



WAYPOINT
REAL ESTATE ADVISORS

JUSTIN FLEX PARK
9717 INDUSTRIAL RD JUSTIN, TX

**FLEX | WAREHOUSE
SPACE**

FOR LEASE

BROCHURE - JUSTIN, TEXAS - ETJ

DEREK ANTHONY PARTNER 817.991.5072



PROPERTY DESCRIPTION

9717 INDUSTRIAL RD JUSTIN, TX
INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION - ETJ

Discover a prime leasing opportunity at this spacious industrial property in Justin, TX. Boasting a generous footprint and versatile layout, the property offers ample space for manufacturing, distribution, or flex space use. Featuring high ceilings (12' - 17'), and move in ready suites. Spaces may be combined if desired. With ample parking and convenient at-grade bay doors, the property is thoughtfully designed to support seamless logistics and customer accessibility. Embrace the potential of this well-appointed space, perfectly suited for industrial and commercial enterprises seeking a prominent location with room to grow and thrive. Conveniently located just north of Hwy 114 & FM 156 exit.

LOCATION DESCRIPTION

Nestled within the vibrant Dallas-Fort Worth market, the surrounding area of the flex space property offers a strategic advantage for businesses seeking versatile industrial and commercial spaces. With a strong labor force and seamless access to major transportation routes, including Interstates 35W and Hwy 114, the location embodies convenience and connectivity. Nearby, the Texas Motor Speedway and AllianceTexas provide a blend of entertainment and business opportunities, while the close proximity to Alliance Airport ensures efficient air cargo and logistics services. Embrace the potential of this dynamic location, ideal for flex space businesses looking to thrive in the heart of the Dallas-Fort Worth industrial landscape.

EXTERIOR DESCRIPTION

Metal Frame Buildings (BLDG 1 & 2) - All 2nd Gen Space

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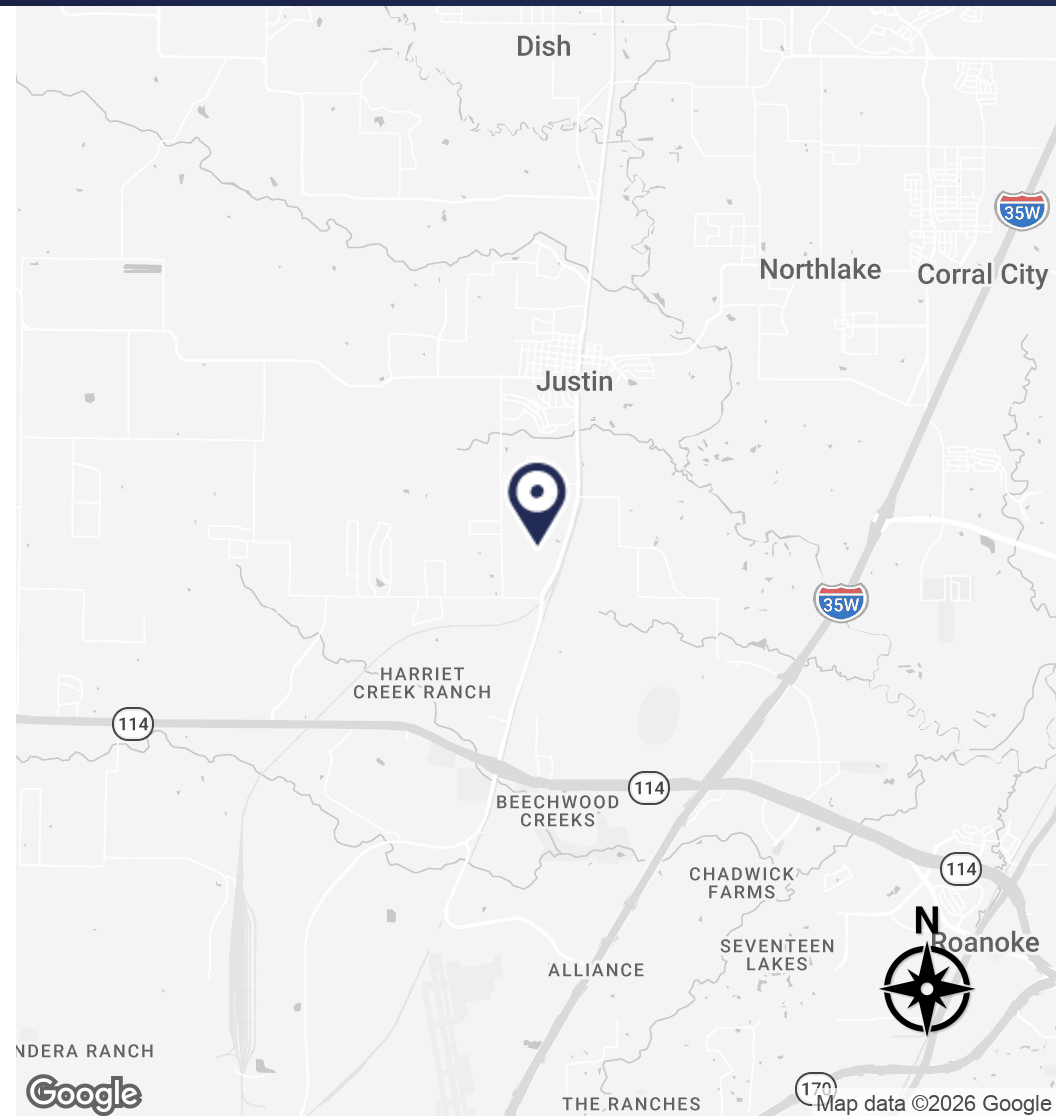
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LOCATION MAP

