

AMERICO
REAL ESTATE

ACQUISITIONS • MANAGEMENT • BROKERAGE

JUSTIN BUSINESS PARK

17540 MATANY RD, JUSTIN, TX 76247



Core Industrial Investment in High-Growth DFW Submarket

CONFIDENTIAL
OFFERING
MEMORANDUM

EXCLUSIVELY OFFERED BY
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EXECUTIVE SUMMARY

Justin Business Park is a newly constructed $\pm 36,000$ square foot multi-tenant flex/industrial asset situated on 2.3 acres. Located in the high-growth corridor between the Northeast Tarrant/Alliance and Denton Industrial submarkets, the Property offers immediate access to FM 156, SH-114, and I-35W, just three miles from the Texas Motor Speedway and within 30 miles of Downtown Fort Worth.

Completed in 2024, the initial phase consists of six completed buildings configured into eleven tenant-ready spaces ranging from 2,000 to 6,000 square feet, with potential to reconfigure into twelve suites. Each space features a 14' overhead door, dedicated office area, and private restroom, catering to the growing demand from local trades, service providers, and last-mile operators seeking smaller, highly functional spaces in a rapidly developing residential corridor.

Justin Business Park benefits from a compelling macroeconomic backdrop: within a ten-mile radius, there are over 83,000 households with a combined annual consumer spend of \$3.5 billion. The area continues to attract substantial residential growth, with more than 4,000 new rooftops planned or underway, underscoring sustained demand for small-bay warehouse and service-oriented space.

This offering presents investors with an opportunity to acquire a stabilized, newly constructed industrial asset in a growing market, rent growth, and lease-up of remaining spaces. Given the Property's location, functionality, and tenant appeal, Justin Business Park is positioned to outperform as small-bay industrial continues to outpace broader asset classes across the DFW Metroplex.

