



[www.avidrea.com](http://www.avidrea.com)  
214.379.1040

## 11 AC of Land with Light Industrial Zoning

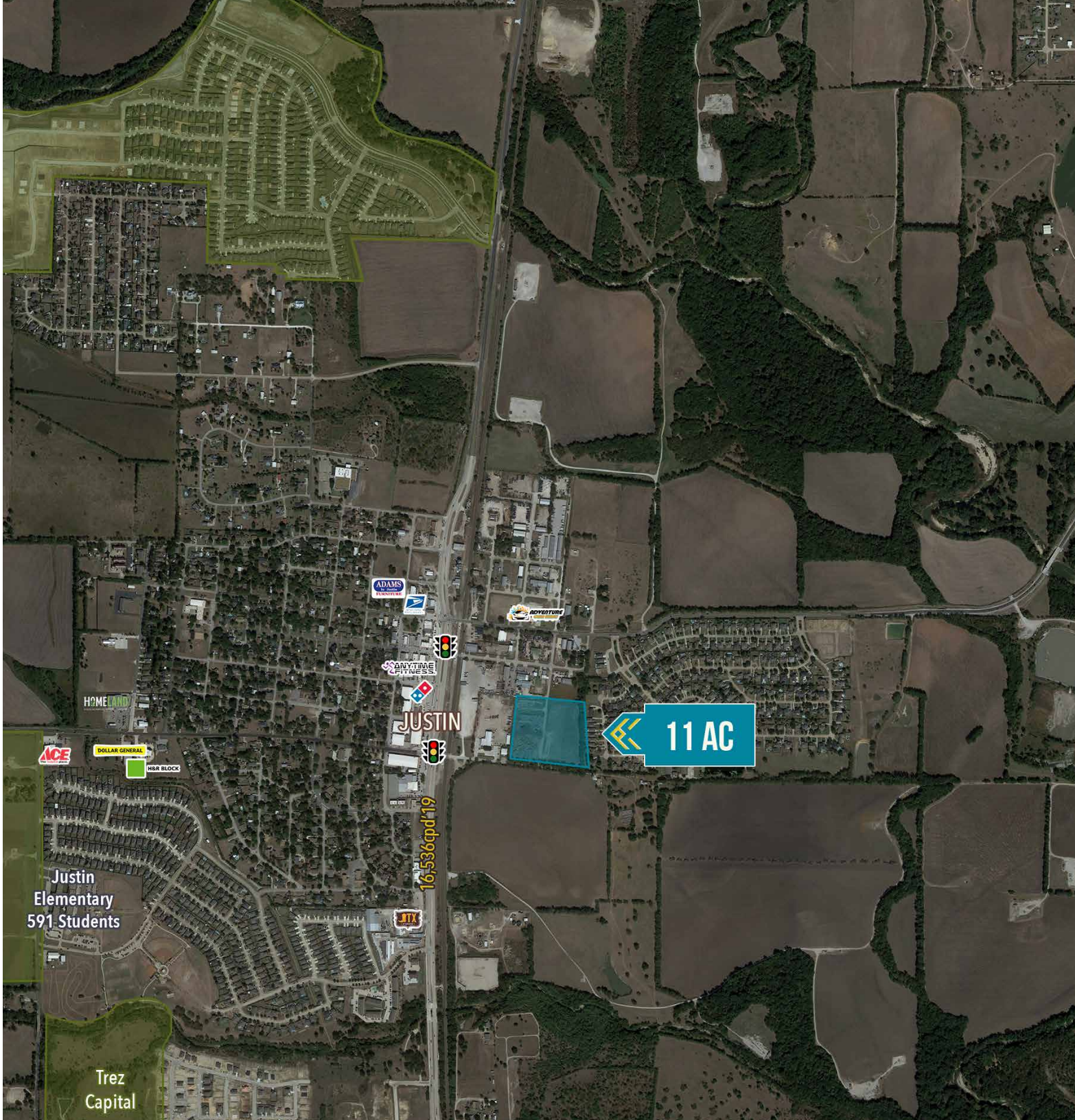
115 East 1st Street  
Justin, TX 76247

Contact Broker for More Information:

