

3 AC State Hwy377, Aubrey TX - Commercial Lot |On Site Sewer

3-Ac Infill Lot
On Sewer HWY 377
Commercial Lot

Shadow Anchored by
Future Walmart

Near Outer Loop
AUBREY, TX | DENTON
COUNTY | AUBREY
I.S.D



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Area Retailers

Strong Mix of Major Retailers

- Walmart
Anchored Retail Corner

- Near The Site

- Brookshires
- Dominos
- Dollar General
- Exxon
- Taco Bell
- Sonic
- Chicken Express
- O'Reilly
- Subway
- Dollar Tree

- 4 Miles Away

- Wal-Mart
- Lowe's
- Future HEB
- CVS
- McDonalds



Walmart

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- **Utilities On Site:** Water line 8"
Wastewater On-site Manhole
- **Frontage -302 FT**
At a Major Bustling US Hwy 377
Retail Corridor
- **6-Lane US-377** Undergoing Expansion
- **No FEMA or Creeks Flat Terrain**
- **Near New WinCo Anchored Retail Site**
Under Construction



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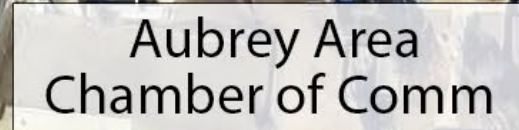
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377



16,919 VPD (2022)



377



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- A Prime Location In The Heart Of Explosive Growth With Frontage On a Major Bustling Arterial State Hwy 377 Retail Corridor, Which is Expanding Into a 6-lane Major Thoroughfare
- High Traffic Flow, 18,330 VPD (2024) Ensures High Visibility
- Near The Intersection Commercial Corner Anchored by WinCo with multiple National Retailers
- Retail | Office | Medical | Daycare | Hotel Motel and more
- Explosive Growth -14,000+ New Homes Planned
- Strong Demographics to Support Commercial Use, High Demand, and Secures The Asset Value.



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Coming up:
Walmart Anchored
Retail Development
At The Corner of
Spring Hill and

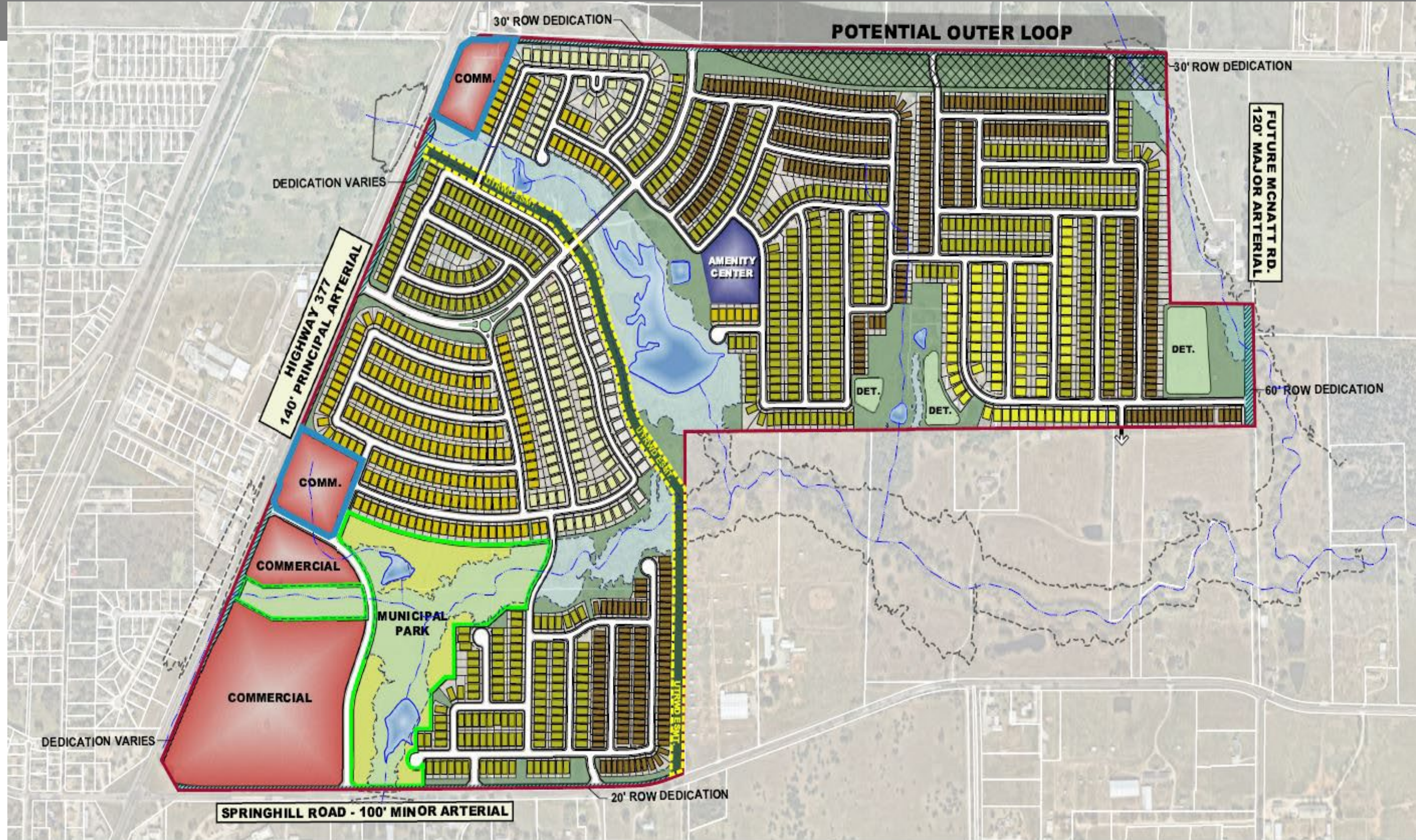


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VENTURE AUBREY GROCERY ANCHORED DEVELOPMENT PADS AVAILABLE

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2,808 New Homes
In The Block Between
Spring Hill Rd
And Blackjack Rd