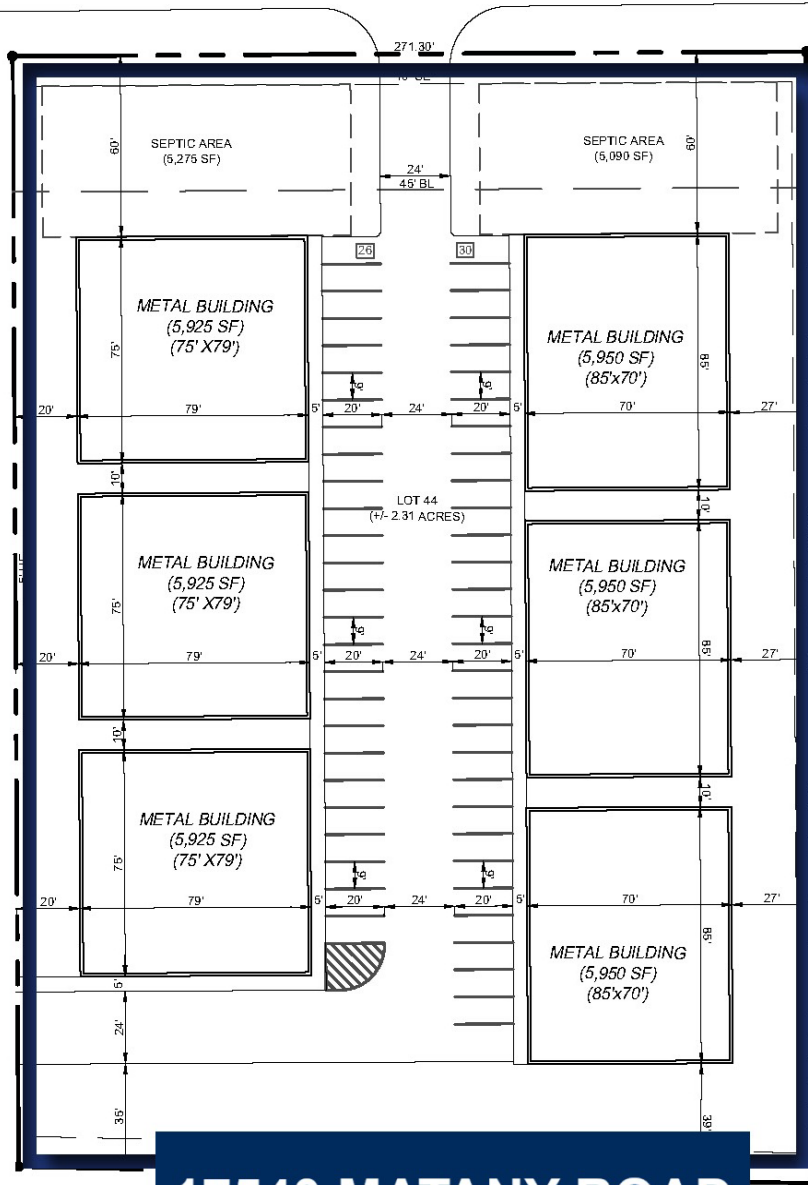
INVESTMENT HIGHLIGHTS

- **±36,000 SF** newly constructed, multi-tenant flex/industrial park completed in **2024**
- **11** functional suites ranging from **2,000–6,000 SF**, with flexibility to reconfigure into 12 spaces
- In-place rent of **\$11.97/SF NNN** for occupied suites
- Pro forma cap rate of **9.44% in Year-5** based on stabilized occupancy and projected market rents
- **83,061 households** within a 10-mile radius, generating \$3.5 billion in annual consumer spending according to CoStar analytics
- Located in a high-growth corridor with over **4,000** new rooftops planned in the next 3 years
- Strategically located on FM 156 with immediate access to SH-114 and I-35W, just 3 miles from Texas Motor Speedway



PROPERTY AT A GLANCE

MATANY ROAD



**17540 MATANY ROAD
JUSTIN, TX 76247**

NET RENTABLE AREA

±36,000 SF

NUMBER OF BUILDINGS

6

PERCENT LEASED

66.67%

YEAR BUILT

2023 & 2024

LAND AREA

2.310 acres

PARKING

**Free Surface
3/1000**

GRADE LEVEL

**15 Roll Up
Doors (12x14)**

CLEAR HEIGHT

16' to 18'

CONSTRUCTION DETAILS

ACCESS	This property is Within 6 miles of the TX 114 and I-35 intersection, Tanger Outlets, Texas Motor Speedway, Alliance Airport, and the BNSF Alliance Rail Yard.	LOADING DOORS	15 Grade Level Roll Up Doors (12x14)
BUILDINGS	6	TENANT FINISHES	Varies by tenant
CLEAR HEIGHTS	16' to 18'	RESTROOMS	Property contains individual restroom facilities for each suite
POWER	Varies by suite	HVAC	Varies by tenant
CONSTRUCTION	Metal	UTILITIES	Electricity – CoServ Water & Sewer – Aqua Texas Internet/Telephone - Various
FOUNDATION	Concrete	ZONING	Industrial (ETJ Denton County)
		SUBMARKET	Denton/Alliance



I-35 W

TEXAS MOTOR
SPEEDWAY

JUSTIN
BUSINESS PARK



**JUSTIN
BUSINESS PARK**

**TEXAS MOTOR
SPEEDWAY**

TX-114

**TANGER
OUTLETS**

I-35 W

**ALLIANCE
AIRPORT**

DFW ECONOMIC OVERVIEW

Focus: North Texas Market

The DFW North Texas industrial market offers a compelling combination of high demand, low vacancy, and upward rental pressure, particularly for small-to-mid-bay product. This positions assets like Justin Business Park well for both stable income and future appreciation—especially as the region continues to outpace national growth in both population and industrial demand.

