

# CENTURY SQUARE 380 @ MAGNOLIA

26787 E University Dr, Aubrey, TX 76227



## PROPERTY DESCRIPTION

- 13,827 SF proposed retail shopping center available for pre-leasing.
- Delivery date is anticipated in Spring 2025.

## LOCATION DESCRIPTION

- The project is located at Northwest corner of US 380 & Magnolia Blvd, Aubrey, Texas 75068.
- The property is situated at the entrance of Savannah master planned community.
- The area traffic includes Baylor emergency medical center, Kids Corral, pet groomer, dentist, Dollar General, and more.

## OFFERING SUMMARY

Lease Rate:	\$36.00 SF/yr (NNN)
Available SF:	1,072 SF
Lot Size:	1.34 Acres
Building Size:	13,827 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TotalHouseholds	3,358	17,778	41,287
Total Population	9,874	57,750	131,190
Average HH Income	\$132,288	\$123,230	\$130,099



BROKER / PRINCIPAL

BROKER ASSOCIATE

ALFRED GOH 972.489.3880

EVEN YAN 945.213.0303

alfredpcr@yahoo.com

evenpcr@yahoo.com



# CENTURY SQUARE 380 @ MAGNOLIA

26787 E University Dr, Aubrey, TX 76227



BROKER / PRINCIPAL

BROKER ASSOCIATE

ALFRED GOH

EVEN YAN

972.489.3880

945.213.0303

[alfredpcr@yahoo.com](mailto:alfredpcr@yahoo.com)

[evenpcr@yahoo.com](mailto:evenpcr@yahoo.com)



# CENTURY SQUARE 380 @ MAGNOLIA

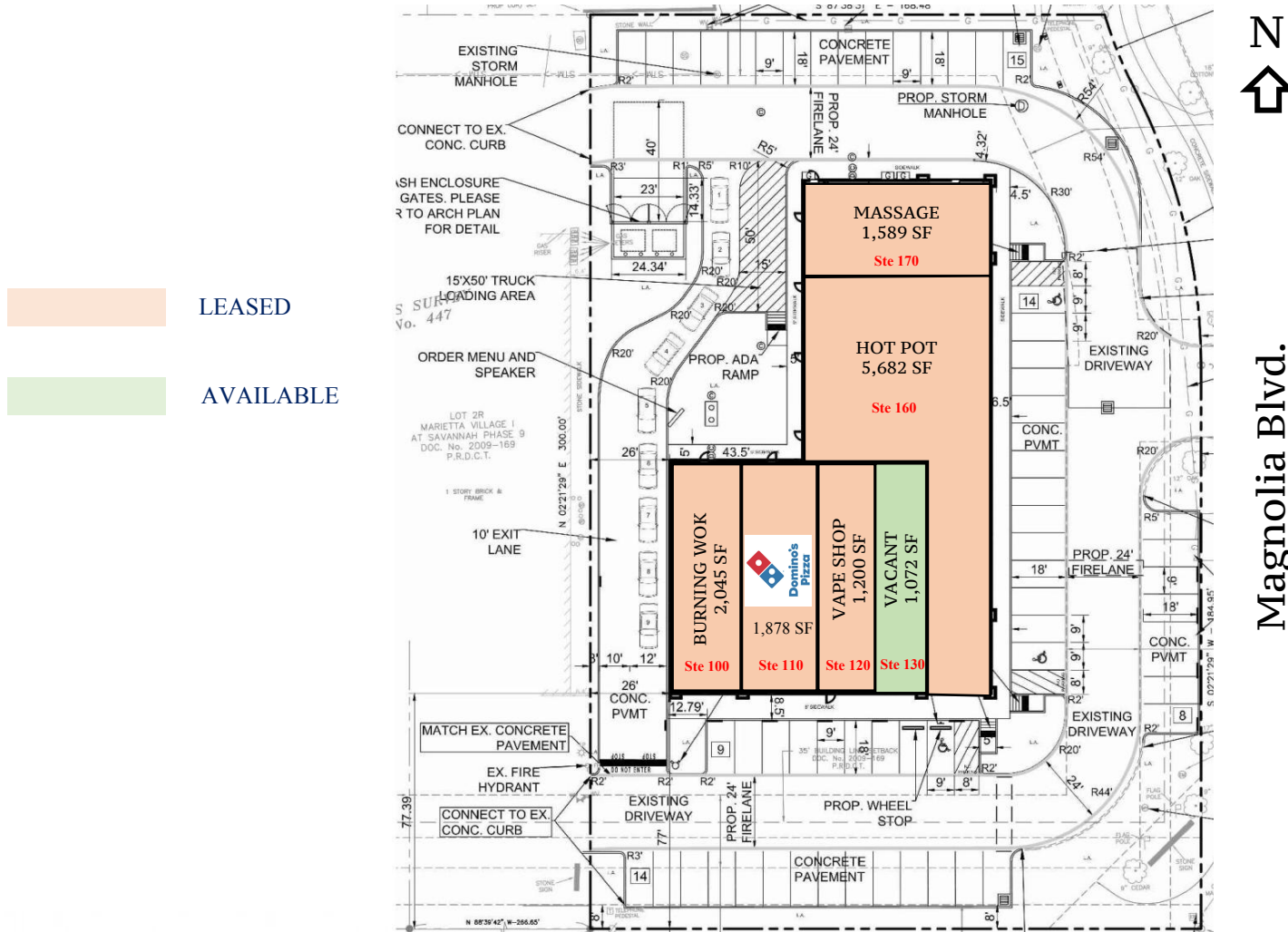
26787 E University Dr, Aubrey, TX 76227

Delivered!



