

# FOR SALE

# COMMERCIAL

8858 Stewart Road | Aubrey, TX 76227



PRICE: \$3,250,000

ACREAGE: +/- 9.986

## PROPERTY OVERVIEW:

- Road expansion plans include Stewart Rd expanding to a 4-lane road and US-377 to a 6-lane divided freeway, providing efficient routes.
- A stop light at the intersection of Stewart Rd and US-377 is announced to ease traffic.
- Extension of Stewart Rd to join Frontier Parkway to save time and fuel costs for your business.
- About 10 acres of land offering endless opportunities for industrial business.
- It presents an opportunity on a major thoroughfare in Denton County, Texas. The unrestricted land is currently within Krugerville ETJ but outside city limits.
- Prime location in Denton County with No Restrictions!

LOT SQ. FT: 434,900

STEWART ROAD FRONTAGE<sup>\*\*</sup>: 706'

\*\*Amounts are approximate. Interested parties advised to verify all information.

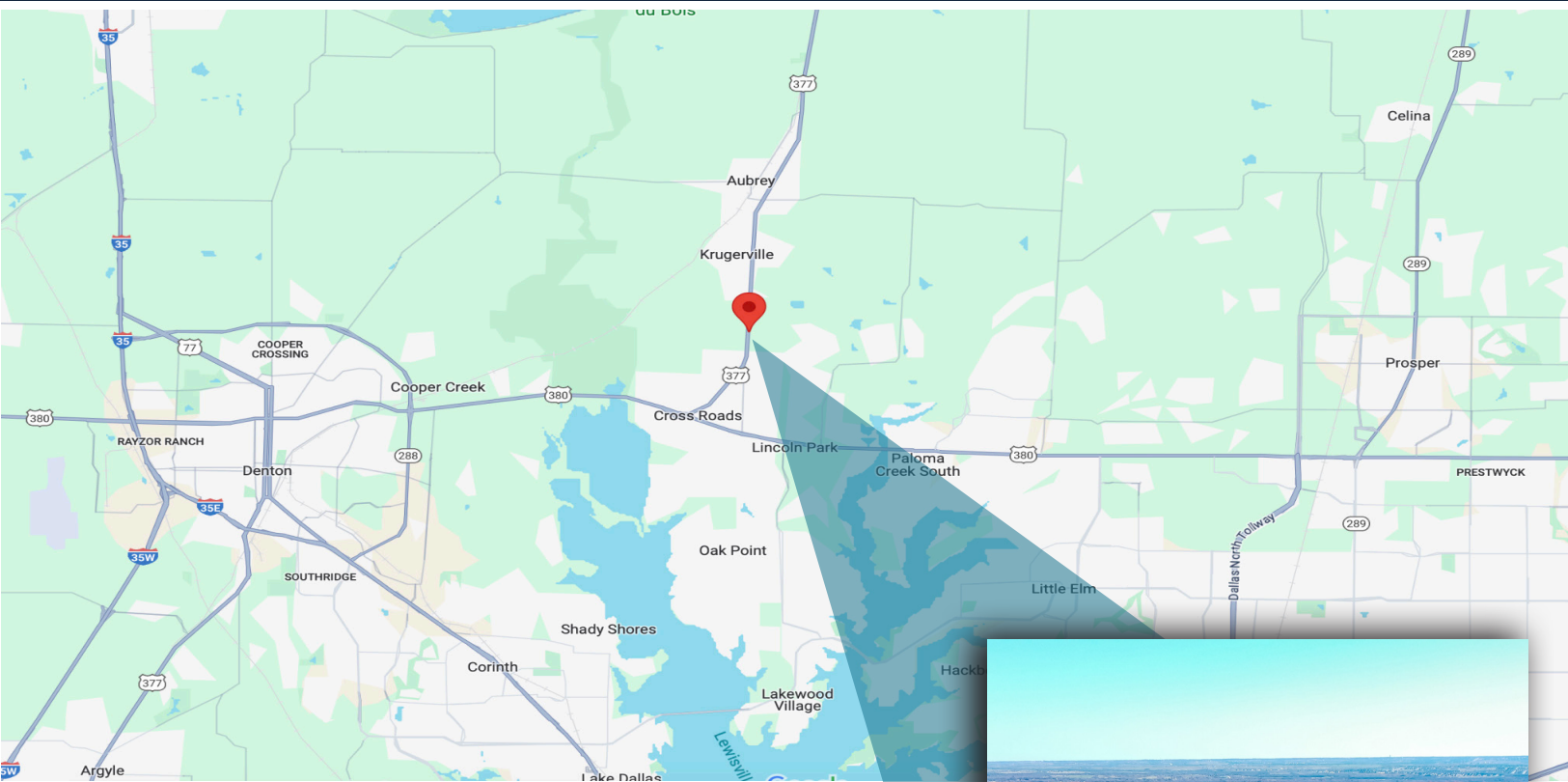
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**HK**  
**HEATHER KINGSTON GROUP**  
CATES & COMPANY  
REAL ESTATE



