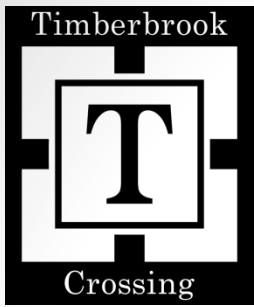


# TIMBERBROOK CROSSING



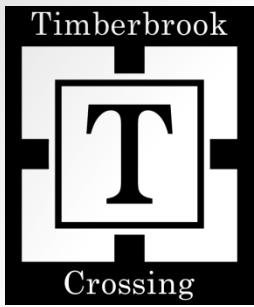
**A Harrier Investment Group  
Premier Commercial Development**



# Timberbrook Crossing



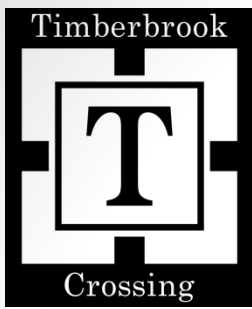
Justin's Premier  
Commercial Development  
Now Constructing Phase 1



# 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

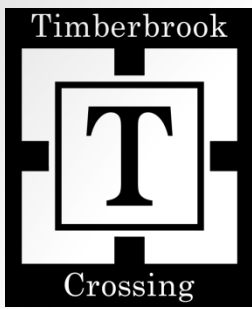


# Pad Sites for Sale or Lease

## Ready to Build Pad Sites

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





# Multi-Phase Development

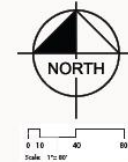
## Phase 2-3

- Restaurants and Service Retail



## Phase 1

- Medical
- Office
- Retail



FM 407

TIMBERBROOK PARKWAY

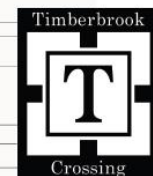


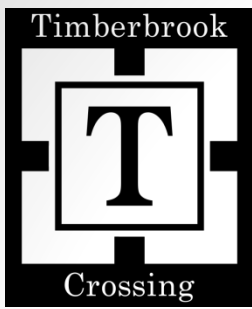
Steve Schreiber  
Steve@Harrierig.com  
www.harrierig.com

