

SCOTT BROWN COMMERCIAL

SALES | LEASING | INVESTMENT | ASSET MANAGEMENT
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PROPERTY SUMMARY

PROPERTY:	500 Pine Ridge Lane, Aubrey, TX		
SIZE:	11,000 square feet		
PROPERTY TYPE:	Retail		
ZONING:	C - Commercial		
PRICE:	End Cap Units - \$34.00 PSF Inline Units - \$28.00 PSF		
Operating Expenses:	\$11.00 PSF		
UTILITIES:	All utilities to building		
YEAR BUILT:	Under construction (2025)		
HIGHLIGHTS:	<ul style="list-style-type: none">• Class A retail center located in Aubrey at the hard corner of 377 and Pine Ridge Lane• 1,220 – 9,778 square feet available• Most rapidly growing pocket of Denton County - Aubrey grew 53.9% between 2020 and 2023 (5,006 to 8,267), & it is projected to increase 88% from 2025-2030 (an increase of 7,500 people)• Traffic count - over 15,000 vehicles per day according to TxDOT• Ample parking available		
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