

Aubrey



**±44.48
ACRES**

Denton

Little Elm

±44.48 Acre Mixed-Use Opportunity in Between Frisco and Denton Just off 380

5601 Fishtrap Rd Cross Roads, TX 76227



BROKER CONTACT:
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PROPERTY DETAILS



ADDRESS

5601 Fishtrap Rd
Cross Roads, TX 76227

SIZE

±44.48 Acres

LAT., LONG.

33.23249876815344, -96.99826451690201

ZONING

Cross Roads AG

PARCEL

R38318
R38319

TAX

1.348%

SCHOOLS

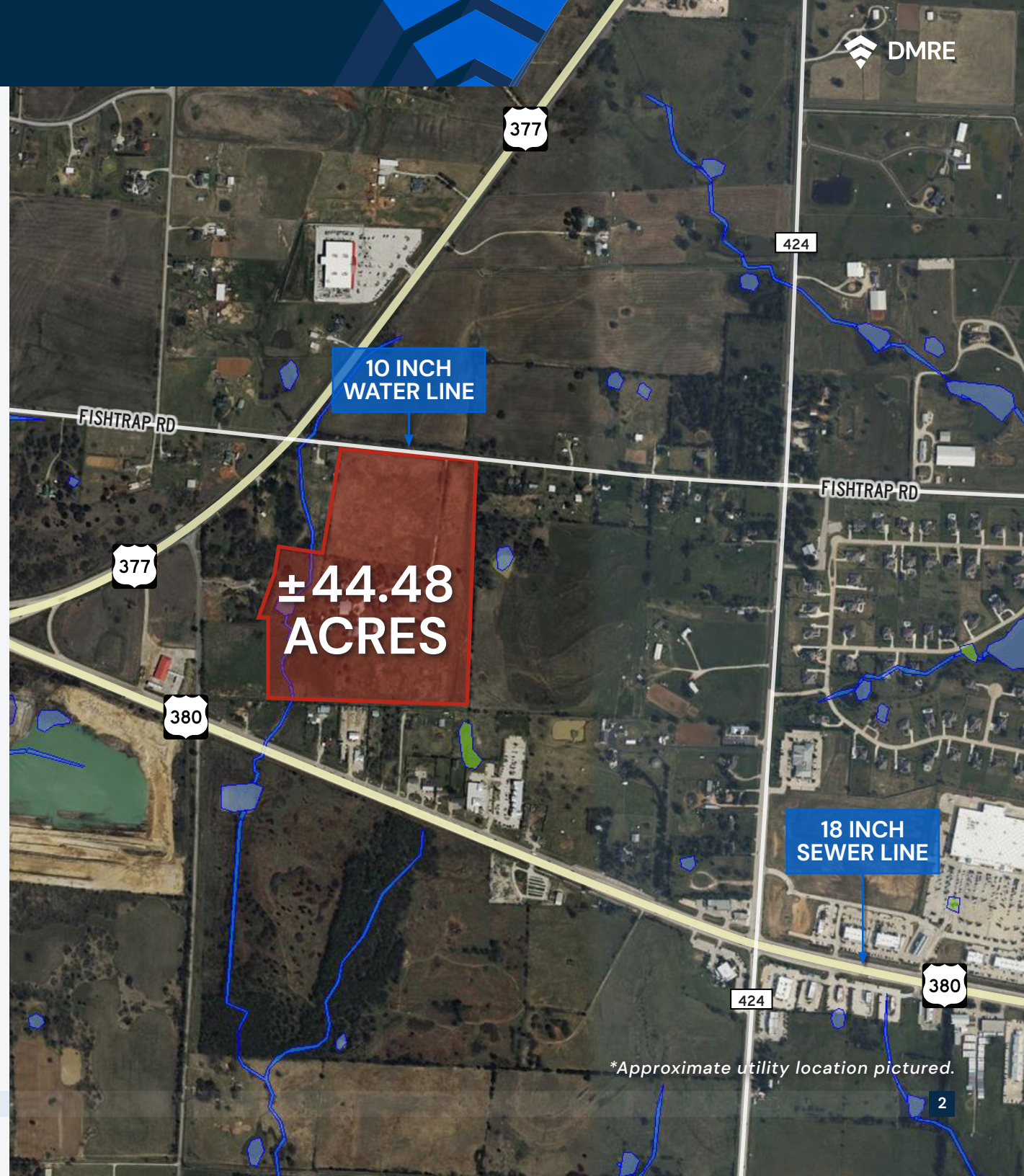
Denton ISD
Providence Elementary School
Rodriguez Middle
Ray E Braswell H S

LEGAL

A0803A R.J. MOSELEY, TR 51, 27.1658 ACRES,
OLD DCAD TR 4E OLD DCAD TR 4E
A0803A R.J. MOSELEY, TR 50, 7.5937 ACRES,
OLD DCAD TR 4E(1) OLD DCAD TR 4E(1)

PRICE

Call for Pricing



*Approximate utility location pictured.



