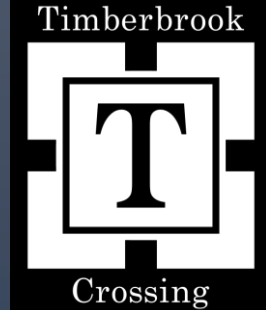


Timberbrook Crossing



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

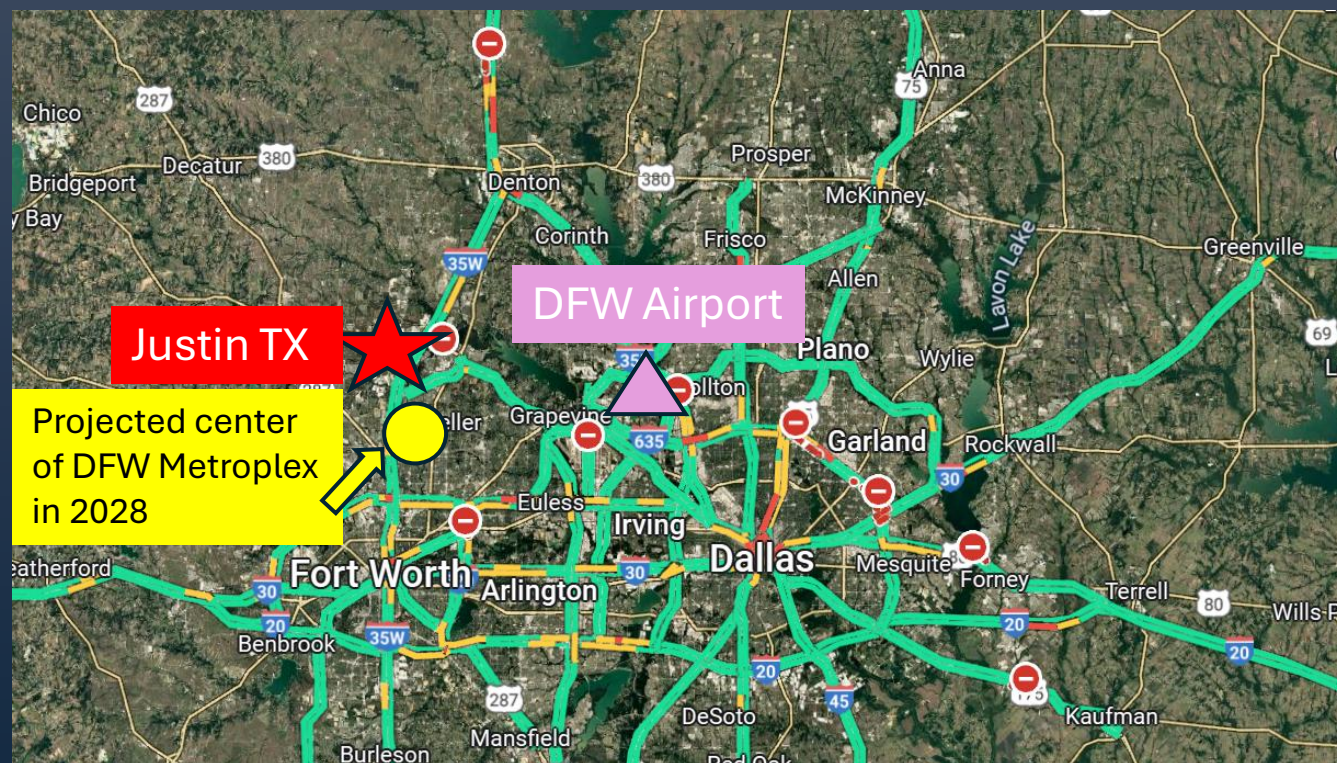
FM-407 and Timberbrook Pkwy Justin, TX



DFW Area Growth



- Justin is located in Denton County -one of the fastest growing counties in America
 - 1 Million residents in Denton
 - Justin Texas is “open for business” with mayor and council actively seeking commercial growth
- Near the center of the DFW Metroplex
 - 8.1 Million People living in DFW!
- Hillwood- a Perot Group company
 - Broke ground in 1st Q 2025 with a \$1Billion planned residential community within ½ mile of target property
 - <https://www.hillwood.com/>
- Easy access to I35, and major state highways FM-156 and TX-114
- FM-407 Frontage (\$235M expansion approved)



