



8.66 ACRE DEVELOPMENT OPPORTUNITY

For Sale:
NWQ Justin Rd &
Vickery Blvd
Copper Canyon, TX

Metrics

NWQ Justin Rd & Vickery Blvd
Copper Canyon, TX

Location

FM 407, Copper Canyon, TX 75077

Size

Land
8.66 AC (Divisible)

Zoning

PD-TC - Town Center

Traffic Counts

Justin Rd
30,168 VPD

Area Attractions



Property Highlights

1. Prime Frontage: Fully signalized intersection with commercial grade entrance and high-visibility location with approximately 525 linear feet of frontage along Justin Rd / FM 407
2. Logistical Advantage: Situated in between I-35E and I-35W providing seamless regional connectivity
3. High Traffic Counts: Benefits from an average daily traffic count (AADT) of over 30,000 vehicles per day along Justin Rd
4. Strong Demographics: Average household income exceeds \$239,000 within the immediate trade area
5. Neighboring Anchors: Proximity to major institutional neighbors including Whole Foods, Target, Walmart, Academy and LA Fitness
6. Positioned at the entrance of Williams Ranch and Vickery Estates which have an entry price of over \$1,000,000

Oblique

NWQ Justin Rd & Vickery Blvd
Copper Canyon, TX



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Oblique

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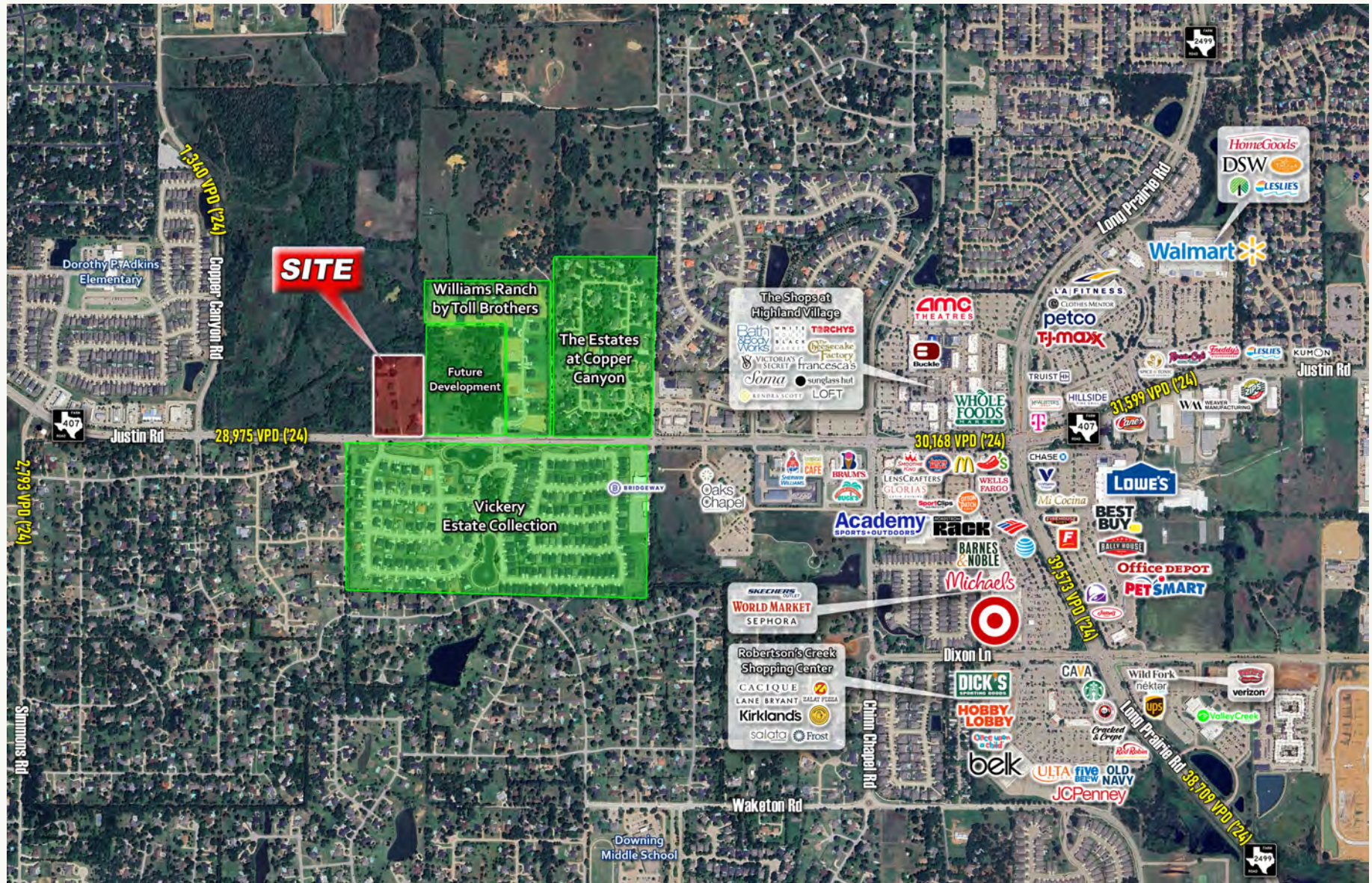
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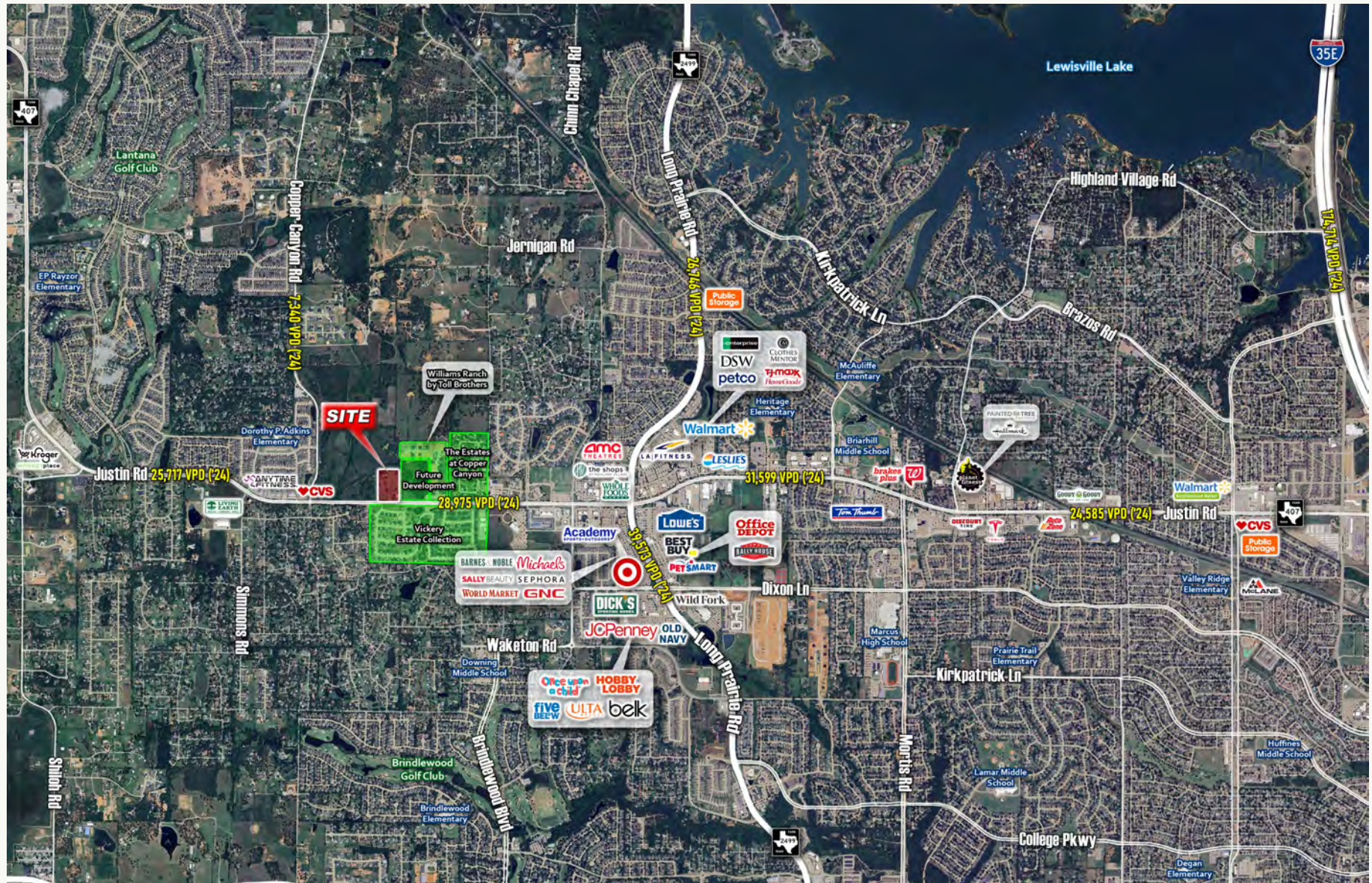
Close Aerial

