



## LOCATION:

Southwest corner of FM-156 and John Wiley Rd (future FM-1171) in Justin, TX

## HIGHLIGHTS:

- 20 Acre New Retail, Restaurants, Office coming soon
- 2.5 miles No of SH-114
- Close proximity to Texas Motor Speedway, Alliance Texas Commerce Center and Alliance Airport
- Frontage on FM-156
- Call for Lease Rates

## AVAILABLE:

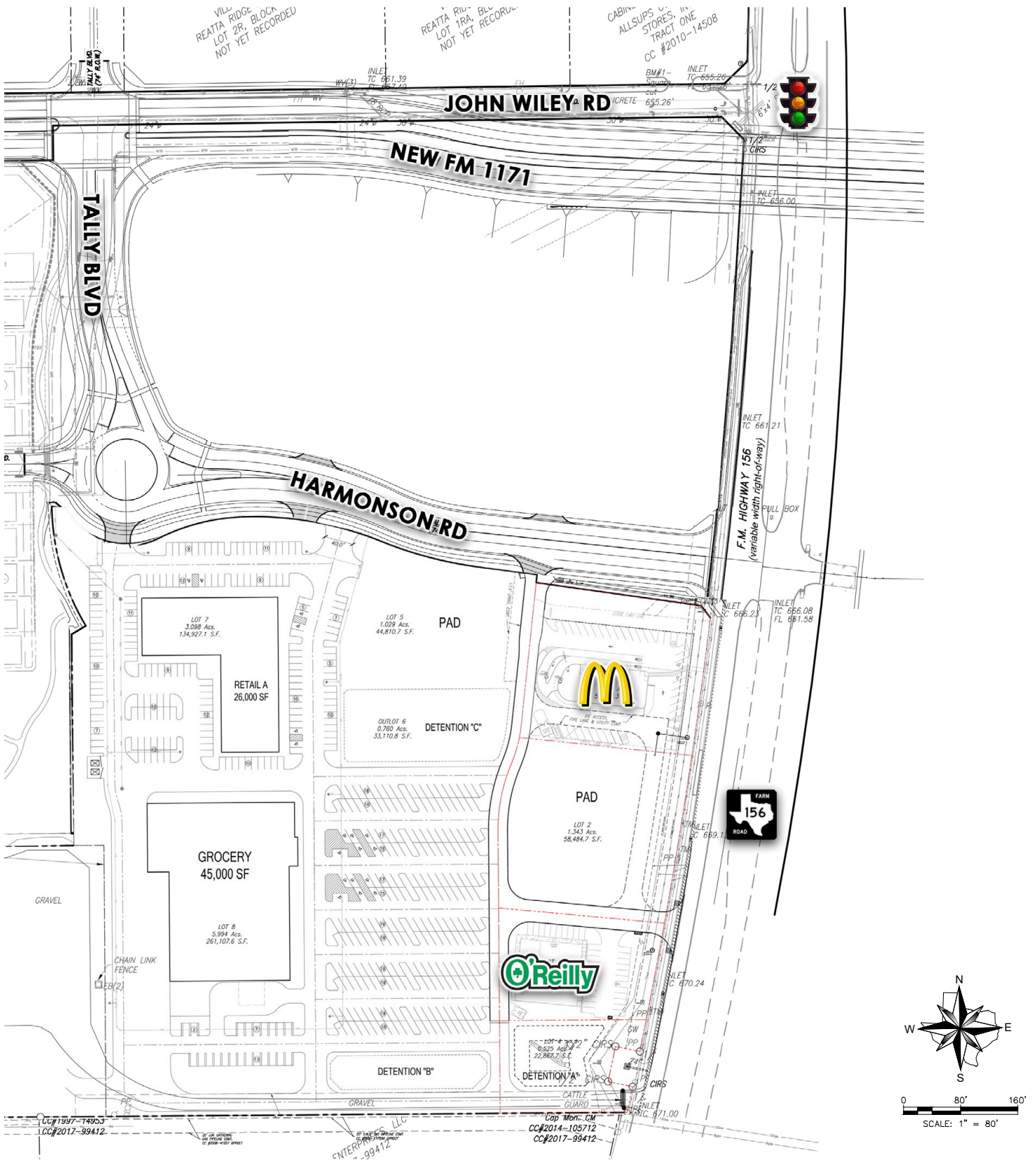
Contact Broker for Details

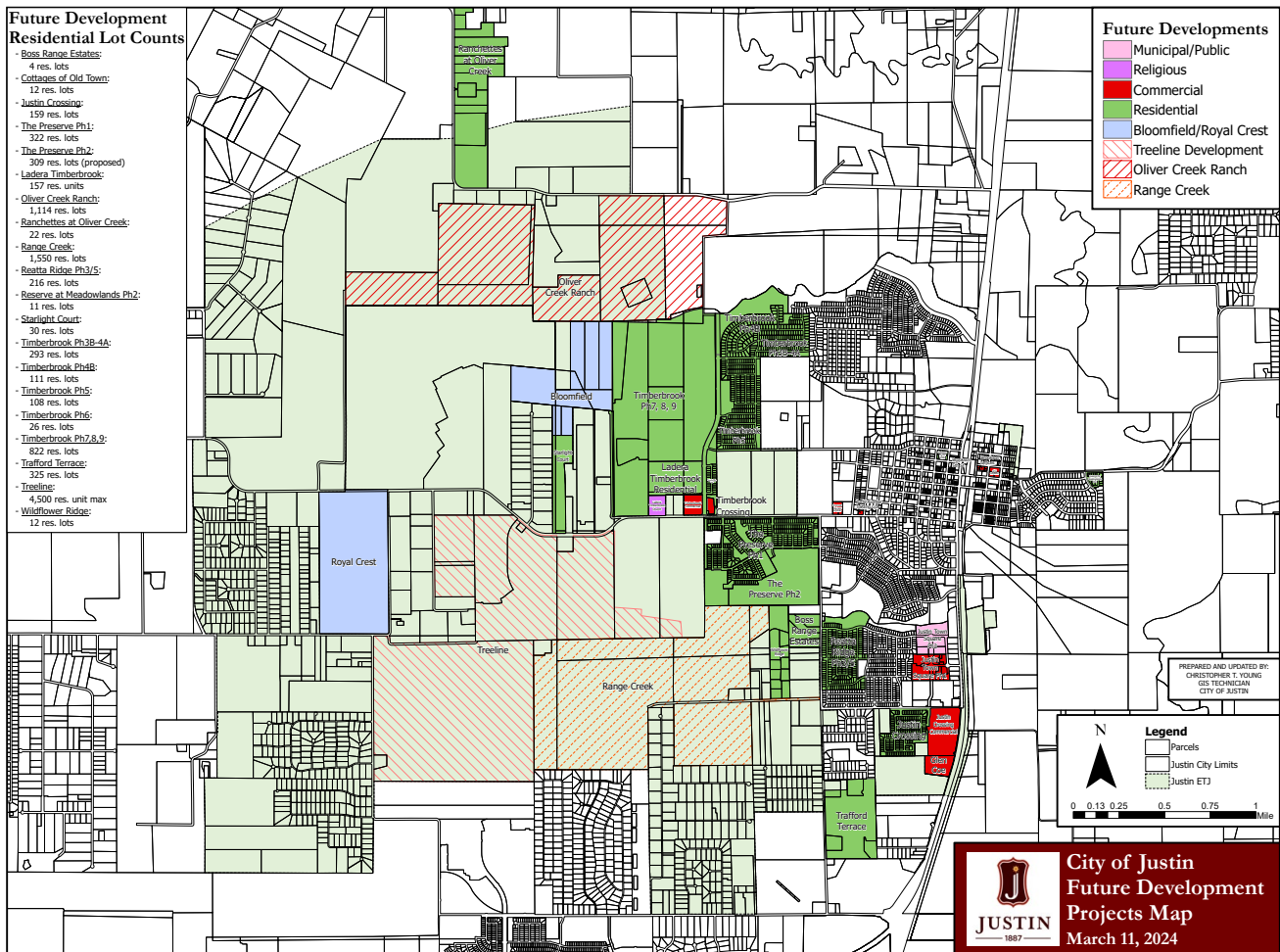
## TRAFFIC COUNTS:

