hair care
 - Dance/Cheer studio
 - Urgent care
 - Yoga/fitness
 -

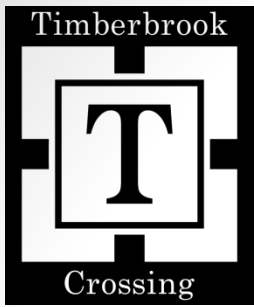




Development Overview

- 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 newly announce future Hillwood community
 - Master planned development
 - Residential community with 2500-4500 homes
 - TreeLine A Hillwood Development

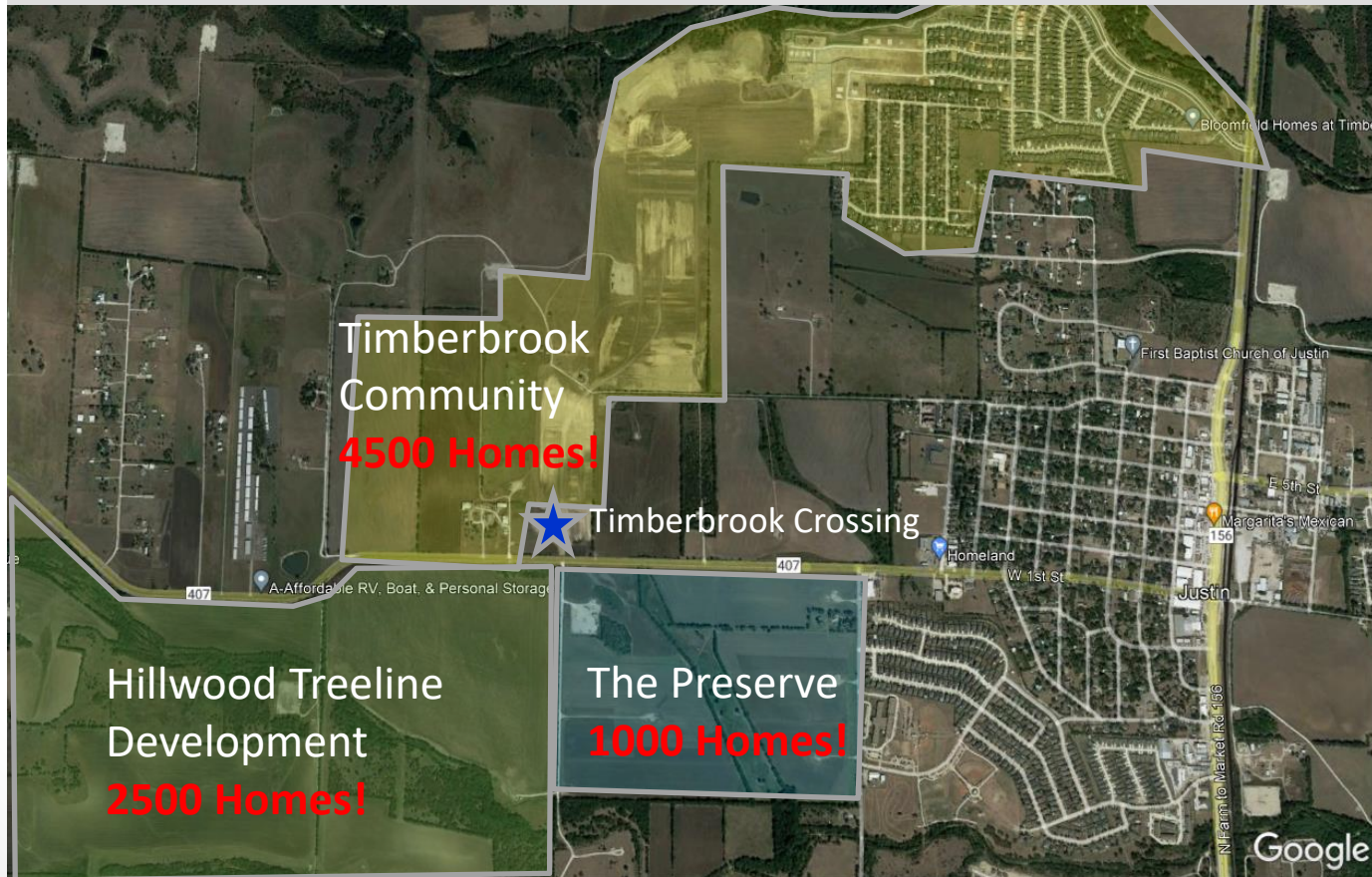
***All communities are within ½ mile of Timberbrook Crossing**

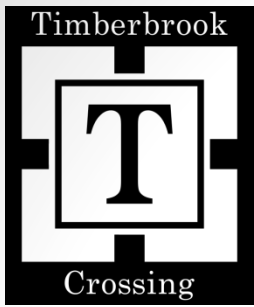


Rapid Residential Growth

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

Center of fastest growing County in America!



