



# FOR LEASE

The Landing  
at Little Elm  
Apartments

Alta  
3Eighty  
Apartments

Providence  
2,348 Lots

Providence  
Elementary

SPROUTS  
FARMERS MARKET  
Now Open

**Kroger**  
Under Construction

**PHASE 1 - 1,600 &  
1,800 SF AVAILABLE**



**PHASE 2  
2,980 SF  
AVAILABLE**



Future  
**SUPER TARGET**

## AZURE PLAZA - ANCHORED BY FUTURE KROGER

NWC OF 380 & MAIN ST (RYAN SPIRITAS PKWY)

### KROGER UNDER CONSTRUCTION

### AUBREY, TEXAS

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# DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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**duwestrealty.com**

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# AZURE PLAZA | 26565 E University Dr, Aubrey, Texas 76227

## OVERVIEW

- Phase 1: 1,600 SF & 1,800 SF in-line spaces for lease - AVAILABLE NOW
- Phase 2: 2,980 SF (divisible) End Cap Space Available April 2026
- Anchored by future Kroger and adjacent to Brake's Plus & Circke K
- Surrounded by affluent established and new residential communities including Spiritas Ranch, Providence, Parker Crossing, The Landing at Little Elm Apartments, Alta 3 Eighty Apartments and The Luxe 3Eighty
- Across from future H-E-B, Sprouts and Super Target
- Call for Info & Price

## TRAFFIC COUNTS

US Hwy 380: 40,096 VPD west of site (TXDOT, 2022)  
 US Hwy 380: 401,216 VPD east of site (TXDOT, 2019)  
 Main St/FM-2931: 13,321 VPD (TXDOT, 2022)

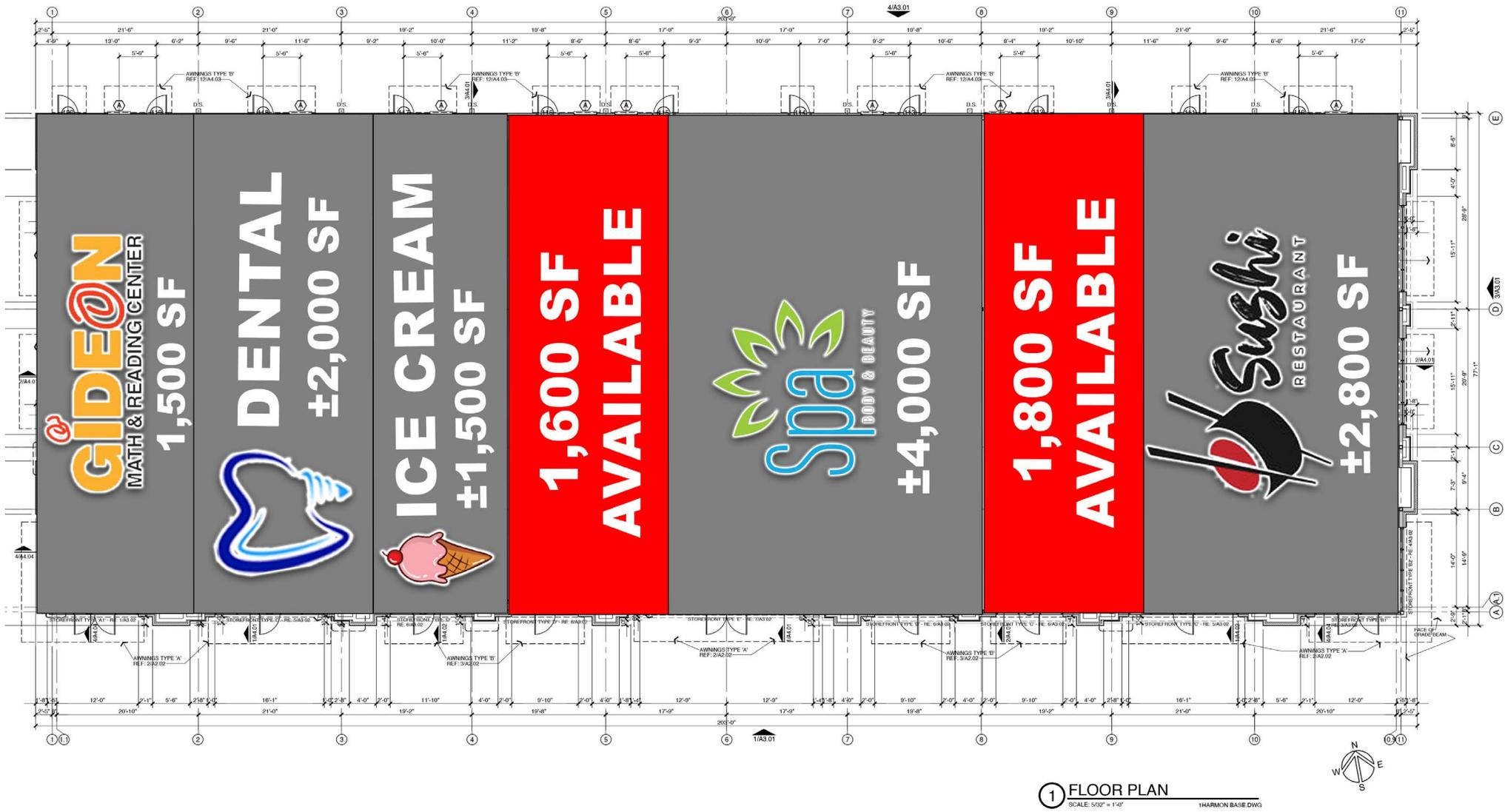
## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	9,344	51,367	126,975
2028 Projected Pop.	10,508	59,682	148,660
Daytime Pop.	5,729	32,130	78,502
Avg HH Income	\$120,050	\$132,742	\$138,582

