

# \$1,950,000

1937 Spring Hill Road  
Aubrey, TX. 76227



## TEXAS HOMES & LAND

10 ACRES

Unimproved Land



All information in this document is considered reliable, but not guaranteed. Please verify these property details with your agent.

Coryann Johnson - Broker

214-908-5468

Coryann@texashomesandland.com



**This 10-acre tract offers outstanding commercial potential along a major, high-visibility thoroughfare in one of the region's fastest-growing development corridors. With strategic frontage and strong traffic exposure, the property is ideally positioned for investors, developers, or owner-operators looking to capitalize on accelerating growth.**

**Surrounded by expanding residential communities, new construction, and rising population density, the area is experiencing explosive demand for retail, service-based businesses, medical facilities, office space, and mixed-use projects. The tract's size and layout provide excellent flexibility for site planning, allowing for a wide range of commercial or hybrid residential/commercial concepts.**

**Offering easy access, exceptional visibility, and powerful future upside driven by ongoing subdivision growth and increasing daily traffic counts, this property stands out as a high-value opportunity. Whether you're planning a new commercial development, securing a strategic investment hold, or creating a mixed-use destination, this 10-acre site delivers the location, exposure, and momentum needed for long-term success.**

# Property Details

## Development & Investment Highlights

- Prime Location on Major Thoroughfare
  - High-visibility frontage on a heavily traveled roadway, offering exceptional exposure for commercial users.
  - Surrounded by Rapid Residential Growth
  - Adjacent to expanding subdivisions and new construction, driving strong demand for retail, services, and mixed-use development.
  - High-Demand Commercial Corridor
  - Ideal for retail centers, medical offices, professional services, restaurants, flex space, or hybrid residential/commercial concepts.
  - Strategic Accessibility
  - Easy access with strong traffic counts, supporting steady customer flow and long-term commercial success.
- 10-acre size accommodates multi-building layouts, phased development, or a long-term investment hold.
  - Strong Future Appreciation
  - Located in a high-growth region with increasing population and continued infrastructure investment.
  - Excellent Visibility & Exposure
  - Wide frontage ensures maximum brand impact for future businesses or tenants.
  - Investor-Friendly Opportunity
  - Suitable for developers, owner-operators, or investors seeking a high-upside commercial asset in an expanding market.
  - Flexible Planning Potential

