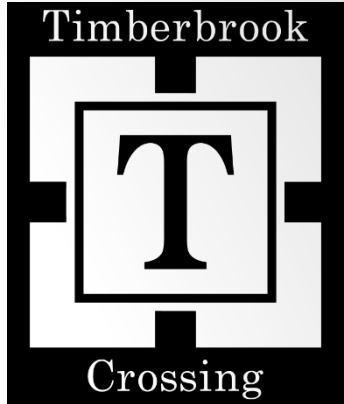




HARRIER INVESTMENT
GROUP



Timberbrook Crossing - Phase 2 Retail Anchor Development Opportunity

Justin, TX – High growth North Forth Worth Trade Corridor
Development Sponsored by Harrier Investment Group
Leasing and Sales Representation by Glacier Commercial Realty

7.5± ACRE ANCHOR SITE • FULLY ENTITLED • MUNICIPAL PARTNERSHIP • FLEXIBLE ANCHOR SITE PLANNING





Executive Opportunity Summary

Shovel-ready retail anchor site with municipal alignment positioned to capture first-mover advantage in a rapidly expanding North Fort Worth growth corridor.

High-Growth Trade Area with Immediate Retail Demand

- Current population ~10,000 with projected growth of **38,000+ additional residents over the next decade** driven by North Fort Worth / Alliance
- Newly delivered 850-student elementary school opened September 2025 and approaching capacity, with additional elementary, middle, and high school facilities planned
- Family-oriented demographic profile supporting daily-needs retail demand and dominant retail anchor viability

Strategic Retail Opportunity

- Market fundamentals support a full-service anchor tenant including grocery, specialty retail, or experiential uses
- Opportunity to establish a dominant retail node as residential density accelerates
- Phase 1 of Timberbrook Crossing delivering educational, child-care, and medical-oriented tenancy, reinforcing daily trip generation and retail synergy

Fully Entitled Anchor Site with Municipal Alignment

- **±7.5-acre controlled development site** with zoning, planning framework, and rapid approval process in place
- Municipal partnership structure established in principle to support infrastructure and economic development objectives
- Major thoroughfare access via FM-407 and Timberbrook Parkway with utilities and sequencing aligned for accelerated delivery

Flexible Deal Structure & Accelerated Delivery Timeline

- Anchor box configuration accommodating up to approximately 60,000 SF with flexible site planning and fuel potential
- Optional land sale, ground lease, or build-to-suit delivery structures
- **Quick to market with Q4 2027 target** for phased inline retail delivery



Municipal Partnership Support

Priority Retail Node

- Anchor retail development identified as a top economic development priority for the City of Justin
- Site positioned as primary commercial gateway for Timberbrook residential growth

Accelerated Approval

- Commitment to expedited review of design and permitting submissions targeted within ~10 business days
- Pre-aligned zoning and development framework reducing approval risk

Incentive + Infrastructure Ready

- Chapter 380 incentive framework prepared in principle for qualified anchor tenant
- **City of Justin prioritizing anchor retail with full municipal incentive participation**
- Roadway expansion and utilities sequencing aligned to support retail delivery
- Municipal incentive structure designed to support a single primary anchor user

City leadership aligned to support long-term commercial tax base growth through anchor retail delivery

