



JOHN WILEY ROAD

16777 John Wiley Rd
Justin, TX 76247



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TABLE OF CONTENTS

Property Info & Disclaimer	2	Property Description	3
Property Photos	5	Aerial & Location Report	8
Demographic Analysis	10		



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**JOHN
WILEY ROAD**

PROPERTY INFORMATION

Purchase Price
\$849,000.00

Property Address
16777 John Wiley Rd
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Property Size
227,122 Sq. Ft.

Land Size
5.21 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .



PROPERTY OVERVIEW

Prime 5.2± acre tract located in the high-growth corridor of Justin, TX. With AG exemption and no city restrictions, this property offers flexible use for residential, Commercial, recreational, or investment purposes. Features level to gently rolling terrain, open pasture, and scattered trees. Ideally situated just minutes from FM 156, Hwy 114, I-35W, Texas Motor Speedway, and Alliance Airport. Utilities nearby. Excellent opportunity to secure land in one of North Texas' fastest-growing areas with strong appreciation potential.

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Strategic 5.2± Acre Investment in Rapidly Growing Justin, Texas

Located in the thriving development corridor of Denton County, 16777 John Wiley Rd presents a valuable opportunity to acquire 5.2± acres of prime land in the path of explosive growth. Just minutes from FM 156, Hwy 114, and Texas Motor Speedway, this property combines rural flexibility with proximity to major infrastructure and development hubs.

Zoned AG and located outside city limits, the property allows for a range of future uses with minimal restrictions. The mostly level tract features open pasture, scattered trees, and excellent access, making it suitable for residential use, commercial use, a ranchette, or long-term land investment.

With utilities nearby and rapid development surrounding the area, both residential and commercial, this tract offers excellent potential for appreciation. Investors, developers, or owners/users will appreciate the land's strategic location in one of North Texas' most active markets.

Key Features:

- 5.2± acres
- AG Exempt | Outside City Limits
- Level to gently rolling terrain with scattered trees
- Easy access to FM 156, Hwy 114, and I-35W
- Minutes from Texas Motor Speedway and Alliance Airport
- Ideal for investment, residential, or future development

Capitalize on the continued expansion of the Justin, TX area; secure your place in this dynamic market today.

