

FOR SALE

COMMERCIAL

4354 US-377 | Aubrey, TX 76227



PRICE: \$4,900,000

ACREAGE: +/- 17.495

PROPERTY OVERVIEW:

- Strategically positioned with two points of ingress and egress for direct access to US 377 and Stewart Rd.
- Unrestricted zoning provides the opportunity for a variety of developments, including commercial hubs, industrial buildings, multi-family housing, storage unit facilities, RV storage or even an RV park.
- Prime location providing unparalleled visibility and connectivity for exponential future returns.
- US 377 on west side of property will be expanded to a six-lane divided thoroughfare.
- Land is cleared, grassed, very level, unrestricted in terms of zoning and suitable for various types of visionary developments.
- Phase One Environmental Study has been completed.

LOT SQ. FT: 762,082

US - HWY 377 FRONTAGE: 371'

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HK
HEATHER
KINGSTON GROUP
CATES & COMPANY
REAL ESTATE

SITE

4354 US-377
Aubrey, TX 76227

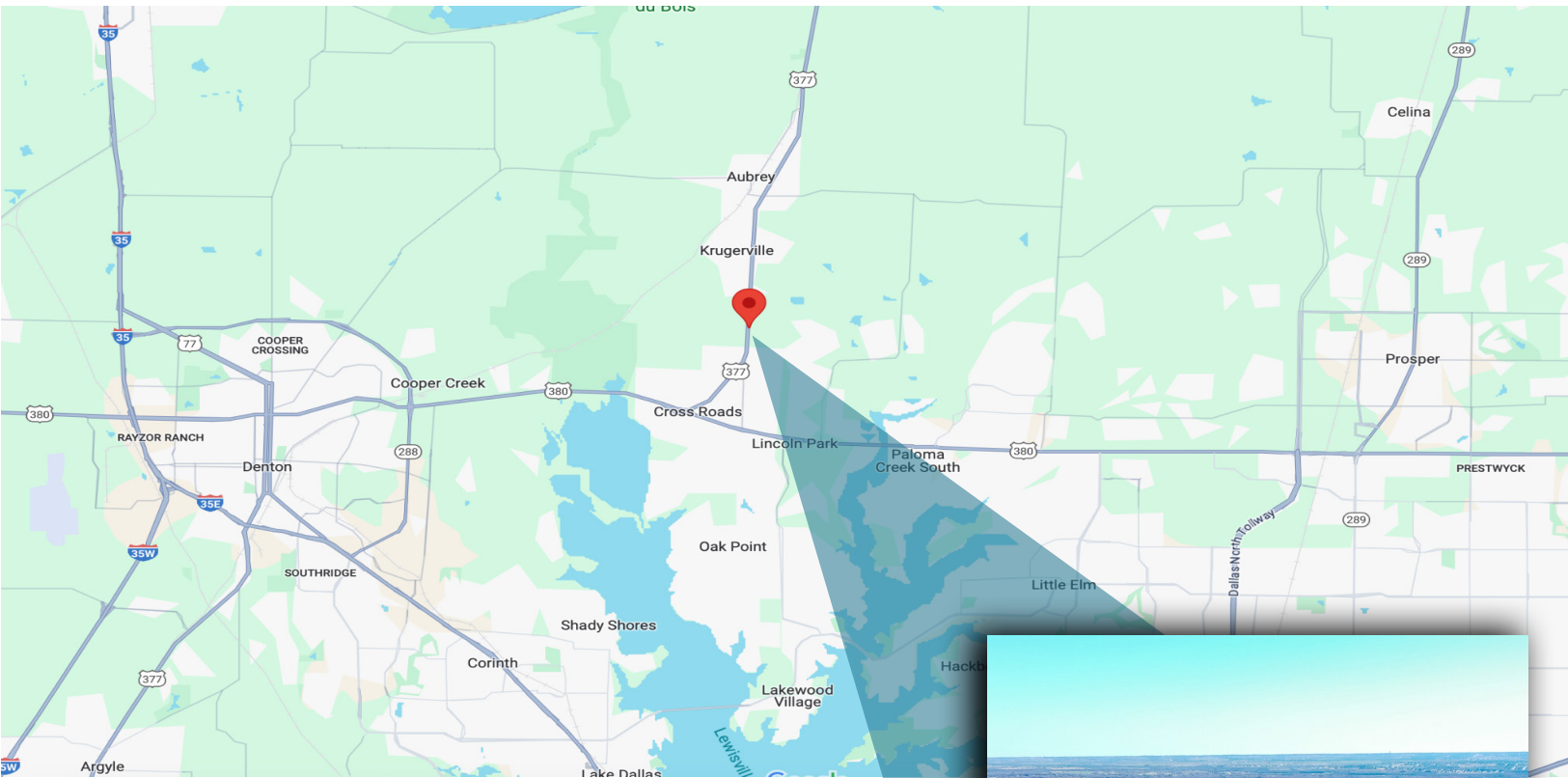


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MAP

4354 US-377
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DRIVE TIME (to city center)

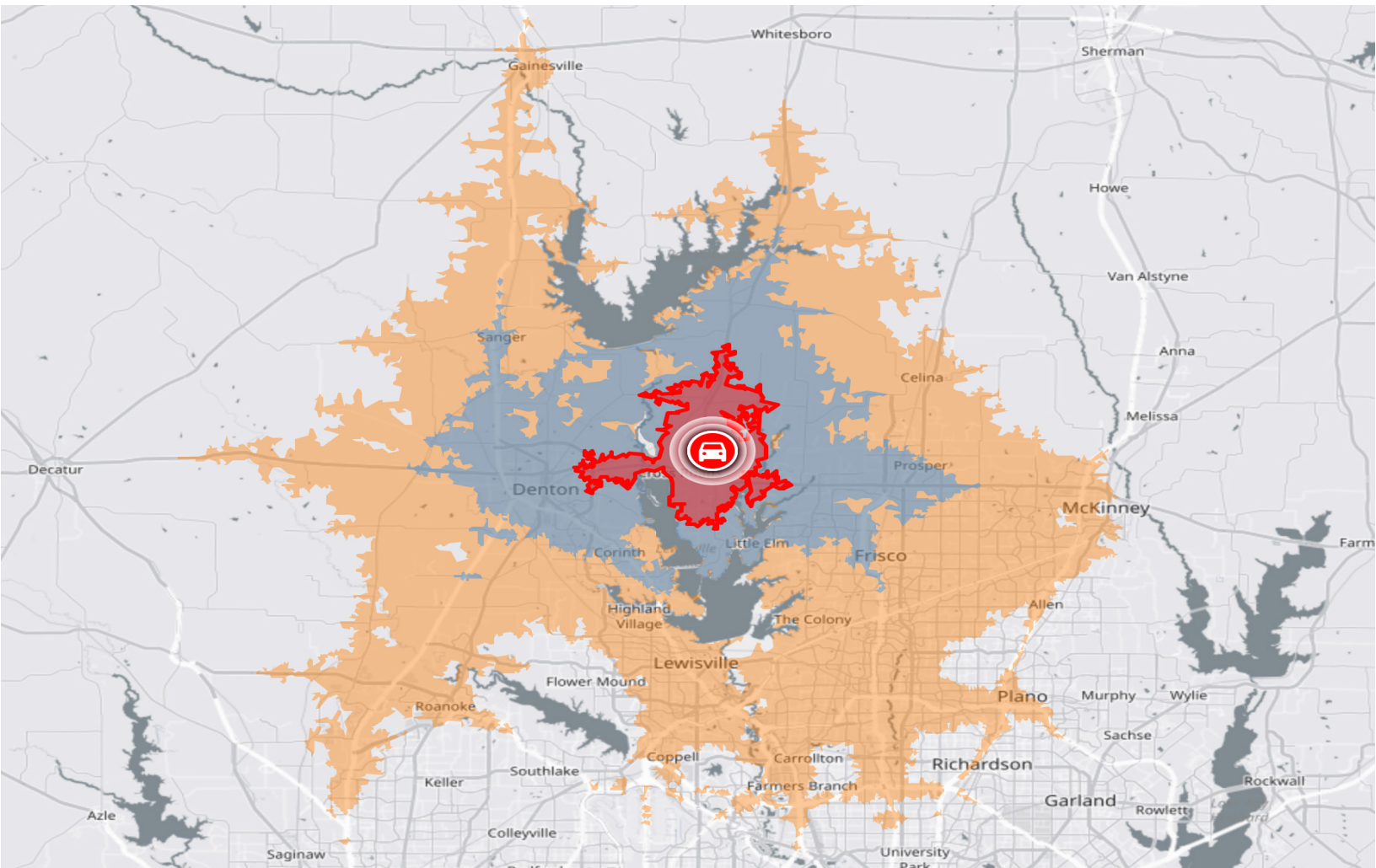
U.S. 377	Direct Access
Aubrey	4 Minutes
FM 2931	6 Minutes
HWY 380	7 Minutes
Cross Roads	7 Minutes
FM 720	8 Minutes
Denton	12 Minutes
Loop 288	12 Minutes
Pilot Point	12 Minutes
I-35 East	18 Minutes

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DRIVE TIME MAP

TBD US-377
Aubrey, TX 76227



DRIVE TIME

-  - 15 Minutes
-  - 30 Minutes
-  - 45 Minutes

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NEW RESIDENTIAL DEVELOPMENT MAP

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DEVELOPMENTS

- Silverado West Ph (Newer) 3 to 9: +/-1393 Lots
- Providence Village: +/- 316 Lots
- Fairview Farms: +/- 175 Lots
- Aubrey Creek Estates: +/- 319 Lots
- High Pointe Ranch: +/- 1,452 Lots

