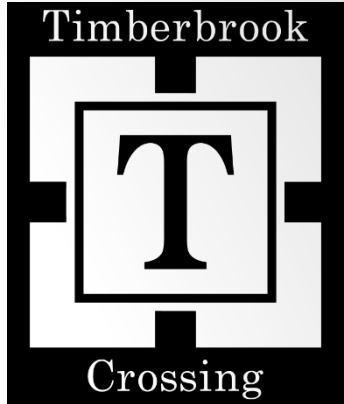




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# Timberbrook Crossing - Phase 2 Grocery Anchor Development Opportunity

Justin, TX – High growth North Fort 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 grocery anchor site with municipal alignment positioned to capture first-mover advantage in a rapidly expanding North Fort Worth growth corridor.

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## High-Growth Trade Area Forming Ahead of Grocery Supply

- 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 full-size grocery viability

## Strategic First-Mover Grocery Opportunity

- Market research supports the viability of a **full-size grocery anchor in the immediate trade area**
- Opportunity to establish an early dominant grocery 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
- **Targeted store opening Q1 2028** with phased inline retail delivery



# Municipal Partnership Support

## Priority Retail Node

- Anchor grocer 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 grocer
- **City of Justin prioritizing first anchor grocer with full municipal incentive participation**
- Roadway expansion and utilities sequencing aligned to support retail delivery

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

# North Fort Worth Growth Corridor

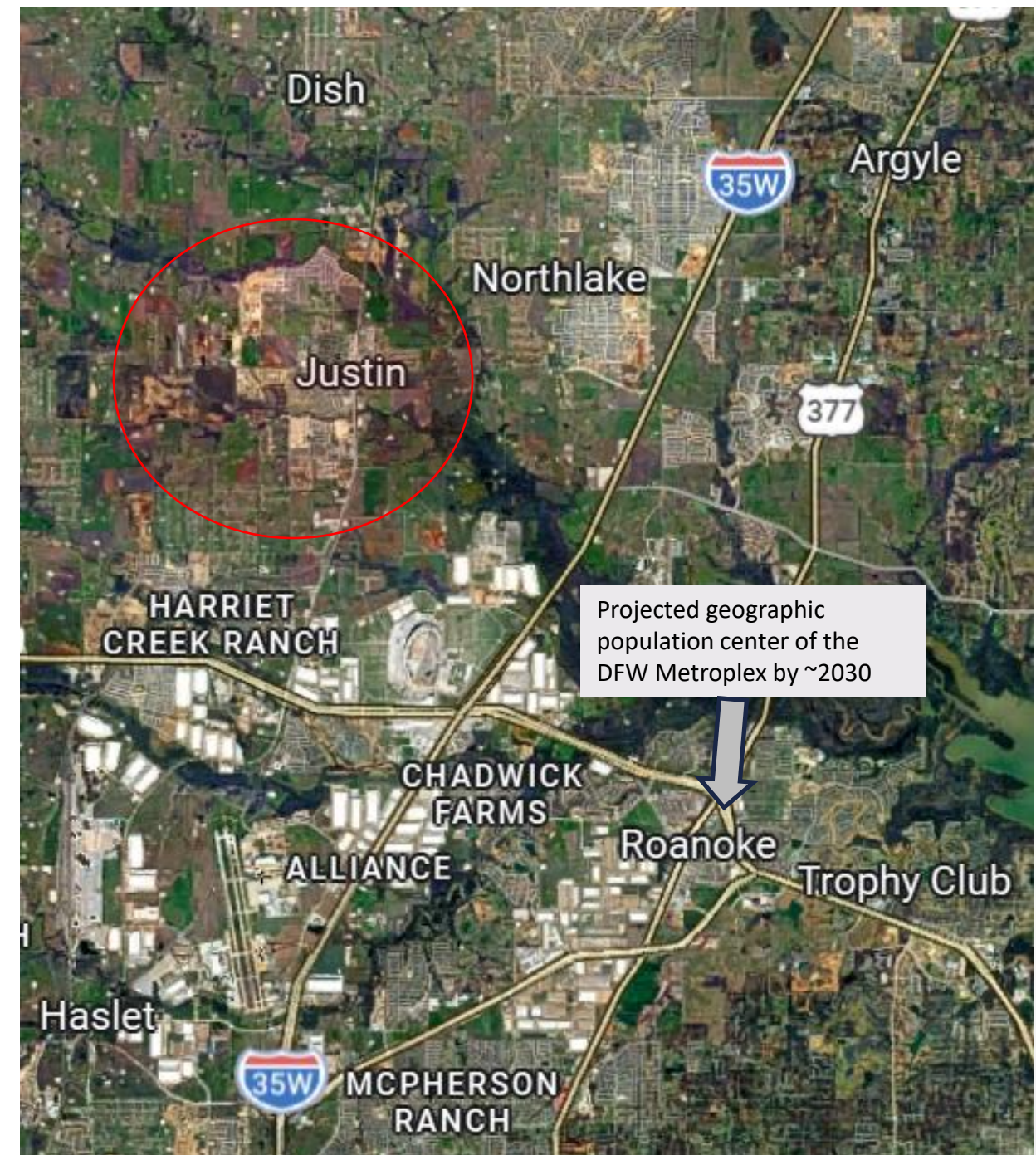
## Explosive Residential Expansion Driving Retail Demand