PROPERTY PHOTOS



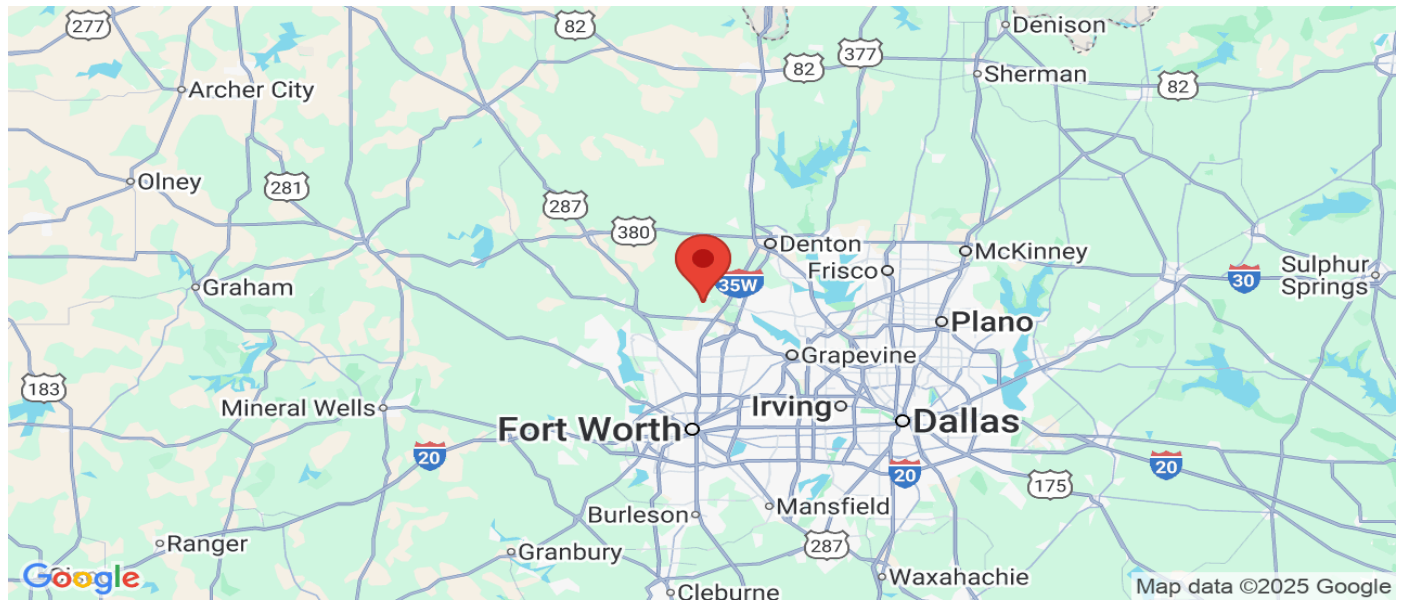
PROPERTY PHOTOS



PROPERTY PHOTOS



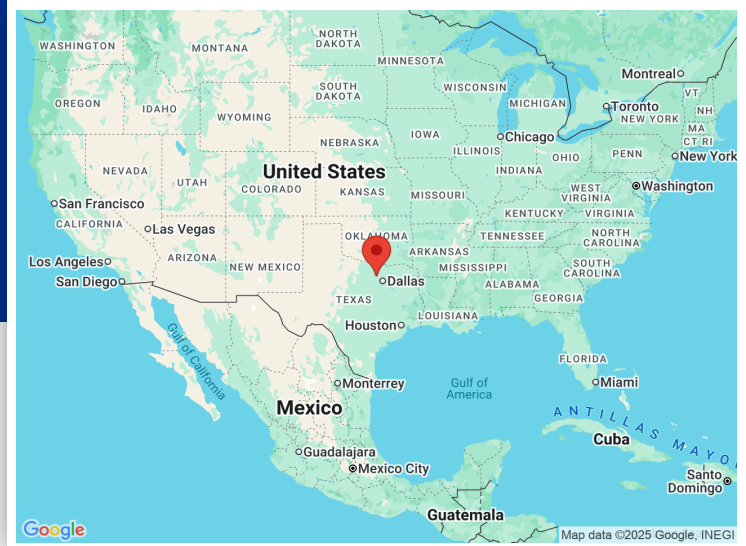
AREA LOCATION MAP



JOHN