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SITE PLAN

9717 INDUSTRIAL RD JUSTIN, TX
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(Not to Scale)



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PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

- - Expansive square footage (1,000 SF - 6,000 SF)
- - Versatile layout for flex space use

OFFERING SUMMARY

Lease Rate:	\$10 - 14 SF/yr (NNN)
Number of Units:	7
Available SF:	1,000 - 6,000 SF
Lot Size:	1 Acres
Building Size: (1 & 2)	13,920 SF

DEMOGRAPHICS	2 MILES	4 MILES	6 MILES
Total Households	1,917	8,413	19,340
Total Population	5,628	24,373	56,361
Average HH Income	\$139,429	\$138,515	\$155,764

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LEASE SPACES

9717 INDUSTRIAL RD JUSTIN, TX
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LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,000 – 6,000 SF

Lease Term:	Negotiable
Lease Rate:	\$10 – \$14 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ BLDG 1 – Ste A	Available	2,500 SF	NNN	\$14.00 SF/yr	Move-in Ready with 12 x 12 bay door, 1 restroom, HVAC– DO NOT DISTURB. Tenant still operating. 50' W x 50' D
■ BLDG 1 – Ste B	Available	2,000 SF	NNN	\$10.00 SF/yr	Move-in Ready with 12 x 12 bay door, 1 restroom and mezz for additional storage or desks (9.5' x 30') – No HVAC. 50' D x 40' W. DO NOT DISTURB. Tenant still operating.
■ BLDG 1 – Ste C	Available	1,500 SF	NNN	\$14.00 SF/yr	Move-in Ready with 12 x 12 bay door, 1 restroom and mezz added for additional office space. Fully HVAC Unit. Rear Access to space thru infield only. 50' D x 30' W
■ BLDG 1 – Ste CC	Available	1,000 SF	NNN	\$12.00 SF/yr	Move-in Ready with 12 x 12 bay door, 1 restroom, HVAC– DO NOT DISTURB. Tenant still operating. Entry from rear infield only. 40' W x 25' D

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LEASE SPACES

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ BLDG 2 - Ste D	Available	2,000 SF	NNN	\$10.00 SF/yr	Move-in Ready with 12 x 12 bay door, 1 restroom, No HVAC- 50' D x 40' W. DO NOT DISTURB. Tenant still operating
■ BLDG 2 - Ste E	Available	2,000 SF	NNN	\$10.00 SF/yr	Move-in Ready with 12 x 12 bay door, 1 restroom, FULLY HVAC- 50' D x 40' W. DO NOT DISTURB. Tenant still operating and 3 PHASE POWER
■ BLDG 2 - Ste F	Available	2,000 SF	NNN	\$10.00 SF/yr	Move-in Ready with 12 x 12 bay door, 1 restroom, No HVAC- 50' D x 40' W. DO NOT DISTURB. Tenant still operating