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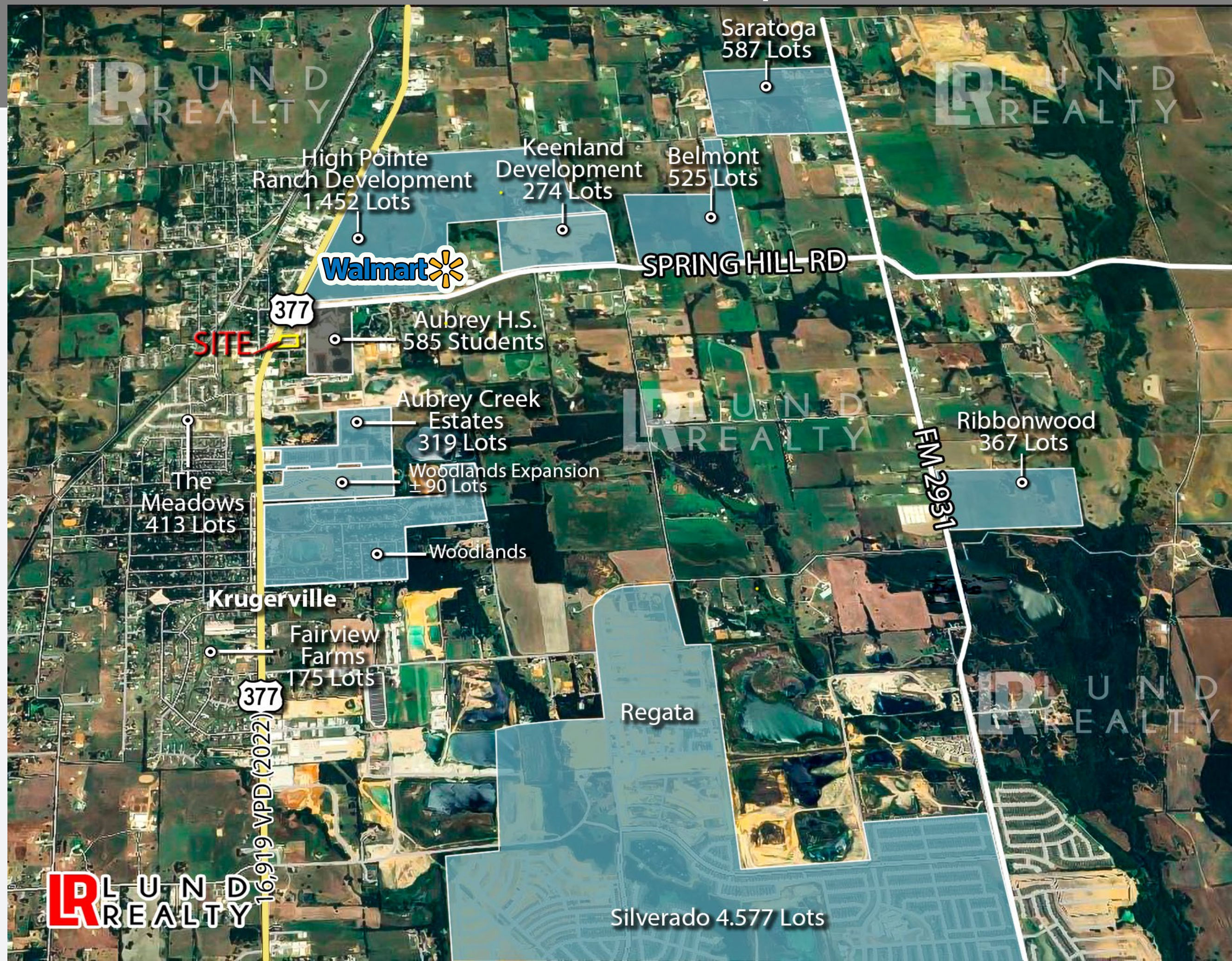
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Explosive Growth

Secures Future Demand and Value

New Residential Developments



EXPLOSIVE GROWTH AREA

 Future Population Growth Projected at Nearly 26 Times the National Rate.

 14,000+ New Homes Planned

 Future Value is Secured by Strong Demand For Commercial Use

 Limited Availability of On-Sewer Sites With Highway Frontage

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property overview



HIGH TRAFFIC SITE
18,330 (2024)
VPD Traffic Count (Highway 377)



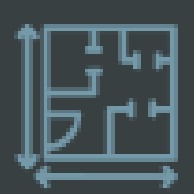
SUPERIOR MSA ECONOMIC GROWTH
The Dallas-Fort Worth MSA is #1 for Job Growth and the #4 GMP Economy in the Nation



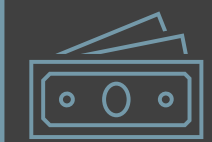
RAPIDLY GROWING AREA
1-Mile Future Population Growth Projected At Nearly 26 Times The National Rate and More Than 14,000 Future Residential Units In Development Pipeline Within 5-mile Radius



STRONG INCOME SUBMARKET
Average Household Income \$103,016 (1-Mile Radius)