North Texas: A National Economic Powerhouse

- Fastest-growing metro in the U.S. with 8M+ residents and 140K+ added annually
- Diverse economy anchored by aerospace, logistics, tech, healthcare, and finance
- DFW International Airport – 4th busiest globally; central hub for national logistics

Top-Tier Real Estate & Industrial Market

- #1 U.S. market for industrial development – over 60M SF under construction
- 1B+ SF of existing industrial inventory across the metroplex
- Strong demand drivers: e-commerce, advanced manufacturing, onshoring

Business-Friendly Climate

- No state income tax and low regulatory burden
- Active local and state incentives, including Triple Freeport Tax Exemption
- Headquarters and major operations for Amazon, Lockheed Martin, Charles Schwab, and more

Long-Term Investment Outlook

- Industrial vacancy rates remain below national average despite record supply
- North Texas continues to attract capital, talent, and corporate relocations
- DFW ranks as a top metro for stable, long-term CRE investment

JUSTIN, TX DEMOGRAPHICS

POPULATION

5,068

MEDIAN AGE

38

OF BUSINESSES

316

OF EMPLOYEES

4,402

HOUSEHOLDS

1,889

GROWTH INCREASE
PERCENTAGE

7.1%

BUSINESS ANNUAL PAYROLL

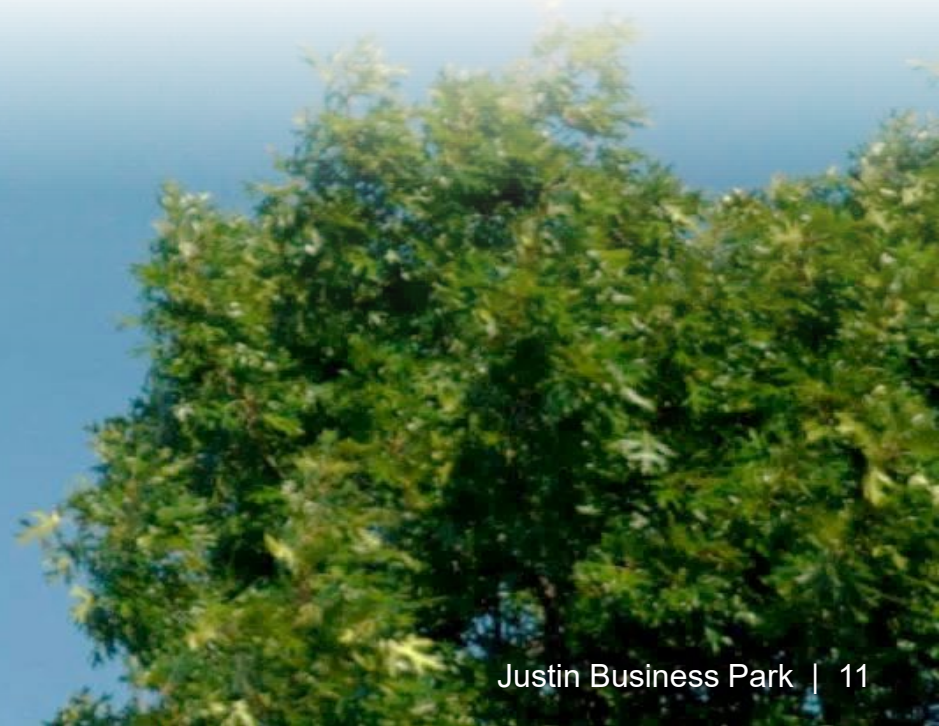
\$160,325

MEDIAN PROPERTY VALUE

\$364,500

AVERAGE HOUSEHOLD INCOME

\$117,568



FINANCIAL OVERVIEW

- Pricing
- Rent Roll
- Operating Statement
- Cash Flow



PRICING

PRICE	GROSS LEASEABLE AREA (SF)	PRICE PER SF	IN PLACE RENT PER SF NNN (Occupied Suites)
\$5,600,000	36,000	\$155.56	\$11.97

