



Stallion Business Park Flex Condominiums

4300 US Highway 377, Aubrey, Texas

DELIVERING
Dec. 2025

FOR SALE
Shell Buildings



www.AubreyStallionBusinessPark.com



Empty Shell
Units For Sale

Own the Space You Work In—Invest in Yourself.



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FOR SALE *Shell Buildings*



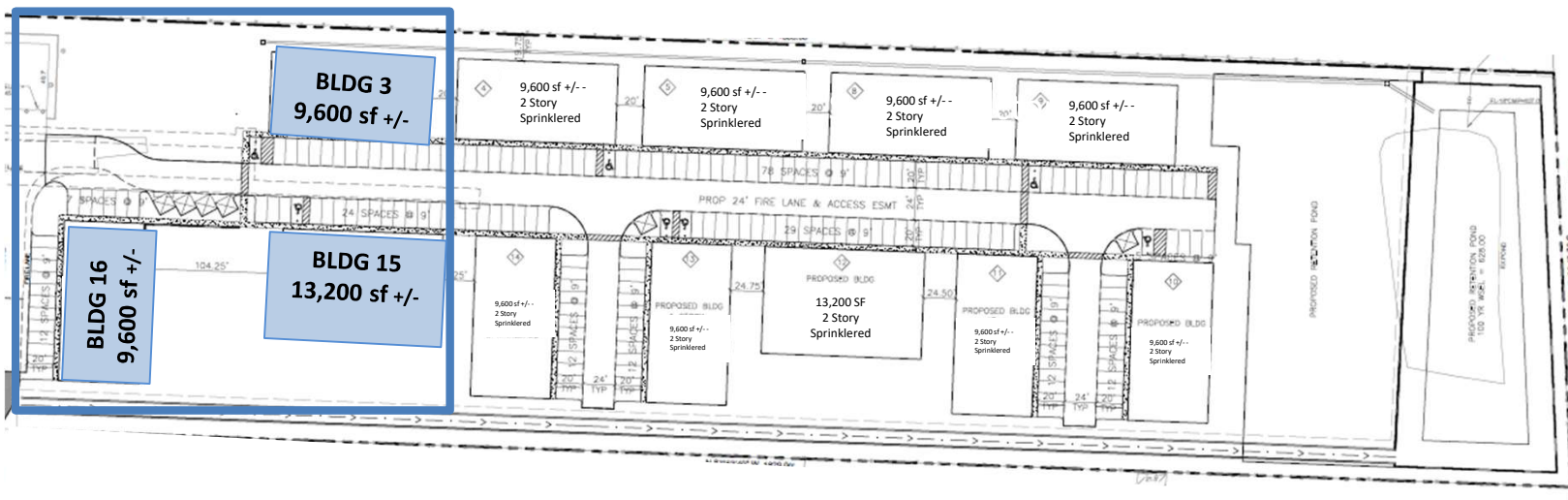
Aubrey Stallion Business Park is offering for sale shell condominiums with an innovative flexible design that fits the needs of companies across industries. Shell buildings include a useable second-floor mezzanine. Units range from 2,400 to 13,200 s.f. +/- . Shell buildings allow buyers to customize the space to meet the specific demands of their business. SBM Real Estate Services offers tenant improvement construction services for hire, or a buyer may elect to use another licensed general contractor.

The store front package with entry door is inviting and attractive to many business owners including showrooms. The glass front allows natural lighting to flood the front reception area. End units benefit from the large side window line.

Each shell building will have usable square footage which includes first and second floor mezzanine. The sloped roof line is approximately 23' feet at the front of the building and 20' feet at the back. The front building elevation includes a store front package with a front entry door and an insulated 12' x 14' roll up door. The shell buildings include a fire sprinkler system.



Phase 1





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FLEXIBLE DESIGN



The two-story shell building design allows owners to build out the space to cater to the specific needs of their business. Stairs and railings are not included in the sale of the shell buildings allowing buyers to design and select a location which meets their business' needs. Owners can elect to build out the entire space, a portion of the space with heating, ventilation and air conditioning or none at all.



Owners and tenants from our SBM Real Estate Services other developments include eCommerce, robotics, janitorial services, high tech, private car collector, residential and commercial development company, light manufacturing, and many more.



The office warehouse two-story shell building design allows for owners to also consider purchasing an additional unit(s) as an investment to rent by constructing a demising wall between the units. The additional unit(s) can be used for future expansion space.