- 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+ homes!
- Residential delivery materially outpacing commercial development, creating near-term grocery 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 grocery demand node formation*



# Grocery Trade Area

## First Scalable Grocery Opportunity Within Justin's 10-Minute Trade Area

### Immediate Trade Area Underserved by Full-Service Grocery

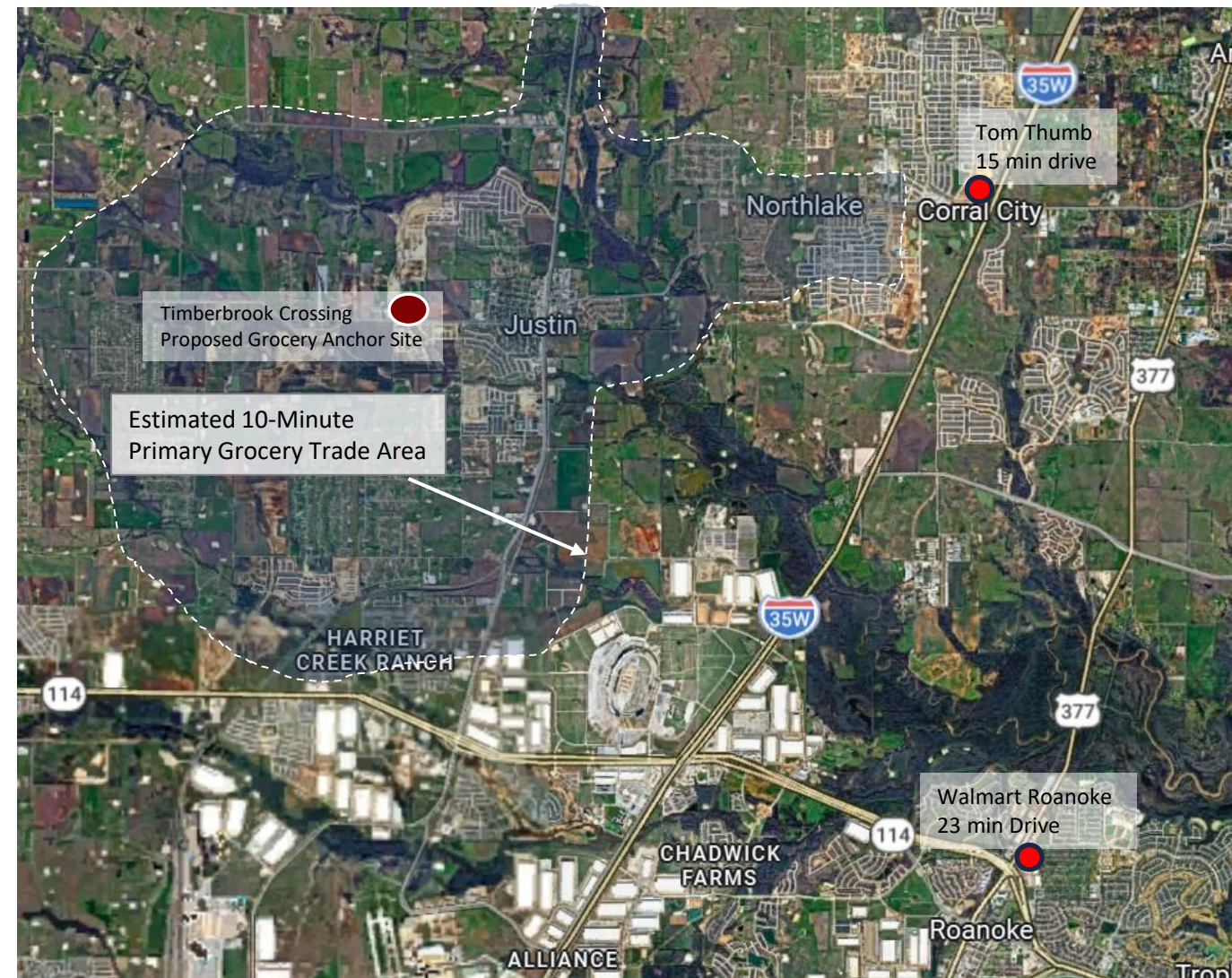
- Nearest full-service grocer located 15+ minutes from Timberbrook growth corridor
- Existing grocery options positioned outside primary residential delivery path
- Rapid housing expansion creating unmet daily-needs retail demand