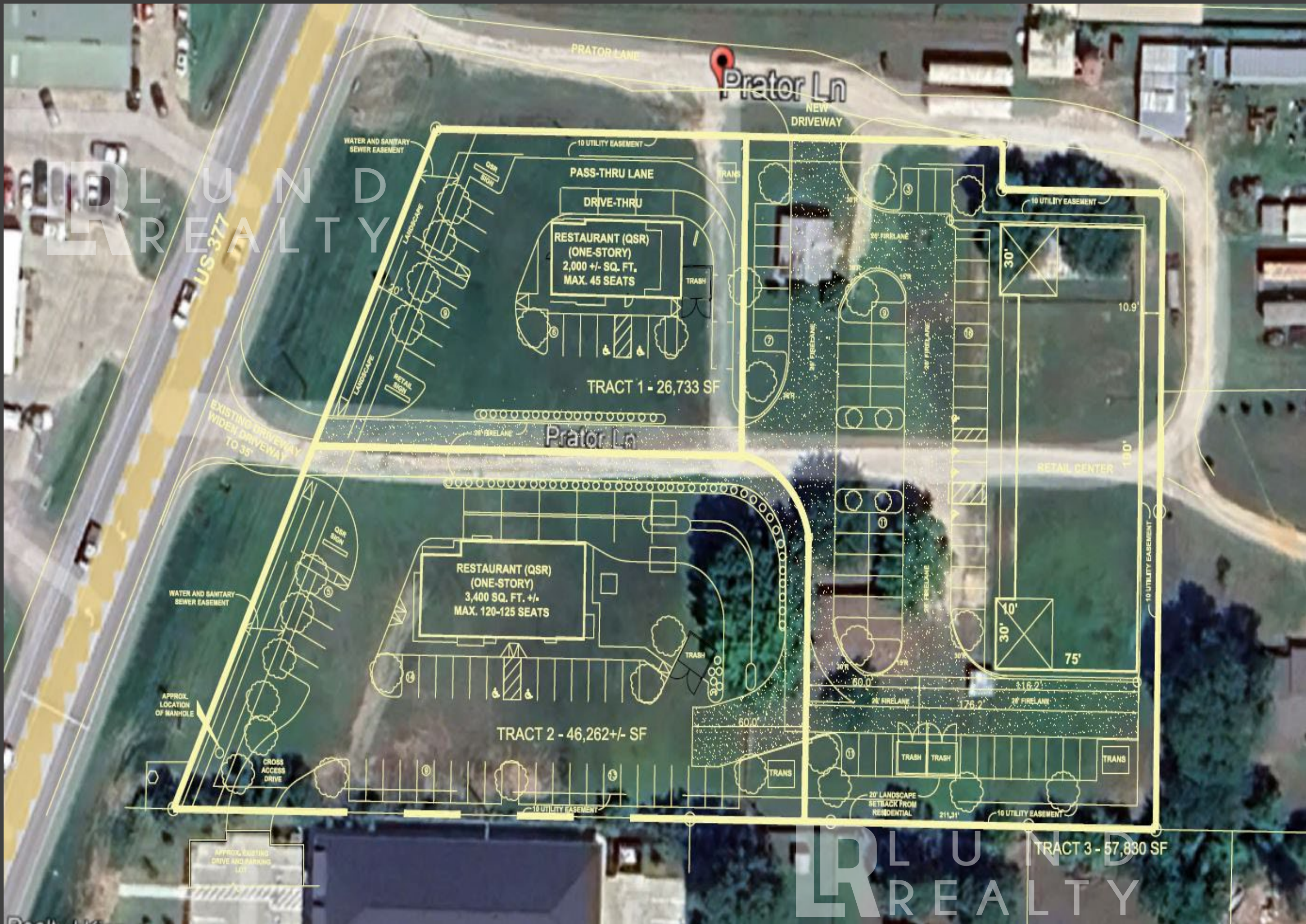
GENEROUS ACCESS FRONTAGE
Approximately 302 Ft. Frontage on State Highway 377 a Future 6-Lane Connection



LIMITED SUPPLY
Availability Of Retail Lots With Highway Frontage And SEWER Insures The Demand and Future Value



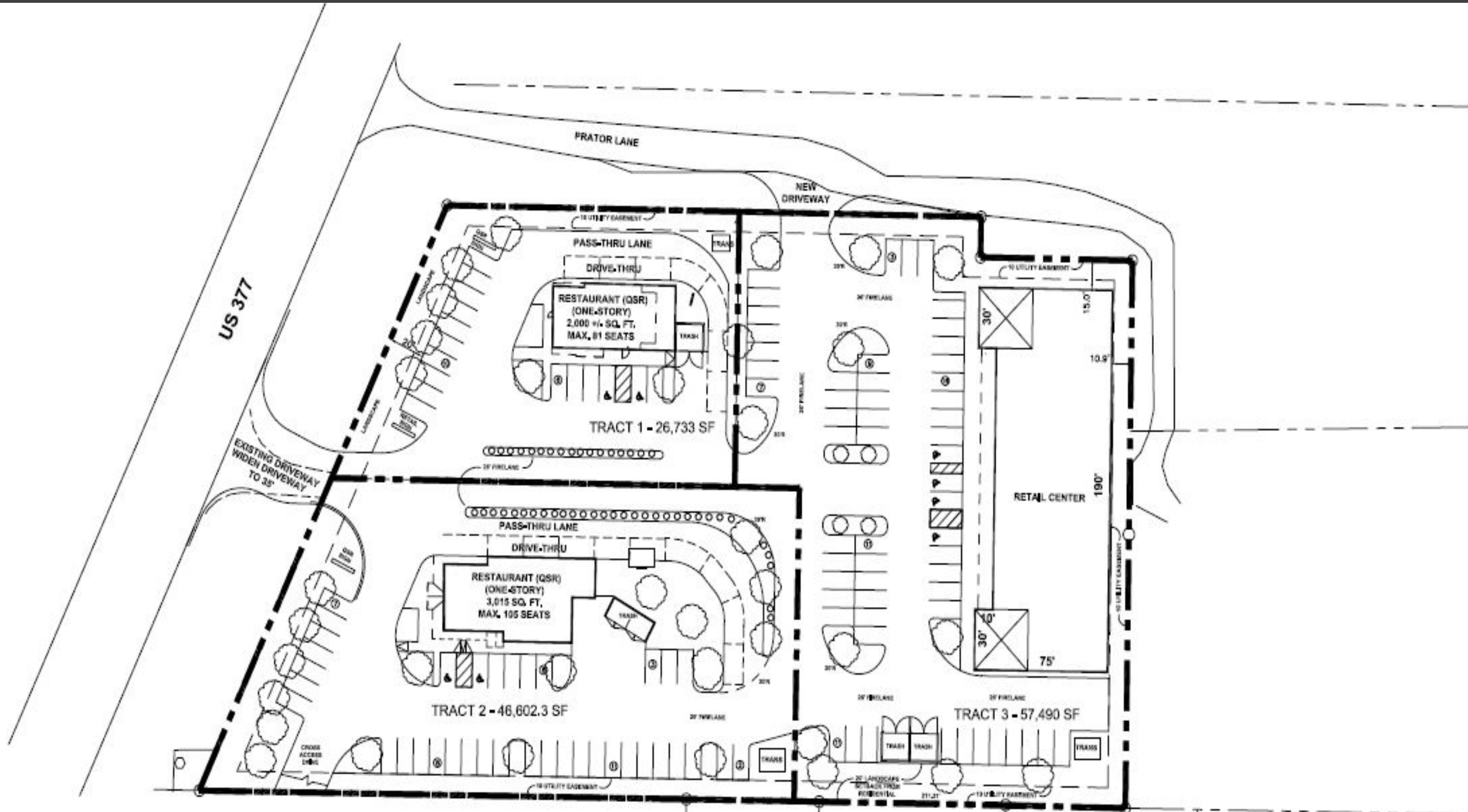
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- Conceptual Layout :**
- 3 lots
 - 2 Quick Service Restaurants
 - Optional: Office, Medical or Retail in Rear