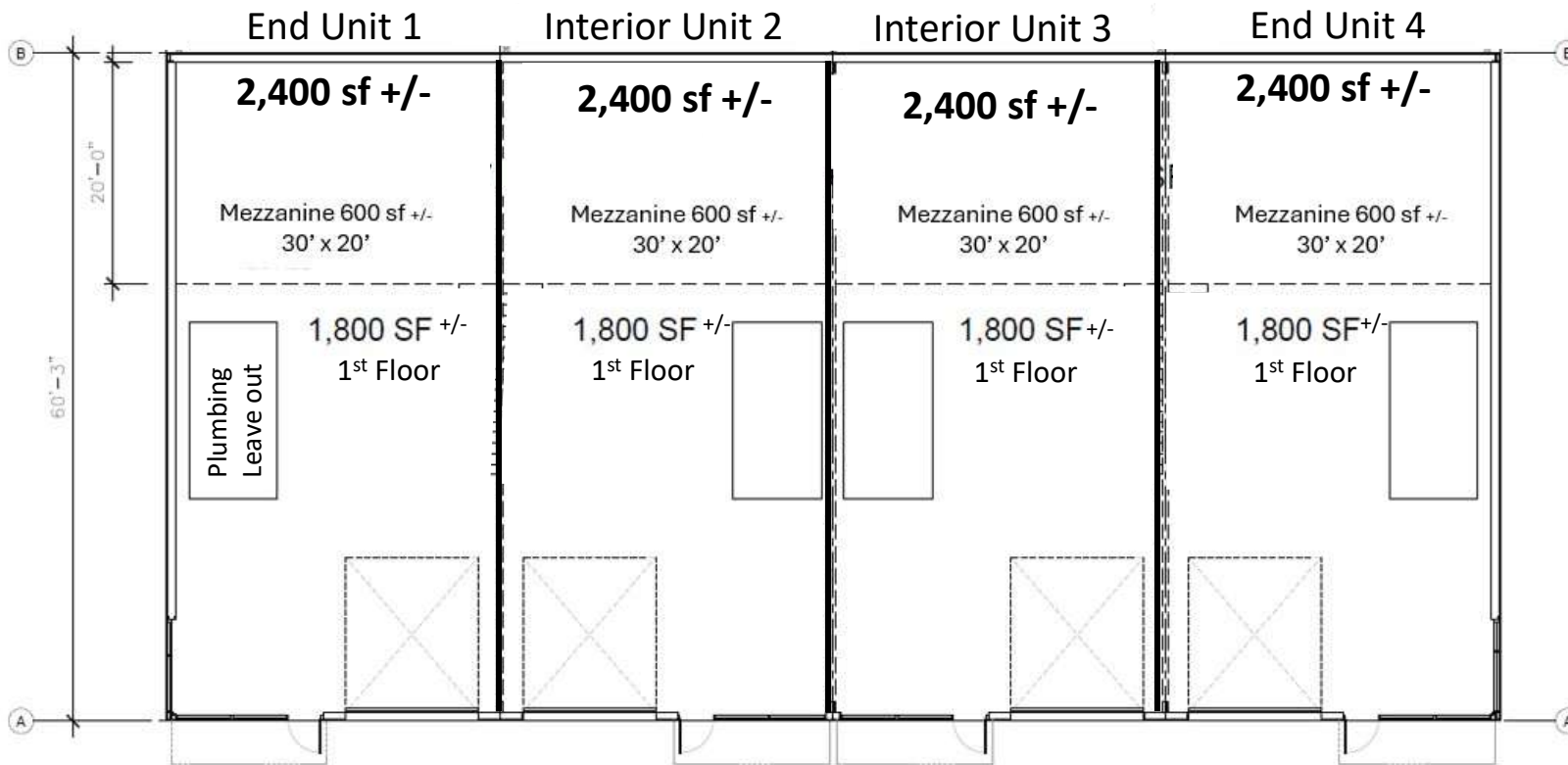


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FOR SALE *Shell Buildings 3 & 16*



4 unreserved parking spaces per unit. Fire sprinkler system and insulated walls included.
Stairs and railing are not included in the shell building allowing buyers to design
and locate them to fit the specific needs of their business.

$$\begin{array}{rcl} 7,200 \text{ sf} & + & 2,400 \text{ sf} = 9,600 \text{ sf +/-} \\ \text{1st Flr.} & & \text{2nd Flr.} \quad \text{Entire Building} \end{array}$$

PLANS AND SPECIFICATIONS MAY CHANGE WITHOUT NOTICE.
NOT FOR CONSTRUCTION OR PERMIT.