### Positioned to Capture Emerging Grocery 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

### Limited Near-Term Competitive Pipeline

- No planned/announced major grocer developments within immediate Justin growth corridor
- Opportunity to establish dominant market presence ahead of future retail expansion



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



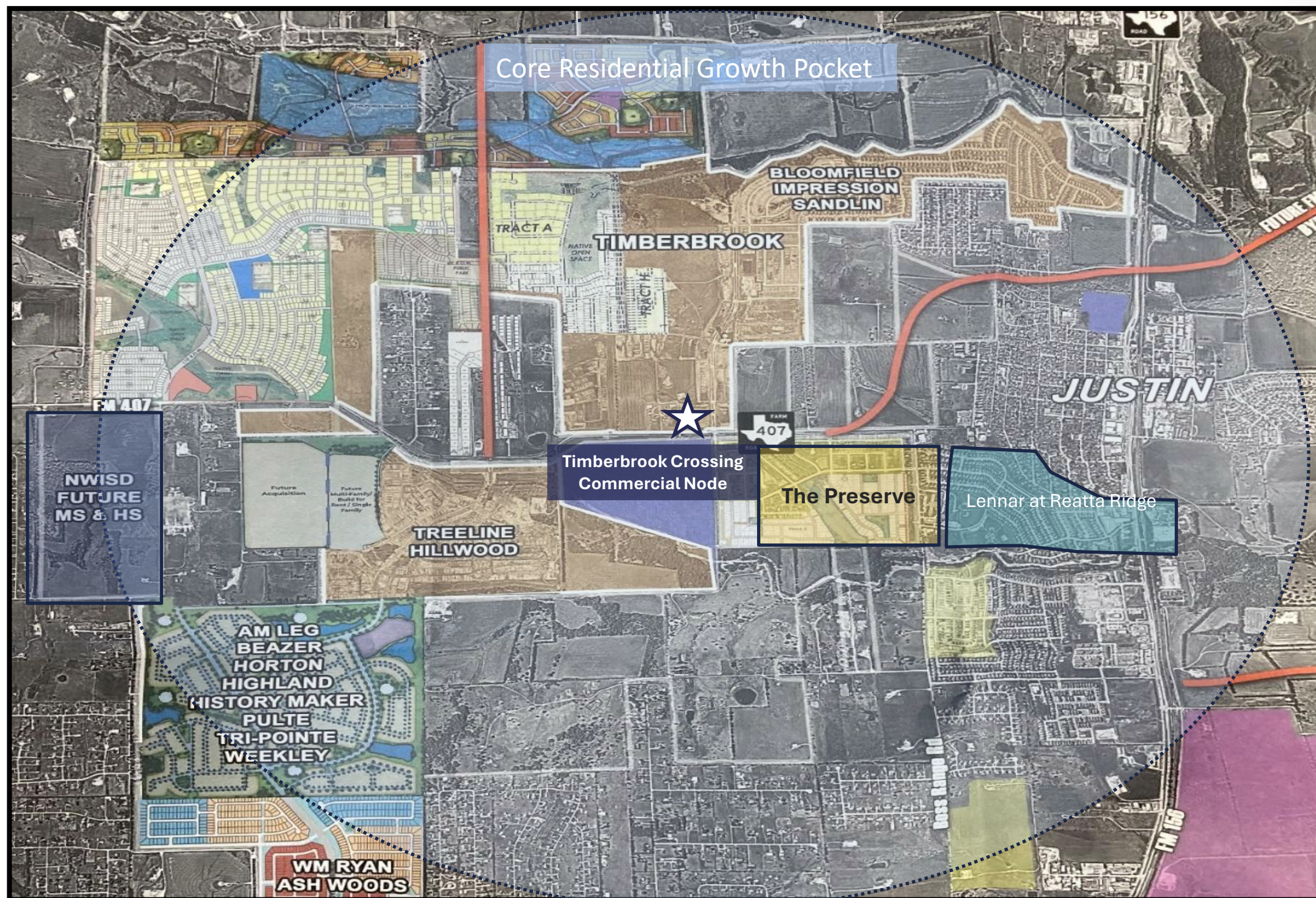
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# Dominant Local Residential Growth

## Immediate Residential Density Supporting Anchor Viability

- Site positioned at primary commercial entry to Timberbrook master-planned community
- Direct proximity to Treeline and Preserve residential deliveries
- Walkable access from Ladera active-adult neighborhood
- 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 grocery supply

