



PROPERTY SUMMARY

PROPERTY:	Aubrey/Crossroads Pad Site
LOCATION:	10350 Fishtrap Rd, Aubrey, TX 76277
TYPE:	Ground Build, Build to Suit, Commercial Pad Site
ZONING:	No Zoning - County Zoning
POTENTIAL USE:	Retail, Drive-thru, Food Service, Vehicle Service, C-Store
AVAILABLE:	Immediately
LAND:	+/- 1.683 AC 73,311 SF
TOPOGRAPHY:	Level
FRONTAGE/ACCESS:	Fishtrap Rd & Oak Grove Ln
VISIBILITY:	High
UTILITIES:	All utilities on site
TAXES:	Tax Parcel ID: 239571 & 164915
LEASE RATE:	Negotiable
TERMS:	Negotiable
LISTED:	Loopnet, Costar and many more
COMMENTS:	+/- 1.683 acres just north of HWY 380 (University Dr) on the corner of Fishtrap and Oak Grove Ln. Minutes away from Village at Crossroads development. Wide variety of commercial uses, ideal site for retail, drive-thru, service center or c-store. High traffic, high visibility for this site. Utilities existing. Great opportunity - Ground lease or Build to suit

CONTACT: John Withers, CCIM (940) 400-STAG john@stagcre.com

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