**Ryan Clark**  
rclark@avidrea.com  
214.379.1050

**James Seidel**  
jseidel@avidrea.com  
214.379.1041

**Sean Jordan**  
sjordan@avidrea.com  
214.379.1042

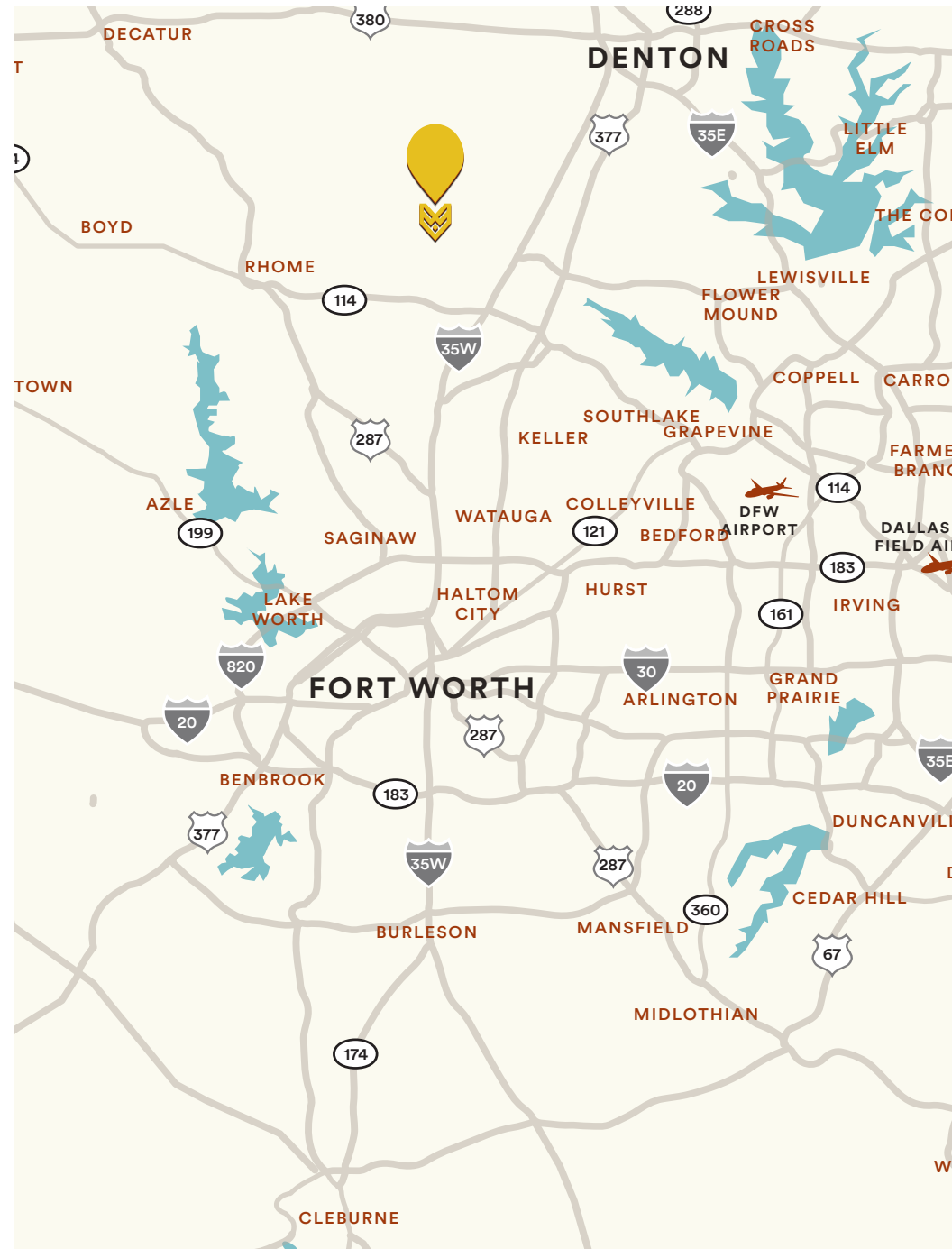


# Property Details

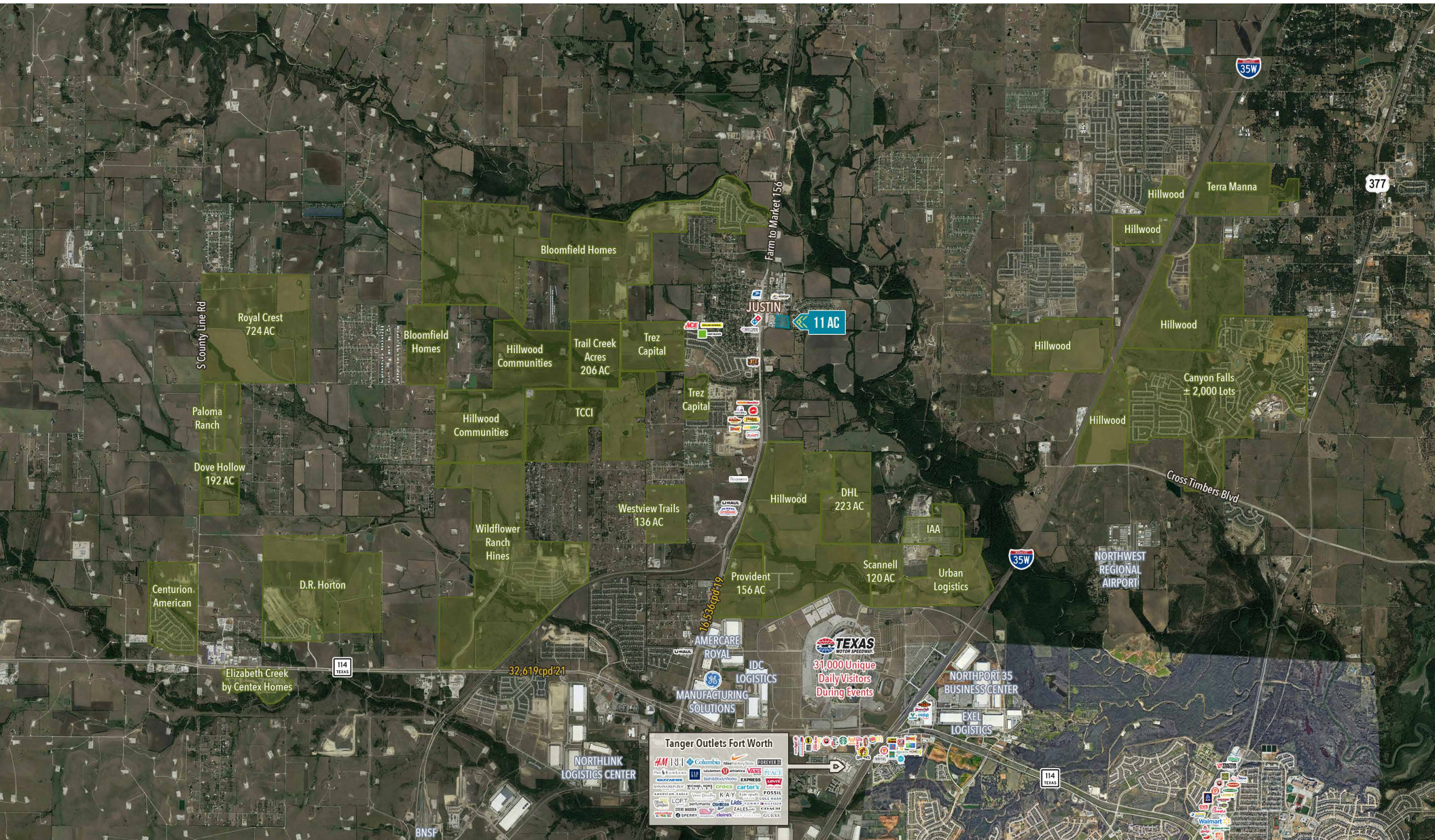
<b>LOCATION</b>	115 East 1st Street, Justin, TX 76247	
<b>AVAILABLE</b>	Please Call for Availability	
<b>PRICE</b>	Please Call For Pricing	
<b>ZONING</b>	Light Industrial	
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>» Convenient access to FM 156, a major local thoroughfare</li> <li>» Favorable Zoning Designation</li> <li>» Located within the path of growth</li> </ul>	
<b>AREA RETAIL &amp; TRAFFIC DRIVERS</b>	Neighborhood retail, Texas Motor Speedway, Northwest ISD, Future Justin Town Square	
<b>TRAFFIC COUNTS</b>	Farm to Market 156 14,423 CPD 2021	West 1st St 6,620 CPD 2021