North Fort Worth Growth Corridor

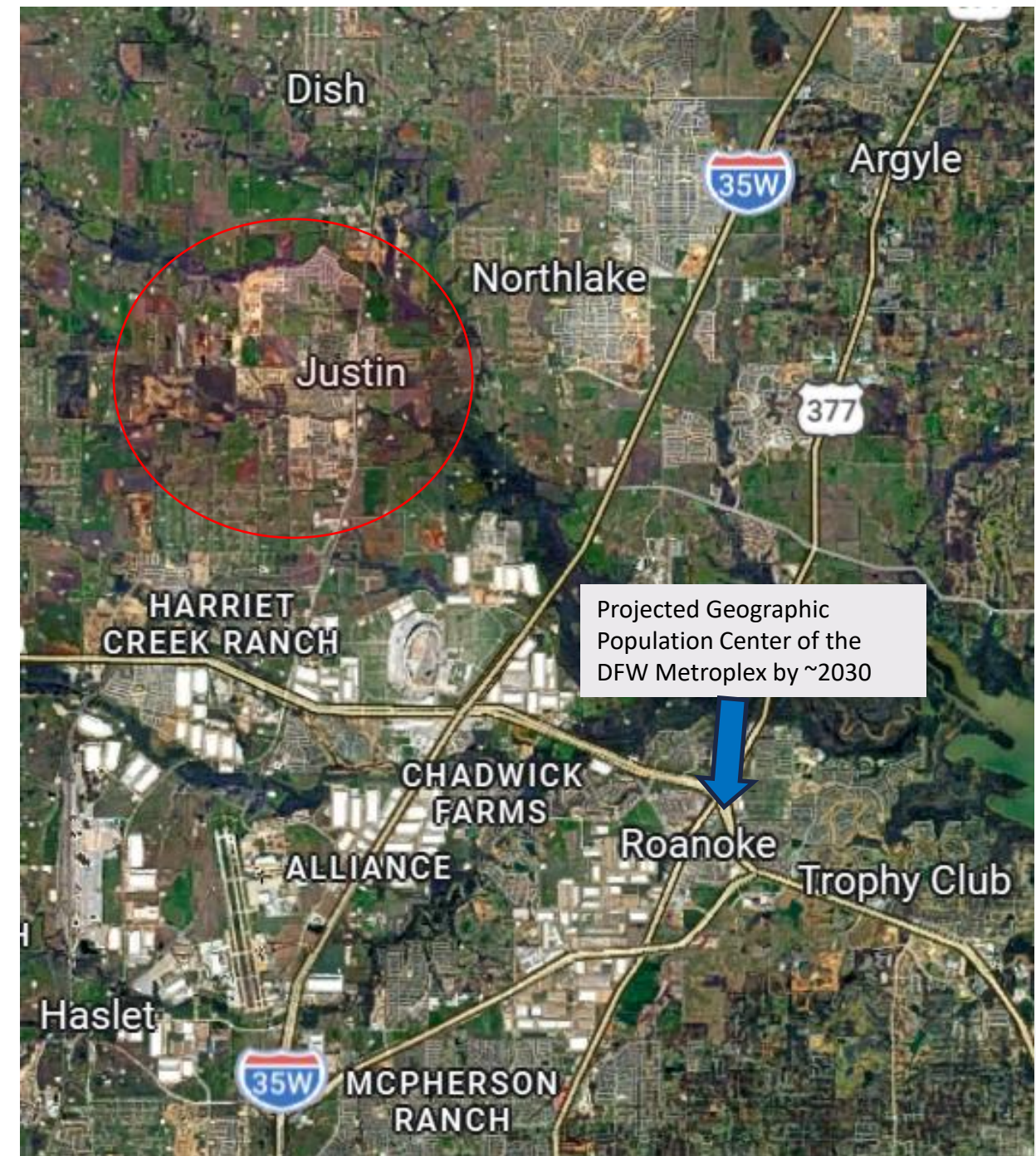
Explosive Residential Expansion Driving Retail Demand

- Justin population over 10,000 today with projected growth of 35,000 additional residents over the next decade
- Major master-planned communities including Timberbrook (Bloomfield), Treeline (Hillwood), and recently approved Crestview (Bloomfield) for 12,000+ planned and active homes
- Residential delivery materially outpacing commercial development, creating near-term retail demand

Regional Employment & Transportation Connectivity

- Direct connectivity via FM-156 and SH-114 to Alliance Texas employment hub and North Fort Worth logistics corridor
- FM-407 frontage expansion approved by TxDOT, supporting long-term traffic growth and retail visibility
- Justin positioned within one of the fastest-growing submarkets in Denton County

Residential pipeline exceeding 12,000 future housing units creating long-term retail demand node formation



