

CENTURY 21[®]

Judge Fite Company



9717 INDUSTRIAL ROAD

JUSTIN, TX 76247



\$1,400,000



13,736 sqft

DESCRIPTION

Introducing an investment opportunity at 9717 Industrial Road — a strategically positioned 7-unit property in the heart of Justin, Texas. Situated within the thriving Dallas-Fort Worth-Arlington metro submarket, this property presents investors with rare multi-unit exposure in a market experiencing sustained residential and commercial expansion. With a total of 13,736 square feet on approximately 1 acre of land, this asset is poised to benefit from growth dynamics that continue to elevate Justin as a destination for families, businesses, and workforce housing. With Justin presenting annual growth rates near 5%, rendering an almost 40% increase since 2020. Investment Opportunity This 7-unit property offers a stable cash-flow foundation with upside potential tied to rental rate growth and future market appreciation. Given Justin's demographic expansion and its integration into the broader DFW economic ecosystem, this asset is well-positioned for investors targeting mid- to long-term income, portfolio diversification, and exposure to one of the metroplex's emerging growth corridors.

PROPERTY TYPE: Commercial - Industrial
MLS STATUS: ActiveUnderContract
MLS: 21180049
YEAR BUILT: 2005
COUNTY: Denton
TRACT OR SUBDIVIION: NW Industrial Park
LIST DATE: 02/19/2026

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800.451.8055

AREA:
SQUARE FEET: 13,736
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1
LOT SIZE (SQFT): 43,603

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Asphalt

LOT DESCRIPTION:

- InteriorLot

ROOF TYPE:

- Metal

SIDING:

- AluminumSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- ElectricityConnected
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Courtney Moeller 

PHONE: 972.539.3000

BROKERED BY: Ebby Halliday, REALTORS

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