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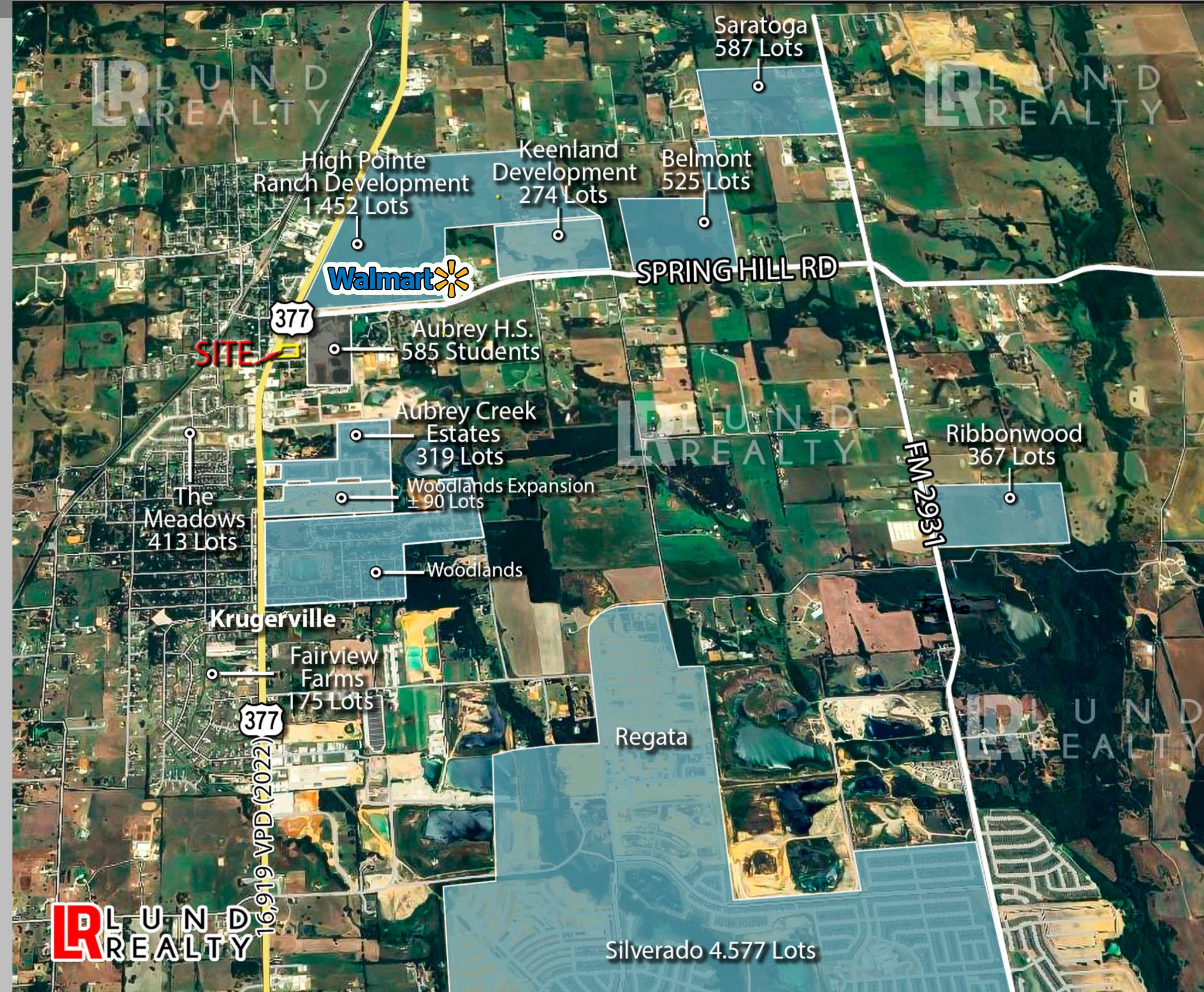
RETAIL CENTER DATA:
BUILDING: 12,930 SF
100% RETAIL
PARKING REQUIRED = 52
PARKING PROVIDED = 57

- Conceptual Layout :**
- 3 lots
 - 2 Quick Service Restaurants
 - Optional in the Rear: 2-3 Story Office, Medical or Retail



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Strong Economic Area

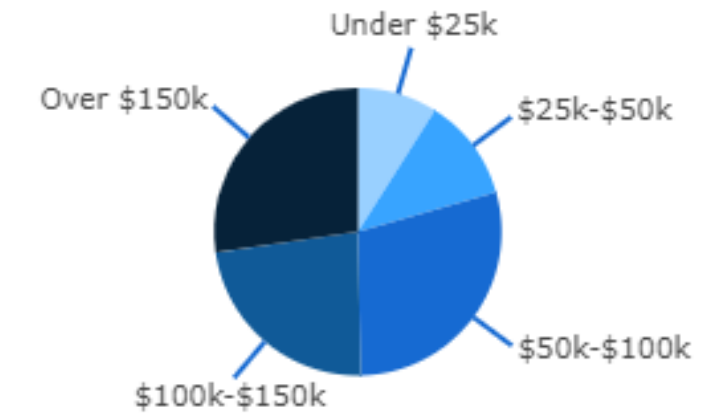


Household Income

\$100k
Median Income

\$110k
2028 Estimate

↑ 10%
Growth Rate



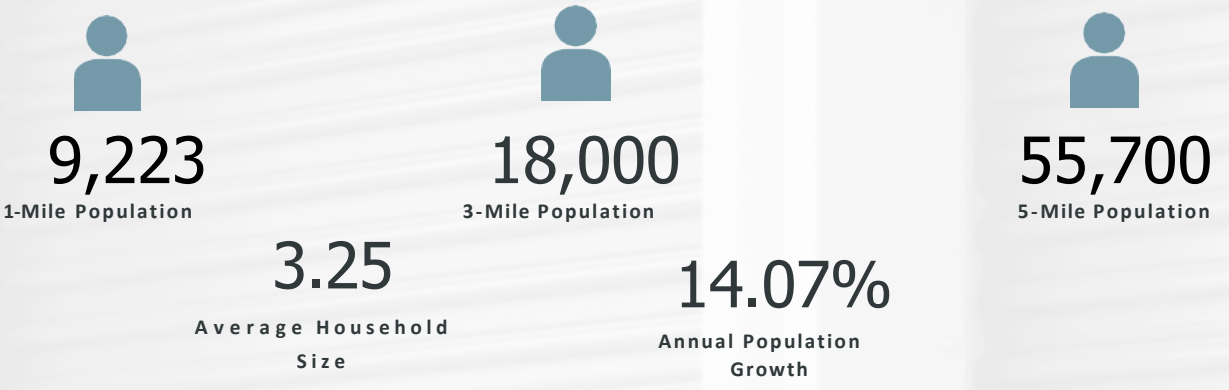
The immediate area around the property is experiencing explosive growth, with the 1-mile future population growth projected at nearly 26 times the national rate. The local area has a nice demographics, with 55,700 people in a 5-mile radius and an average 5-mile household income of \$100,000. The MSA's top tier economic performance and soaring job market along with the remarkable local population growth the location in an optimal position for continued success in the rapidly expanding retail market.