TIMBERBROOK CROSSING  
JUSTIN, TX  
CONCEPT MASTERPLAN

Moya Architecture Workshop

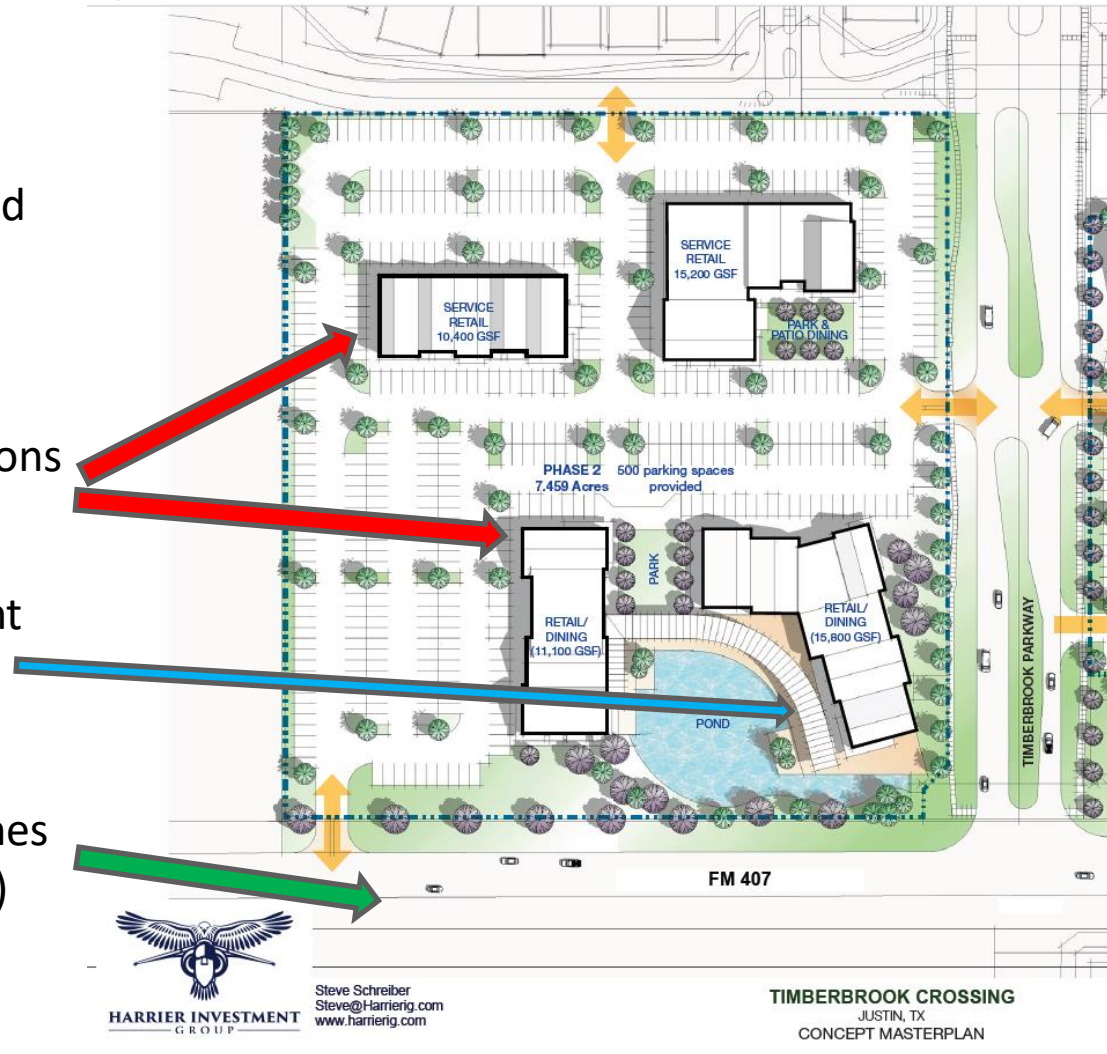
October 3, 2022





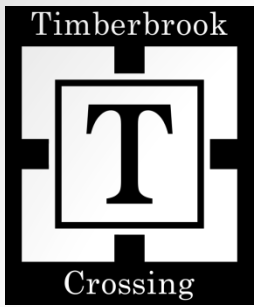
# Marty B – we can meet your needs!

- Three major entrances and access off FM-407 and Timberbrook Parkway
- Smaller casual dining options
- Perfect for large restaurant with waterfront patio
- FM-407 Expansion to 6 lanes approved by TXDoT (2027)



Steve Schreiber  
Steve@Harrierig.com  
www.harrierig.com

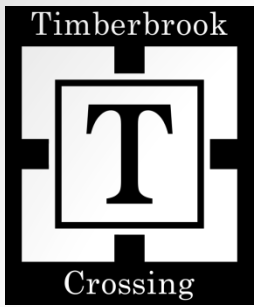
**TIMBERBROOK CROSSING**  
JUSTIN, TX  
CONCEPT MASTERPLAN