## Demographics:

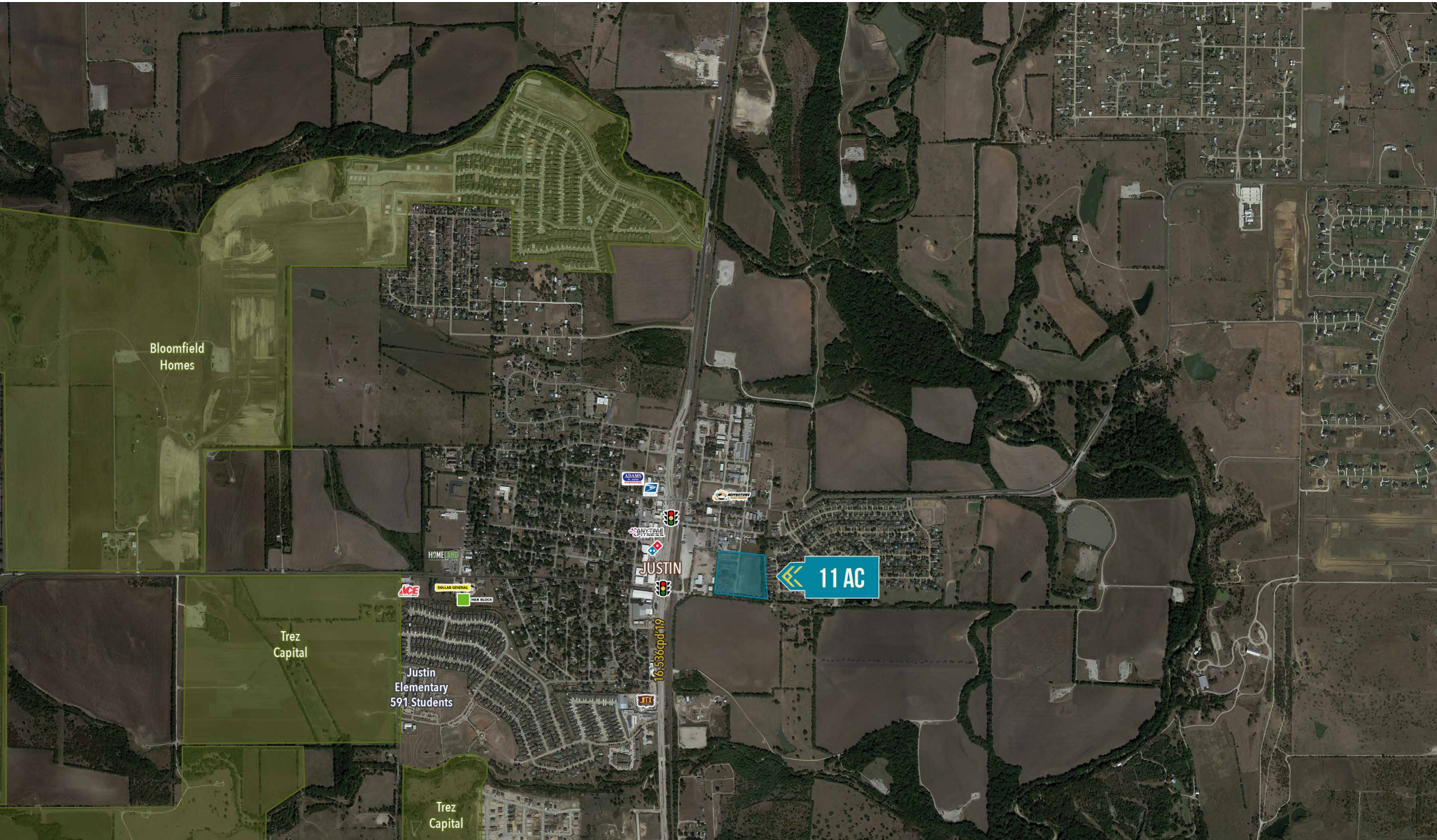
	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>	3,455	8,728	39,809
<b>EST. POP GROWTH 2023-28</b>	7.4%	7.8%	8.8%
<b>MEDIAN AGE</b>	38.8	37.5	39.0
<b>NUMBER OF HOUSEHOLDS</b>	1,158	2,866	13,925
<b>AVG HOUSEHOLD INCOME</b>	\$127,972	\$121,083	\$122,245
<b>MED HOUSEHOLD INCOME</b>	\$85,271	\$88,057	\$112,967



