



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Industrial Development Site</b>
<b>ADDRESS:</b>	45 Matany Rd. Justin TX 76247
<b>TYPE:</b>	Industrial Development   Industrial Land   Yard Storage
<b>ZONING:</b>	Unincorporated Denton County
<b>POTENTIAL USE:</b>	Light Industrial Business Park   Truck Yard   Self Storage   Yard Storage
<b>AVAILABLE:</b>	Immediately
<b>LAND:</b>	+/- 2.32 AC   +/- 101,059 SF
<b>TOPOGRAPHY:</b>	Flat
<b>FRONTAGE:</b>	Matany Rd   Blue Mound Rd (FM-156)
<b>UTILITIES:</b>	All Utilities on Site
<b>TAXES:</b>	Tax Parcel ID#: 87642
<b>PRICING:</b>	Call For Pricing
<b>TERMS:</b>	Negotiable
<b>LISTED:</b>	LoopNet, Costar, Crexi, and many more
<b>COMMENTS:</b>	Prime industrial redevelopment site located in Justin, TX just off FM-156. High growth area with proximity to several existing business parks, yard storage sites, and industrial owner users. Zoned Unincorporated Denton County offering a wide range of commercial uses. Ideal for Industrial Business Park, Self-Storage, Truck Yard, Flex Space, Owner User; Great Development Site. Close proximity to Alliance and Texas Motor Speedway. Located on Matany Rd off FM-156 (Blue Mound Rd).

**CONTACT:** Morgan Parkey (817) 891-0425 parkey@stagcre.com

\*\*Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice

[www.stagcre.com](http://www.stagcre.com)