Retail Trade Area Opportunity

Primary Anchor Retail Opportunity Within Justin's 10-Minute Trade Area

Immediate Trade Area Underserved by Daily-Needs Retail

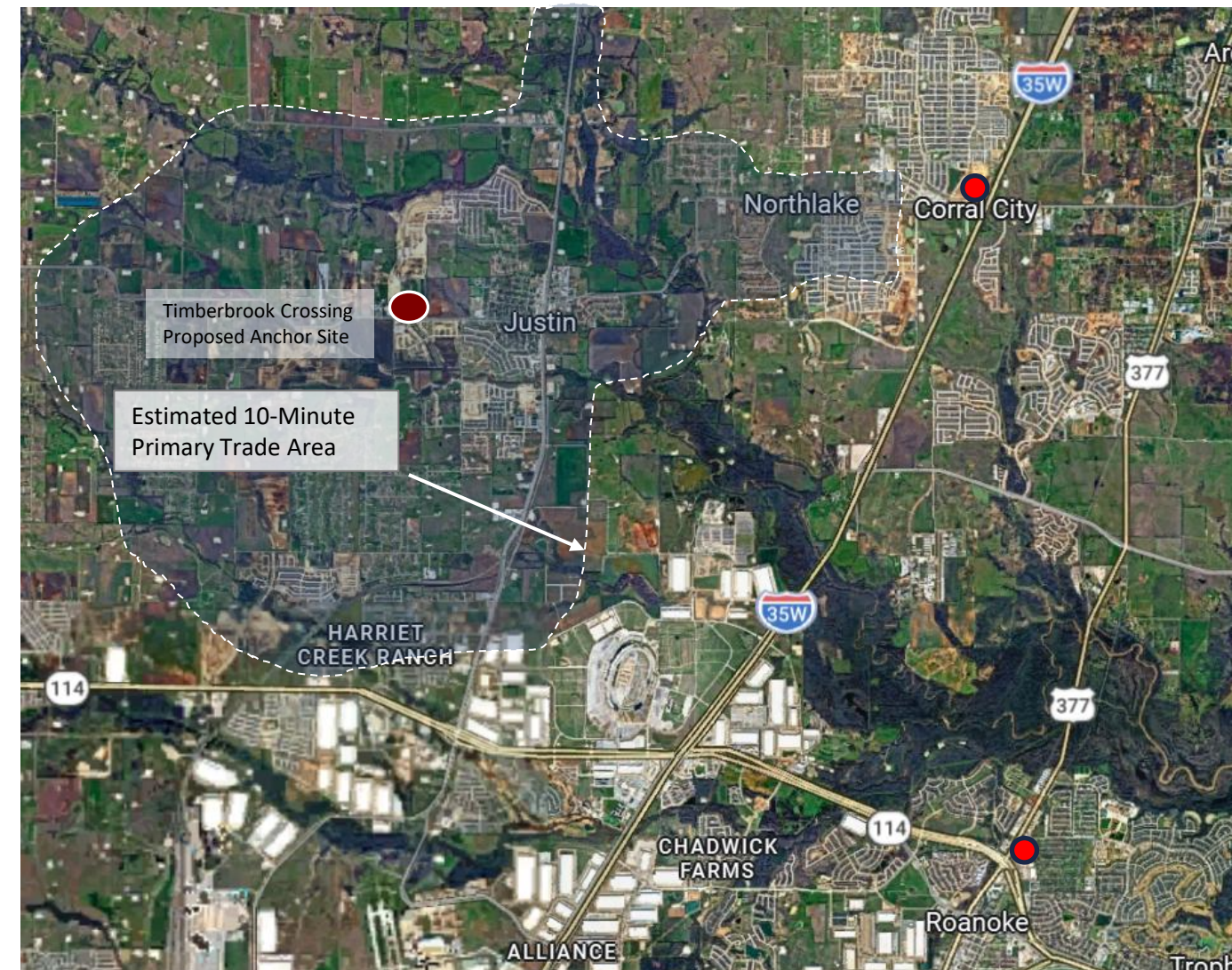
- Nearest full-service retail and grocery options located 15+ minutes from Timberbrook growth corridor
- Current density and active Phase 1 uses already supporting daily-needs retail demand
- Existing retail options positioned outside primary residential areas
- Strong family-oriented household formation driving high-frequency retail demand
- Rapid housing expansion creating unmet daily-needs retail demand

Positioned to Capture Emerging Retail Node

- Timberbrook Crossing sits at commercial entry point to multiple master-planned communities
- Over 12,000 future housing units expected within extended Justin trade area
- Early anchor delivery enables long-term customer loyalty capture
- Strong family-oriented household formation driving high-frequency retail demand

Limited Near-Term Competitive Pipeline

- Opportunity to establish dominant market presence
- Early position opportunity within an established and expanding trade area



Timberbrook Crossing represents the best option to serve Justin's expanding residential base