# Other Facts & Features

10 ACRES

**Listing Price:** \$1,950,000

**Special Listing Conditions:** Standard

**Current Use:** Ag/Residential/Pasture

**Zoning Details:** No known zoning

**Possession:** Closing/Funding

**Restrictions:** No Known Restrictions

**Listing Broker:** Texas Homes and Land

**Directions:** GPS address

**Property Type:** Land

**Proposed Use:** Commercial/Residential

**Lot Dimensions:** 456 x 941 x 978 x 451

**Road Frontage:** 451ft



## **Legal & Financial**

Parcel ID: R77047, R52106

Legal: A1243A F. TREVINO, TR 23

## **Location**

County: Denton

Subdivision: F TREVINO

## **Schools**

Elementary: Jackie Fuller

Middle School: Evalois Owens

High School: Aubrey

Unified School District: Aubrey ISD



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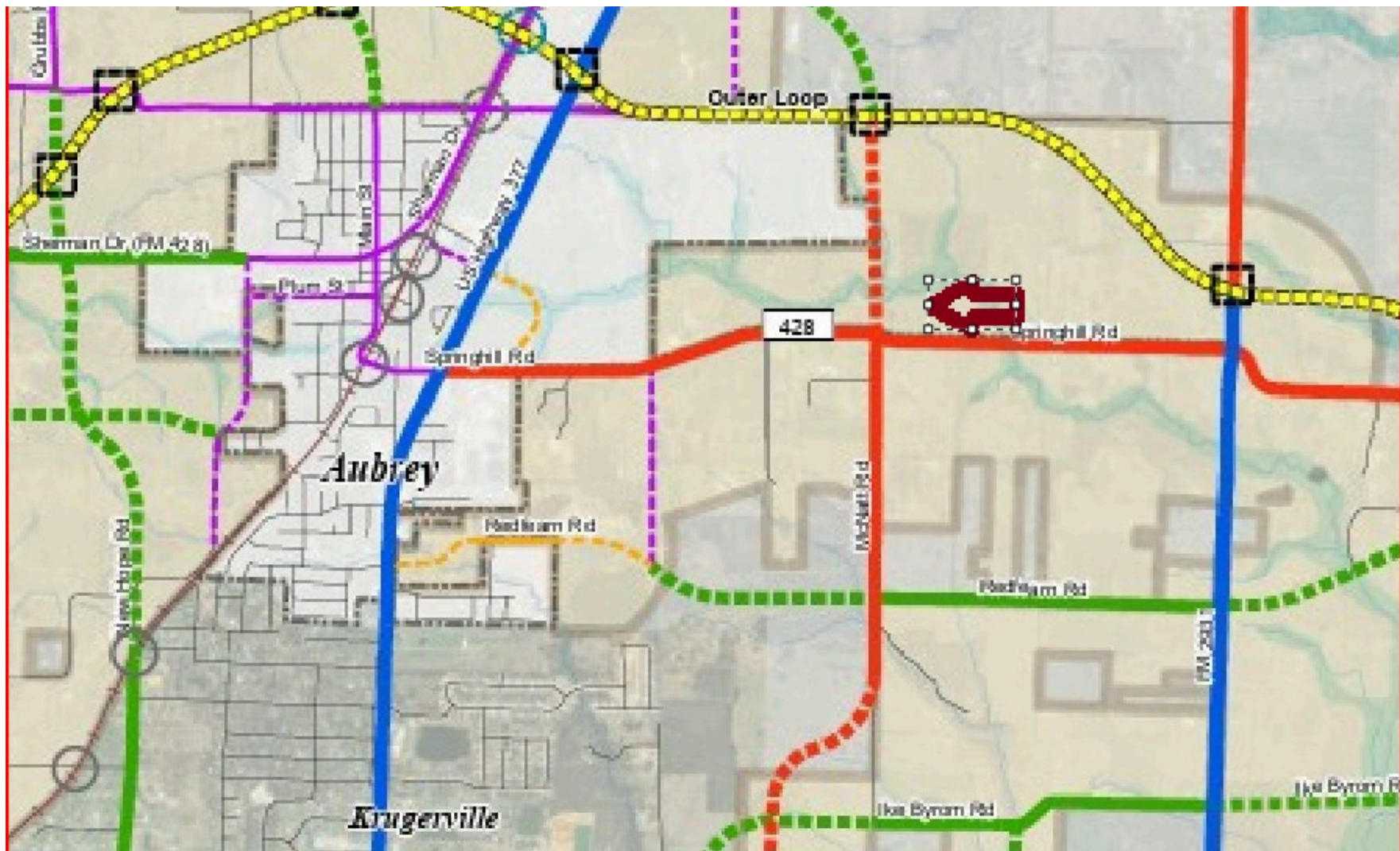
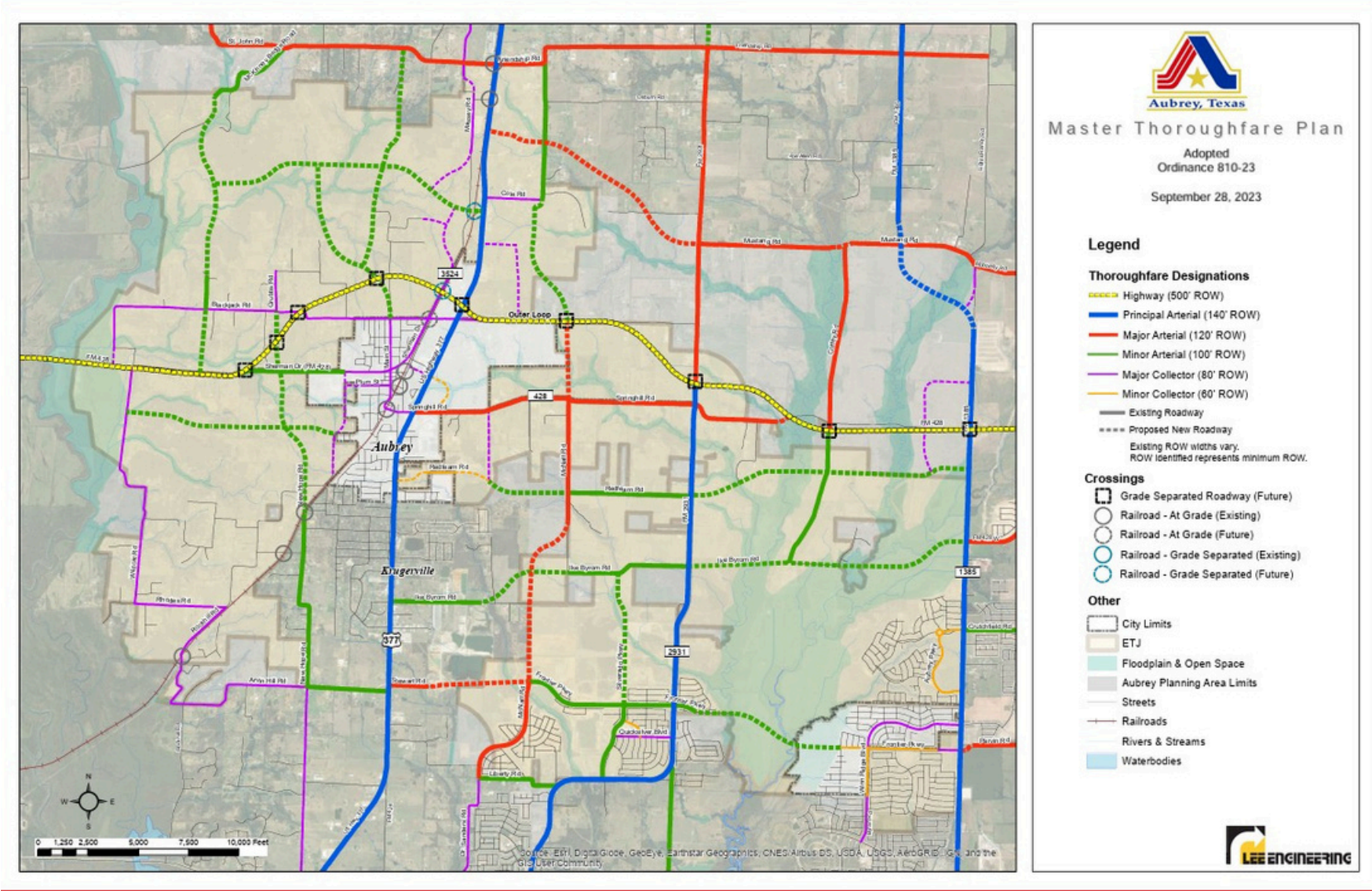
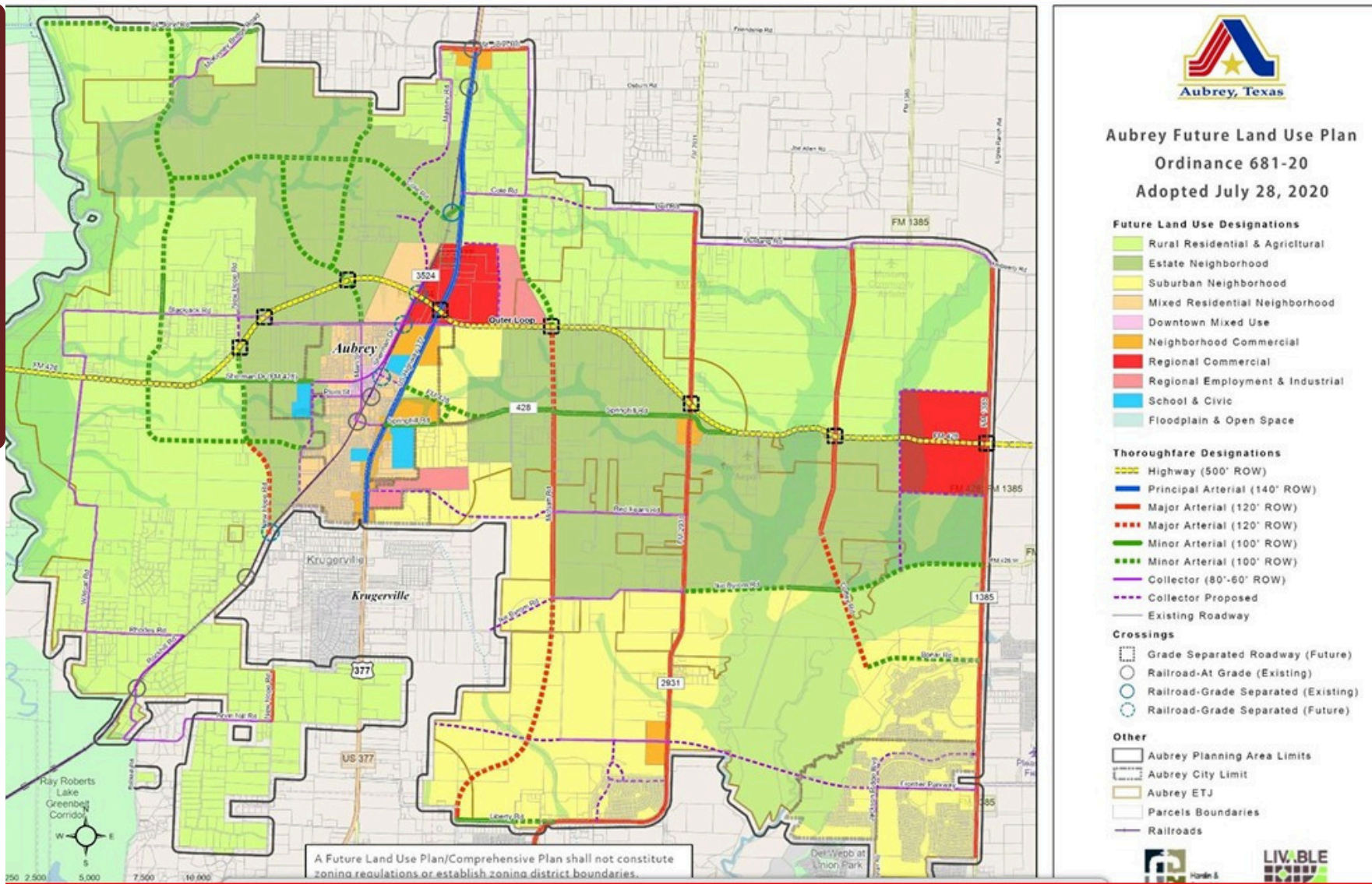


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