

FOR SALE

COMMERCIAL

4354-4390 US-377 & 8858 Stewart Road | Aubrey, TX 76227



PRICE: \$13,250,000

ACREAGE: +/- 42.755

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 43 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: 1,862,408

STEWART ROAD FRONTAGE^{**}: 1224'

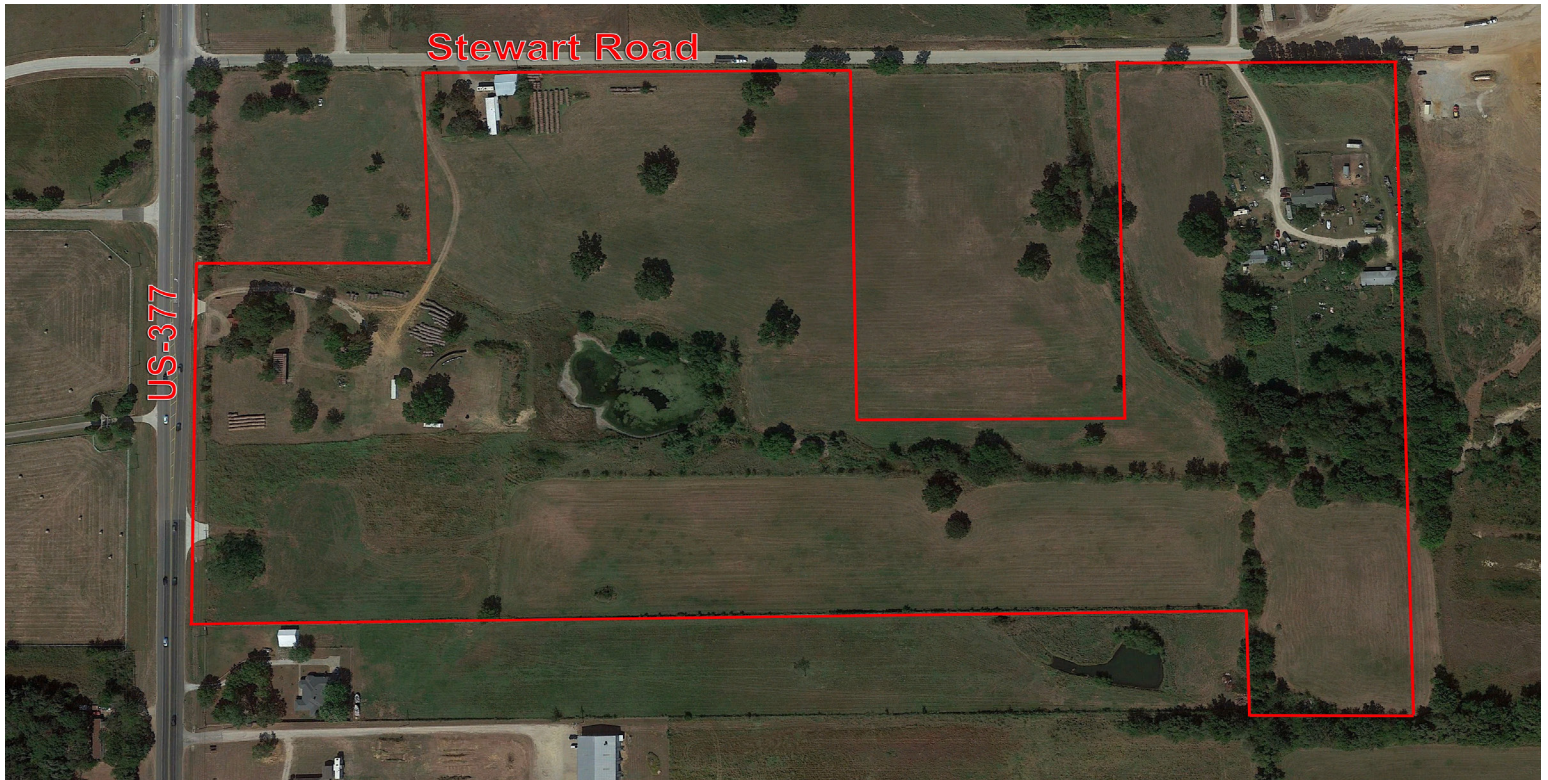
**Amounts are approximate. Interested parties advised to verify all information.