HARRIER INVESTMENT
GROUP

Dominant Local Residential Density

Immediate Residential Density Supporting Anchor Viability

- Site positioned at primary commercial entry to Timberbrook master-planned community
- Direct proximity to Treeline and The Preserve residential deliveries
- Walkable access from Ladera 55+ active-adult community
- New elementary School (2025) approaching capacity
- Future high/middle schools and infrastructure expansion reinforcing daily trip patterns
- **12,000+ Planned and Existing** homes in multiple Master-Planned Communities
- Single family homes priced from \$400-\$700K
- Residential absorption materially outpacing retail delivery

Timberbrook Crossing represents the scalable anchor retail opportunity within Justin's primary residential growth corridor



Household Income & Customer Profile

Income Profile Supports Strong Retail Performance

- Median HH Income: \$115K – \$120K (Justin / Denton County benchmarks)
- Primary trade area income level supports strong discretionary and daily retail spending
- Site located at convergence of expanding residential arterials and future TxDOT capacity improvement
- 83.1% owner occupied housing base
- Family-Oriented household base
- High child population and dual-income households driving weekly spending patterns



Representative Home Values

Timberbrook
\$500-\$675K
Timberbrook



The Preserve
\$400-\$520k
The Preserve Estates



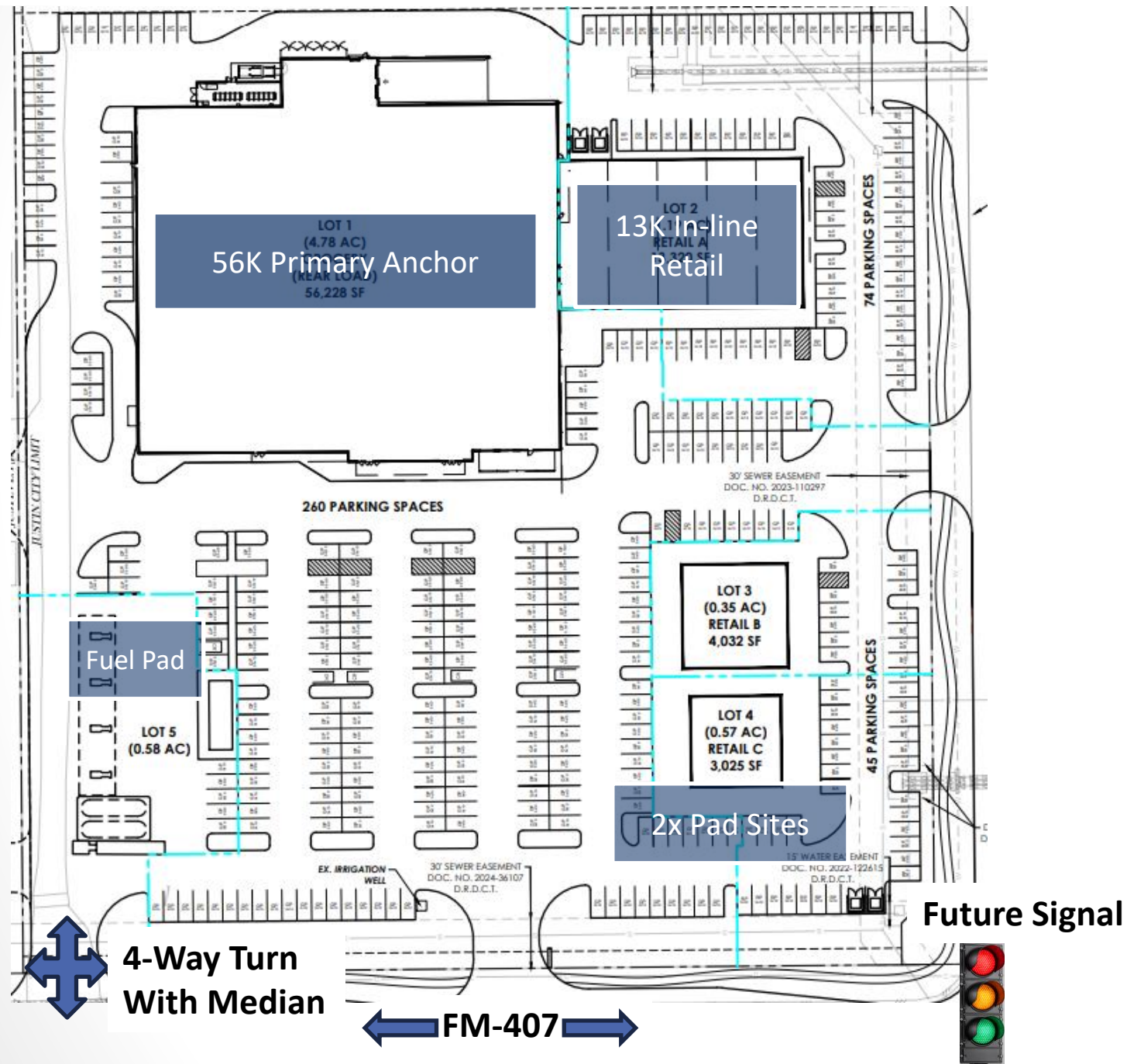
Ladera
\$380-\$500K
Ladera
LADERA LIVING 55+ COMMUNITIES