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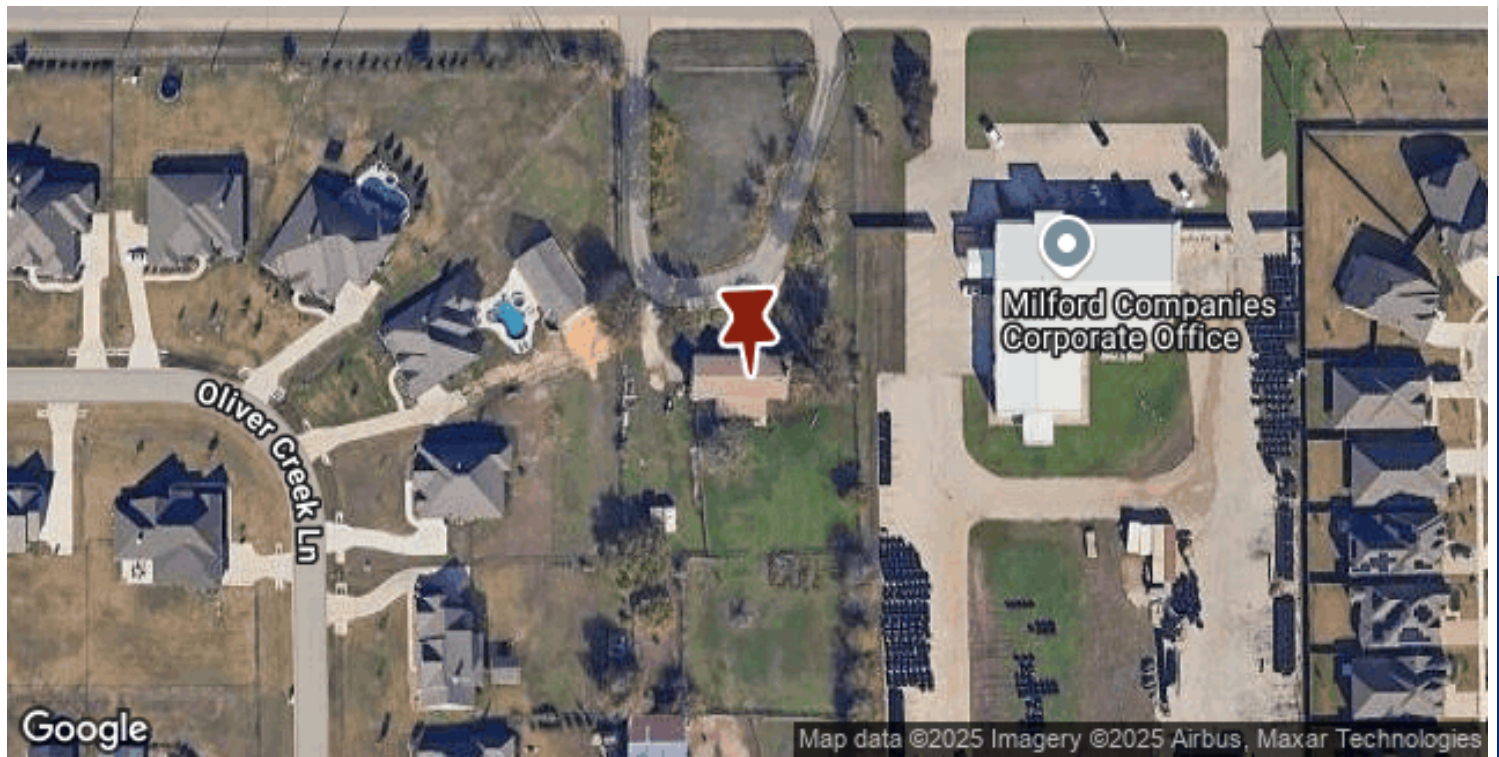


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 COMMERCIAL
PROPERTIES.