FM-156: 18,106 VPD (TXDOT 2024)

## DEMOGRAPHICS:

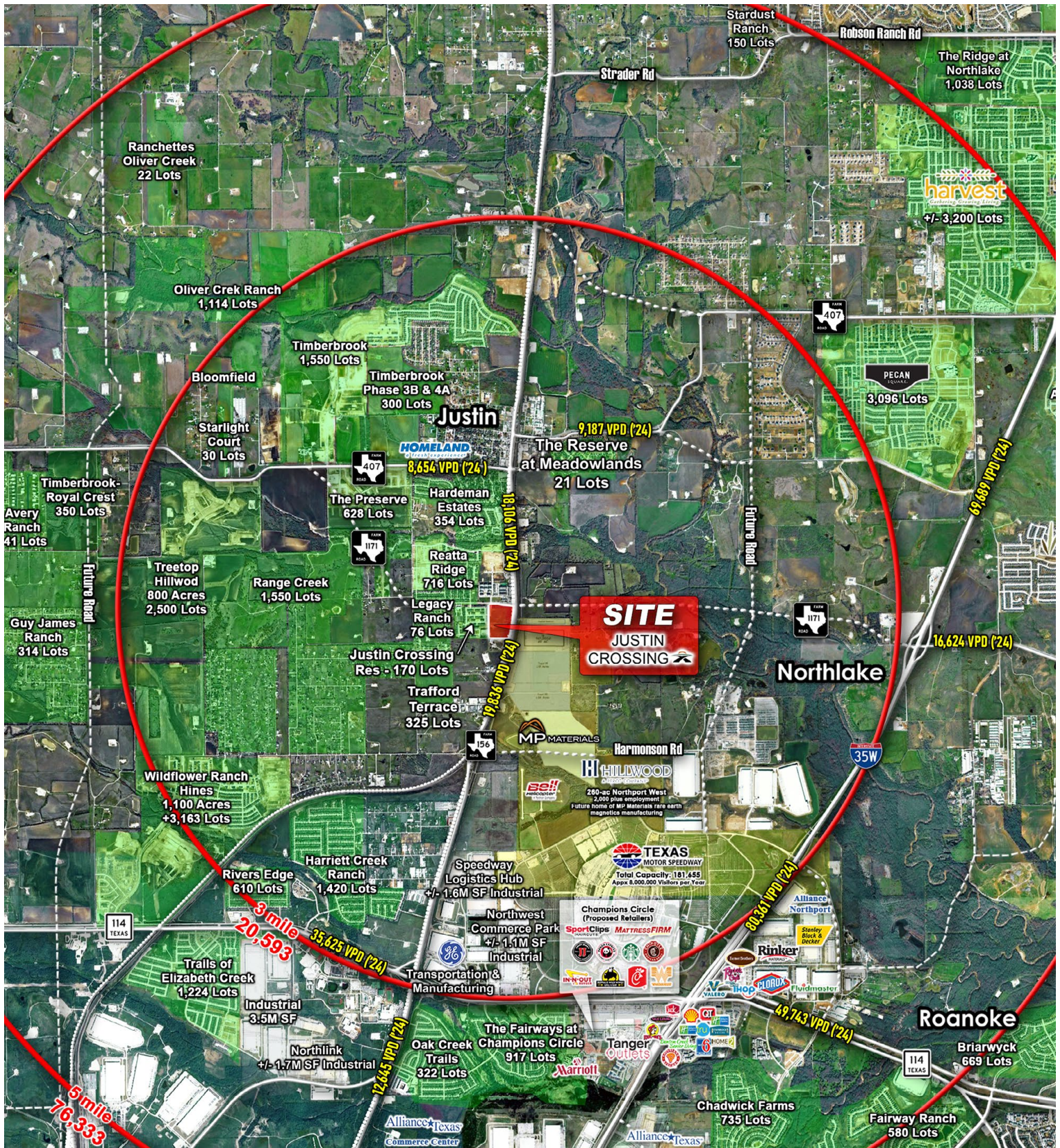
	3 mi	4 mi	5 mi	10 mi
2025 Population	16,684	38,678	61,550	238,942
2030 Population	20,593	49,826	76,333	283,187
2025 Median Age	36.5	35.5	35.5	37.3
2025 Avg HH Income	\$119,058	\$123,666	\$133,654	\$134,659
2030 Avg HH Income	\$138,541	\$142,242	\$151,936	\$150,852