**Future Development
Residential Lot Counts**

-Boss Range Estates

- Total Lots: 4
- Built/Permit: 2

-Cottages of Old Town:

- Total Lots: 12
- Built/Permit: 6

-Crestview:

- Proposed Lots: 4865

-Cuesta:

- Proposed Lots: 1546

-The Preserve Ph1:

- Total Lots: 322
- Built/Permit: 247

-Ladera Timberbrook:

- Total Units: 157
- Built/Permit: 6

-Magnolia Ridge:

- Proposed Lots: 1,114

-Ranchettes at Oliver Creek:

- Total Lots: 22

-Reserve at Meadowlands

- Total Lots: 11

-Starlight Court:

- Total Lots: 30

-Timberbrook Phs 3-9:

- Total Lots: 1360
- Built/Permit: 321

-Treeline Ph1 & Ph2:

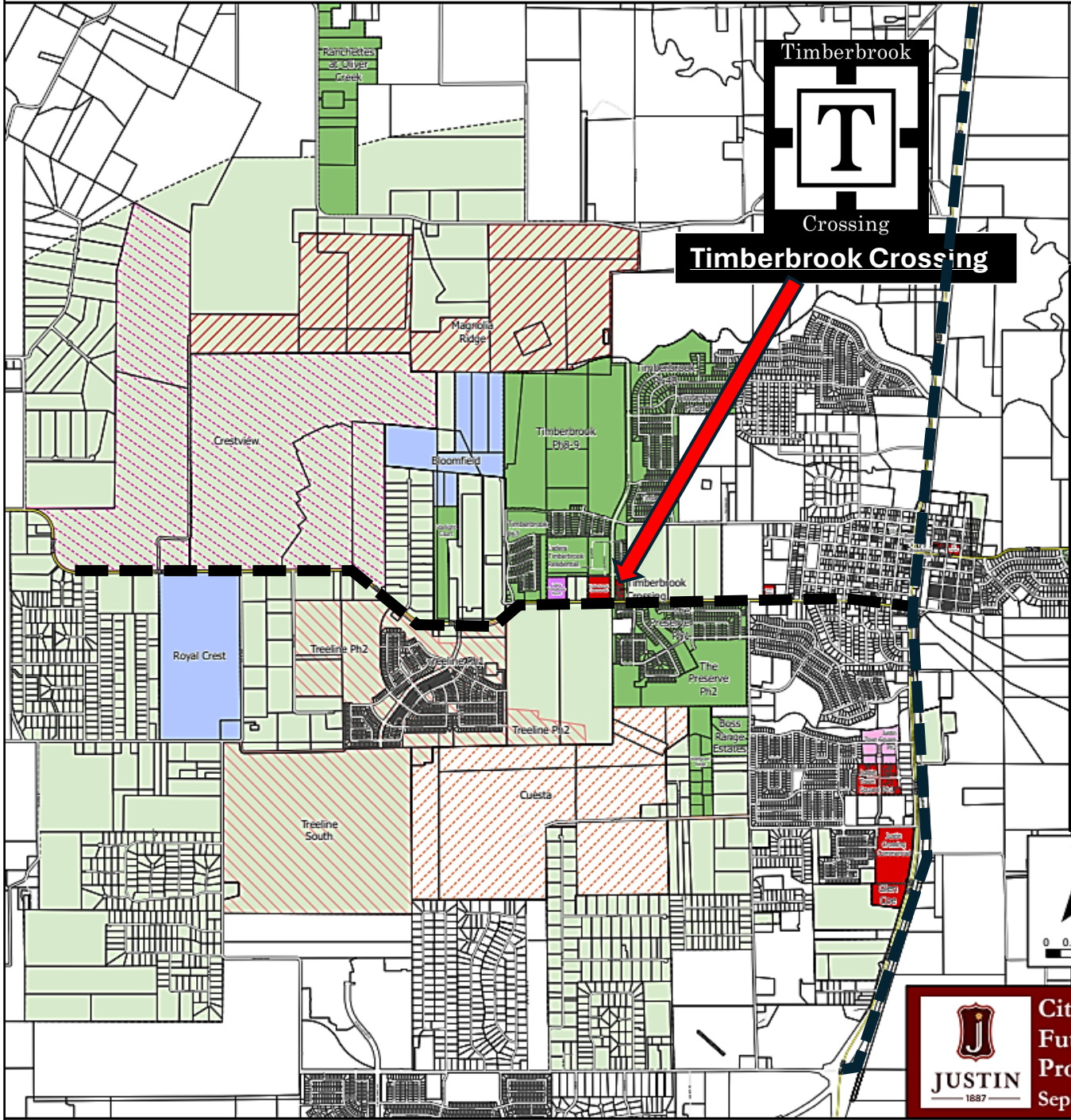
- Total Lots: 1385
- Built/Permit: 218

-Treeline South:

- Total Lots: 1173

-Wildflower Ridge:

- Total Lots: 12



Future Developments

- Residential
- Commercial
- Municipal/Public
- Religious
- Bloomfield/Royal Crest
- Crestview
- Cuesta
- Treeline Development
- Magnolia Ridge



**HARRIER INVESTMENT
GROUP**

City of Justin Rapid Growth

Current Residents:

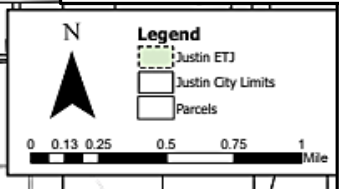