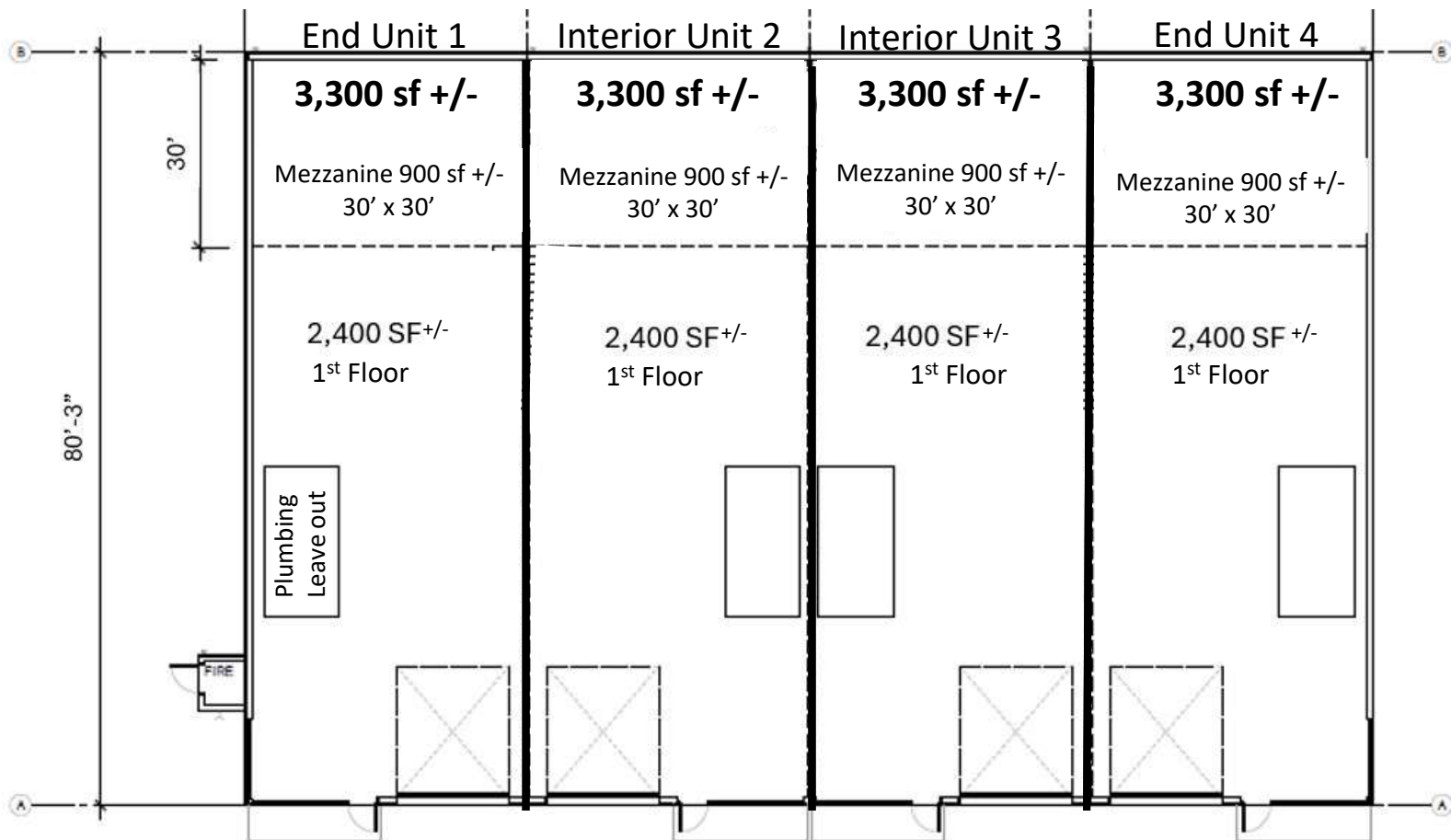


Stallion Business Park Flex Condominiums

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DELIVERING
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FOR SALE *Shell Building 15*



5 unreserved parking spaces per unit. Fire sprinkler system and insulated walls included. Stairs and mezzanine railing are not included in the shell building allowing buyers to design and locate them to fit the specific needs of their business.

