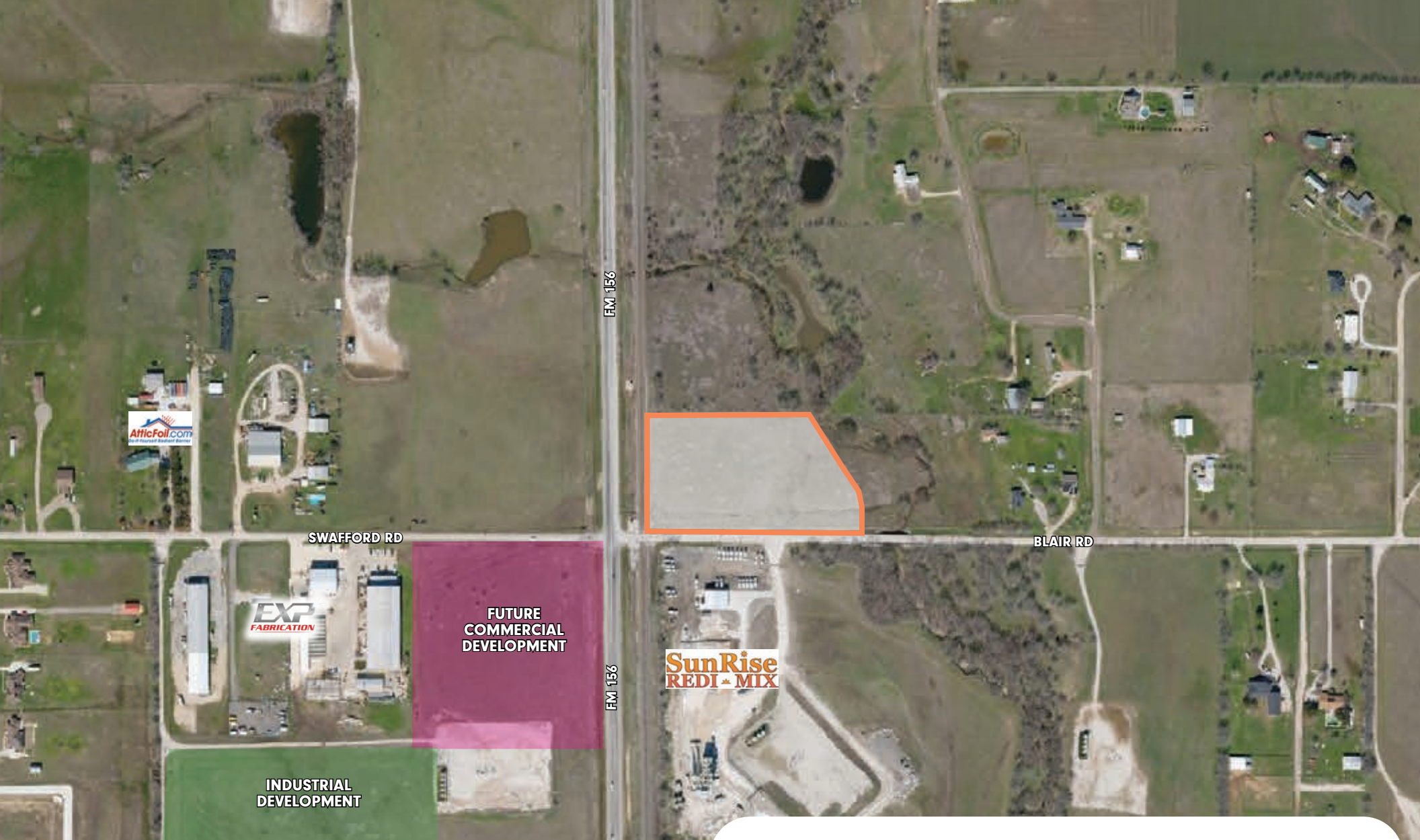




**9028 BLAIR RD
JUSTIN, TX 76247**



DILLON COOK
214.416.8223
dcook@rangerealtyadvisors.com

GEOFF LINDER
214.416.8218
glinder@rangerealtyadvisors.com

PROPERTY OVERVIEW



LOCATION

9028 Blair Rd
Justin, TX 76247



ACREAGE

Gross: $\pm$ 4.01
Net: $\pm$ 4.01



ZONING

ETJ



PROPOSED USE

Commercial



UTILITIES

Water: To Site
Sewer: Off Site



ISD

Ponder ISD



VPD

Hwy 156: $\pm$ 4,006



PLANNED
DEVELOPMENT

SWAFFORD RD

FUTURE
COMMERCIAL
DEVELOPMENT

INDUSTRIAL
DEVELOPMENT

FM 156

BLAIR RD

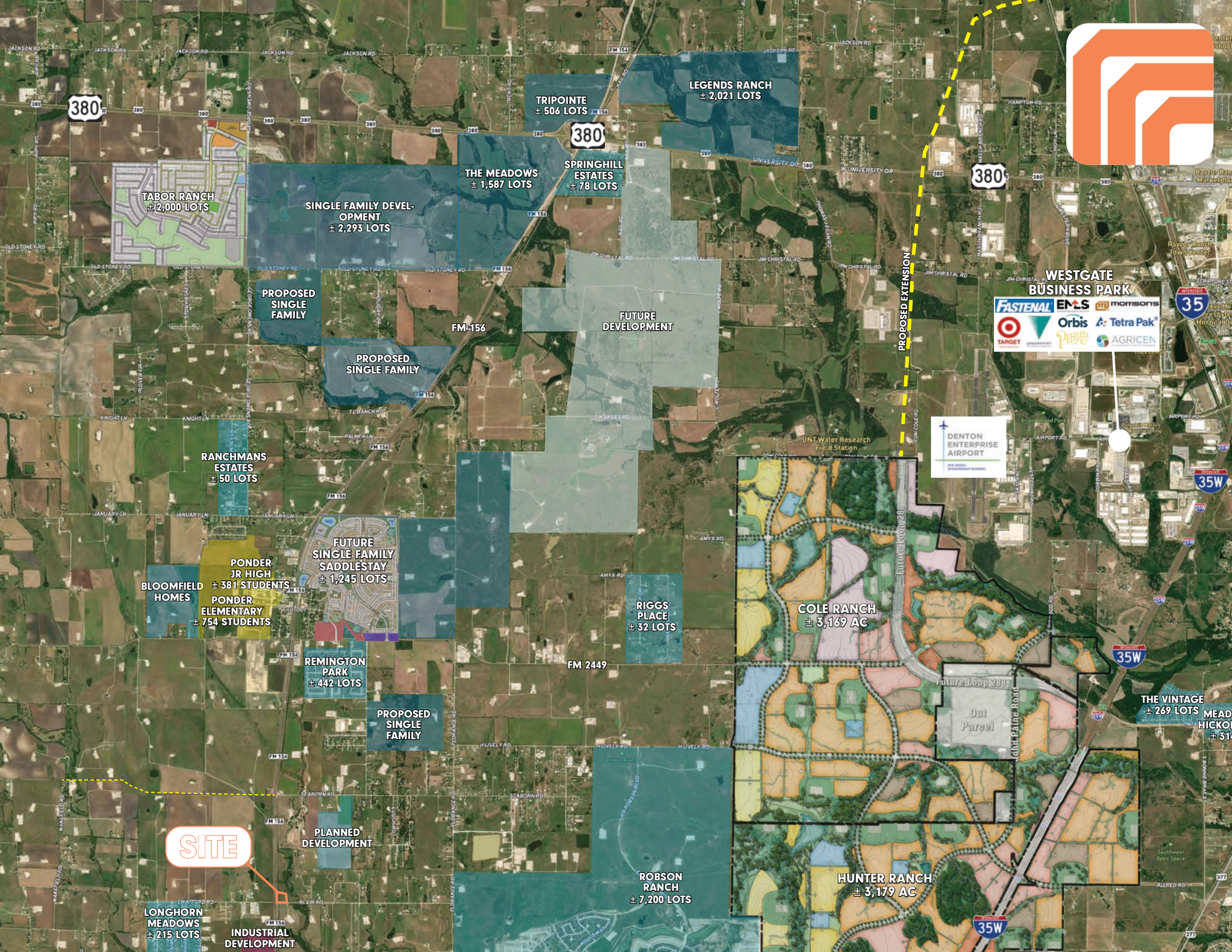
BLAIR RD

FM 156

AtticFoli.com

EXP
FABRICATION

SunRise
REDI MIX



380

380

380

35

35W

35W

35W

35W

35W

35W

35W

35W

TABOR RANCH
± 2,000 LOTS

SINGLE FAMILY DEVELOPMENT
± 2,293 LOTS

THE MEADOWS
± 1,587 LOTS

SPRINGHILL ESTATES
± 78 LOTS

LEGENDS RANCH
± 2,021 LOTS