- ~8500

Projected 2027 growth:

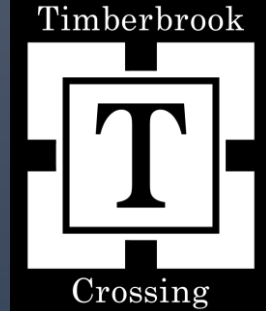
- Additional 5,000 for ~13,500 total
- Forecast 800 new homes per year

Future 10+ year growth

- 12,322 Housing Units
 - 10,822 Single family homes
 - 1,499 Multi-family units
- **35,800 Population Growth**



**City of Justin
Future Development
Projects Map
September 15, 2025**



Full-Service Commercial



Offering Full Range of Services Across all Commercial Categories

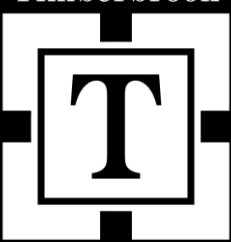
- Developed Pad Sites for Sale
- Build-to-Suit for Sale
- Build-to-Lease
- Existing Lease Options
- **Ideal for Vet Clinic, MOB, Dental**

*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

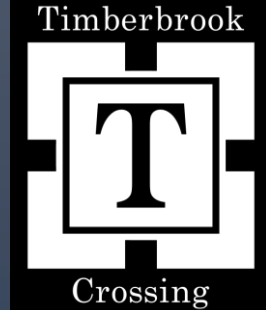


Next to Milestone Church Future Site



Across from The Preserve 600+ homes

Build Your Business Where Your Clients Live!



City of Justin



- Incredible residential growth from 7,000 to 38,000+ in next 10 years
- 12,000+ New Family Homes!!
- 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!