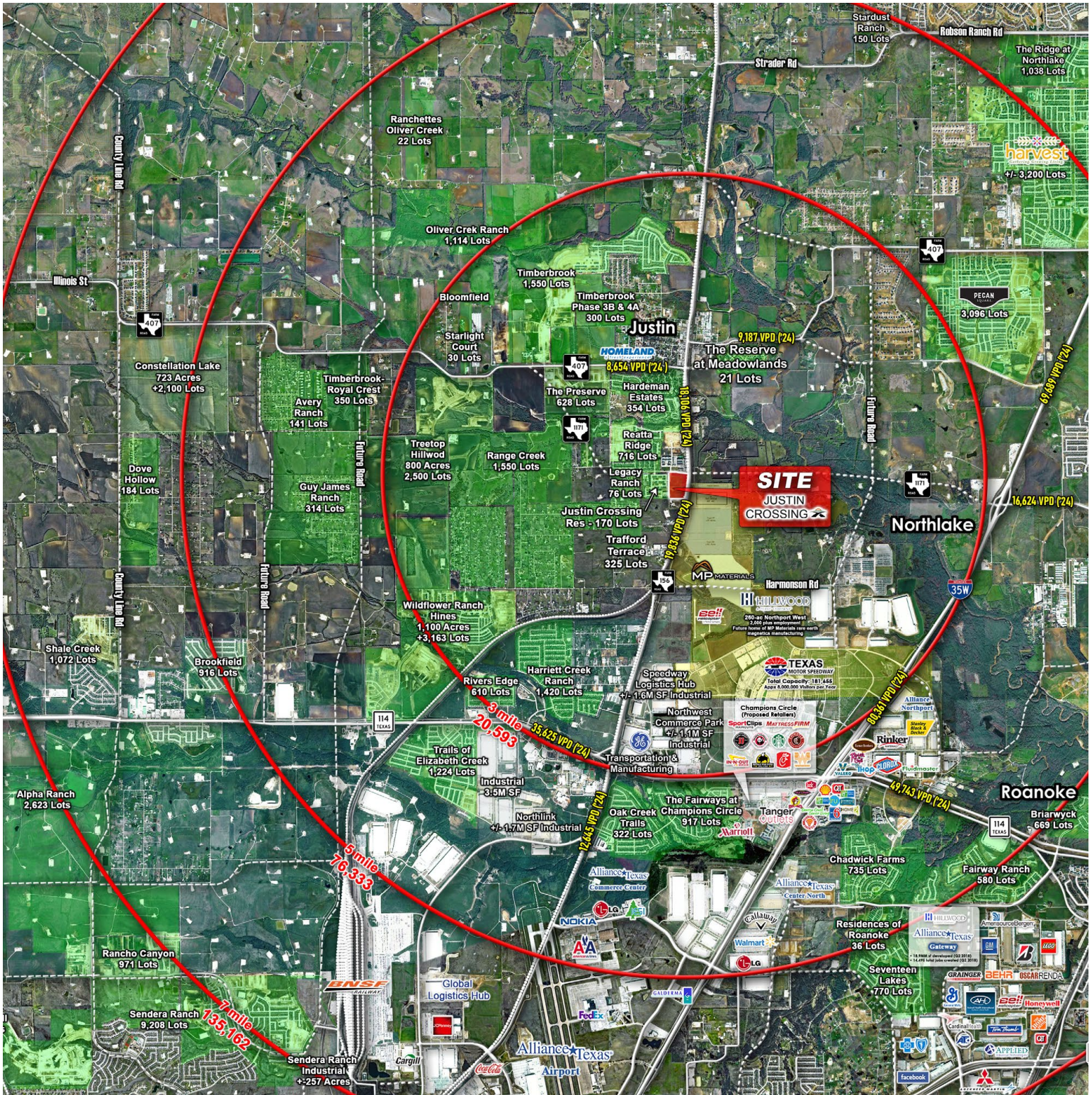




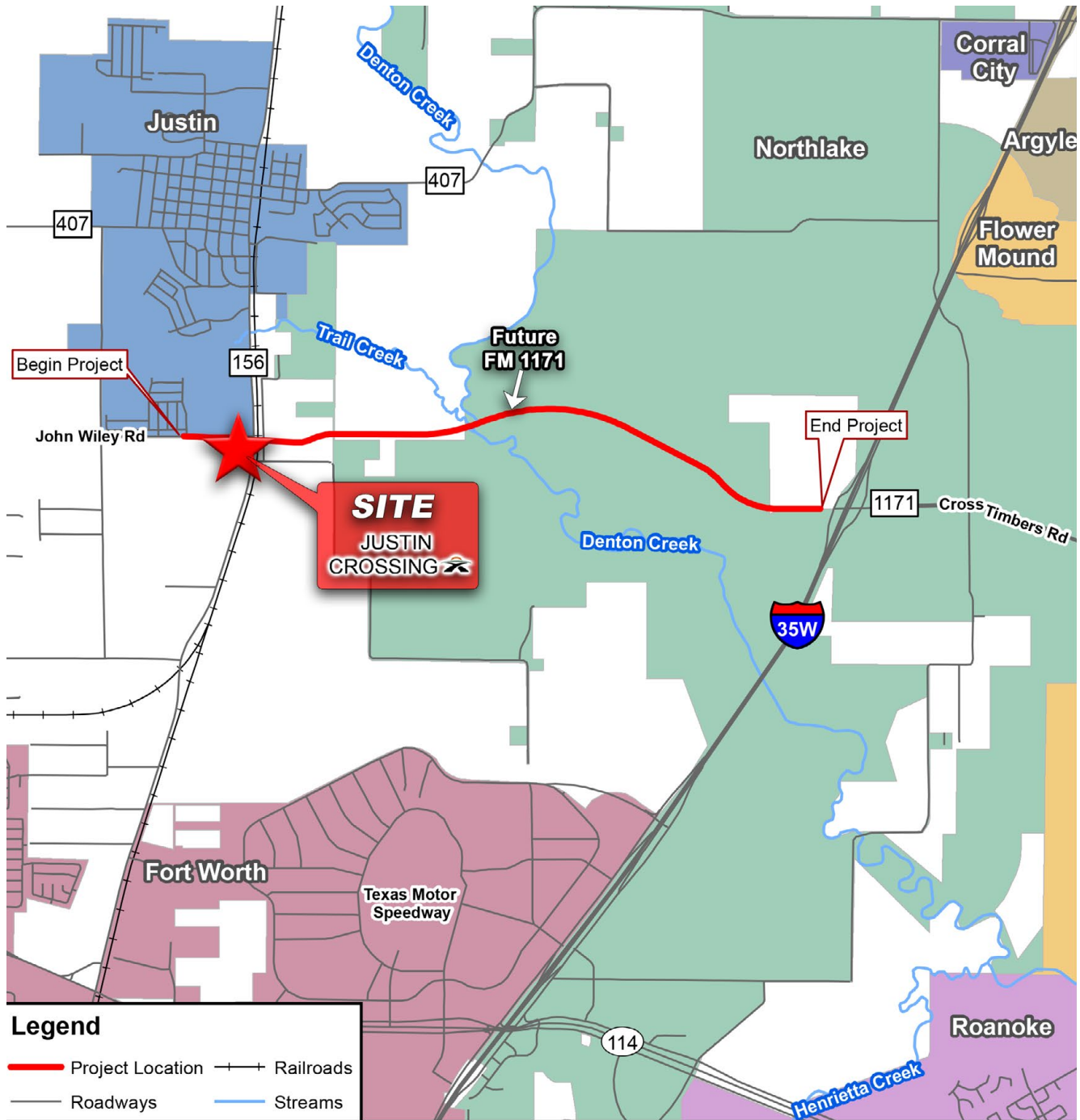
# JUSTIN CROSSING

**Now Pre-Leasing**  
 SWC FM-156 & John Wiley Rd  