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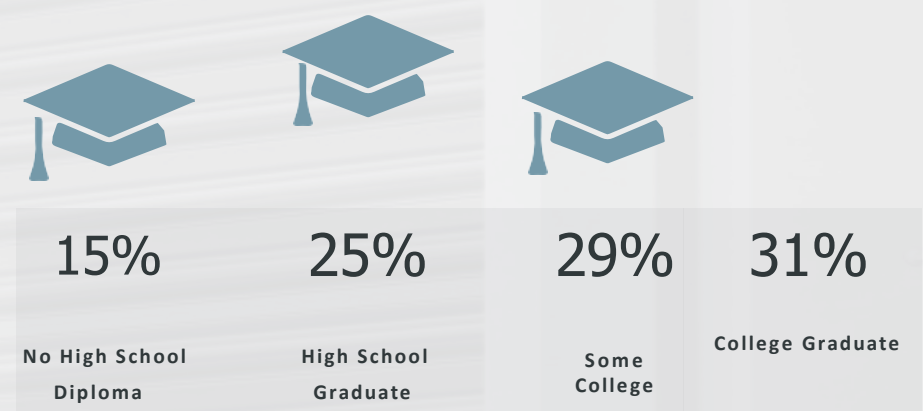
demographic statistics

3-AC COMMERCIAL LOT - AUBREY, TX

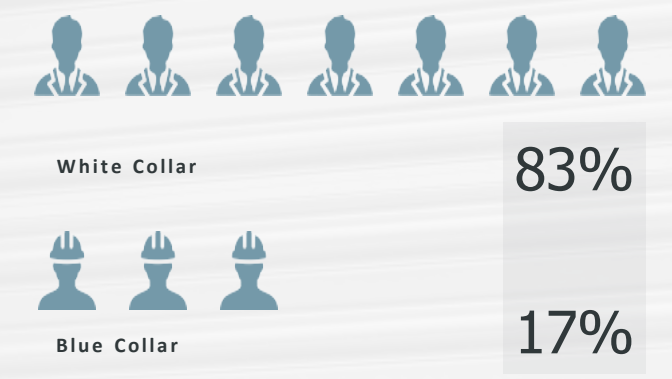
POPULATION



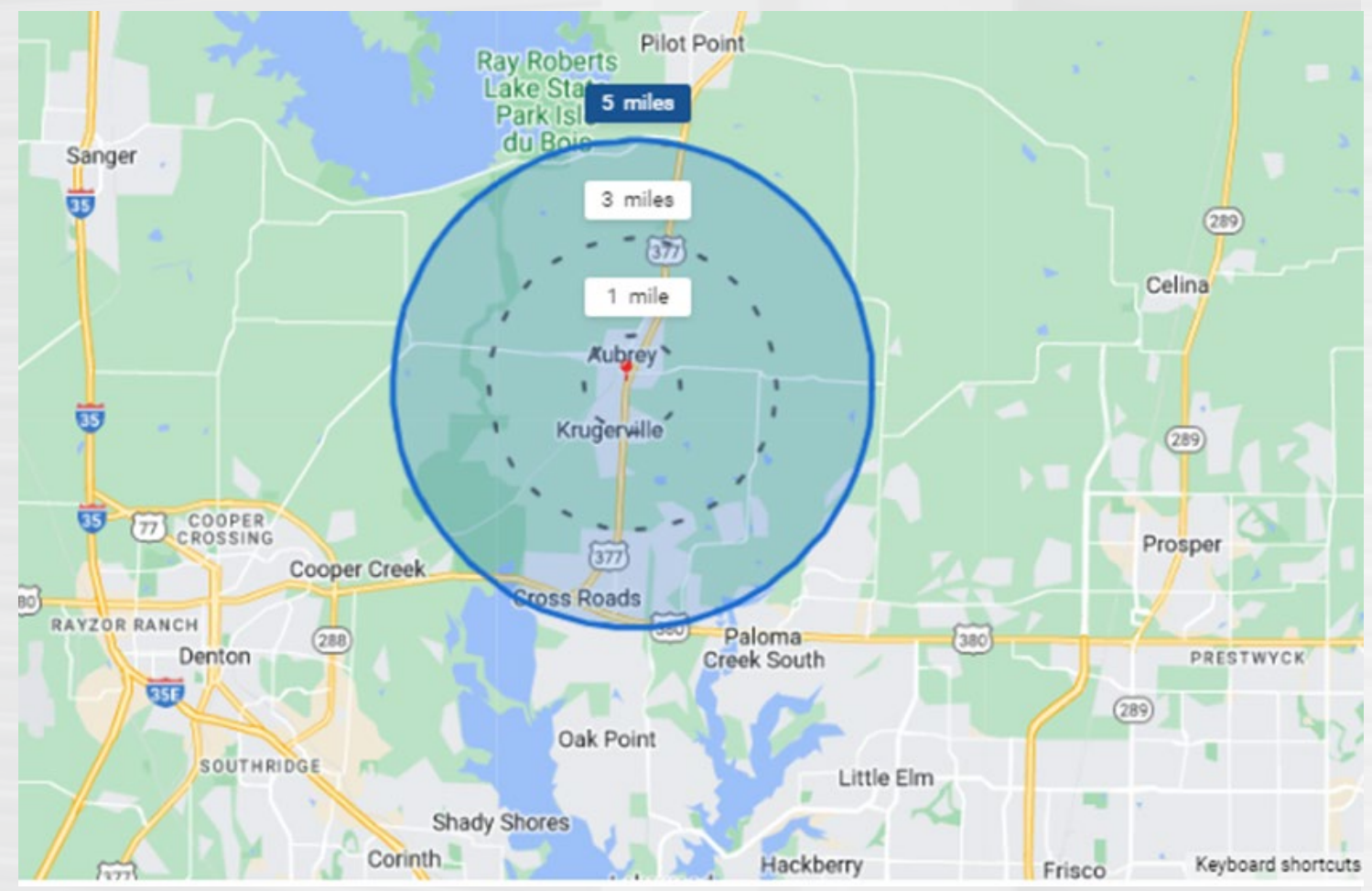
EDUCATION