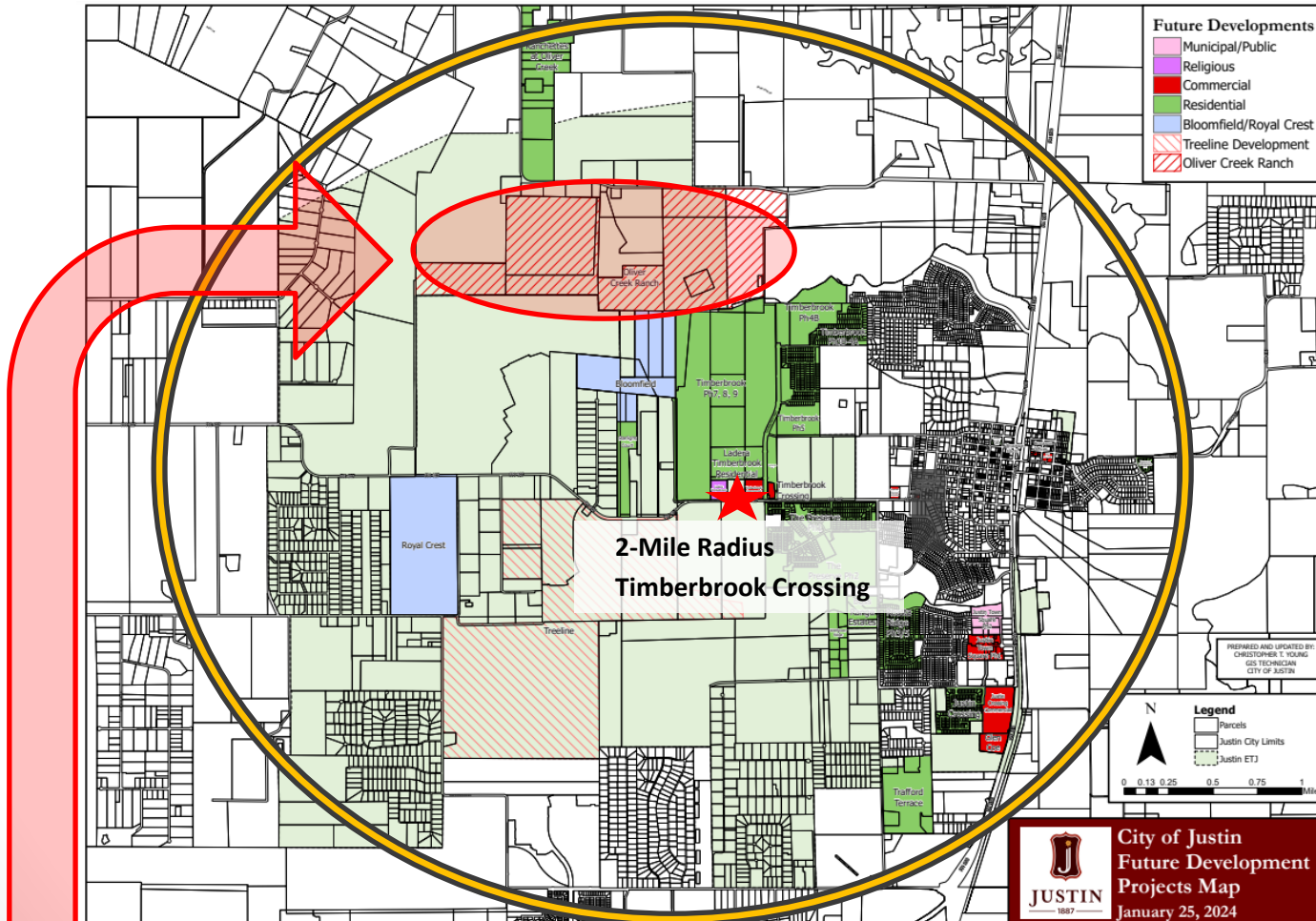


Justin Overview

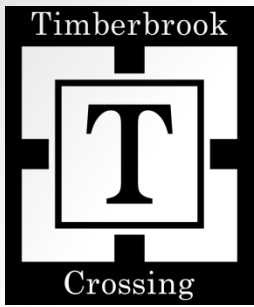


JUSTIN
1887

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 Commercial Realty, L.P.
817-881-3837
shrum@glaciercommercial.com



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