CAP RATE SUMMARY

FOR THE YEARS ENDING	AS-IS MAY 2026	YEAR 1 MAY 2027	YEAR 2 MAY 2028	YEAR 3 MAY 2029	YEAR 4 MAY 2030	YEAR 5 MAY 2031
EFFECTIVE GROSS INCOME	387,457	562,244	620,036	660,768	688,413	717,519
TOTAL OPERATING EXPENSES	149,123	153,821	163,003	171,602	179,970	188,754
NET OPERATING INCOME	238,344	408,423	457,033	489,166	508,443	528,765
CAP RATE	4.26%	7.29%	8.16%	8.74%	9.08%	9.44%

RENT ROLL

Suite	Tenant	Sq Ft	% of Sq Ft	Start	End	Annual Rent	PSF	Escalation Date	Escalation Amount	Lease Type	
101	Collins Industries II	2,000	5.56%	6/1/23	5/31/28	\$25,956	\$12.98	6/1/26	\$13.49	NNN	
102	Carnage Racking Development	4,000	11.11%	1/1/25	12/31/27	\$44,076	\$11.02	1/1/27	\$11.35	NNN	
301	Cattlemen Fencing	2,000	5.56%	9/15/25	9/14/26	\$24,000	\$12.00	N/A	N/A	NNN	
302	Irise Technology Inc	4,000	11.11%	5/1/25	4/30/28	\$44,400	\$11.10	5/1/27	\$11.40	NNN	
501	Hawthorne Machinery	2,000	5.56%	9/1/25	8/31/26	\$24,000	\$12.00	N/A	N/A	NNN	
502	Skyward Construction Group	4,000	11.11%	10/15/24	10/14/26	\$50,676	\$12.67	N/A	N/A	NNN	
601-602	Montecito Millworks	6,000	16.67%	6/1/24	5/31/29	\$74,160	\$12.36	6/1/26	\$12.73	NNN	
Occupied		24,000	66.67%			\$287,268	\$11.97				
Vacant		12,000	33.33%								
Total		36,000	100%								



OPERATING STATEMENT

INCOME & EXPENSES	ACTUAL
TENANT REVENUE	
Rent	\$287,269
Expense Recoveries	<u>\$100,188</u>
TOTAL TENANT REVENUE	\$387,457
OPERATING EXPENSES	
Management Fees	\$15,498
Insurance	\$40,439
Utilities	\$3,445
Repairs & Maintenance	\$6,751
Trash	\$11,401
Landscaping	\$14,400
Taxes	\$55,292
Non-Recoverable Operating Expenses	<u>\$2,106</u>
TOTAL OPERATING EXPENSES	\$149,123
NET OPERATING INCOME	\$238,334



5-YEAR CASH FLOW PROJECTION

FOR THE YEARS ENDING	YEAR 1 SEPT 2026	YEAR 2 SEPT 2027	YEAR 3 SEPT 2028	YEAR 4 SEPT 2029	YEAR 5 SEPT 2030
TENANT REVENUE					
Rent	421,582	463,294	495,840	515,397	536,013
Expense Recoveries	146,341	163,004	171,602	179,970	188,754
TOTAL TENANT REVENUE	567,923	626,298	667,442	695,367	724,767
VACANCY ALLOWANCE	(5,679)	(6,262)	(6,674)	(6,954)	(7,248)
EFFECTIVE GROSS INCOME	562,244	620,036	660,768	688,413	717,519
OPERATING EXPENSES					
Management Fees	21,994	24,909	26,602	27,721	28,892
Insurance	40,439	42,461	44,584	46,813	49,154
Utilities	3,445	3,617	3,798	3,988	4,188
Repairs & Maintenance	6,541	6,868	7,212	7,572	7,951
Trash	11,401	11,971	12,570	13,198	13,858
Landscaping	14,400	15,120	15,876	16,670	17,503
Taxes	55,292	58,057	60,960	64,008	67,208
Non-Recoverable Operating Expenses	309	0	0	0	0
TOTAL OPERATING EXPENSES	153,821	163,003	171,602	179,970	188,754
NET OPERATING INCOME	408,423	457,033	489,166	508,443	528,765