



16 ACRE DEVELOPMENT OPPORTUNITY

For sale:
 NWQ Justin Rd &
 Vickery Blvd
 Copper Canyon, TX

Metrics

NWQ Justin Rd & Vickery Blvd
Copper Canyon, TX

Location

NWQ Justin Rd & Vickery Blvd

Size

Land
16.595 AC (Divisible)

Zoning

PD-TC - Town Center

Traffic Counts

Justin Rd
30,168 VPD

Property Highlights

1. Prime Frontage: Fully signalized intersection with commercial grade entrance and high-visibility location with approximately 725 linear feet of frontage along Justin Rd / FM 407
2. Logistical Advantage: Situated in between I-35E and I-35W providing seamless regional connectivity
3. High Traffic Counts: Benefits from an average daily traffic count (AADT) of over 30,000 vehicles per day along Justin Rd
4. Strong Demographics: Average household income exceeds \$239,000 within the immediate trade area
5. Neighboring Anchors: Proximity to major institutional neighbors including Whole Foods, Target, Walmart, Academy and LA Fitness

Area Attractions



Oblique

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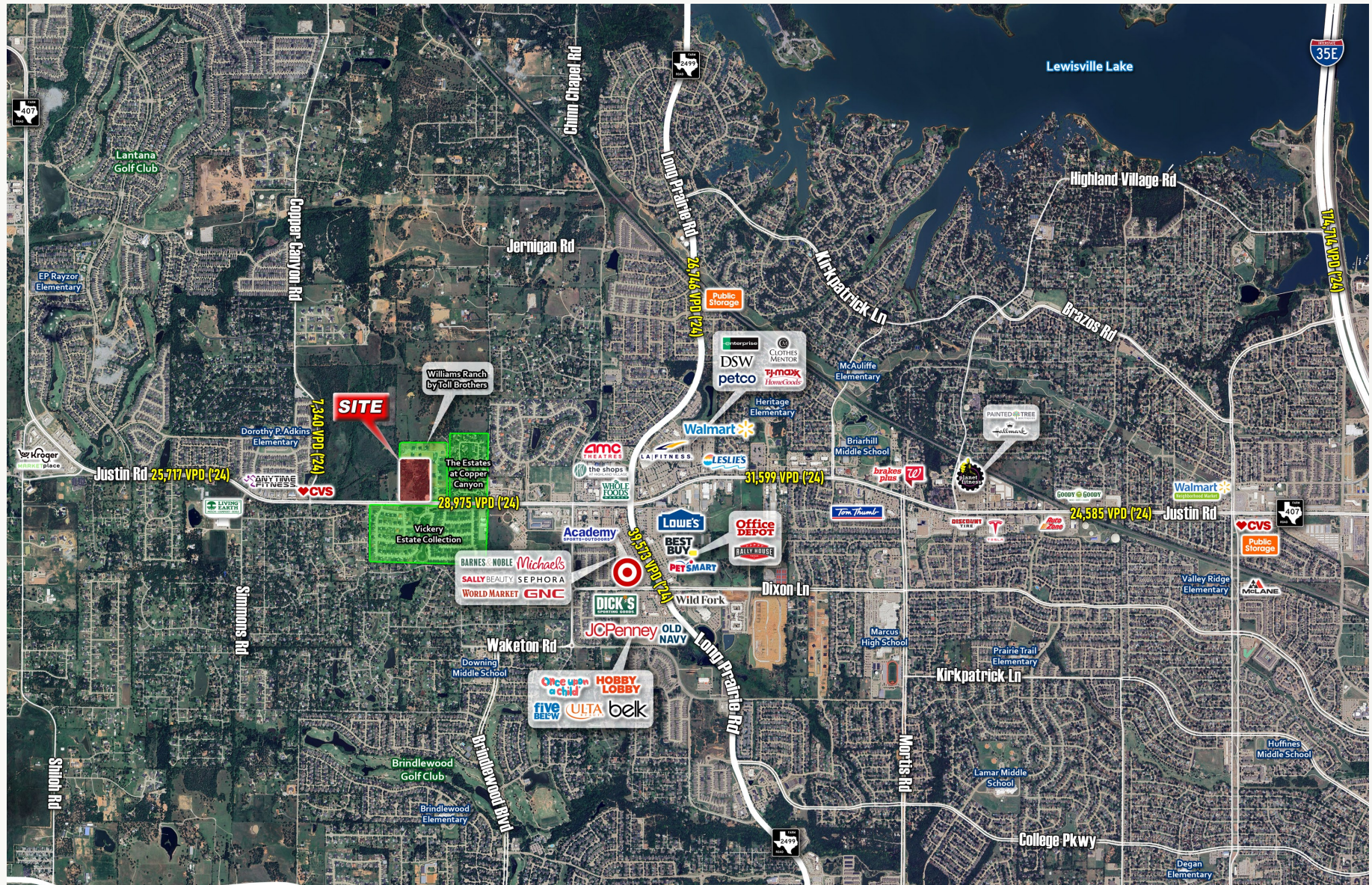
Close Aerial