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HK
HEATHER KINGSTON GROUP
CATES & COMPANY
REAL ESTATE

SITE

4354-4390 US-377
&
8858 Stewart Road
Aubrey, TX 76227

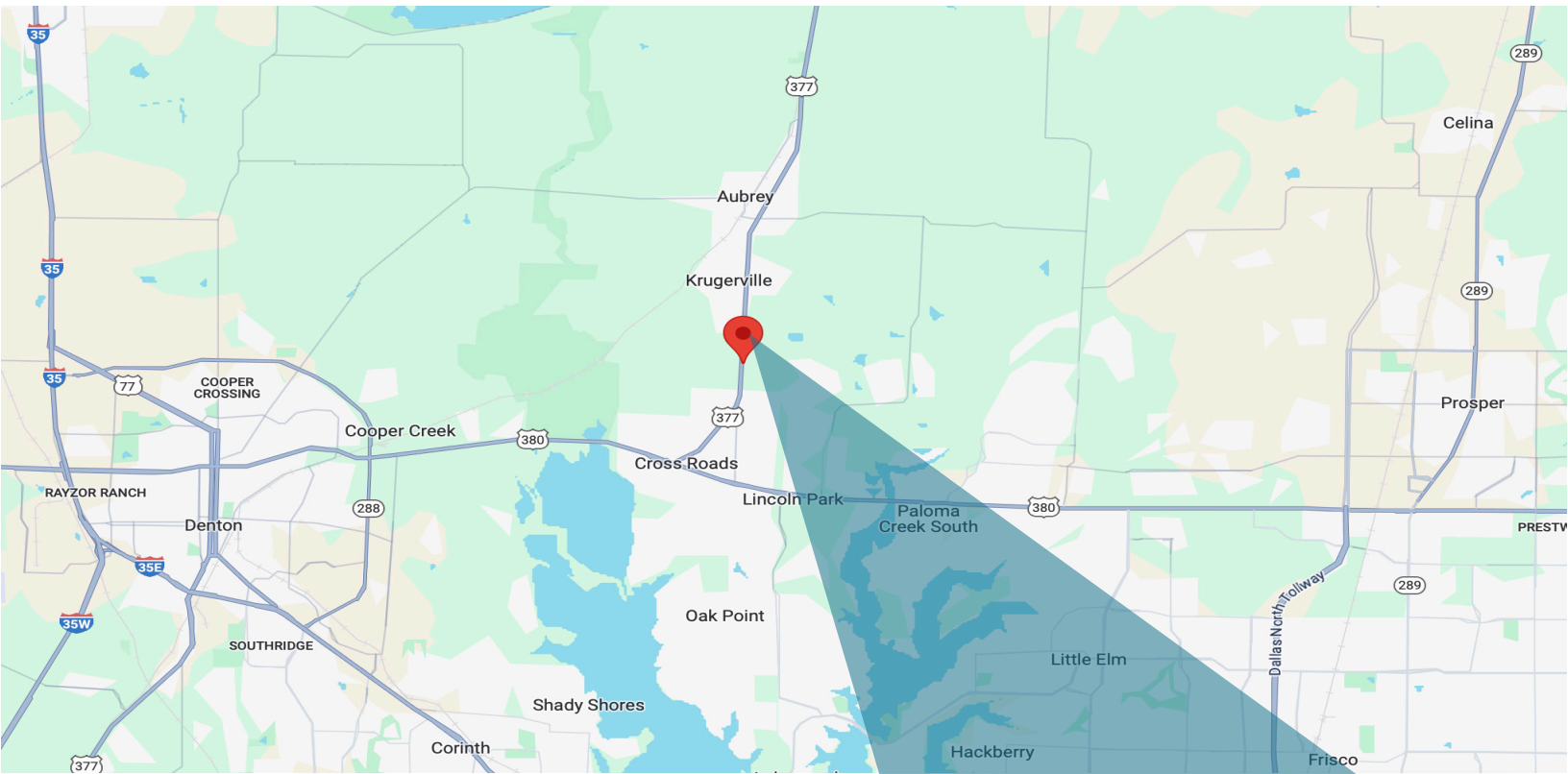


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MAP

4354-4390 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

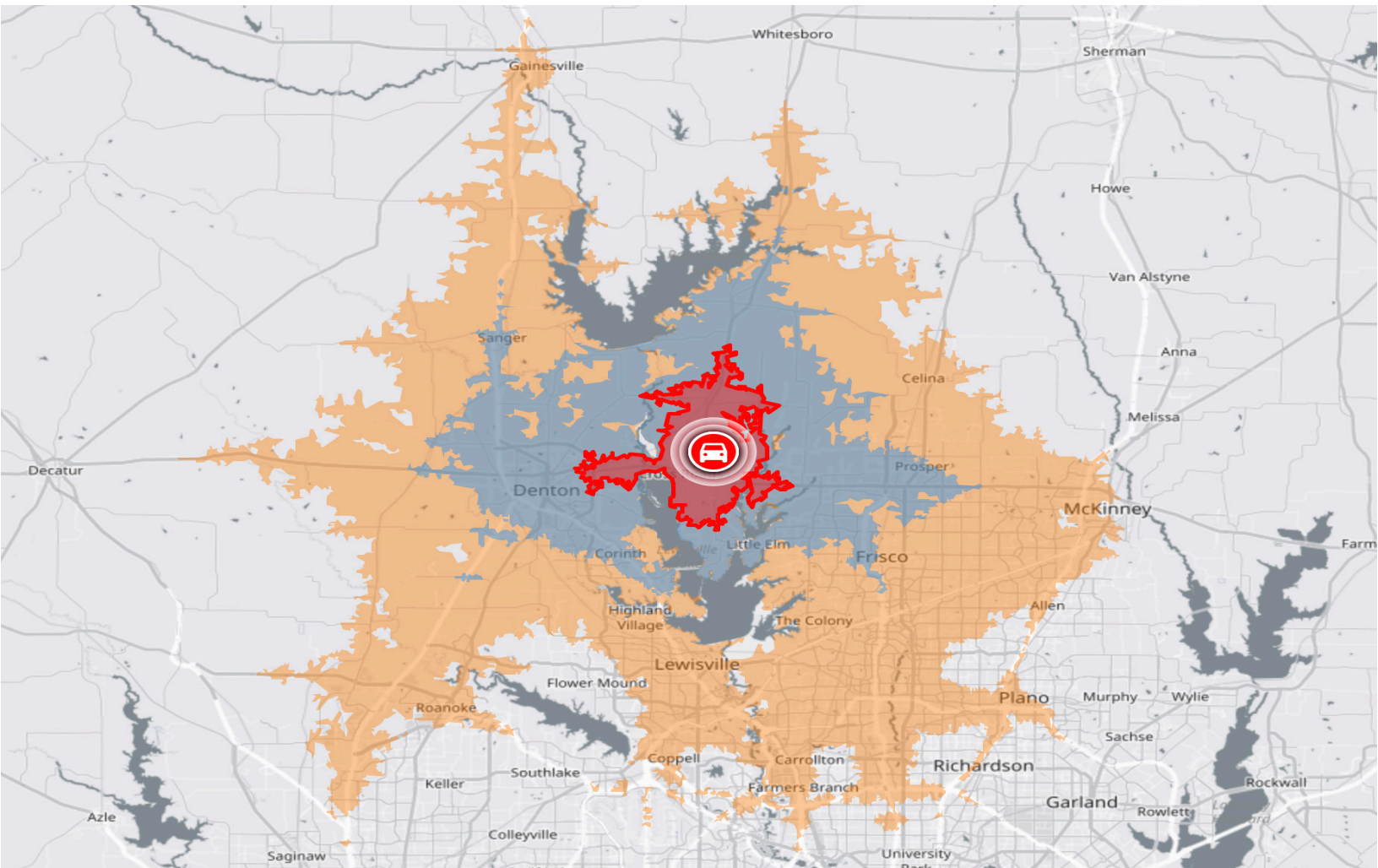


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DRIVE TIME MAP

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DRIVE TIME

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

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NEW RESIDENTIAL DEVELOPMENT MAP

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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