# Phase 2 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
  - Urgent care
  - Yoga/fitness

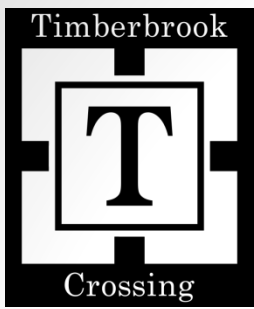




# Development Overview

- 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**

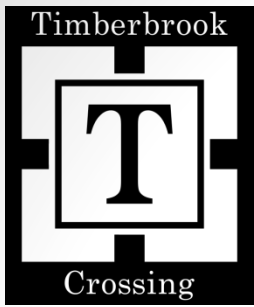


# Rapid Residential Growth

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

**Center of fastest growing County in America!**



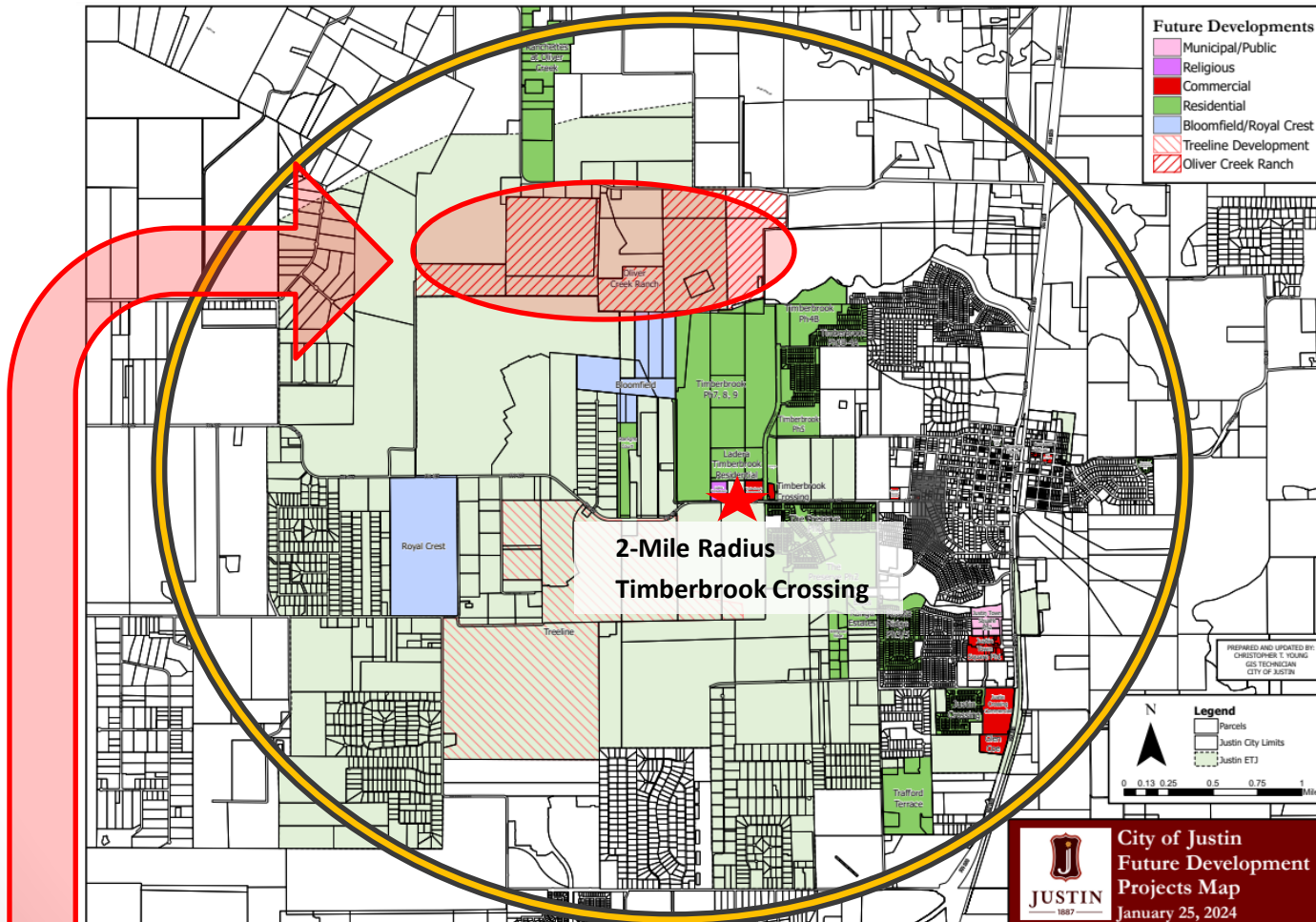


# Justin Overview

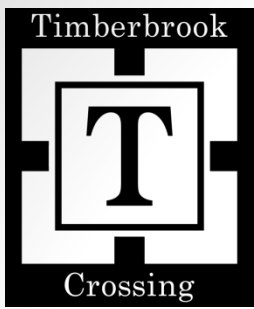


JUSTIN  
— 1887 —

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](mailto:shrum@glaciercommercial.com)



Deborah Walls  
Vice President  
Glacier Commercial Realty, L.P.  
817-528-1626  
[dwalls@glaciercommercial.com](mailto:dwalls@glaciercommercial.com)