Phase 1 Options

Class A Office at Premium Hard Corner Location

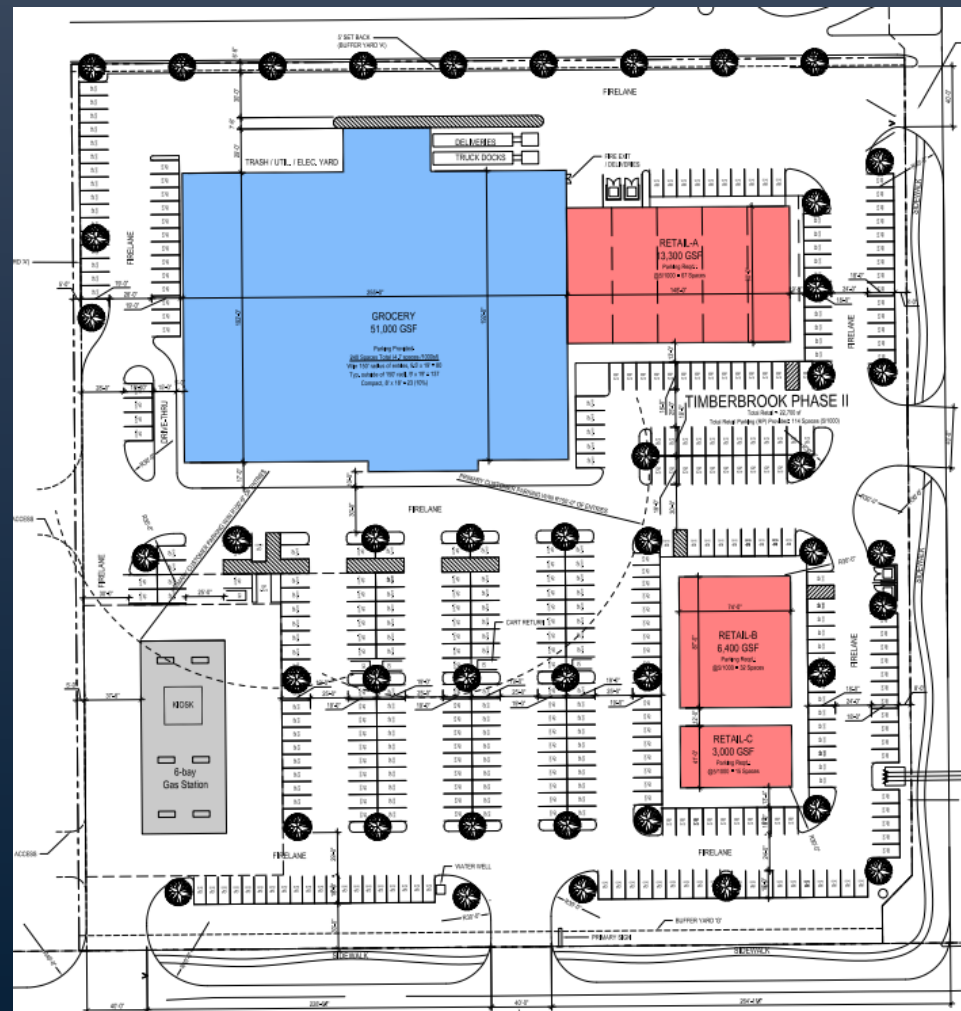
- Lot 1 -3865 SF Pad site
 - Direct FM-407 frontage
 - Ideal for Veterinary Clinic
 - Shell for \$360 S/F
 - NNN Lease \$34 SF / \$45 TI allowance
- Lot 2
 - 2500 SF leased to family practice doctor
 - 3300 SF available
 - \$32 NNN / \$45 TI Allowance
 - Purchase option available by request
- Lot 3 – Pad site available up to 6,000SF
 - \$695K
 - Can help built to suit for sale or lease
- Lots 4
 - Leased to daycare



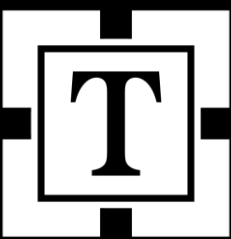
Phase 2

Major Anchor Tenant

- Negotiations with major national grocer
- Great Retail opportunities
- Target completion in 2027
- More info coming soon on sales and lease information



Timberbrook



Timberbrook Crossing



In the Heart of the Community



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President – Harrier Investment Group
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steve@harrierig.com

Call Or Come Visit Today!