Treeline
\$475-\$575K
TREELINE
GOOD LAND. GOOD PEOPLE. GOOD PLACE.

Household fundamentals support long-term retail sales performance

Flexible Anchor Site Plan & Tenant Configurations – Large Format



Flexible Anchor-Driven Layout

1. Primary Anchor – Flexible Format

- Configurable footprint 20K – 60K SF
- Rear-load capable
- Drive-thru capable
- Parking field sized to anchor tenant requirements

2. Fuel / Convenience Pad

- Designed to support anchor-driven traffic
- Kiosk or small-format retail
- Can be reprogrammed based on tenant mix

3. In-line Retail 13,300 SF

- Delivered concurrent with anchor
- Designed for daily-needs and service retail
- Flexible demising for tenant mix

4. Pad Sites x2

- High-visibility frontage opportunities
- Ideal for restaurant, service, or experiential users
- Flexible site planning based on tenant demand

Site plan is illustrative and can be customized to tenant requirements



HARRIER INVESTMENT GROUP

Fitness/Medical Anchor Conceptual Layout

Proposed Anchor Layout

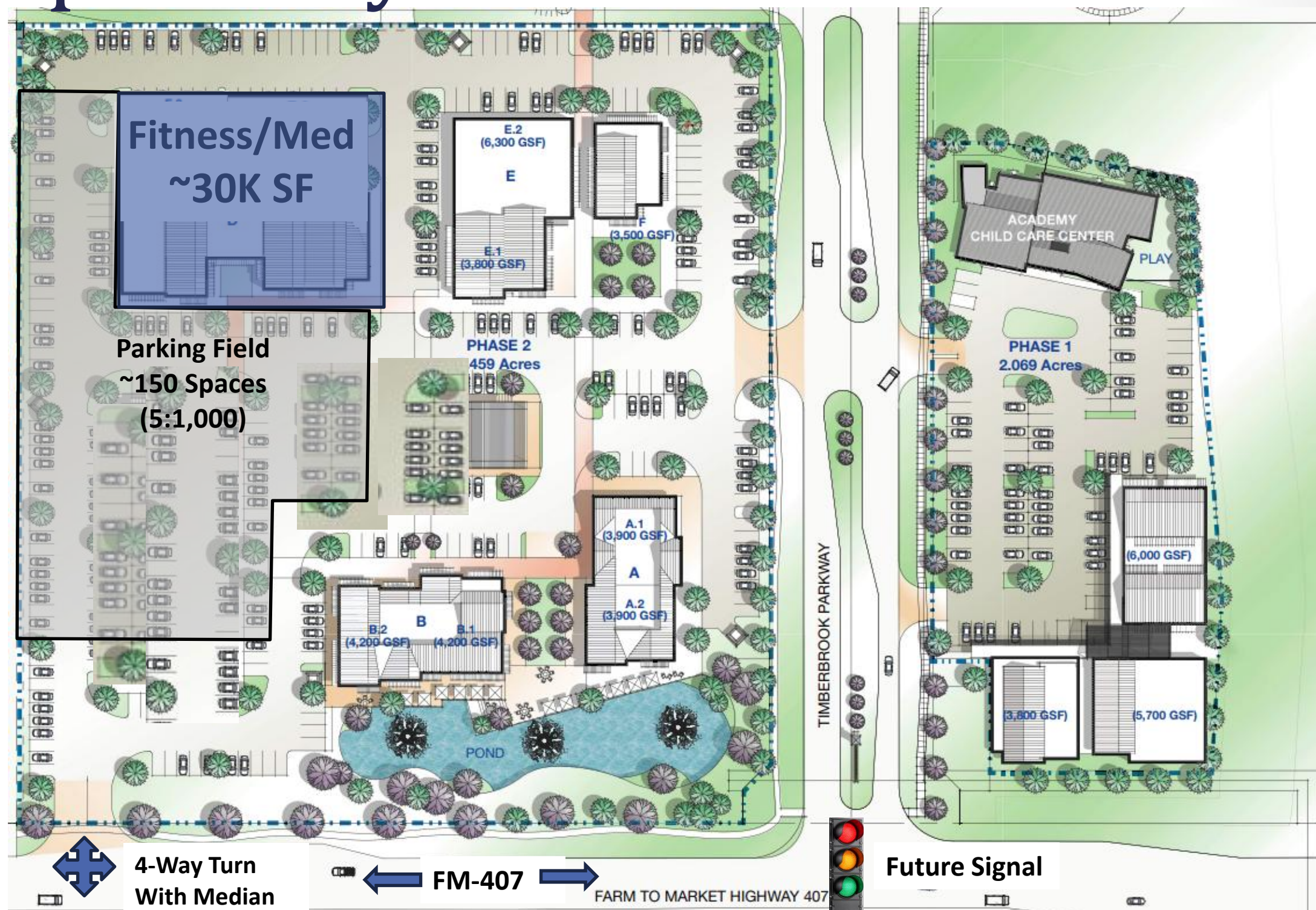
- 20,000–30,000 SF footprint
- ~150 parking spaces (5:1,000 ratio)
- Ideal for fitness or medical
- Direct access from FM 407 and Timberbrook Parkway