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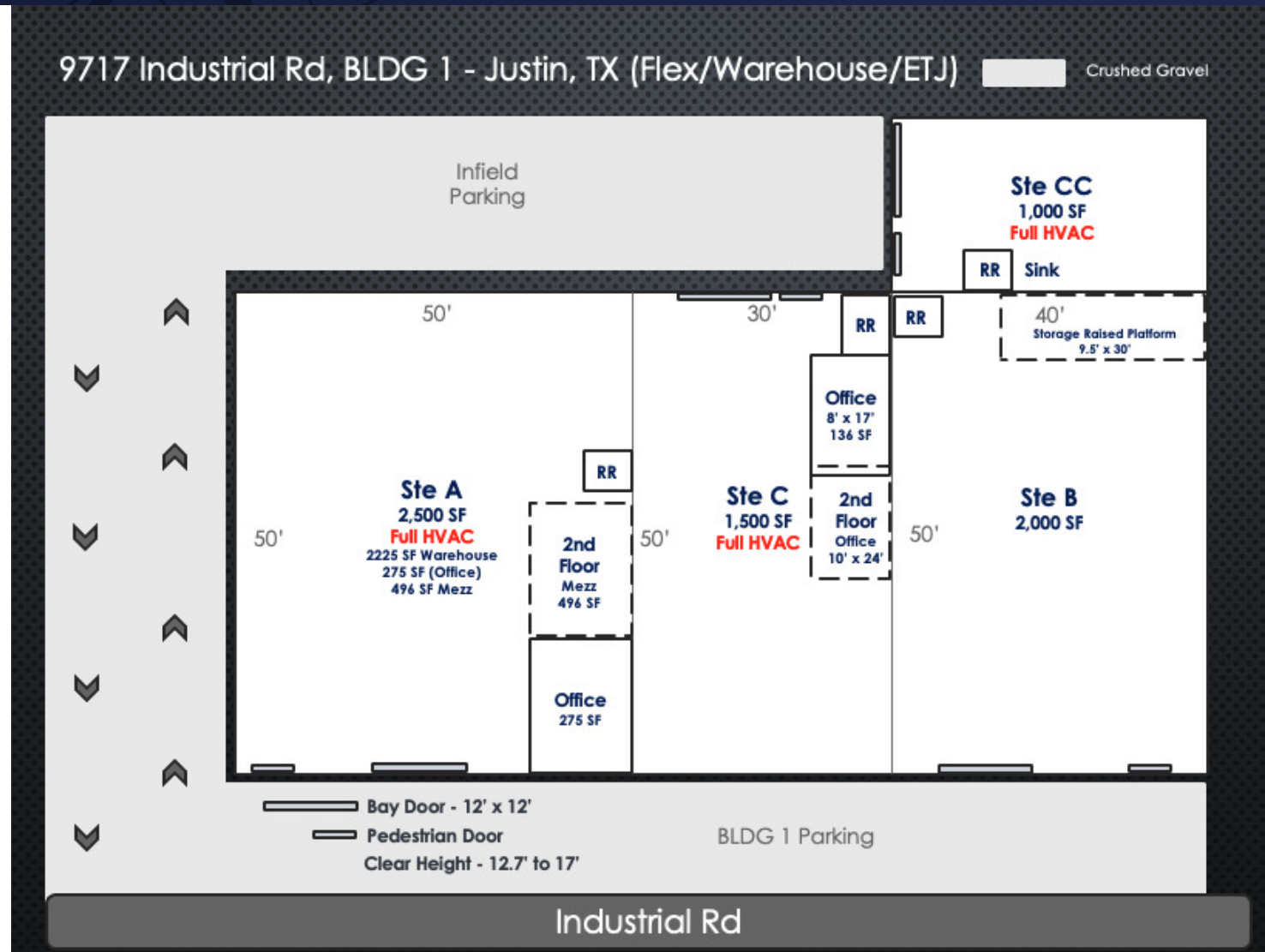
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FLOOR PLAN | BLDG 1