AERIAL ANNOTATION MAP



JOHN

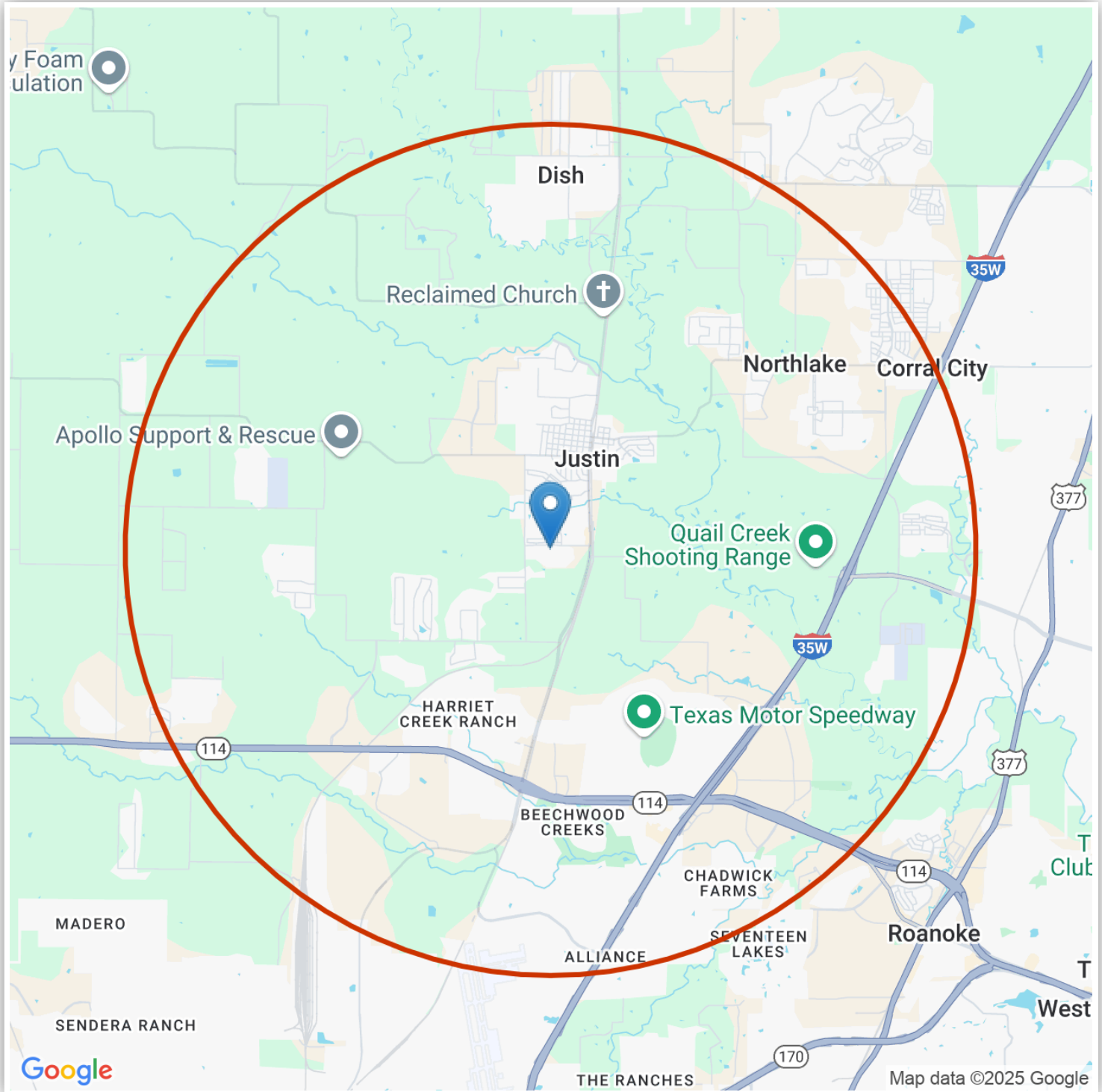
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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