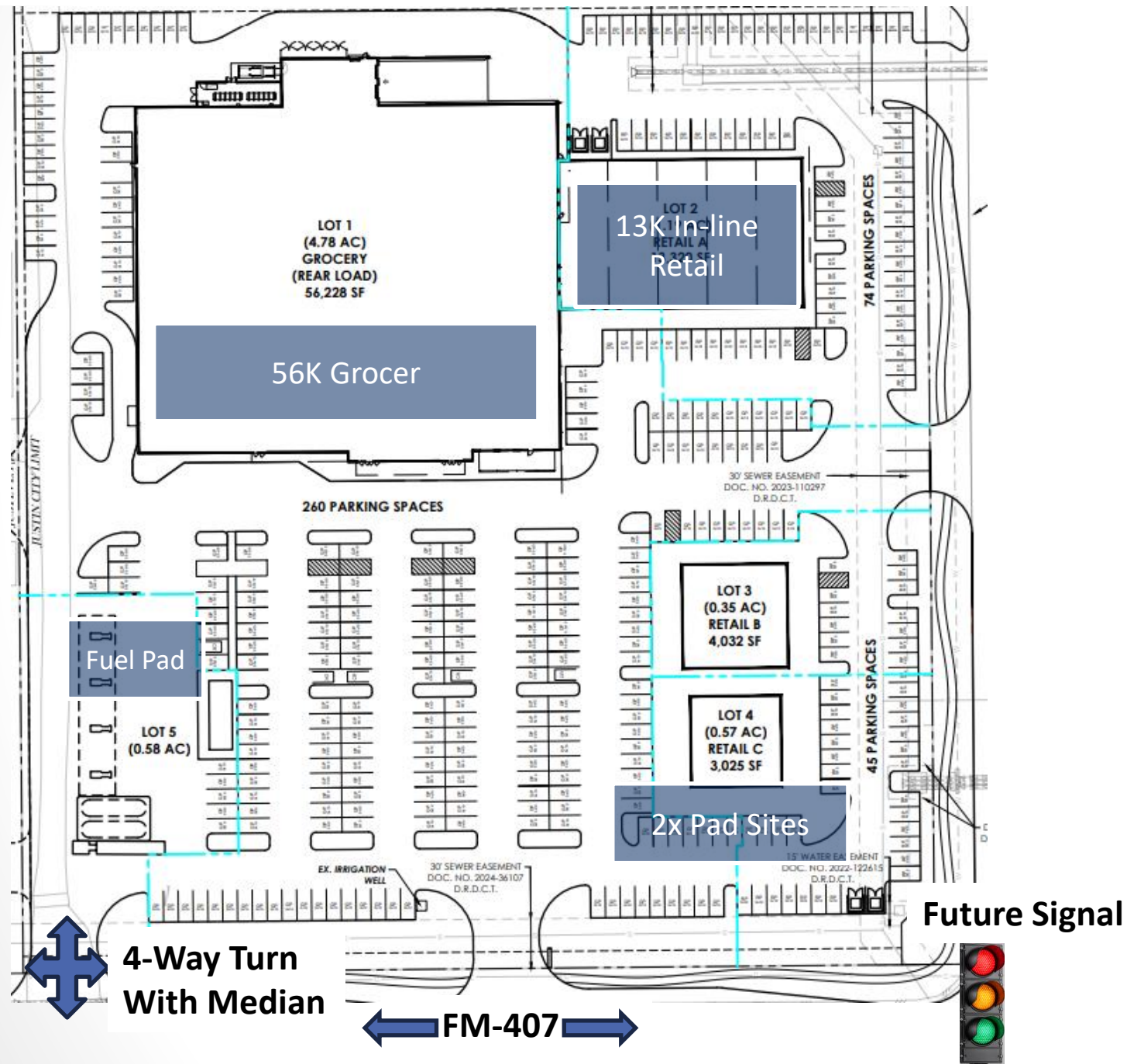
Timberbrook Crossing represents the first scalable grocery opportunity within Justin's primary residential growth corridor





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# Grocery-Anchored Site Plan



## Retailer-Informed Anchor Layout

### 1. Main Grocery 56K SF

- Rear Load design
- Pharmacy Drive Thru
- 4.6 spots per 1000 dedicated

### 2. Fuel Pad

- Kiosk or Mini-mart
- 4 fuel stations
- Underground tanks

### 3. Attached Retail 13,300 SF

- Built to shell concurrent to grocery
- Intended for complementary neighborhood retailers

### 4. Pad Sites x2

- Horizontally Developed
- Designed for high-visibility restaurant and service-retail

Configuration is illustrative and can be customized to tenant requirements



# Execution-Ready Dominant Grocery Node Opportunity

## Execution Ready Anchor Site

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

***Timberbrook Crossing allows a qualified grocer to secure long-term market dominance within Justin's primary residential growth corridor***

### Ownership / Development

Steve Schreiber – Harrier Investment Group  
252-626-5279 | [steve@harrierig.com](mailto:steve@harrierig.com)

## Why This Site Wins!

- Establish dominant grocery node in Justin growth corridor
- Serve 12,000+ home development pipeline
- Capture customer loyalty ahead of competing retail delivery
- Influence long-term merchandising mix of surrounding retail
- City economic development framework prioritizes first anchor grocer participation in available incentive programs

### Leasing / Sales Representation

Steve Shrum | Deborah Walls – Glacier Commercial Realty  
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