

SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

PROPERTY SUMMARY

PROPERTY: **15306 Highway 114**

LOCATION: 15306 Hwy 114, Justin, TX 76247
NW Corner of Hwy 114 & Willow Bend Dr.

ZONING: N/A - ETJ

POTENTIAL USE: Investment / Retail / Office / Residential Development

SIZE: Building: +/- 9,150 SF
Land: +/- 5.0 AC +/- 217,800 SF

FRONTAGE/VISIBILITY: Fronts Highway 114

UTILITIES: Power / Water / Sewer

TAXES: Tax Parcel ID # 566334
2015 Taxes ID # 566334: \$11,955.61

PRICE: \$1,600,000.00 \$7.34 /SF

DEMOGRAPHIC:

Demographics	1 mile	3 miles
2015 Population	1,507	2,801
Pop Growth 2016-2021	10.6%	10.4%
Household Income	\$86,026	\$80,258

COMMENTS: Prime location with frontage on Highway 114. Area is quickly developing off Highway 114, US 287, and FM 156 in Justin. Property is located minutes west of Buc-ee's. Current building is 100% leased with a strong tenant. Bring us an offer. Motivated Seller.

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