 Justin, Texas 76247



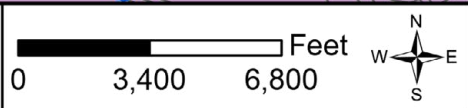
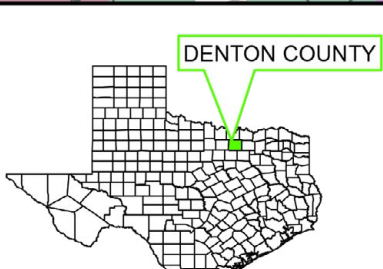
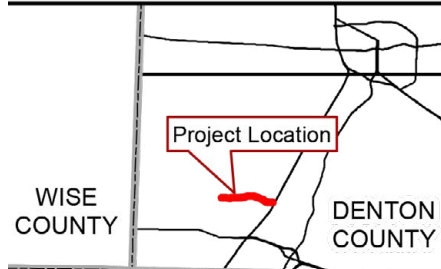


**2029 POPULATION PROJECTIONS**



**Legend**

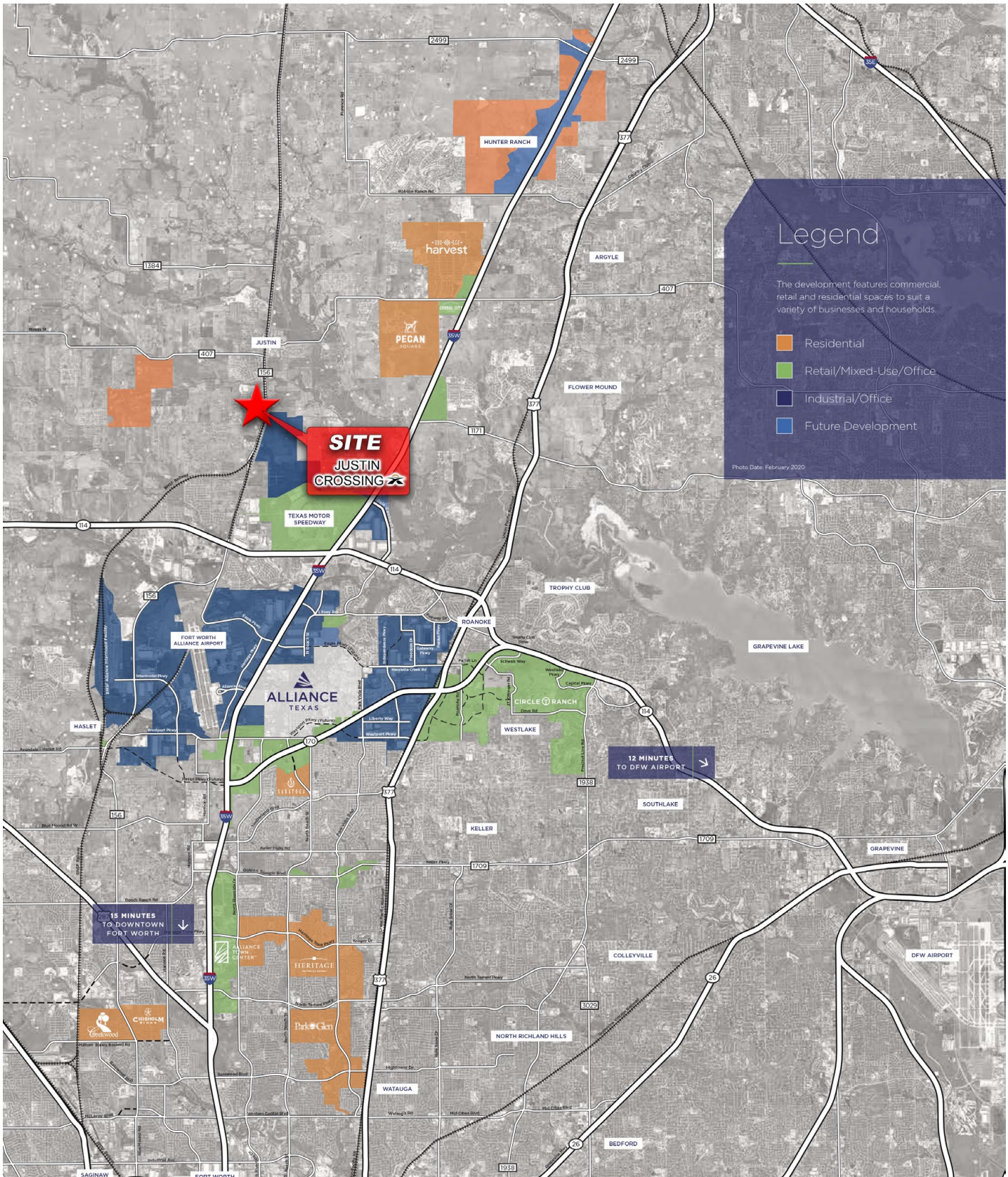
- Project Location
- Roadways
- Railroads
- Streams



