



**FOR SALE – Retail/Office Building**  
**7,967 SF – 100% LEASED**  
The Marketplace at Highland Village  
3120 Justin Road, Highland Village, TX



**Property Highlights | SEE BROKER FOR PRICING**

**LOCATION:** Situated near the prominent intersection of FM 2499 and FM 407 in Highland Village, TX – a North DFW suburb. Highland Village ranks in the Top Ten safest cities in Texas according to Safewise.

Located in a high-volume shopping, retail and restaurant area - neighboring national tenants such as Walmart, Petco, Home Goods, TJ Maxx, LA Fitness, DSW Shoe Warehouse, and more!

**BUILDING SIZE:** 7,967 SF

**GROSS LEASABLE AREA:** 7,721 SF

**ZONING:** Retail or Office

**YEAR BUILT:** 2006

**INVESTMENT TYPE:** Investment Opportunity

**CAP RATE:** 6.56%

**OCCUPANCY:** 100% Leased to 3 Tenants

**FOR INFORMATION:**

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Mound, TX 75028

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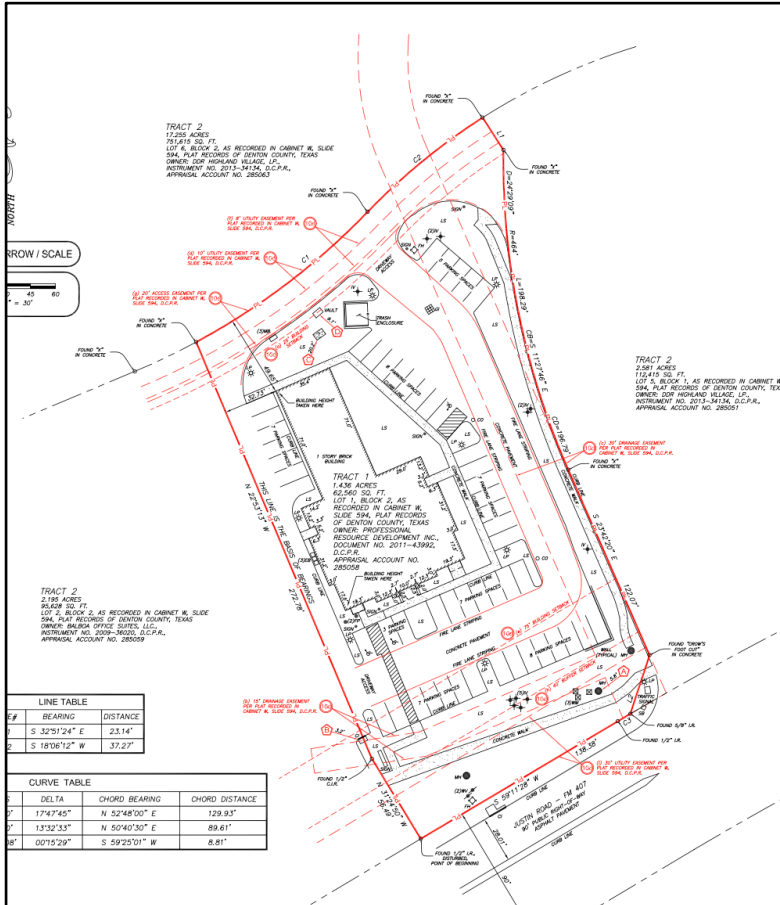


**BRIDGE REALTY**  
of  
**TEXAS**  
COMMERCIAL REAL ESTATE

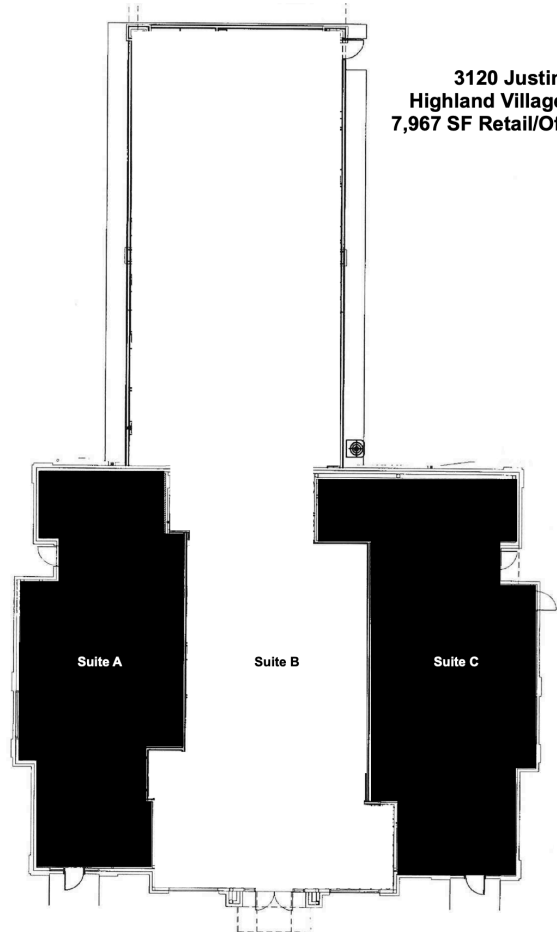
# SURVEY/FLOOR PLAN

## 7,967 SF – Retail/Office Building

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3120 Justin Road  
Highland Village, TX 75077  
7,967 SF Retail/Office Building



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# INVESTMENT HIGHLIGHTS

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### TENANT OVERVIEW

Suite A (1,270 SF): H & R Block – Corporate guaranteed lease; Tax Preparation services

Suite B (4,579 SF): Heartland Dental – Corporate guaranteed lease: General Dental services

Suite C (1,872 SF): Talula’s Party, Prom & Gift – Special Event apparel & accessories

All Tenants are on NNNs leases

### DEMOGRAPHICS

Population			
	1 mile	3 miles	5 miles
2020 Population	7,262	68,513	170,379
2024 Population	8,498	73,021	182,208
2029 Population Projection	10,301	87,464	218,336
Annual Growth 2020-2024	4.3%	1.6%	1.7%
Annual Growth 2024-2029	4.2%	4.0%	4.0%
Median Age	45.9	43.7	41.7

Income			
	1 mile	3 miles	5 miles
Avg Household Income	\$175,001	\$167,349	\$145,091
Median Household Income	\$155,866	\$141,852	\$118,712

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Justin Rd	Marketplace Ln W	26,445	2025	0.19 mi
Justin Road	Justin Rd SE	27,495	2025	0.21 mi
Justin Rd	Marketplace Ln E	22,015	2025	0.21 mi
Long Prairie Road	Village Pkwy N	34,684	2025	0.27 mi
Justin Road	Cherry Creek W	28,129	2025	0.29 mi
Justin Road	Jernigan Rd W	30,125	2021	0.29 mi
Long Prairie Rd	Village Pkwy N	21,494	2025	0.30 mi
Tartan Trl	Thistle Ct S	2,011	2025	0.32 mi
Justin Rd	Barnett Blvd E	21,876	2025	0.34 mi
Justin Road	Tartan Trl W	28,277	2025	0.34 mi

\*Demographic Data sourced from 2025 CoStar



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# MAPS

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