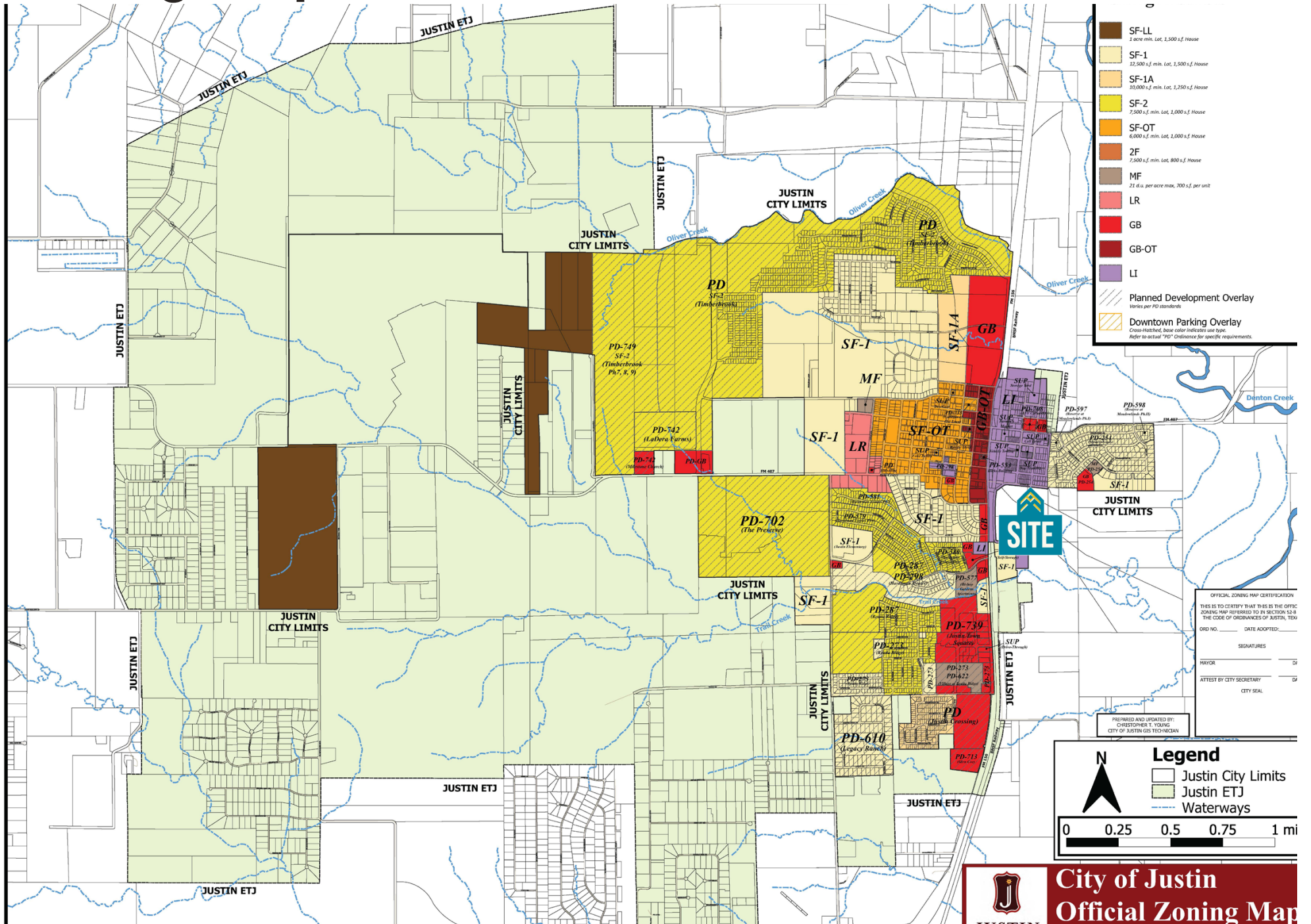
# Wide Aerial



# Zoom Aerial



# Zoning Map



**Legend**

- SF-LL  
1 acre min. Lot, 2,500 s.f. House
- SF-1  
12,500 s.f. min. Lot, 2,500 s.f. House
- SF-1A  
30,000 s.f. min. Lot, 2,250 s.f. House
- SF-2  
7,500 s.f. min. Lot, 1,000 s.f. House
- SF-OT  
6,000 s.f. min. Lot, 1,000 s.f. House
- 2F  
7,500 s.f. min. Lot, 800 s.f. House
- MF  
21 d.u. per acre max, 700 s.f. per unit
- LR
- GB
- GB-OT
- LI
- Planned Development Overlay  
Varies per PD ordinance
- Downtown Parking Overlay  
Cross-hatched, base color indicates use type  
Refer to actual "PD" ordinance for specific requirements.

OFFICIAL ZONING MAP CERTIFICATION  
 THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN SECTION 52.9 OF THE CODE OF ORDINANCES OF JUSTIN, TEXAS