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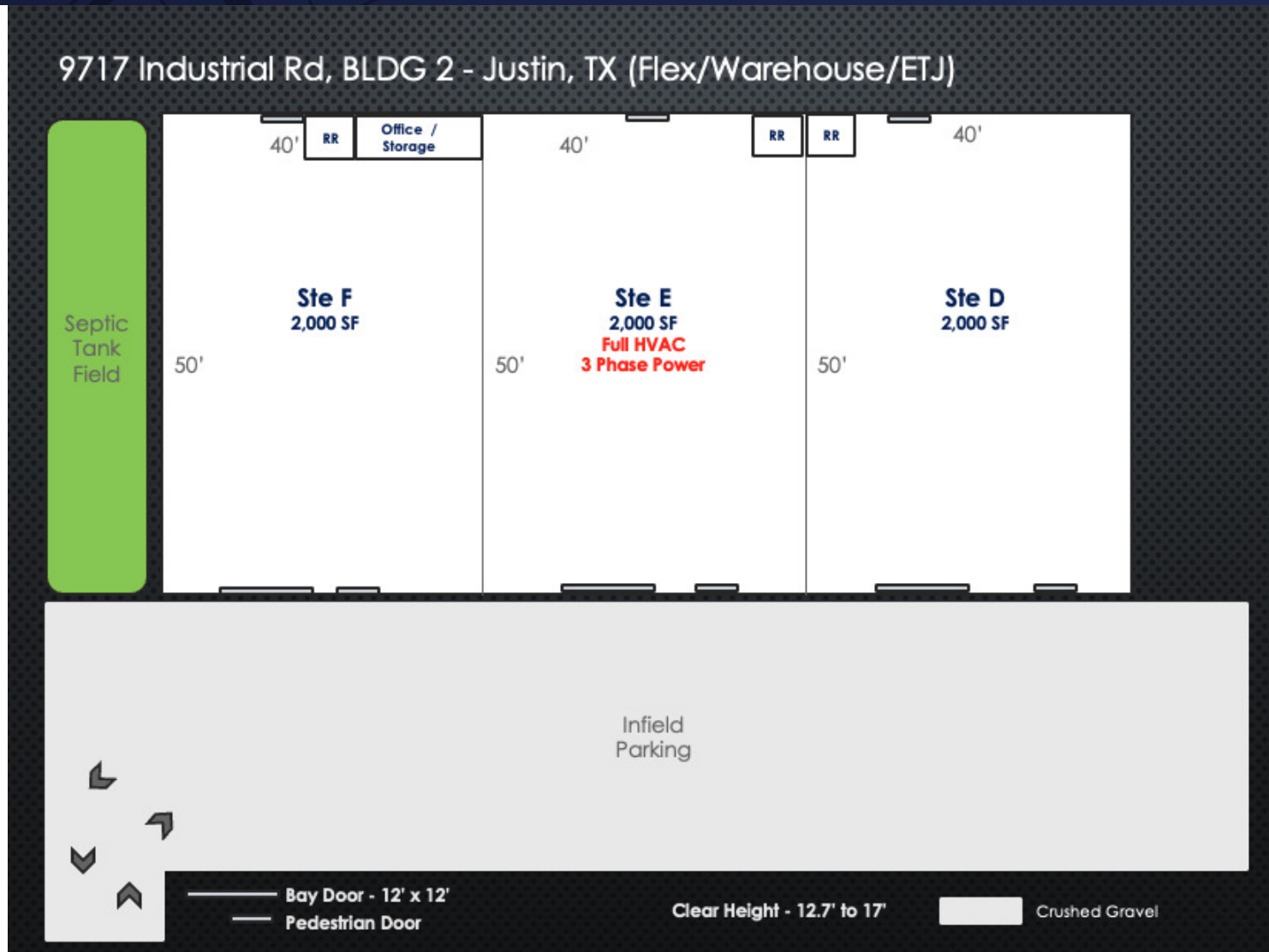
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FLOOR PLAN | BLDG 2

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BROCHURE 11

TYPICAL INTERIOR (VARIES)

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PROPERTY DETAILS

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Lease Rate

\$10 - 14 SF/YR + NNN (\$4.00 SF)

LOCATION INFORMATION

Building Name	Justin Flex Park
Street Address	9717 Industrial Rd
City, State, Zip	Justin, TX 76247
County	Denton
Market	Dallas / Fort Worth
Sub-market	Justin
Cross-Streets	FM 156 & Industrial Rd
Side of the Street	South
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	Hwy 114
Nearest Airport	Alliance Airport

BUILDING INFORMATION

Building Size	13,920 SF
Tenancy	Multiple
Number of Grade Level Doors	7
Number of Drive in Bays	7
Minimum Ceiling Height	13 ft

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	ETJ - No Zoning
Lot Size	1 Acres
APN #	115344
Lot Frontage	150 ft
Lot Depth	350 ft
Traffic Count	22230
Traffic Count Street	FM 156

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	35

UTILITIES & AMENITIES

Security Guard	No
Restrooms	1 Restroom in Each Ste (Septic)