**Project Location Map**

Farm-to-Market (FM) 1171

From FM 156  
 To IH 35W



## JUSTIN CROSSING TRADE AREA - GROWTH DETAILS

Following are major employers within the trade area. The cities of Westlake, Southlake and Trophy Club housing is historically priced well above \$1m. Apartments are limited and no new apartments will be built in Westlake or Southlake. This is driving the area employees from the following employment hubs to Justin where a home buyer can purchase a new home under \$1m in all tract home communities, with median home prices in Justin at \$428,000 as of 2023. Property tax in Justin (Denton Co) is 2.14% of assessed value; vs. 2.37% in Westlake, Southlake (Tarrant Co).

### TRADE AREA EMPLOYMENT

#### Hillwood's Northport West Industrial Park

- MP Materials Corp. (NYSE: MP) 120-acre site across the street from Justin Crossing
- 10X will significantly expand MP's fully integrated U.S. rare earth magnetics manufacturing platform
- MP expects to invest more than \$1.25 billion in the project and create more than 1,500 direct manufacturing and engineering jobs at the site.
- Set to commence in 2028.

#### AllianceTexas – 7 mi south of Justin Crossing

- 27,000 ac Master Planned Community
- 63,000 employees
- Alliance Airport
- Global Logistics Hub
- 9,600 ac Business Park
- 559 plus companies
- 53 million sf
- 4 million sq ft of warehouse, retail and office
- \$111B economic impact No Texas

#### Circle T Ranch - 10 mi SE of Justin Crossing

- 2,500 ac mixed use
- 800 acs of corporate campuses and office space
- 700 acs open space
- Golf and support services
- 200 room hotel
- Anchor is Charles Schwab

#### Charles Schwab Corporate Companies

##### – 10 mi SE of Justin Crossing

- 1.4 million sf
- 6-10,000 employees
- 70 ac campus

#### Deloitte University Campus

##### – 12.5 mi SE of Justin Crossing

- 800 Room Hotel
- 65,000 to 70,000 people go thru this university every year
- 4,500 employees

### EVENT AND SHOPPING DRIVERS TO THE AREA

#### Texas Motor Speedway

##### – 5 mi South of Justin Crossing

The track layout is similar to Atlanta Motor Speedway and Charlotte Motor Speedway. Owned by Speedway Motorsports, Inc. Nicknamed “The Great American Speedway” the racetrack facility is one of the largest motorsports venues in the world capable of hosting crowds in excess of 200,000 spectators. Jeff Burton (1997) and Dale Earnhardt Jr. (2000) both earned their first Cup win at Texas Motor Speedway.