ORD NO. \_\_\_\_\_ DATE ADOPTED: \_\_\_\_\_

SIGNATURES \_\_\_\_\_

MAYOR \_\_\_\_\_

ATTEST BY CITY SECRETARY \_\_\_\_\_

CITY SEAL \_\_\_\_\_

PREPARED AND CREATED BY:  
 CHRISTOPHER T. YOUNG  
 CITY OF JUSTIN GIS TECHNICIAN

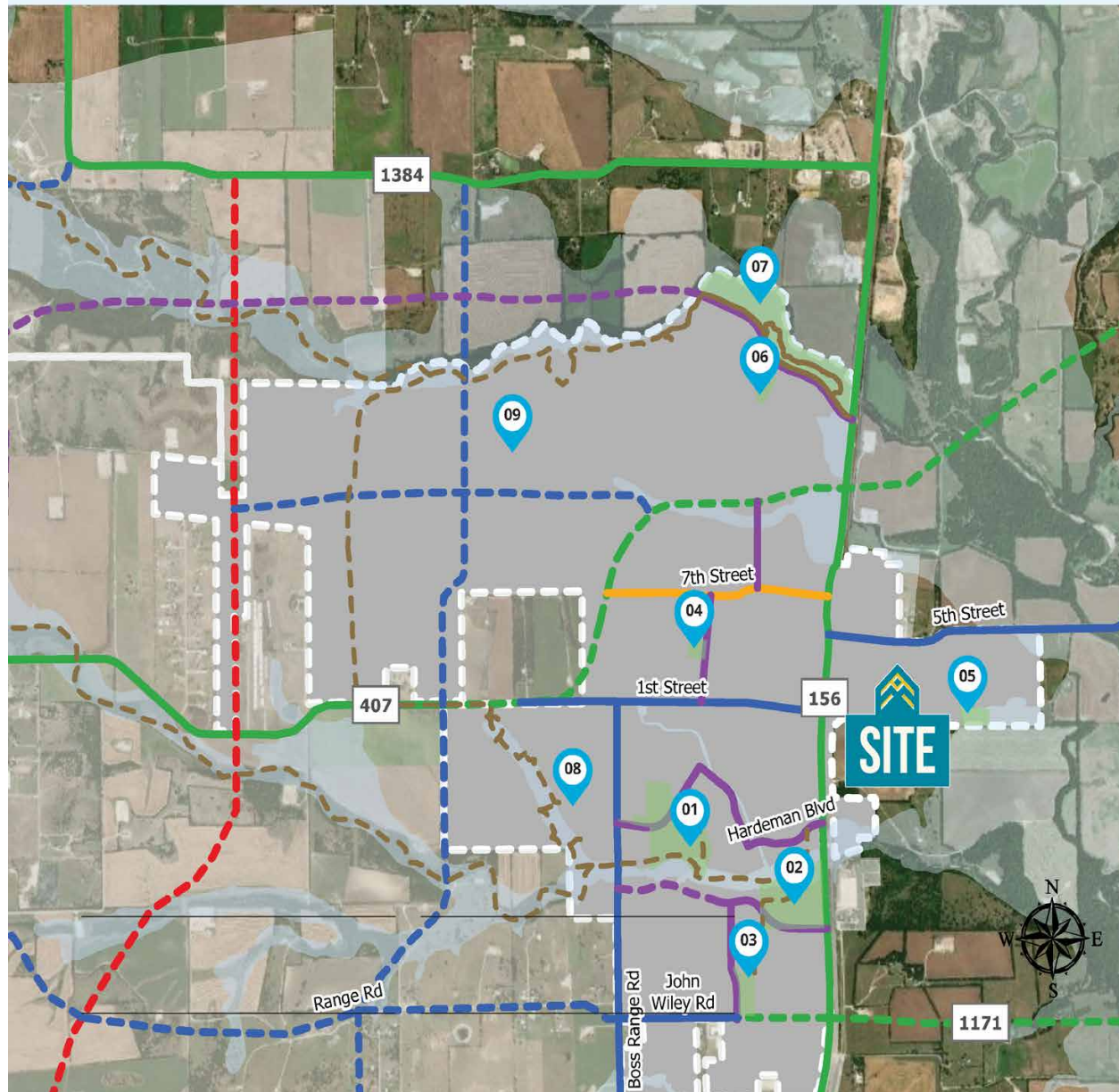
**Legend**

- Justin City Limits
- Justin ETJ
- Waterways

0 0.25 0.5 0.75 1 mi

# Master Thoroughfare Plan

## ACTIVE TRANSPORTATION PLAN



<b>Roadways</b>	Minor Arterial, Proposed	Residential Collector, Existing	State Highway, Proposed	Proposed	Parks
Commercial Collector, Existing	Primary Arterial, Existing	Residential Collector, Proposed	State Highway, Existing	Justin ETJ 11-02-21	
Minor Arterial, Existing	Primary Arterial, Proposed	State Highway, Existing	Existing	Justin City Limits 1-14-22	
		<b>Trails</b>			
		Existing			





# Information About Brokerage Services

11-2-2015



Texas Law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKERS SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

### Avid Real Estate Advisors, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

#9008251

License No

E-mail

214.379.1040

Phone

### Ryan Jordan

Designated broker of Firm

#622105

License No

rjordan@avidrea.com

E-mail

214.379.1043

Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent/Associate

\_\_\_\_\_  
License No

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E-mail

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Phone

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Sales Agent/Associate's Name

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License No

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E-mail

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Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0