9,600 sf + 3,600 sf = 13,200 sf +/-
1st Flr. 2nd Flr. Entire Building

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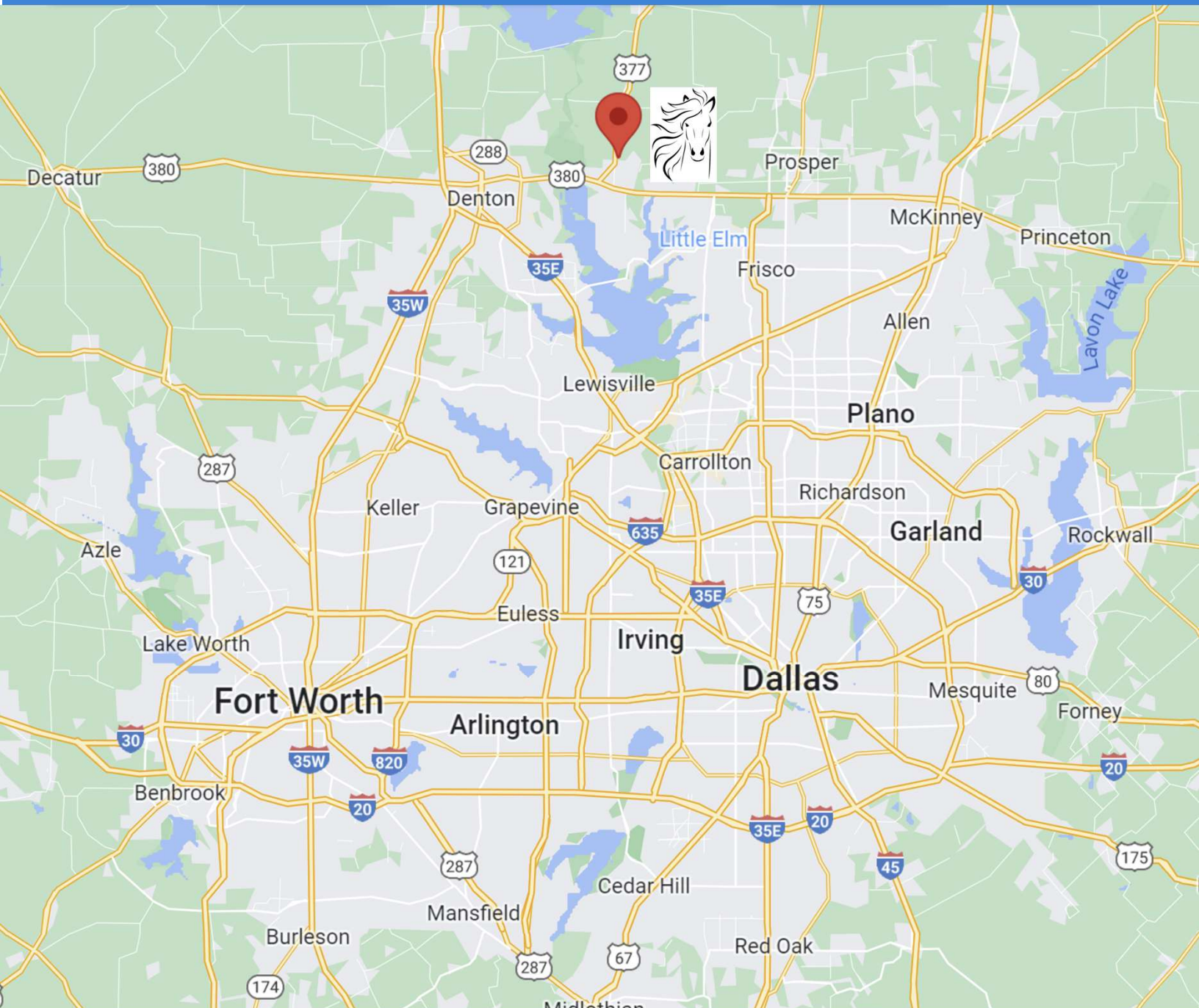


