

SWC of SH 114 & John Day Road-Pad Sites

Justin, Texas 76247

Property Features

- Availability: 1.00-5.15 Acre Pad Sites For Sale, Ground Lease, or Built-to-Suit
- Direct Highway Frontage
- Located on Hard Corner of SH 114 & John Day Rd
- Less Than 10-Minute Drive from Texas Motor Speedway & I-35W
- Surrounded by Rapidly Growing Residential - 25,000 New Homes To Be Delivered Over the Next 5 Years
- Traffic Counts on 114 Increased to 24,000 VPD from 19,000 VPD Over the Past 2 Years
- Asking Price/Rates: Contact Broker



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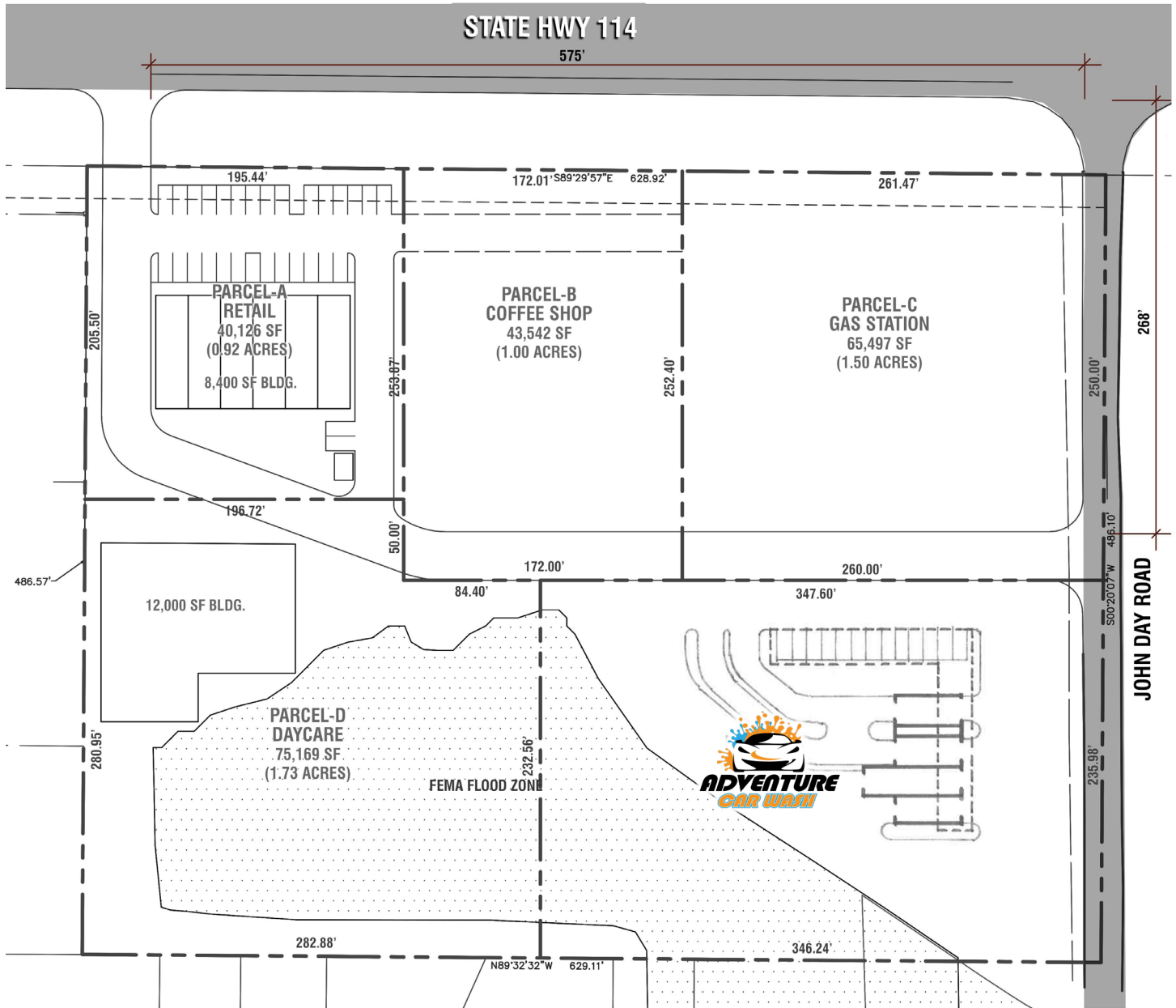
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For Sale/Ground Lease/Built-to-Suit

