



# FOR LEASE

## 4,000 SF



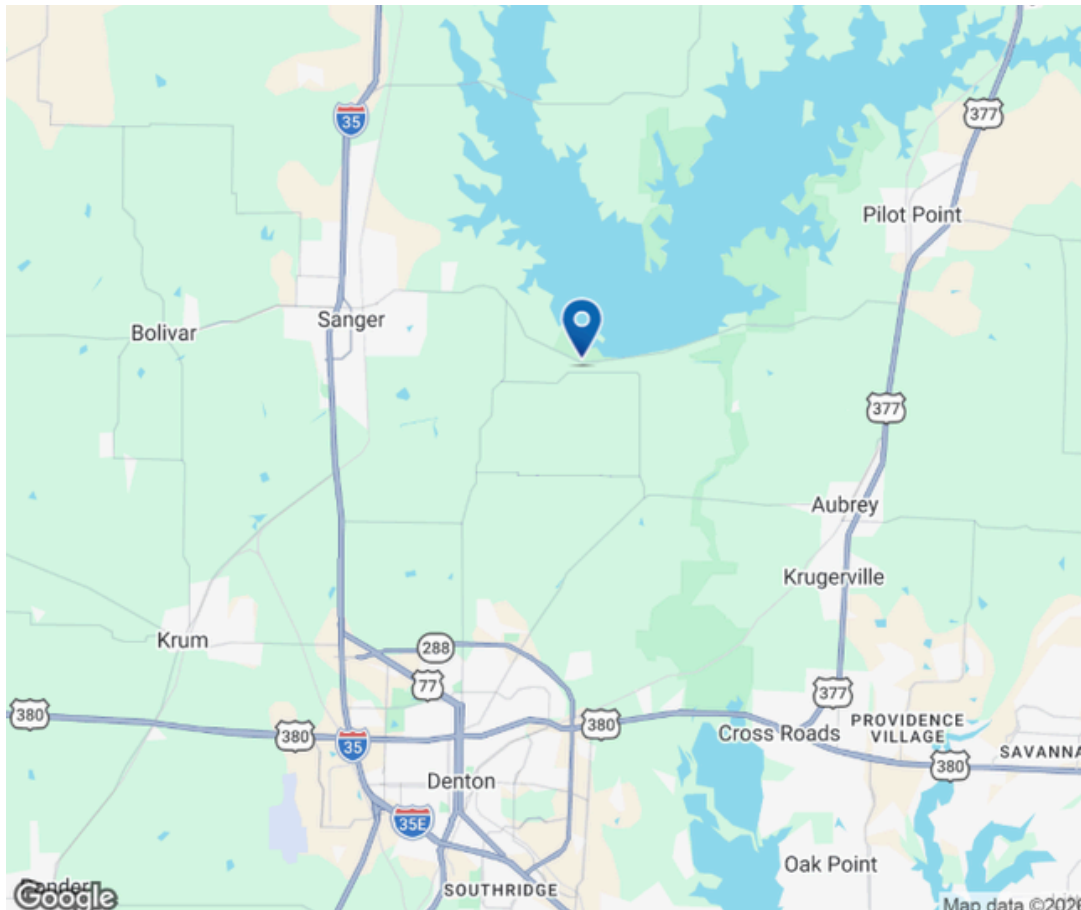
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REALTY GROUP

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**10450 FM 2153**  
**AUBREY, TX 76227**

Unique property nestled along Lake Ray Roberts in Aubrey, TX, sitting on 10 acres and currently built out as a church with flexible potential for a variety of uses. This versatile layout and expansive acreage offer a rare opportunity to secure a well-established facility with room to grow. Call today for more information.



4,000 SF



10 Acres



4 Private Rooms/Offices



Breakroom



Call for Pricing



This property is zoned AG within the Lake Ray Roberts Land Use Ordinance. Allowed uses are outlined in the table below.

**LEGEND DESCRIPTION**

- "X" -Indicates Use permitted in district indicated
- "Empty" -Indicates use prohibited in district indicated
- "S" -Indicates use may be approved with a Special Use Permit

LAND USE	AG	LAND USE	AG	LAND USE	AG	LAND USE	AG
ACCESSORY BUILDING/USE	X	CEMETERY	X	GYMNASTIC/DANCE STUDIO		PRIVATE STABLE	X
ACCESSORY DWELLING UNITS	S	CHURCH/RECTORY	X	HANDICRAFT SHOP		PUBLIC OR DENOMINATIONAL SCHOOL	X
AIRPORT/LANDING FIELD	S	CLEANING PLANT/SHOP (SMALL)		HOME OCCUPATION	S	PUBLIC UTILITY FACILITIES	S
ANTIQUE SHOP		COMMERCIAL AMUSEMENT/ARCADE		HOSPITAL		RADIO/T.V./CELL TOWER	S
APARTMENT		COMMERCIAL STABLE	S	HOTEL/MOTEL		RECREATIONAL VEHICLE PARK	
ART GALLERY		COMMUNITY/CIVIC CENTER	X	HOUSEHOLD CARE FACILITY	S	REHABILITATION CARE FACILITY	S
ARTIST STUDIO		CONCRETE/ASPHALT BATCHING PLANT	S	HOUSEHOLD CARE INSTITUTION	S	REHABILITATION CARE INSTITUTION	S
ATHLETIC CLUB/FITNESS CENTER		CONSTRUCTION YARD	S	JUNK/SALVAGE YARD		RESTAURANT/CAFETERIA	
AUTO LEASING/RENTING		CONTRACTORS SHOP/YARD	S	KENNEL	X	RETAIL STORES AND SHOPS	
AUTO PARKING LOT/GARAGE/STORAGE		COUNTRY CLUB/PRIVATE		LIVESTOCK BARN/AUCTION/SALES	X	RODEO GROUNDS/FAIRGROUNDS	S
AUTO REPAIR SHOP/GARAGE		DAY CARE CENTER	S	MANUFACTURED HOME (NEW)	X	SELF SERVICE LAUNDROMAT	
AUTO PARTS SALES		FARM OR RANCH	X	MANUFACTURED HOME (USED)	S	SINGLE FAMILY DWELLING- ATTACHED	
AUTO SERVICE STATION		FARMER'S MARKET	X	MOBILE HOME	S	SINGLE FAMILY DWELLING- DETACHED	X
BAIT SHOP		FEED STORE	X	MUSEUM		SKATING RINK	
BAKERY		FIRE STATION/PUBLIC SAFETY BUILDING	X	MEDICAL CLINIC		SWIMMING POOL-COMMERCIAL	
BANK/SAVINGS & LOAN/CREDIT UNION		FLEA MARKET	S	MULTI-FAMILY DWELLING		SWIMMING POOL- PRIVATE	X
BED & BREAKFAST		FRATERNAL/CIVIC ORGANIZATION		NIGHT CLUB/TAVERN/DANCE HALL		TEMPORARY VENDOR	S
BEAUTY SHOP/BARBER SHOP		GOLF COURSE		PHARMACY		TENNIS CLUB	
BOARDING/ROOMING HOUSE		GREENHOUSE/PLANT NURSERY-COMMERCIAL	X	PHOTOGRAPHY STUDIO		THEATER	
BOAT STORAGE				PLAYGROUND/PARK	X	VETERINARY CLINIC	S
BOAT/TRAILER REPAIR						WEDDING/EVENT VENUE	
BOWLING ALLEY						WILDLIFE SANCTUARY	X
CABINET/UPHOLSTERING SHOP							
CARETAKERS'/GUARDS RESIDENCE							
CAR WASH							





## 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.

2-10-2025



### 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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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