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NORTH VIEW



SOUTHWEST VIEW



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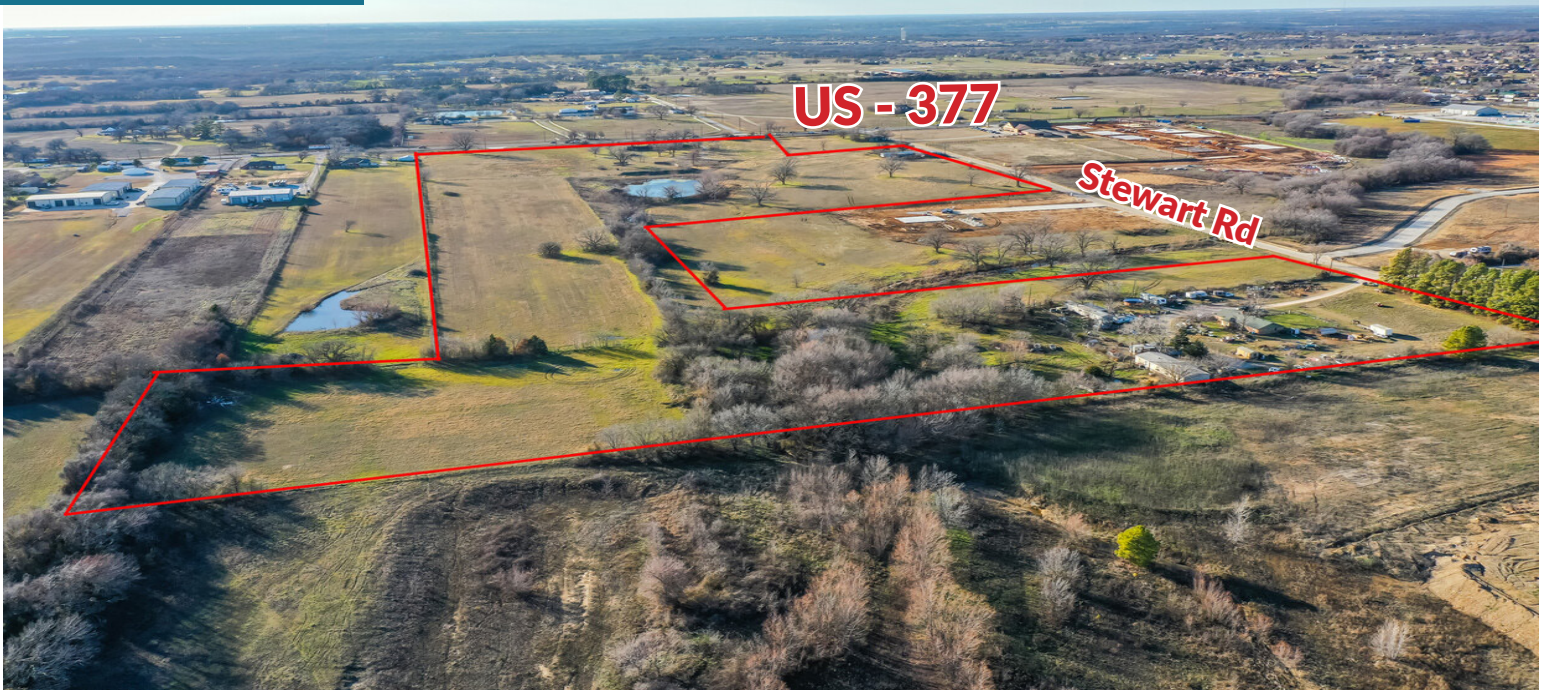
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EAST VIEW