1.0-5.15 Acres

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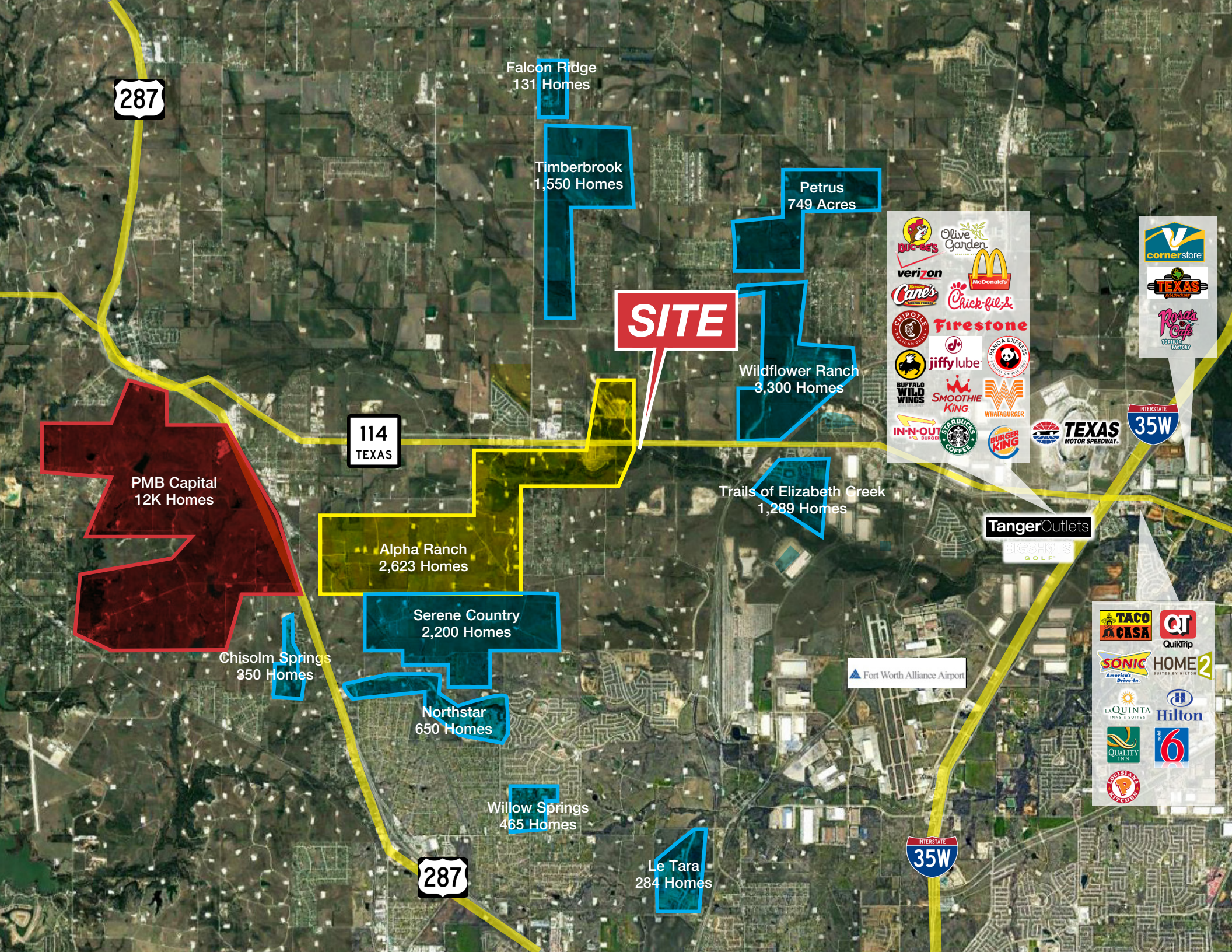
Demographics

	2 MILE	5 MILES	10 MILES
Total Population	1,556	23,965	178,880
Total Households	494	7,555	59,432
Average Household Size	3.10	3.10	3.00
Average Household Income	\$108,053	\$115,341	\$128,370

Source: CoStar 2021

Traffic Counts

- State Highway 114 24,000 VPD



287

Falcon Ridge
131 Homes

Timberbrook
1,550 Homes

Petrus
749 Acres

SITE

Wildflower Ranch
3,300 Homes

114
TEXAS

PMB Capital
12K Homes

Trails of Elizabeth Creek
1,289 Homes

Alpha Ranch
2,623 Homes

Serene Country
2,200 Homes

Chisolm Springs
350 Homes

Northstar
650 Homes

Willow Springs
465 Homes

Le Tara
284 Homes

287

Logos for various commercial establishments:

- Buc-ees
- Olive Garden
- Verizon
- McDonald's
- Caribou Coffee
- Chick-fil-A
- Firestone
- Jiffy Lube
- Buffalo Wild Wings
- Smoothie King
- Whataburger
- In-N-Out Burger
- Starbucks Coffee
- Burger King
- Corner Store
- Texas Politics
- Rosa's Cafe
- Bandana Express
- Interstate 35W
- Texas Motor Speedway

TangerOutlets

Fort Worth Alliance Airport

Logos for various commercial establishments:

- Taco Casa
- QT QuikTrip
- Sonic Drive-In
- Home 2 Suites by Hilton
- La Quinta Inns & Suites
- Hilton
- Quality Inn
- 6
- Outlets

INTERSTATE
35W



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date