

# 1937 Spring Hill Road, Aubrey, Texas 76227

MLS#: 21109960 **N** Active  
Property Type: Land

1937 Spring Hill Road Aubrey, TX 76227-3906  
SubType: Improved Land

LP: \$1,950,000  
OLP: \$1,950,000

Recent: **11/19/2025 : NEW**



Subdivision: F Trevino  
County: Denton  
Country: United States  
Parcel ID: [R77047](#)  
Parcel ID 2: R52106  
Lot: Block:  
Legal: A1243A F. TREVINO, TR 23, 9.0 ACRES, OLD DCAD  
Unexempt Tx: \$4  
Spcl Tax Auth: No

Lst \$/Acre: \$195,000.00

Lake Name:

Plan Dvlpm:

MultiPrcl: Yes MUD Dst: No

PID:No

Land SqFt: 435,600 Acres: 10.000 \$/Lot SqFt: \$4.48  
Lot Dimen: Will Subdv: No

HOA: None  
HOA Website:  
HOA Management Email:

HOA Co:

## General Information

Crop Retire Prog: # Lakes: Pasture Acres: 10.00  
AG Exemption: Yes # Wells: Bottom Land Ac:

## School Information

School Dist: Aubrey ISD  
Elementary: Jackie Fuller Middle: Evalois Owens High: Aubrey

## Features

Lot Description: Acreage, Interior Lot, Pasture  
Lot Size/Acres: 10 to < 50 Acres  
Present Use: Agricultural, Pasture, Residential, Single Family  
Proposed Use: Documents: Aerial Photo  
Zoning Info: Unzoned  
Development: Unzoned  
Street/Utilities: Asphalt, Co-op Electric, Co-op Water, Electricity Available, Electricity Connected, Outside City Limits, Rural Water District, Septic  
Soil: Sandy Loam  
Surface Rights:  
Waterfront:  
Barn(s) - Stalls/Size: /

Restrictions: No Known Restriction(s), None  
Easements: None  
Type of Fence:  
Exterior Bldgs:  
Prop Finance: Cash, Conventional  
Possession: Closing/Funding  
Showing: Appointment Only, Showing Service

## Remarks

**Property Description:** 10 Acres on Major Thoroughfare – Prime Commercial Potential Surrounded by Rapid Growth. Great potential on this 10-acre tract positioned on a major, high-visibility roadway in one of the area's fastest-growing corridors. This property offers a rare combination of commercial possibility, strategic frontage, and strong future upside, making it ideal for investors, developers, or owner-operators. Bordered by expanding residential communities and new construction, the area is experiencing explosive population growth—driving demand for retail, service-based businesses, medical, office, and mixed-use development. The land provides easy access, excellent exposure, and flexible use options, all while remaining large enough for site planning. With continued growth in the surrounding subdivisions and steady traffic from the main road, this tract stands out as a high-value opportunity for commercial development, future hold, or a combination residential and commercial strategy.

**Public Driving Directions:** GPS address  
**Seller Concessions YN:**Yes

## Agent/Office Information

CDOM: 0 DOM: 0 LD: 11/19/2025 XD: 05/19/2026

List Type: Exclusive Right To Sell

List Off: [Texas Homes and Land \(TXHL01C\) 214-908-5468](#)  
LO Addr: 147 N Ohio St Celina, Texas 75009  
List Agt: [Coryann Johnson \(0450333\) 214-908-5468](#)  
LA Email: [coryann@texashomesandland.com](mailto:coryann@texashomesandland.com)  
LA Website: [www.texashomesandland.com](http://www.texashomesandland.com)  
Off Web: <http://www.texashomesandland.com>

LO Fax: Brk Lic: 0450333  
LO Email: [coryann@texashomesandland.com](mailto:coryann@texashomesandland.com)  
LA Cell: 214-908-5468 LA Fax:  
LA Othr: LA/LA2 Texting: Yes/  
LO Sprvs: Coryann Johnson (0450333) 214-908-5468

**Pref Title Co:** Chapin Title-Jodi

**Location:** 500 US 377, Pilot Point 940-686-4445

**Showing Information**

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**Call:** Showing Service, Agent

**Appt:** (800) 257-1242

**Owner Name:** Trotter

**Keybox #:** 0000

**Keybox Type:** Combo

**Seller Type:** Standard/Individual

**Show Instr:**

**Show Allowed:** Yes

**Show Srvc:** BrokerBay

**Showing:** Appointment Only, Showing Service

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Prepared By: Coryann Johnson Texas Homes and Land on 11/19/2025 09:36

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