Site Attributes

- Future signalized intersection (FM 407)
- 4-way median access planned
- Utilities in place (water, sewer, power)
- FM 407 expansion underway (TxDOT approved)
- Municipal support for expedited approvals

Phase 1 – Daily Trip Drivers (2026 Delivery)

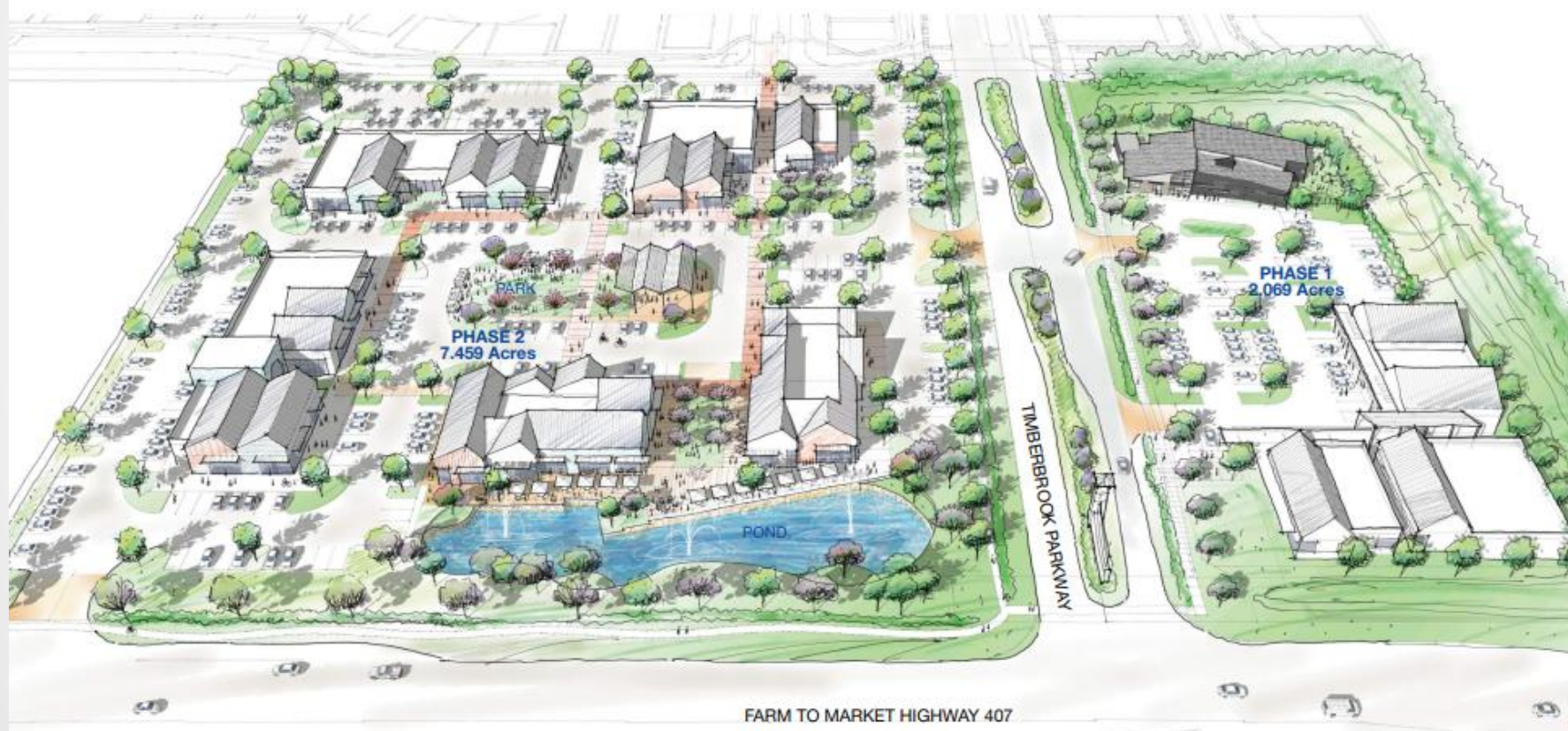
- 160-Student Childcare (The Academy)
- The Hive – childcare/education
- Pediatric and Family Medical
- Chiropractic Services
- Counseling Services