## PHASE 1 - AVAILABLE NOW



PHASE 1 - DELIVERED



1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
1HARMON BASE DWG

PHASE 2 - AVAILABLE Q4 2026

±10,000 SF  
URGENT CARE

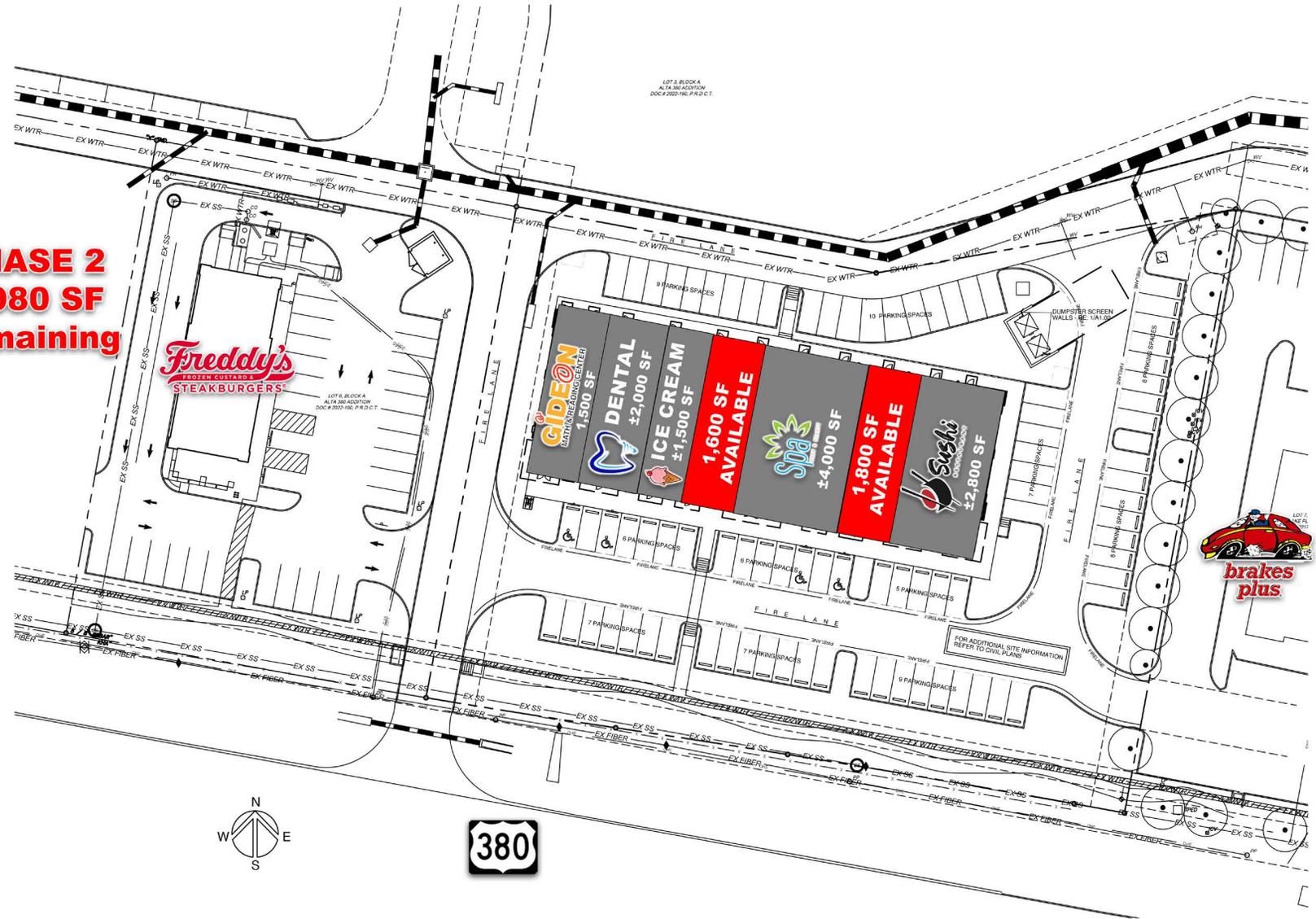
±2,000 SF  
DENTIST

±2,980 SF  
AVAILABLE

1 FLOOR PLAN  
SCALE: 5/8" = 1'-0"  
1HARMON BASE.DWG



**PHASE 2  
2,980 SF  
Remaining**



① SITE PLAN  
SCALE: 1" = 30'-0" 11HMSQ BASE 1.DWG

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