EMPLOYMENT



INCOME



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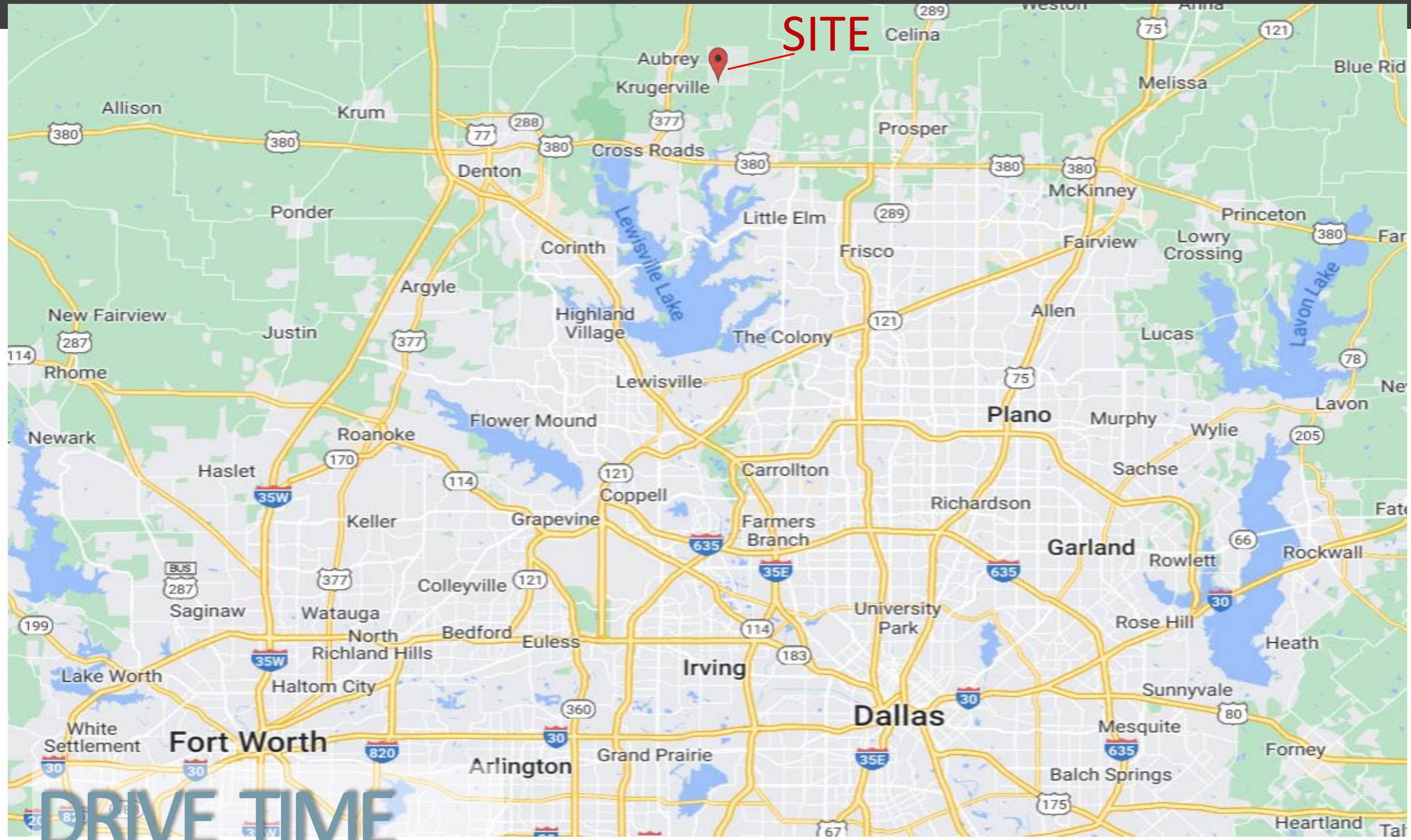
DRIVE TIME

MAPS



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Close To the Following Dallas-Ft Worth Major Roads & Destinations