# MAP

8858 Stewart Road  
Aubrey, TX 76227



## 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

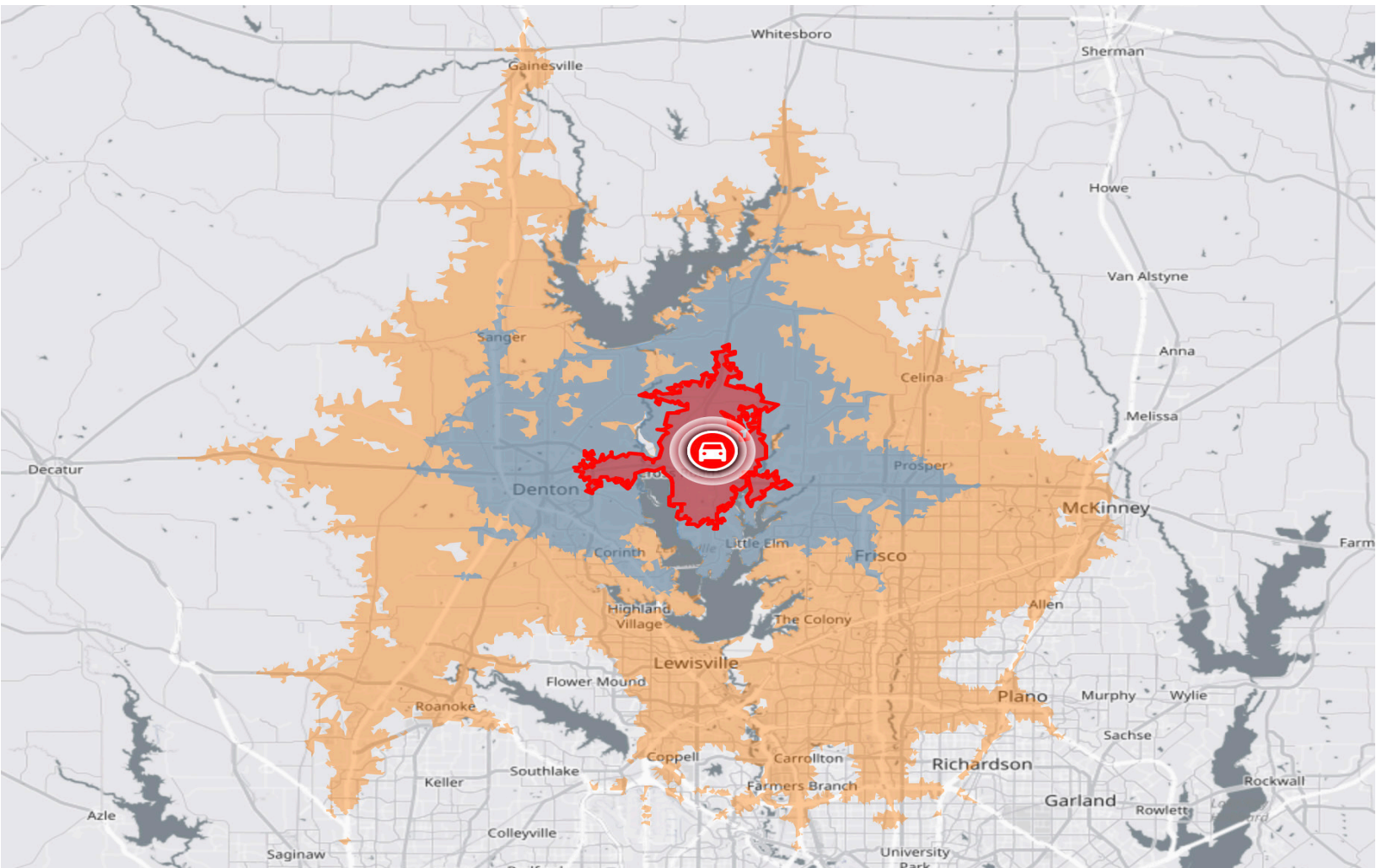


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# DRIVE TIME MAP

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## DRIVE TIME

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

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# NEW RESIDENTIAL DEVELOPMENT MAP

8858 Stewart Road  
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## DEVELOPMENTS

- Silvarado 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

8858 Stewart Road  
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## NORTH VIEW



## SOUTH VIEW



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## EAST VIEW



## WEST VIEW



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# DENTON COUNTY THOROUGHFARE PLAN