PROPOSED SINGLE FAMILY

PROPOSED SINGLE FAMILY

FUTURE DEVELOPMENT

RANCHMANS ESTATES
± 50 LOTS

BLOOMFIELD HOMES
PONDER JR HIGH
± 381 STUDENTS
PONDER ELEMENTARY
± 754 STUDENTS

FUTURE SINGLE FAMILY SADDLESTAY
± 1,245 LOTS

REMINGTON PARK
± 442 LOTS

PROPOSED SINGLE FAMILY

RIGGS PLACE
± 32 LOTS

COLE RANCH
± 3,169 AC

ROBSON RANCH
± 7,200 LOTS

HUNTER RANCH
± 3,179 AC

THE VINTAGE MEADOWS
± 269 LOTS

SITE

PLANNED DEVELOPMENT

LONGHORN MEADOWS
± 215 LOTS

INDUSTRIAL DEVELOPMENT

WESTGATE BUSINESS PARK
FASTENAL EMS morrisons
TARGET Orbis Tetra Pak
AGRICEN

DENTON ENTERPRISE AIRPORT

Future Loop 288
Out Parcel
John Paine Road

MARKET OVERVIEW



SUMMARY

JUSTIN IS SITUATED APPROXIMATELY 30 MILES NORTH OF FORT WORTH AND 50 MILES FROM DALLAS, OFFERING A CONVENIENT LOCATION FOR THOSE WHO WORK IN THESE CITIES. AS THE POPULATION IN THE AREA GROWS, THERE HAS BEEN A BOOST IN INFRASTRUCTURE DEVELOPMENT, WITH NEW ROADS, SCHOOLS, AND AMENITIES TO SUPPORT THE INFLUX OF RESIDENTS AND BUSINESSES. THIS ONGOING DEVELOPMENT PRESENTS MORE OPPORTUNITIES FOR BUSINESSES TO ESTABLISH THEMSELVES, POTENTIALLY FOSTERING JOB CREATION AND FURTHER GROWTH.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	9,124	30,772	150,115
2029 POPULATION	11,109	38,528	184,491
POP. GROWTH 2024-2029	4.4%	5.0%	4.6%
2023 TOTAL HOUSEHOLDS	3,541	11,289	54,831
MEDIAN HOUSEHOLD INCOME	\$93,435	\$105,687	\$84,276
2024 TOTAL BUSINESSES	139	504	4,402
2024 TOTAL EMPLOYMENT	1,712	4,007	38,583



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Range Realty Advisors, LLC	9008180	info@rangerealtyadvisors.com	214-416-8222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Geoff Linder	829673	glinder@rangerealtyadvisors.com	214-416-8228
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0