DRIVE TIME

FM 2931 - 5 min
HWY 380 - 8 min
FM 720 - 12 min
Loop 288 - 16 min

I-35 | Denton - 25 min
Dallas Toll - 24 min
Frisco - 22 min
Little Elm - 20 min

PGA of America - 22 min
Pilot Point - 4 min
Celina - 19 min
Prosper - 22 min

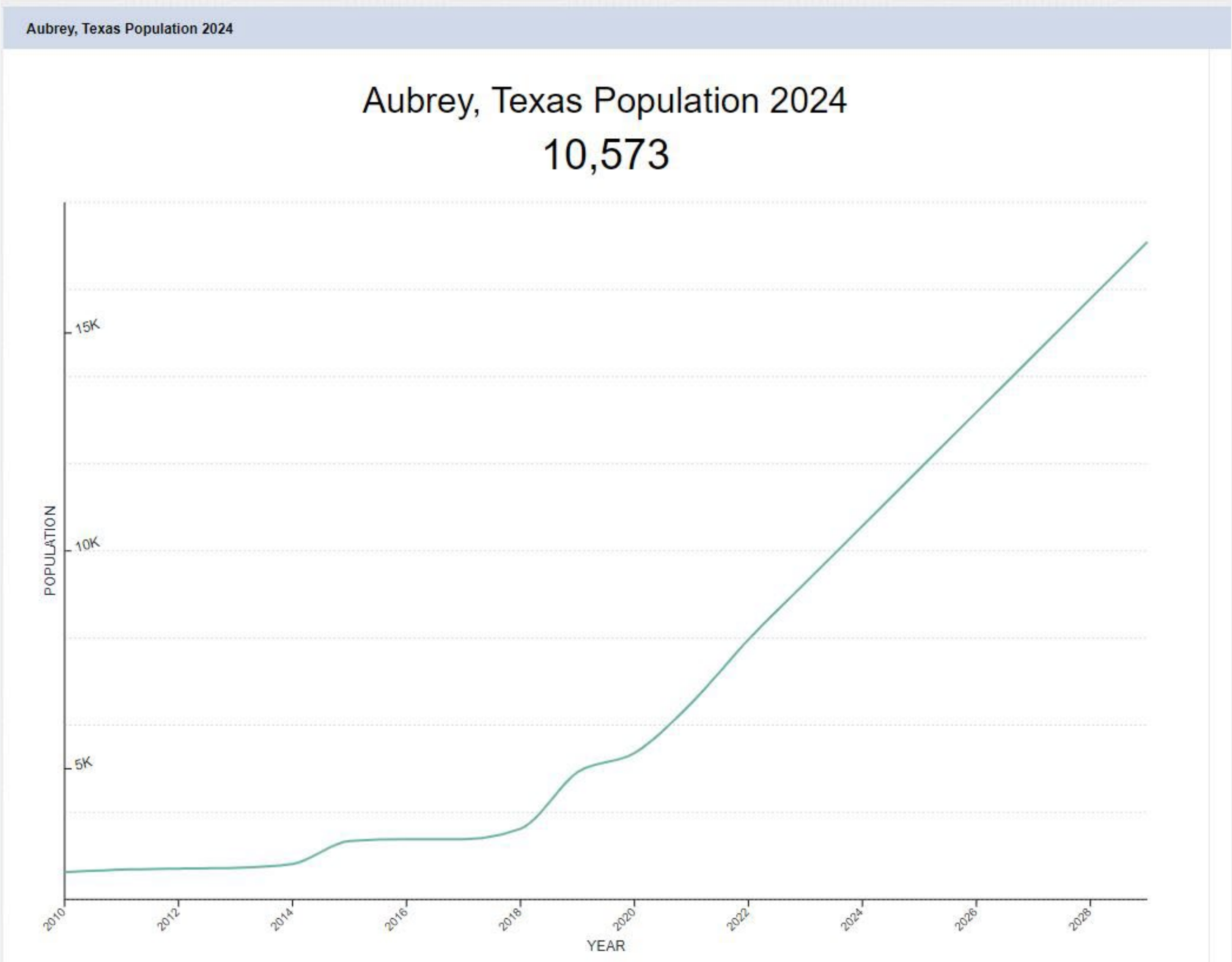
Coppell - 35 min
Dallas - 48 min
Irving - 48 min
DFW Airport - 38 min

Aubrey Population to Nearly Double In Size by 2028

Aubrey is a city located in [Denton County Texas](#). Aubrey has a 2024 population of **10,573**. Aubrey is currently growing at a rate of **14.07%** annually and its population has increased by **97.29%** since the most recent census, which recorded a population of **5,359** in 2020.

The average household income in Aubrey is \$105,989 with a poverty rate of 13.36%.

worldpopulationreview.com



MSA OUTLOOK

DALLAS-FORTWORTH-ARLINGTON, TX

MSA

#4

NATIONAL MSA RANK (GMP)



Denton County is Ranked #1 in Health Outcomes and #2 in Health Factors for the State of Texas

-University of Wisconsin Population Health Institute



Aubrey is Ranked the #14th Fastest Growing Small Town in America

-247wallst.com



Denton is Ranked the 5th Best College Town in the USA

-Livability



Denton County is One of 2023's Best Places to Raise a Family in America

-Niche.Com



The Dallas Telecom Corridor boasts over 5,700 companies, including Texas Instruments, Nokia, Cisco Systems, Sprint, Verizon, AT&T.

-Issuu.Com



DALLAS-FORTWORTH-ARLINGTON, TX

Metro



MSA HOUSING STATS

- 13.7% of Aubrey Homes in 2025 Sold Above List Price
- Aubrey Hosts a Competitive Housing Market



BARRIERS TO ENTRY

- High-Cost Market
- Limited Land Supply
- Local Government Regulations and Zoning Restrictions



JOBS

- Dallas-Fort Worth is the Fastest Growing MSA for Job Growth Among Large Markets in 2023

#1 [Dallas Fort Worth Commercial Real Estate Market Update and Key Statistics: July 2024 | M&D Real Estate \(mdregroup.com\)](#)

July 2024

"Retail Market Update for DFW

In the Dallas-Fort Worth (DFW) market, retail tenants have absorbed 35.7 million square feet while vacating only 25.8 million square feet. This high demand has driven leasing activity downward due to a lack of available space. New construction is unlikely to alleviate this issue significantly, as most of the new spaces have already been pre-leased. Of the spaces leased in the past year, nearly 70% were under 5,000 square feet. The current vacancy rate stands at a low 4.6%, with asking market rents growing at 4.6% year over year.

New Construction and Submarket Activity

New construction is highest in Denton and Collin Counties, with developers focusing on population growth in towns like Prosper, Frisco, Allen, and McKinney. DFW leads in new construction with 4.9 million square feet of inventory underway, which is about 1% of the current inventory. The top submarkets for new construction include:

- West Frisco (#1)
- Southwest Outlying Area
- McKinney
- Northwest Fort Worth
- North Collin County Outlying Areas"

#2 [Commercial real estate's better days could come later this year, CBRE predicts \(dallasnews.com\)](#)

January 2024

"The shopping center market in D-FW and nationwide is already short of available retail space.

"Retail space is at an all-time low in availability," said Brandon Isner, CBRE's head of Americas retail research. "New deliveries of retail space have been low since the Great Financial Crises, which has allowed demand to organically catch up."

But even with a lack of retail space, don't look for developers to make up the shortage."

Dallas/Fortworth in the News...

#3 [High demand for D-FW retail space led to record occupancy of more than 95%](#)

November 2024

Dallas-Fort Worth is displaying all the signs that brick-and-mortar stores are important and aren't going away anytime soon, according to the annual retail real estate report and forecast from Weitzman.

D-FW surpassed its highest previous retail real estate occupancy rate to start this year with 95.2% of retail space leased. That breaks a record set in 1981 when Texas was reaping the benefits of the Sunbelt phenomenon.

Dallas-Fort Worth-Arlington metro area for the first time topped 8 million people in 2023 with 423,000 new residents added in the past three years.