47,424
Population

35.1 Median Age



3.04
Average Household Size

9,957
Total Households

EDUCATION



1.14%
No High
School
Diploma



14.22%
High School
Graduate



21.92%
Some College



31.2%
Bachelor's/
Grad

BUSINESS



879
Total Businesses



9,571
Total Employees

EMPLOYMENT

790
Manufacturing
Employees

2,319
Retail Trade
Employees

1,046
Eating &
Drinking
Employees

232
Finance/Ins/Real
Estate Emp

4.6% Unemployment Rate

INCOME



\$117,509
Median Household Income



\$48,866
Per Capita Income



\$459,406
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (23.89%) ■

The smallest group : \$15,000 - \$24,999 (2.83%) ■

Indicator	Value(%)	
< \$15,000	3.32	■
\$15,000 - \$24,999	2.83	■
\$25,000 - \$34,999	3.46	■
\$35,000 - \$49,999	6.15	■
\$50,000 - \$74,999	11.88	■
\$75,000 - \$99,999	11.42	■
\$100,000 - \$149,999	23.89	■
\$150,000 - \$199,999	17.7	■
\$200,000+	19.36	■

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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

47,424

Population

15,582

Households

35.1

Median Age

3.04

Avg Size Household

\$117,509

 Median Household
Income

\$442,664

Median Home Value

125

Wealth Index

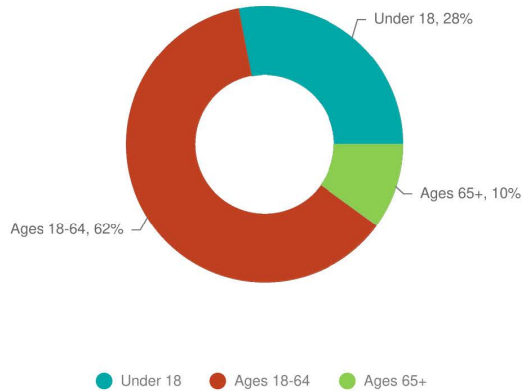
94

Housing Affordability

64.6

Diversity Index

POPULATION BY AGE



HISTORICAL & FORECAST POPULATION

 2019-2024
Historic
Growth Rate

11.38%

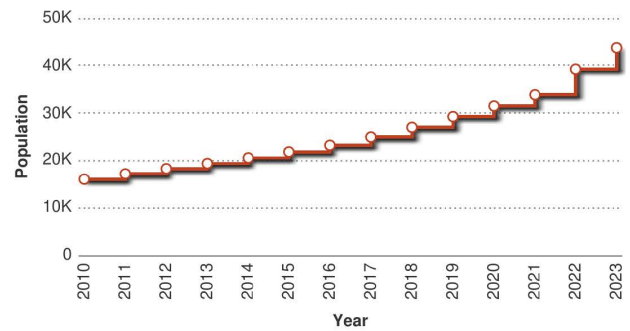
 2024-2029
Forecasted
Growth Rate

6.62%

 Household
Population

65,816

 Population
Density

839


DAYTIME POPULATION


37,480

2024 Total Daytime Population


22,460

2024 Daytime Pop: Residents


15,020

2024 Daytime Pop: Workers


477

2024 Daytime Pop Density

POPULATION BY GENERATION


1.91%

 Greatest Gen: Born
1945/Earlier

12.67%

 Baby Boomer: Born
1946 to 1964

20.29%

 Generation X: Born
1965 to 1980

27.6%

 Millennial: Born 1981
to 1998

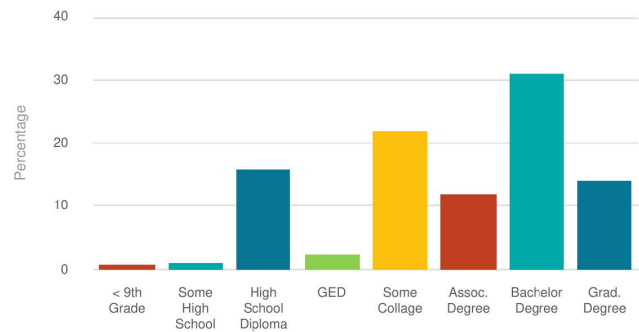
25.39%

 Generation Z: Born
1999 to 2016

12.14%

 Alpha: Born 2017 to
Present

POPULATION BY EDUCATION


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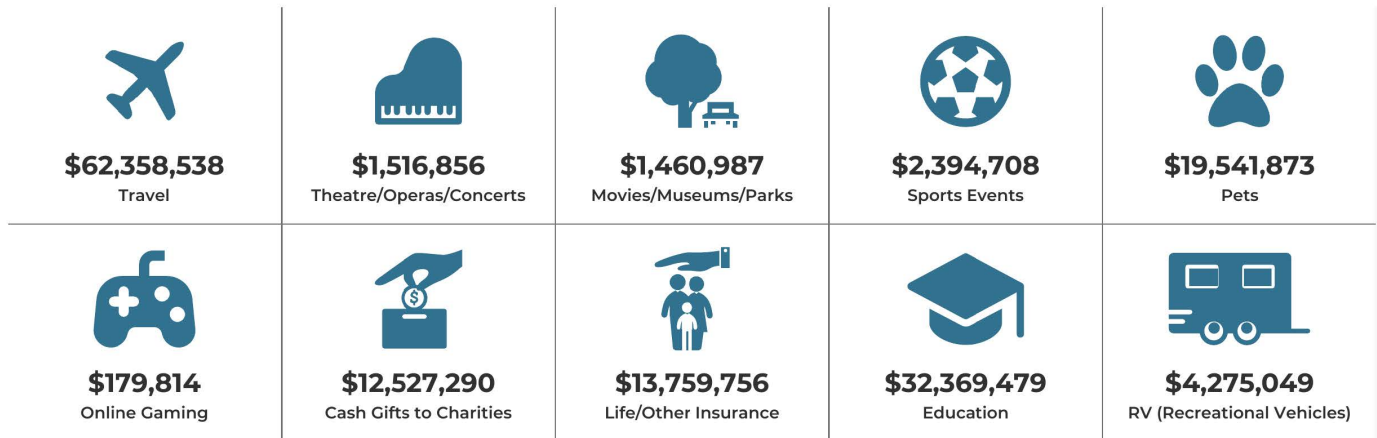
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)





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