WEST VIEW

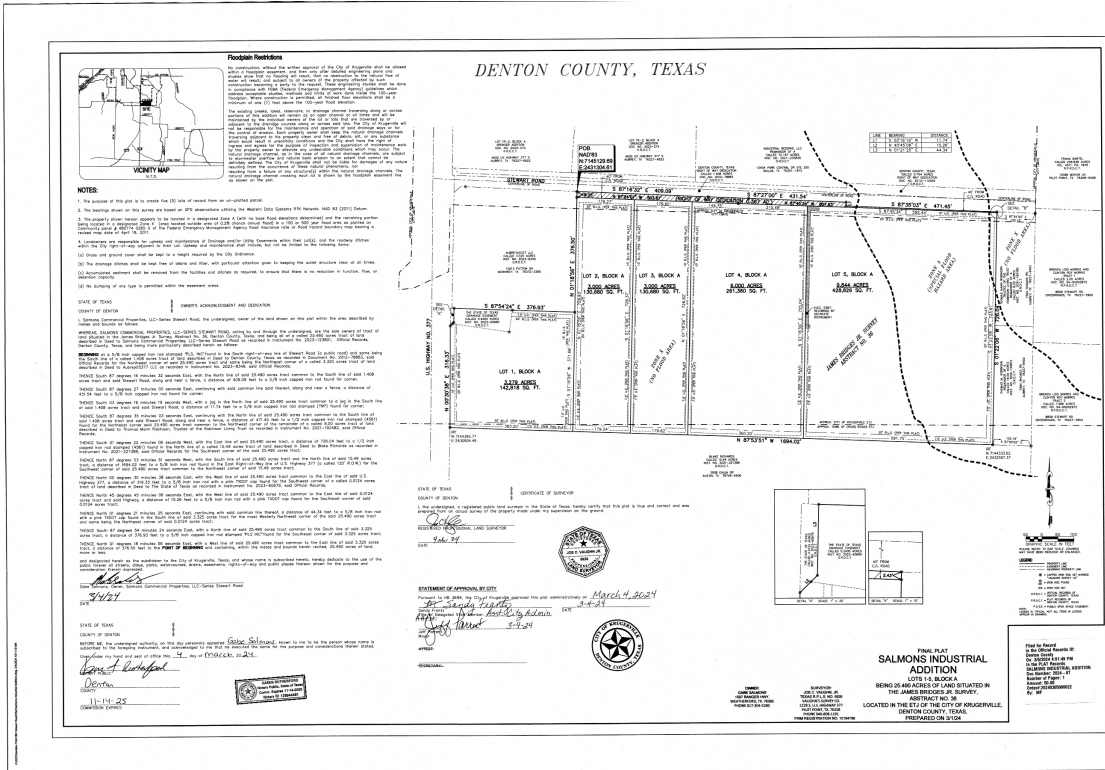
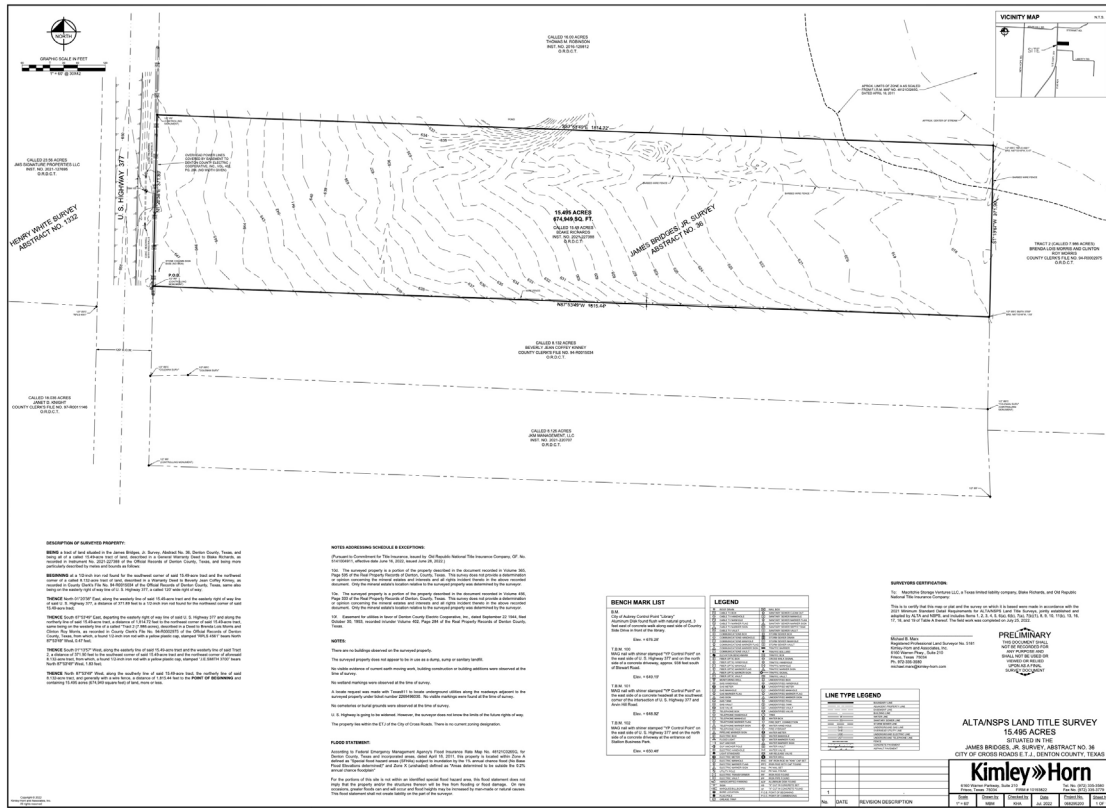