The Dallas market has absorbed 7 million square feet of space in three years. That's the equivalent of about four large regional malls.

Weitzman's annual report is based on in-person visits to more than 1,400 shopping centers in D-FW of at least 25,000 square feet.

Dallas' occupancy is 95%, up from 93.8% last year. Fort Worth's is 95.5%, down a smidge from 95.6% a year ago.

Neighborhood centers, or smaller unanchored retail spots, are picking up with the highest occupancy in the survey's history with 94.4% leased.

"What's noteworthy is 10 years ago, this was the market's weakest category when overbuilding and weak demand resulted in vacancy of 16%," Young said.

But now those properties have pivoted, he said, with restaurants with patios, boutique fitness, health, beauty and medical.

He was talking to a crowd of about 400 real estate and banking professionals attending the annual breakfast meeting at the Bush Center at Southern Methodist University.

"Clearly, we're all fortunate to be in Texas, the greatest retail real estate market in the country," Young said.

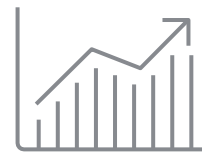
Market Overview - Texas



POPULATION
30,131,707



#1 FASTEST GROWING ECONOMY IN THE U.S.



TOP STATE FOR JOB GROWTH
534,000+ JOBS CREATED IN 2022

2nd

LARGEST CIVILIAN LABOR WORKFORCE:
14.9+ MILLION WORKERS

55

FORTUNE 500 COMPANIES CALL TEXAS HOME



#1 STATE FOR CORPORATE EXPANSIONS & LOCATIONS
35+ IN 2022



#1 MOST ACTIVE REAL ESTATE MARKET
DALLAS MSA



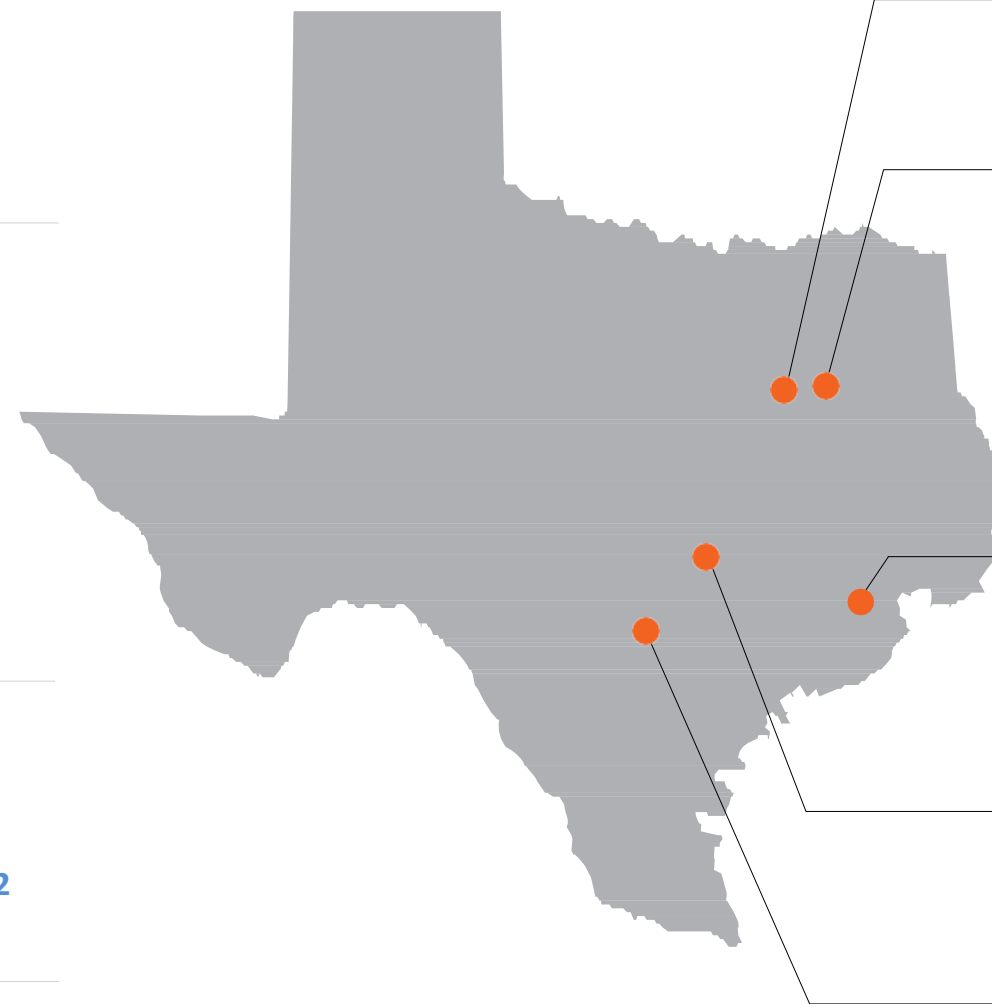
BEST STATE FOR BUSINESS
FOR THE 15TH YEAR IN A ROW BY CHIEF EXECUTIVE MAGAZINE



AWARDED GOVERNOR'S CUP FOR THE MOST NEW & EXPANDED CORPORATE FACILITIES: 1,123



NO STATE INCOME TAX



FORT WORTH

3 BEST PLACES TO LIVE IN TEXAS
3 BEST CITY FOR JOB SEEKERS

DALLAS

1 TOP 20 BUSINESS-FRIENDLY CITY
1 IN THE COUNTRY FOR JOB GROWTH
2022 # 1 MOST ACTIVE REAL ESTATE MARKET
2 BEST MARKET FOR INVESTMENT PROSPECTS
1 IN REAL ESTATE DEVELOPMENT 2022
6 HIGHEST GDP IN THE NATION

HOUSTON

6 FASTEST GROWING HOUSING MARKET 2021
2 MOST ACTIVE REAL ESTATE MARKET
7 TOP 20 BUSINESS-FRIENDLY CITY
7 HIGHEST GDP IN THE NATION

AUSTIN

2 BEST HOUSING MARKET 2021
5 BEST PLACE TO LIVE 2021
12 TOP 20 BUSINESS-FRIENDLY CITY

SAN ANTONIO

4 BEST PLACE TO LIVE IN TEXAS 2021
4 MOST HOUSING MARKET GROWTH

exclusively listed by

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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.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including ads 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.

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.

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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<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date