#### Motor Speedway Major Events

- NASCSR Cup Series
- NASCAR Xfinity Series
- NASCAR Camping World Truck Series
- IndyCar Series

#### Tanger Outlets Fort Worth

##### – 5 mi South of Justin Crossing

150 shops, 30 restaurants at intersection, 1,200 employees



<b>Population Summary</b>	<b>3 miles</b>	<b>5 miles</b>	<b>10 miles</b>
2010 Total Population	9,712	16,032	114,472
2020 Total Population	12,236	35,442	178,409
2020 Group Quarters	91	102	221
2025 Total Population	16,684	61,550	238,942
2025 Group Quarters	63	102	223
2030 Total Population	20,593	76,333	283,187
2025-2030 Annual Rate	4.30%	76,333	3.46%
2025 Total Daytime Population	12,575	45,639	202,807
Workers	4,477	15,795	88,468
Residents	8,098	29,844	114,339
<b>Household Summary</b>			
2010 Total Households	3,047	5,384	39,113
2010 Average Household Size	3.16	2.96	2.92
2020 Total Households	3,806	11,557	59,642
2020 Average Household Size	3.19	3.06	2.99
2025 Total Households	5,426	20,361	81,965
2025 Average Household Size	3.06	3.02	2.91
2030 Total Households	6,869	25,730	99,214
2030 Average Household Size	2.99	2.96	2.85
2025-2030 Annual Rate	4.83%	4.79%	3.89%
2025 Families	4,214	16,200	65,110
2025 Average Family Size	3.53	3.44	3.32
2030 Families	5,256	20,175	77,251
2030 Average Family Size	3.49	3.41	3.29
2025-2030 Growth Rate	4.5%	4.5%	3.5%
<b>2025 Households by Income</b>			
Household Income Base	5,426	20,361	81,963
<\$10,000	0.8%	2.4%	1.7%
\$10,000-14,999	0.3%	0.3%	0.9%
\$15,000-19,999	1.0%	0.6%	0.7%
\$20,000-24,999	1.6%	1.4%	1.4%
\$25,000-29,999	1.1%	1.4%	0.9%
\$30,000-34,999	2.6%	1.9%	1.6%
\$35,000-39,999	1.8%	1.4%	1.4%
\$40,000-44,999	1.0%	1.5%	1.5%
\$45,000-49,999	2.1%	1.8%	1.6%
\$50,000-59,999	3.6%	3.4%	3.8%
\$60,000-74,999	9.2%	7.7%	7.4%
\$75,000-99,999	15.0%	10.9%	12.3%
\$100,000-124,999	12.4%	11.8%	10.9%
\$125,000-149,999	10.0%	9.3%	9.1%
\$150,000-199,999	16.4%	17.7%	16.5%
\$200,000-249,999	8.2%	9.4%	10.5%
\$250,000-299,999	5.6%	6.3%	6.3%
\$300,000-399,999	2.3%	3.8%	4.7%
\$400,000-499,999	1.6%	1.8%	1.8%
\$500,000+	3.4%	5.2%	5.1%
Average Household Income	\$151,516	\$169,352	\$173,764
<b>Housing Unit Summary</b>			
2010 Total Housing Units	3,239	6,035	41,635
Owner Occupied Housing Units	85.9%	79.2%	81.9%
Renter Occupied Housing Units	14.1%	20.8%	18.1%
Vacant Housing Units	5.9%	10.8%	6.1%
2020 Housing Units	4,021	12,347	62,352
Owner Occupied Housing Units	77.1%	79.5%	79.5%
Renter Occupied Housing Units	22.9%	20.6%	20.5%
Vacant Housing Units	8.0%	6.2%	4.3%
2025 Housing Units	5,853	22,272	86,120
Owner Occupied Housing Units	80.5%	78.9%	79.1%
Renter Occupied Housing Units	19.6%	21.1%	20.9%
Vacant Housing Units	7.3%	8.6%	4.8%
2030 Total Housing Units	7,327	27,453	103,559
Owner Occupied Housing Units	80.1%	77.5%	80.4%
Renter Occupied Housing Units	19.9%	22.5%	19.6%
Vacant Housing Units	6.3%	6.3%	4.2%