Stallion Business Park Flex Condominiums

4300 US Highway 377, Aubrey, Texas



LOCATION – Denton County, Texas



Phone: 214.774.2751

Email: Julie@sbmres.com

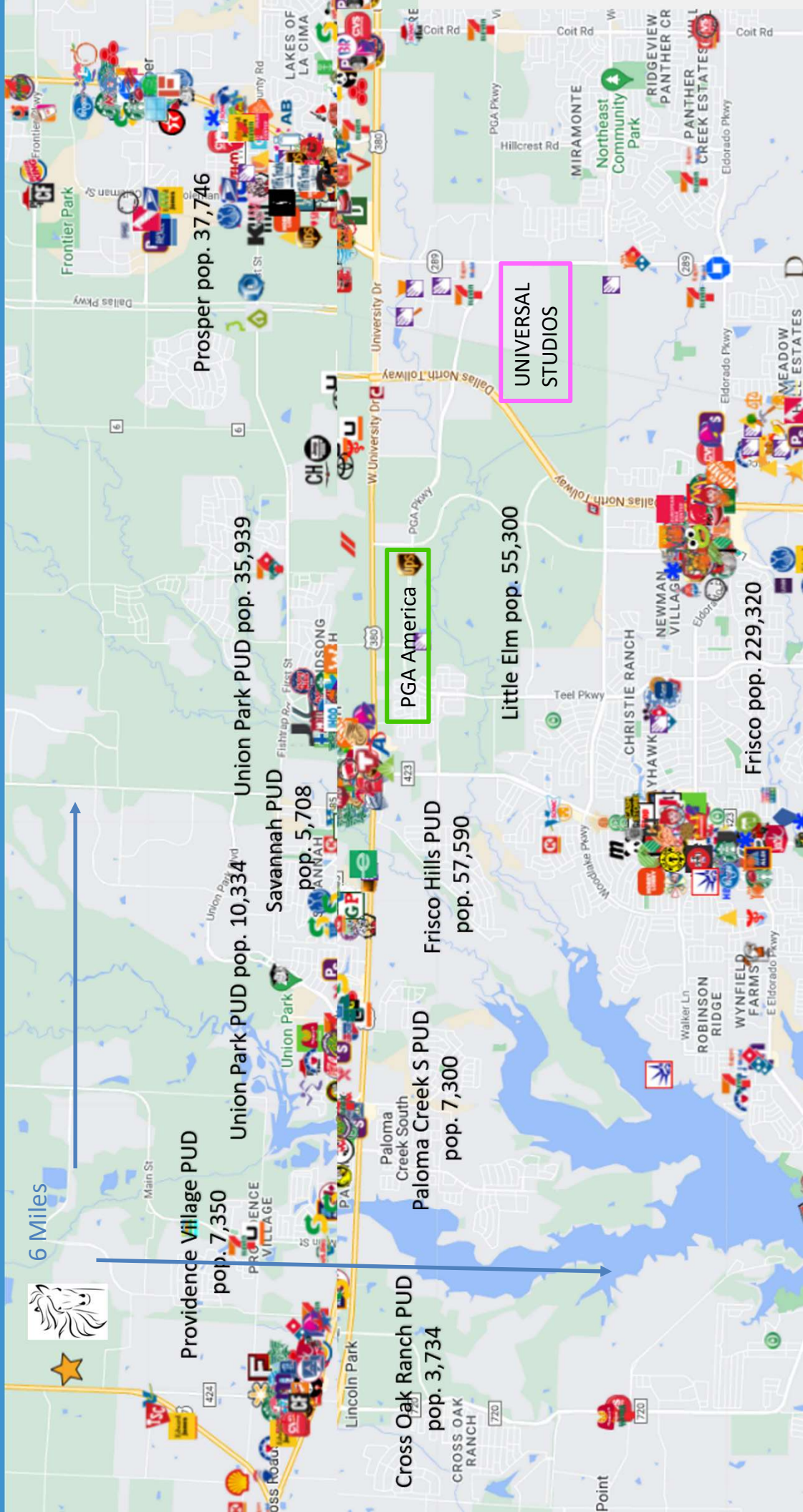


Stallion Business Park

Aubrey Stallion Business Park is located in the growing tertiary market of Denton, County. There are several planned unit development (PUDs) communities, retail and commercial developments within minutes of the property. Neighboring cities within eight miles of Stallion Business Park include the Little Elm, Prosper and Frisco with a total population of ~322,000.