Flexible Anchor Site Configurations

Designed for Flexible Anchor Users

Illustrative Multi-Tenant Configuration (Adaptable to Anchor Requirements)



Plan can be configured for single-anchor or multi-tenant destination concepts based on user requirements

Flexible Anchor Formats

- Small-format grocery
- Fitness / wellness operators
- Entertainment / experiential anchors (pickleball, family entertainment, etc.)
- Food hall or multi-restaurant concepts
- Medical / service-oriented anchors

Multi-Building Program

- Configurable building footprints
- Buildings can be combined, expanded, or repositioned
- Ability to cluster uses into a cohesive destination environment
- Central green / gathering space driving dwell time and repeat visits

Site Advantages

- Walkable layout with integrated open space
- Visibility along FM-407 frontage
- Phased delivery aligned with tenant demand
- Supports daytime + evening traffic patterns

Anchor-Driven Ecosystem

Companion Retail Synergy

- Full-service and fast-casual dining supporting evening and weekend traffic
- Medical, pediatric, and wellness users aligned with family demographic base
- Financial services and convenience retail driving repeat daily visits
- Service retail (fitness, salon, childcare, education) supporting residential growth

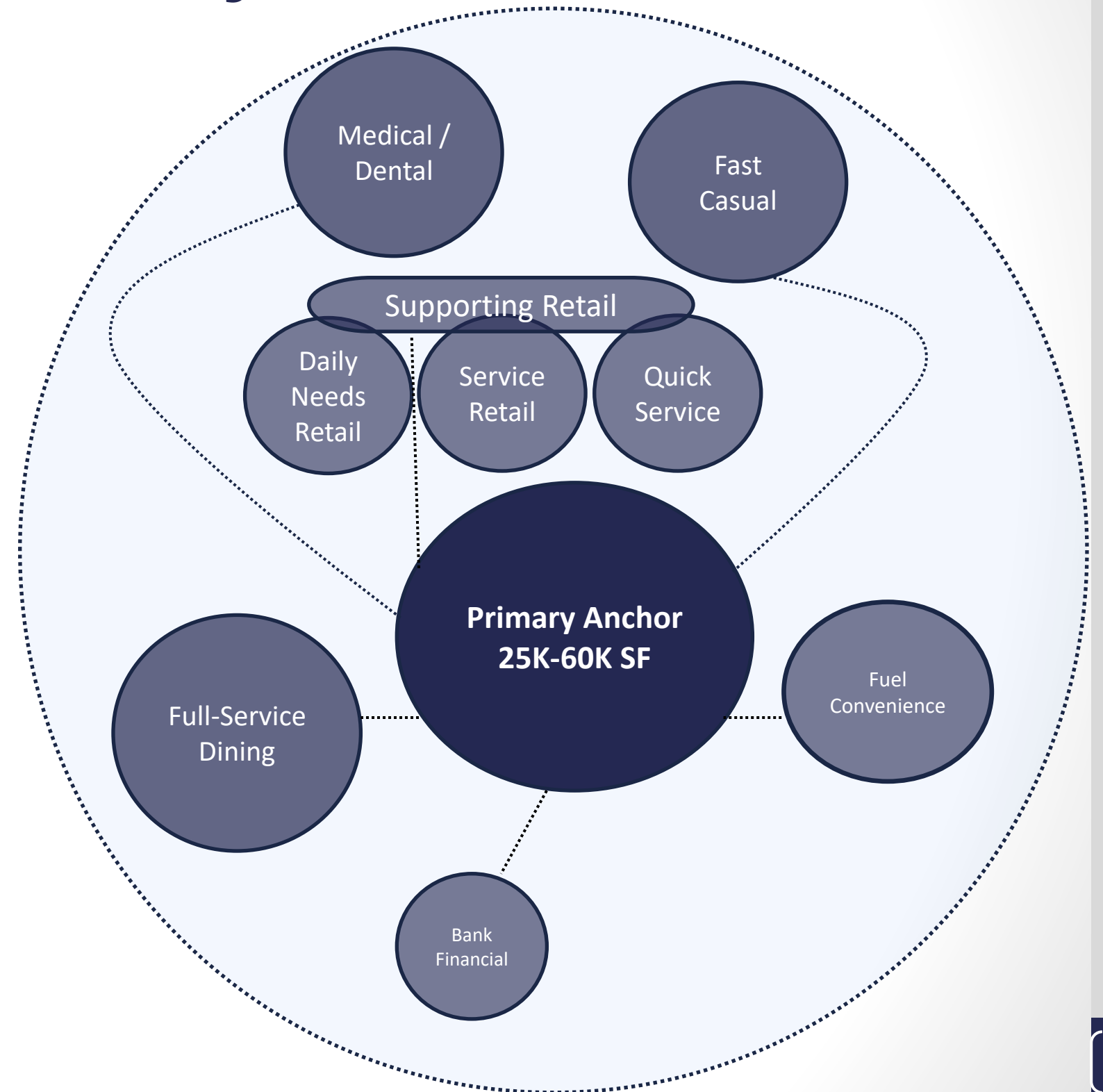
Anchor Tenant Advantage

- Primary weekly destination within emerging growth corridor
- Fuel component enabling convenience trip capture