NO AUTOMOTIVE USES PLEASE

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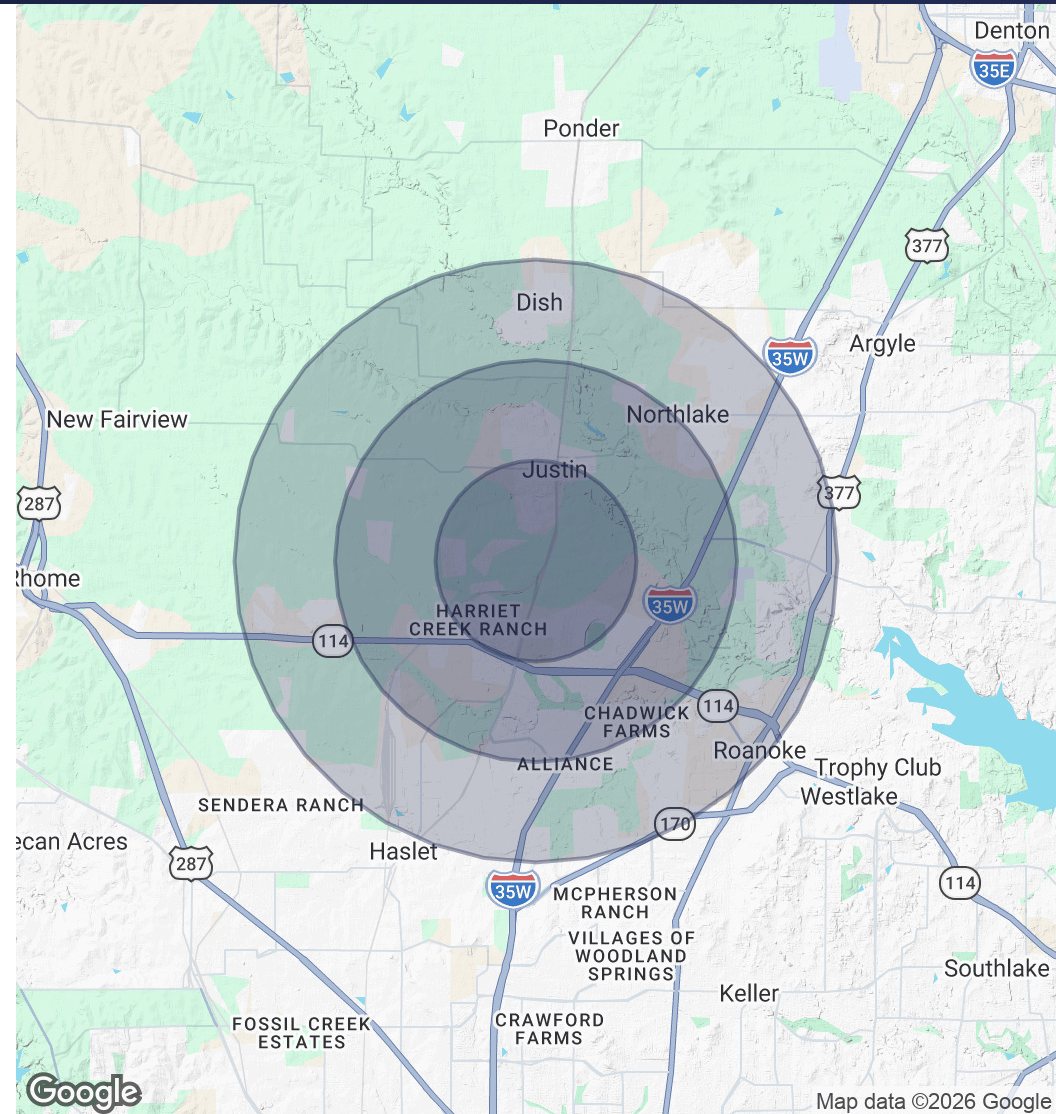
DEMOGRAPHICS MAP & REPORT

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POPULATION	2 MILES	4 MILES	6 MILES
Total Population	5,628	24,373	56,361
Average Age	36.3	34.6	35.1
Average Age (Male)	35.1	34.6	35.9
Average Age (Female)	38.4	35.6	35.0

HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total Households	1,917	8,413	19,340
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$139,429	\$138,515	\$155,764
Average House Value	\$300,516	\$380,632	\$435,227

2023 American Community Survey (ACS)



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IABS & CONTACT INFORMATION



Information About Brokerage Services

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

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Waypoint Real Estate Advisors, LLC.	9015127-BB	jake@waypoint-red.com	817-505-5894
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Derek Anthony	677154-B	derek@waypoint-red.com	817-991-5072
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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WAYPOINT REAL ESTATE WEB PAGE



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