Major attractions include:

- * PGA of America headquarters and two champion golf courses
- * Universal Studios breaking ground year end 2023 and expect to open 2026

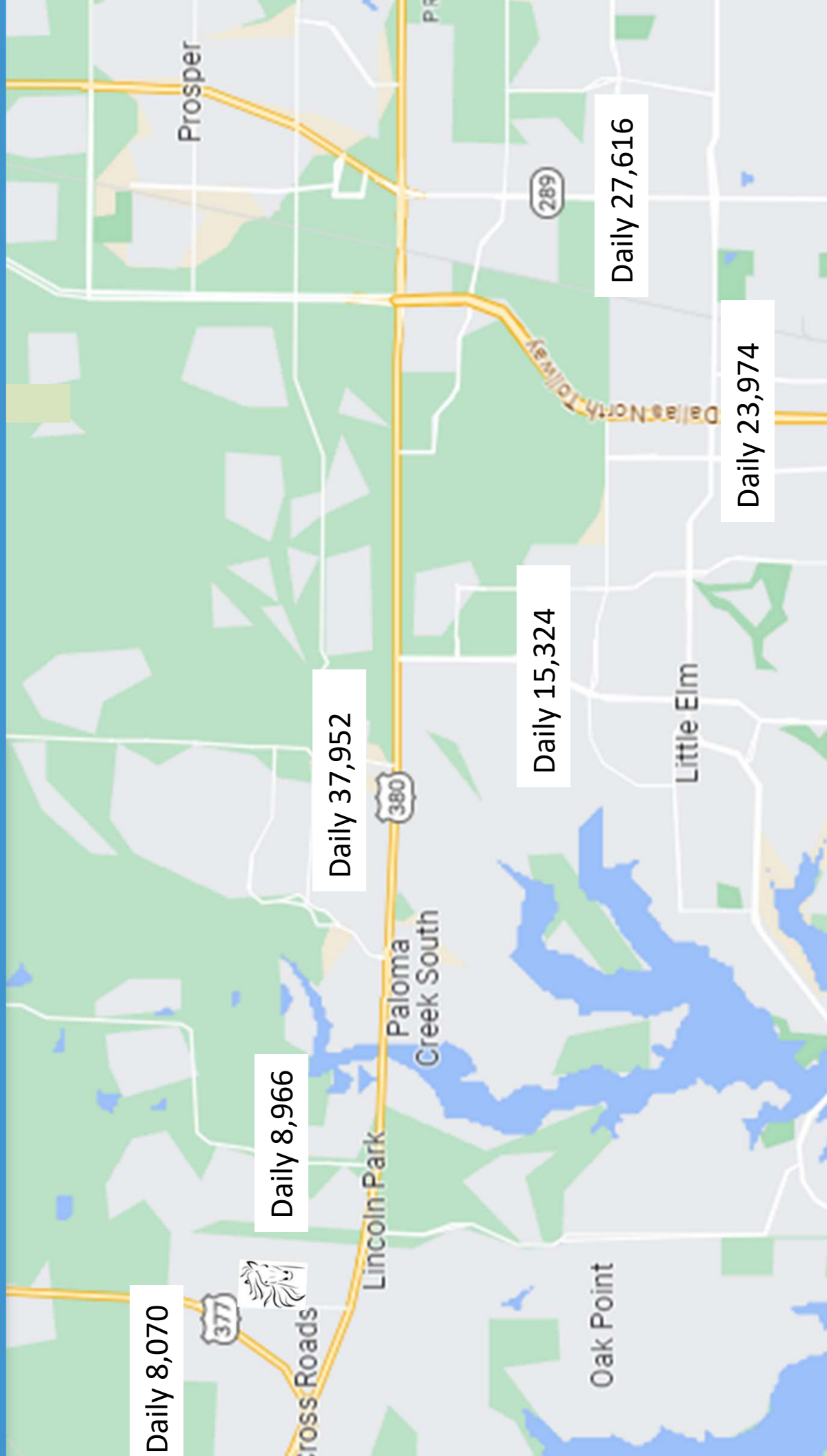


DAILY TRAFFIC COUNT

Aubrey Stallion Business Park is situated on U.S. Highway 377 which today is a two-lanes. TxDOT and Denton County are proposing the reconstruction and widening of US 377 to four lanes from SH 114 in Roanoke to just south of FM 1171 in Flower Mound within Denton County.

U.S. Route 380 (University Drive) eastern terminus is in Greenville, Texas at an intersection with Interstate 30, of which the easternmost 3–4 miles are concurrent with US 69 in a loop around the west and south sides of Greenville. Its western terminus is at San Antonio, New Mexico, south of Socorro at an intersection with Interstate 25.

Major north south highways and roads that feed into U.S. 380 on a daily basis are the North Dallas Parkway, Preston Road, 423 and 424.





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.

11-2-2015



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.

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.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Julie Brand Lynch	530214	Julie@sbmres.com	972.786.3235
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Julie Brand Lynch	530214	Julie@sbmres.com	9727863235
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date