2023 TAX RATES

C35	CROSS ROADS TOWN OF	0
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0
G01	DENTON COUNTY	0.189485
S05	DENTON ISD	1.1592
TOTAL		1.348685

2024 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2024 POPULATION ESTIMATE	1,841	27,487	78,369
5 YEAR EST. POPULATION GROWTH	25%	32%	39%
AVERAGE HOUSEHOLD INCOME	\$119,679	\$111,732	\$110,397
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$464,611	\$331,835	\$322,346



Aubrey's Silverado was the U.S.'S Sixth Top-Selling Community In 2022

Three North Texas communities in fast-growing exurb communities made the list: D.R. Horton's Silverado in Aubrey, with 820 sales in 2022; Sessions Development and PMB Capital's Wildcat Ranch in Crandall, with 462 sales; and Hillwood Communities' Union Park in Little Elm, with 453 sales.

Silverado was the top-selling community in Texas last year, and it ranked third on RCLCO's list in the first half of 2022. Sales of homes in Silverado doubled from 2021 to 2022, RCLCO found. As of August, Silverado had about 1,500 homes, according to the city of Aubrey.

[View Source](#)



[View Source](#)

Population growth drives US 380 project in Frisco, Denton County

US 380 carries about 46,000 cars a day, according to TxDOT data.

This is almost as much as I-35W in Denton, which experiences about 48,000 cars a day. US 380 is the largest east-west corridor in the county.

The Texas Department of Transportation project includes widening US 380 from US 377 to just west of the Collin County Line in Frisco. In addition, five bridges will be constructed at key intersections along the corridor.

<p>Intersection of I-35 E & W</p>	<p>DIRECT ACCESS VIA PUBLIC TRANSIT LINE</p> <p>21 MILE</p>
<p>Denton Enterprise Airport</p> <p>BUSIEST General Aviation IN TEXAS</p>	<p>45 MINUTES TO DFW AIRPORT & DALLAS LOVE FIELD</p>
<p>12+ LIVE MUSIC VENUES</p>	<p>53 LANGUAGES SPOKEN IN DENTON ISD</p>
<p>DENTON COUNTY IS THE 2ND HEALTHIEST COUNTY IN TEXAS</p>	<p>DENTON MUNICIPAL ELECTRIC PROVIDES 100% RENEWABLE ENERGY</p>
<p>4K ACRES OF PARKS & OPEN SPACE</p>	<p>DENTON MUNICIPAL ELECTRIC HAS A 99.9% UPTIME</p>
<p>TEXAS WOMAN'S UNIVERSITY: FIRST UNIVERSITY SYSTEM WITH A WOMAN-FOCUSED MISSION</p>	<p>\$84M ANNUAL RESEARCH SPENDING BY THE UNIVERSITY OF NORTH TEXAS</p>
<p>38.9% OF ADULTS HAVE A BACHELORS, COMPARED TO 29.9% IN THE STATE</p>	<p>SINCE 2010, DENTON'S POPULATION HAS INCREASED 31%</p>
<p>\$40B DENTON COUNTY GROSS REGIONAL PRODUCT</p>	<p>1.9M WORKFORCE WITHIN 45 MINS</p>



Denton County ranks among the **healthiest** COUNTIES IN TEXAS

Over one million people now live in Denton County.

The county population is growing quickly, with a 3.2% increase in the past year, reaching 1,006,492, according to data released by the North Central Texas Council of Governments (NCTCOG).

“We knew Denton County was close to surpassing this milestone,” Denton County Judge Andy Eads said in a statement. “With an estimated 86 people moving into Denton County every day, an additional 13,700-plus can be added to that total.”

Four towns within southern Denton County are among the fastest-growing cities in North Texas. The NCTCOG estimates Celina grew by 38.8%, Haslet grew by 31%, Argyle grew by 20.3% and Northlake grew by 18%.

According to the 2023 report, Denton County ranked second in health outcomes out of 254 Texas counties. Health outcome rankings are primarily based on quality and length of life measures.

Denton County also ranked fourth in health factors – made up of health behaviors, clinical care, social and economic factors, and physical environment.

Additionally, Denton County has higher rates of high school completion, some college, and lower rates of children living in poverty than Texas and the United States.

“With our ranking as among the healthiest counties in Texas, Denton County works closely with community members and organizations to promote health and well-being of our residents,” stated Denton County Judge Andy Eads. “By working together, we make Denton County a great place to live, work and play.”

[View Source](#)



Cross Roads, TX



Prosper, TX



Denton, TX

Development Site Located in Cross Roads, TX

- Situated within Denton County, Cross Roads is home to 2,185 people
- Less than 15 miles from Prosper, TX the #3 fastest growing city in Texas

Convenient Access To Major Thoroughfares

- Conveniently located less than 2 miles away from US 380 with direct access both eastbound and westbound
- Direct north/south access through US-377 via Fishtrap Rd

Direct Access to Major Growth Corridors & Job Centers

- Denton: 18 minutes
- Frisco: 26 minutes
- Prosper: 32 minutes
- McKinney: 35 minutes



Dallas-Fort Worth, Texas



Dallas is located in the north central region of Texas and is part of the Dallas-Fort Worth metroplex, a region that includes 12 counties and is home to over 7.8 million people.

The city is a major hub for business and commerce, with numerous Fortune 500 companies headquartered in the city, including:



While DFW is still smaller than major metros New York City and Los Angeles, it surpassed both cities in percentage of jobs added.

Dallas is known for its strong economy and diverse job market, with industries ranging from technology and finance to healthcare and education.



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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

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BUYER, SELLER, LANDLORD OR TENANT

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