NWQ Justin Rd & Vickery Blvd
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Far Aerial

NWQ Justin Rd & Vickery Blvd
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Photo

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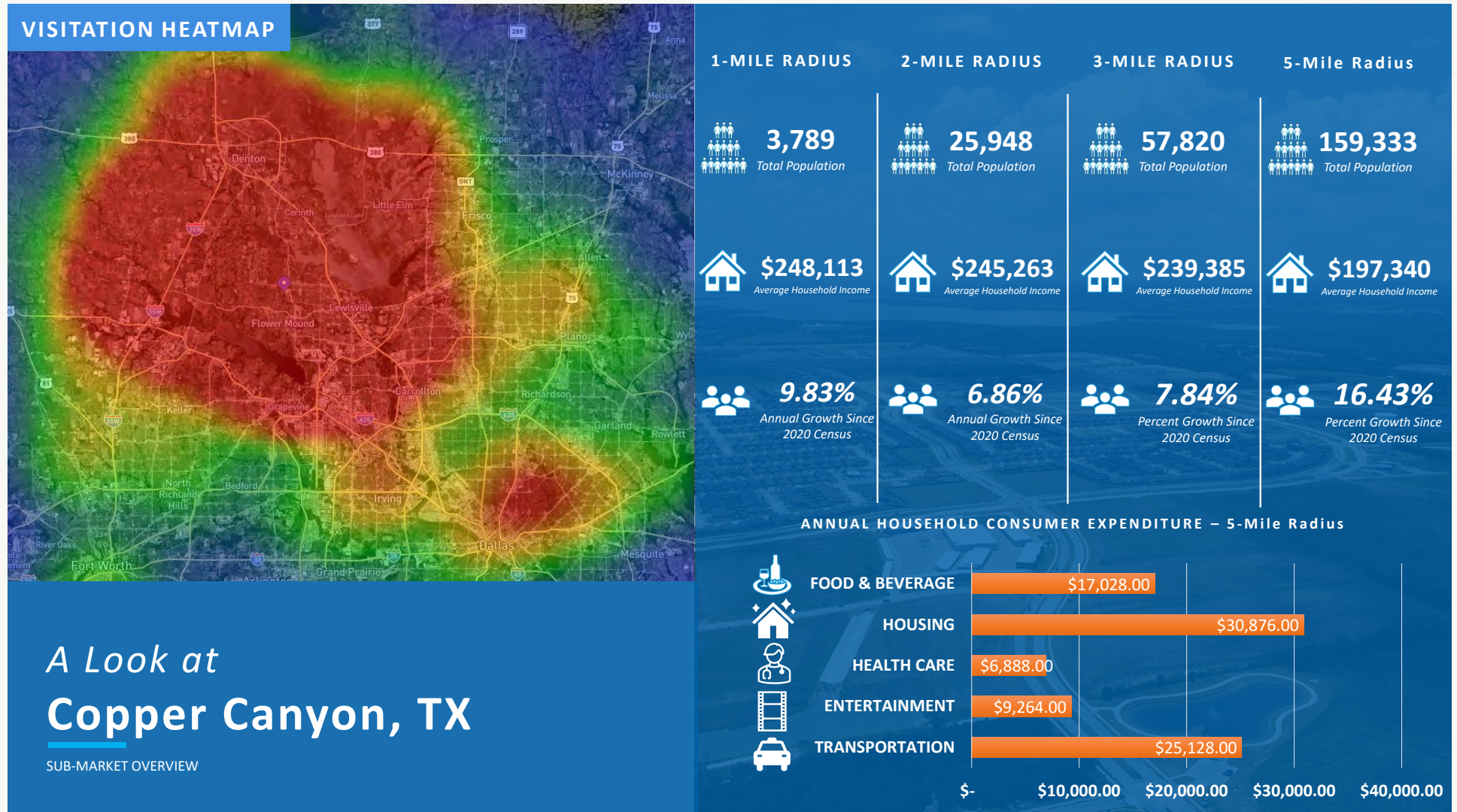
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Demographics

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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.

2-10-2025



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.

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. **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.**

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 - 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.

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