NWQ Justin Rd & Vickery Blvd
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Far Aerial

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Aerial

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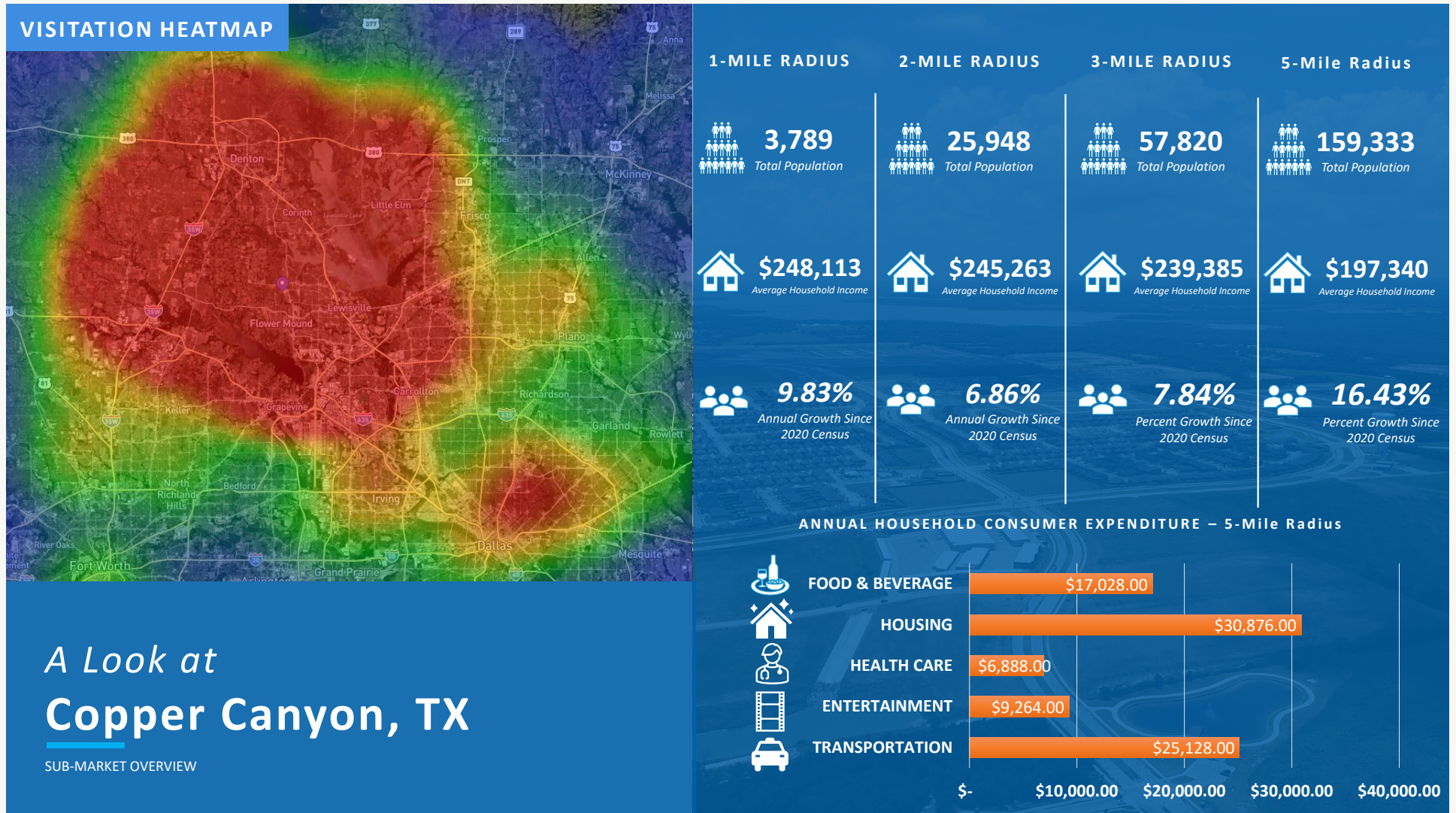
Aerial

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Demographics

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