**DENTON COUNTY**

**Denton County Thoroughfare Plan**  
Approved: April 18, 2017

**LEGEND**

**Road Types**

- Freeway/Highway
- Toll Road
- Principal Arterial 6 Lane Divided (120' to 160' ROW)
- Principal Arterial 4 Lane Divided (100' to 120' ROW)
- Major Arterial 6 Lane Divided (120' to 140' ROW)
- Major Arterial 4 Lane Divided (100' to 120' ROW)
- Minor Arterial 4 Lane Undivided / 3 Lane (80' to 100' ROW)
- One-way Couplet (Lanes and ROW vary)
- Minor Arterial 2 Lane (70' ROW)

County Line

Airport

Rail Line

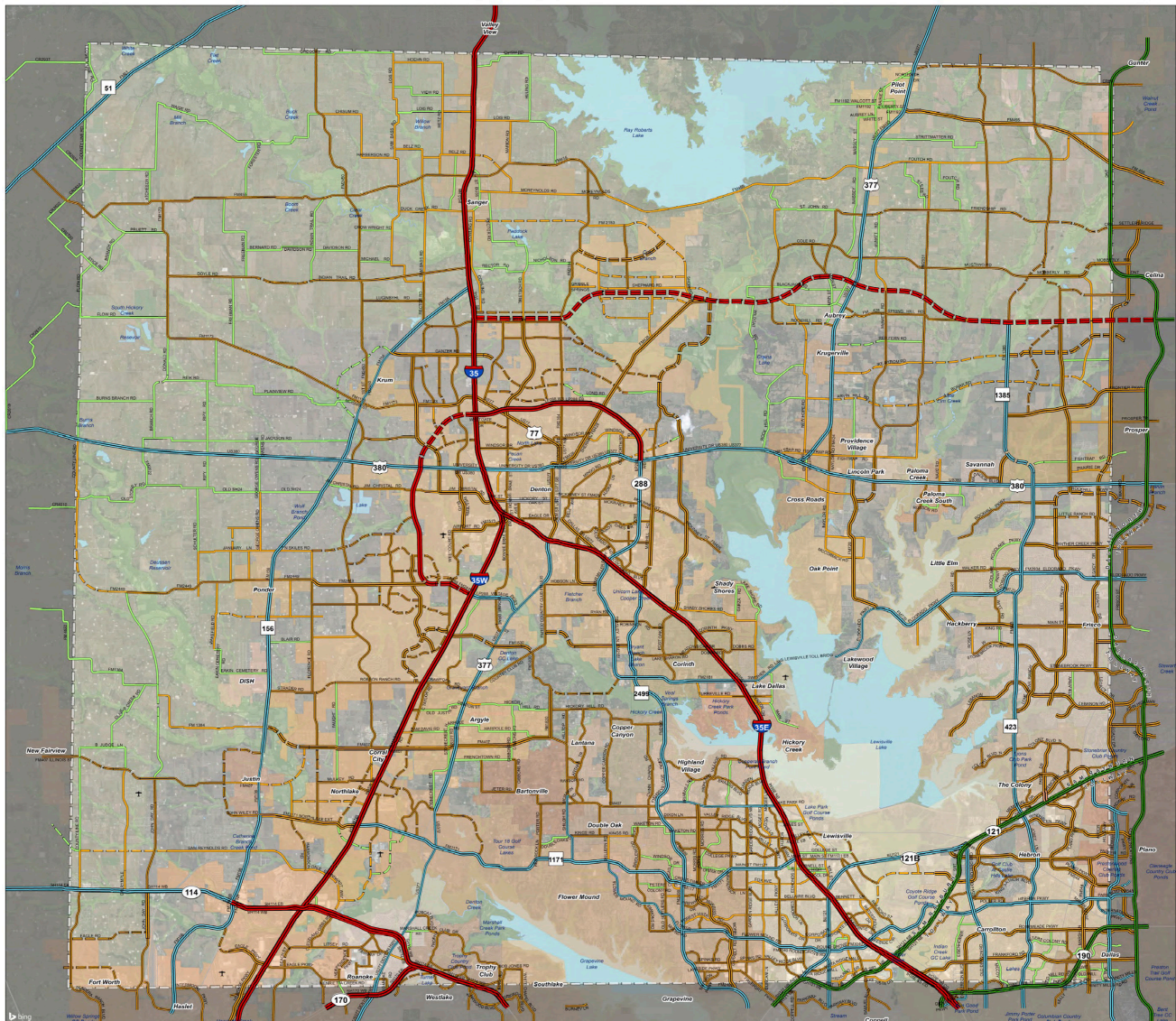
Lakes

1-Percent Flood Risk Zones (FEMA)

**Relationship to the Region**

0 0.5 1 2 3 4 Miles

**FRESE & NICHOLS**



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