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PHOTOS

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NORTH VIEW



SOUTH VIEW



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EAST VIEW



WEST VIEW

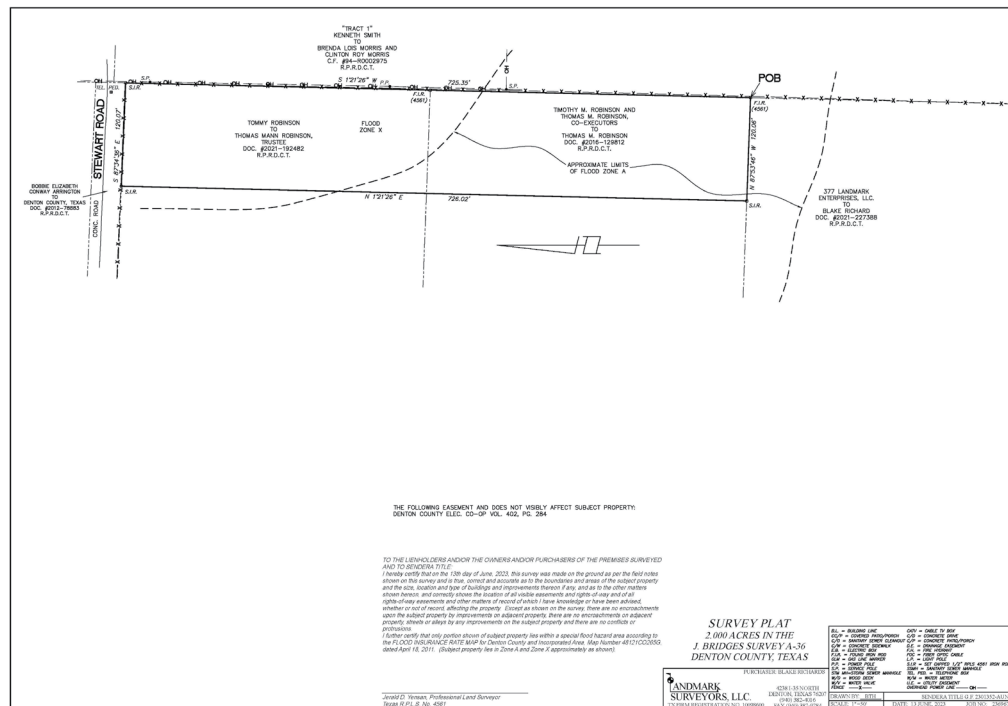
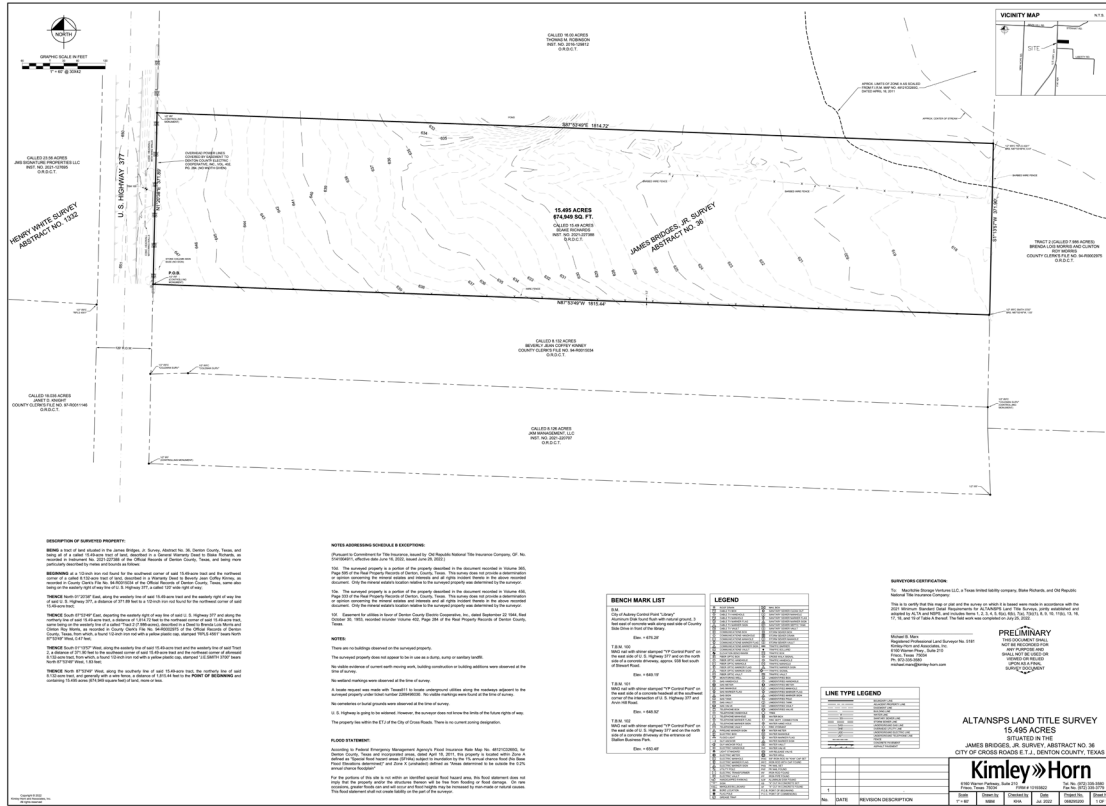


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PROPERTY SURVEY

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