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PROPERTY SURVEY

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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

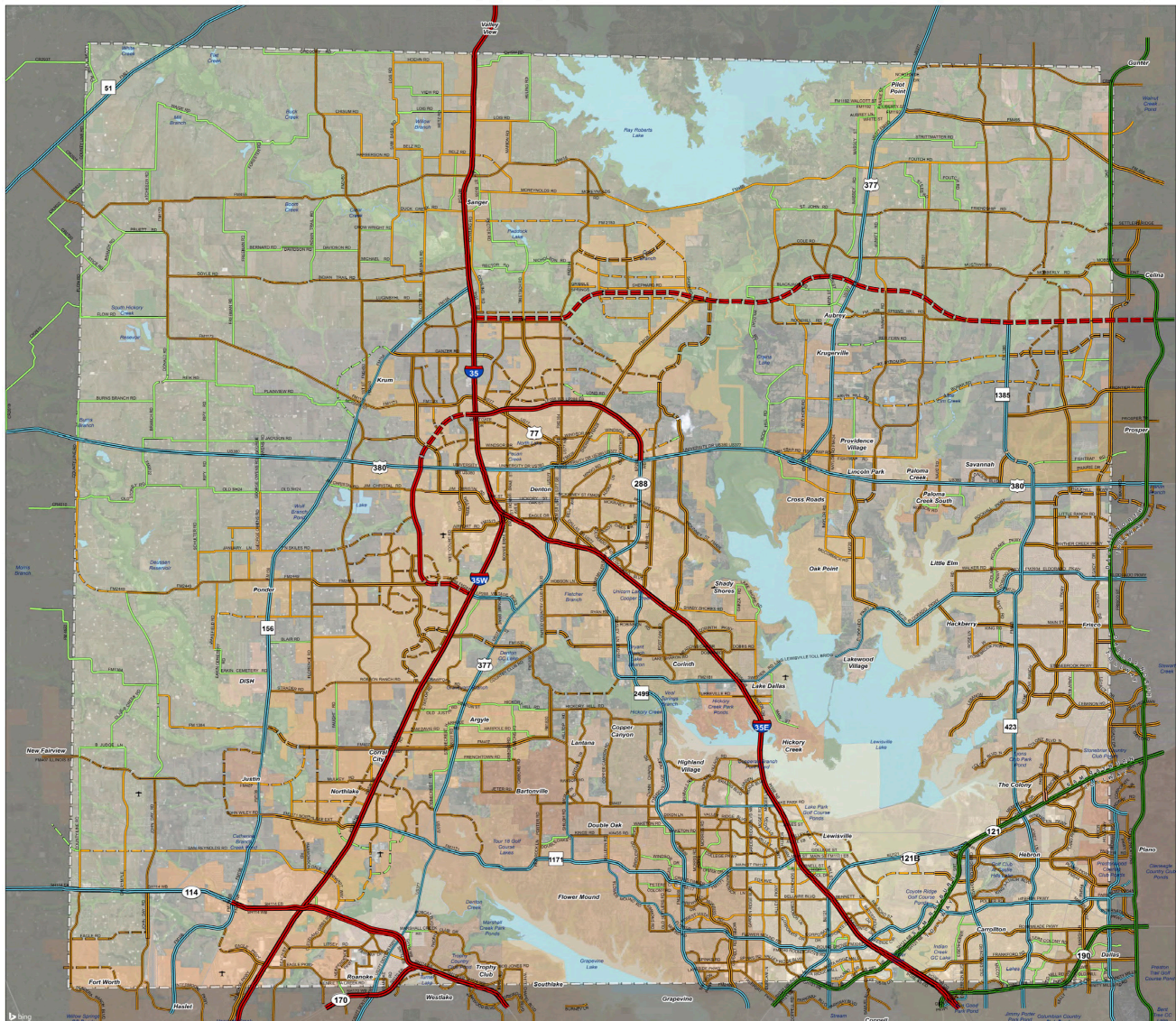
Lakes

1-Percent Flood Risk Zones (FEMA)

Relationship to the Region

0 0.5 1 2 3 4 Miles

FRESE & NICHOLS



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