- Early market entry supporting long-term customer loyalty
- Ability to shape long-term merchandising mix of surrounding retail

Phased Retail Delivery Strategy

- Supporting retail delivered concurrent with anchor opening
- Pad sites sequenced based on leasing velocity and traffic ramp
- Future outparcel monetization without disrupting anchor operations

Site positioned to evolve into Justin's primary neighborhood retail destination





Execution-Ready Anchor Retail Opportunity

Execution Ready Site

- ±7.5 Acre Fully Entitled Anchor Site
- Fuel component accommodated
- Ground lease / BTS / Land Sale flexibility
- Accelerated approval path
- Target delivery: Q1 2028

Secure a dominant long-term position within Justin's primary residential growth corridor

Ownership / Development

Steve Schreiber – Harrier Investment Group
252-626-5279 | steve@harrierig.com

Why This Site Wins

- Only fully entitled anchor site positioned within Justin's core residential growth corridor
- Establish dominant retail anchor position in Justin growth corridor
- Serve 12,000+ home development pipeline
- Limited near-term competitive pipeline allows immediate market share capture
- Influence long-term merchandising mix of surrounding retail
- City economic development framework prioritizes first anchor participation in available incentive programs

Leasing / Sales Representation

Steve Shrum | Deborah Walls – Glacier Commercial Realty
817-881-3838 | 817-528-1626 |
shrum@glaciercommercial.com | dwalls@glaciercommercial.com