# CENTURY SQUARE 380 @ MAGNOLIA

26787 E University Dr, Aubrey, TX 76227

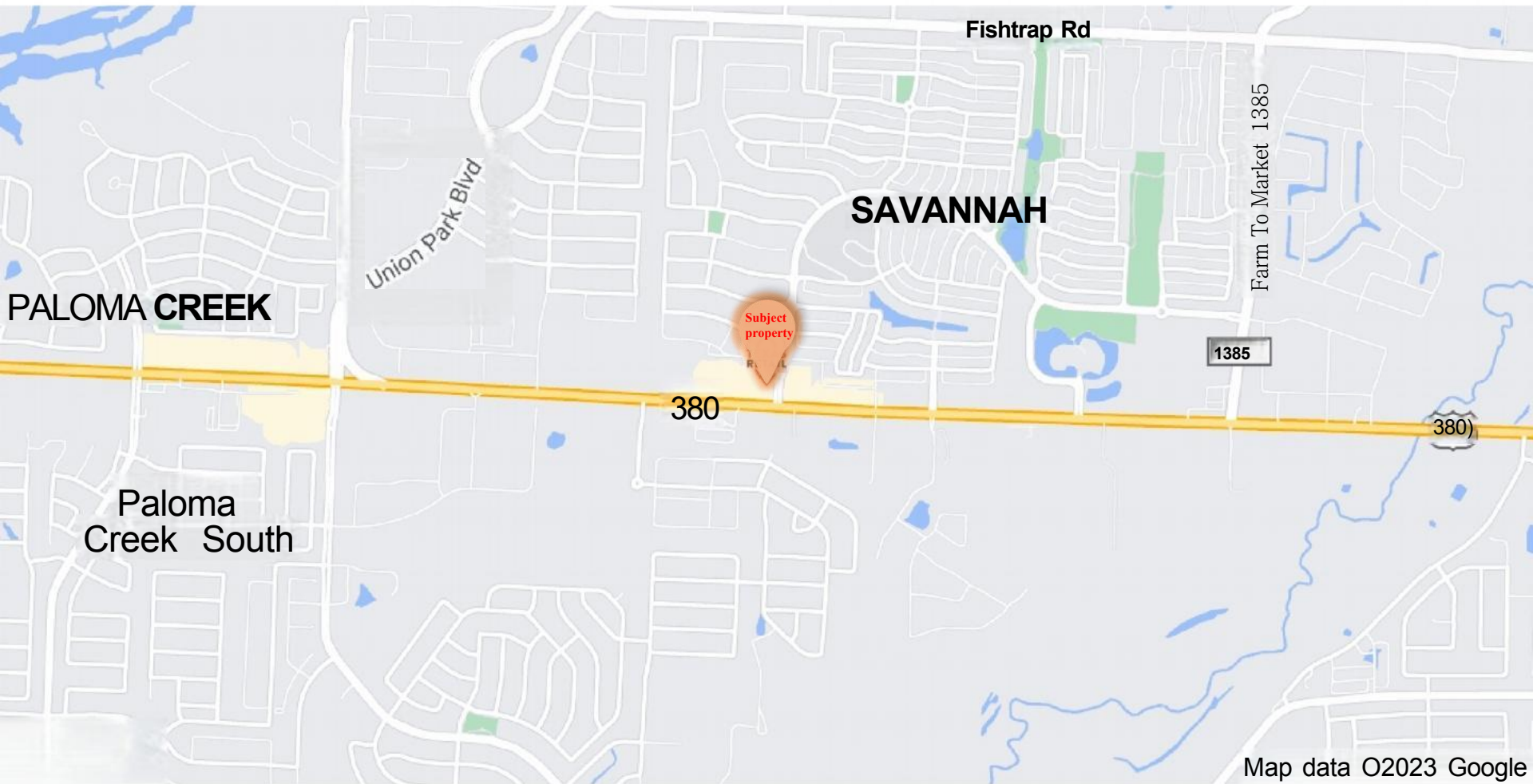


U.S. Highway 380



# CENTURY SQUARE 380 @ MAGNOLIA

26787 E University Dr, Aubrey, TX 76227



BROKER / PRINCIPAL

BROKER ASSOCIATE

ALFRED GOH

EVEN YAN

972.489.3880

945.213.0303

alfredpcr@yahoo.com

evenpcr@yahoo.com

# CENTURY SQUARE 380 @ MAGNOLIA

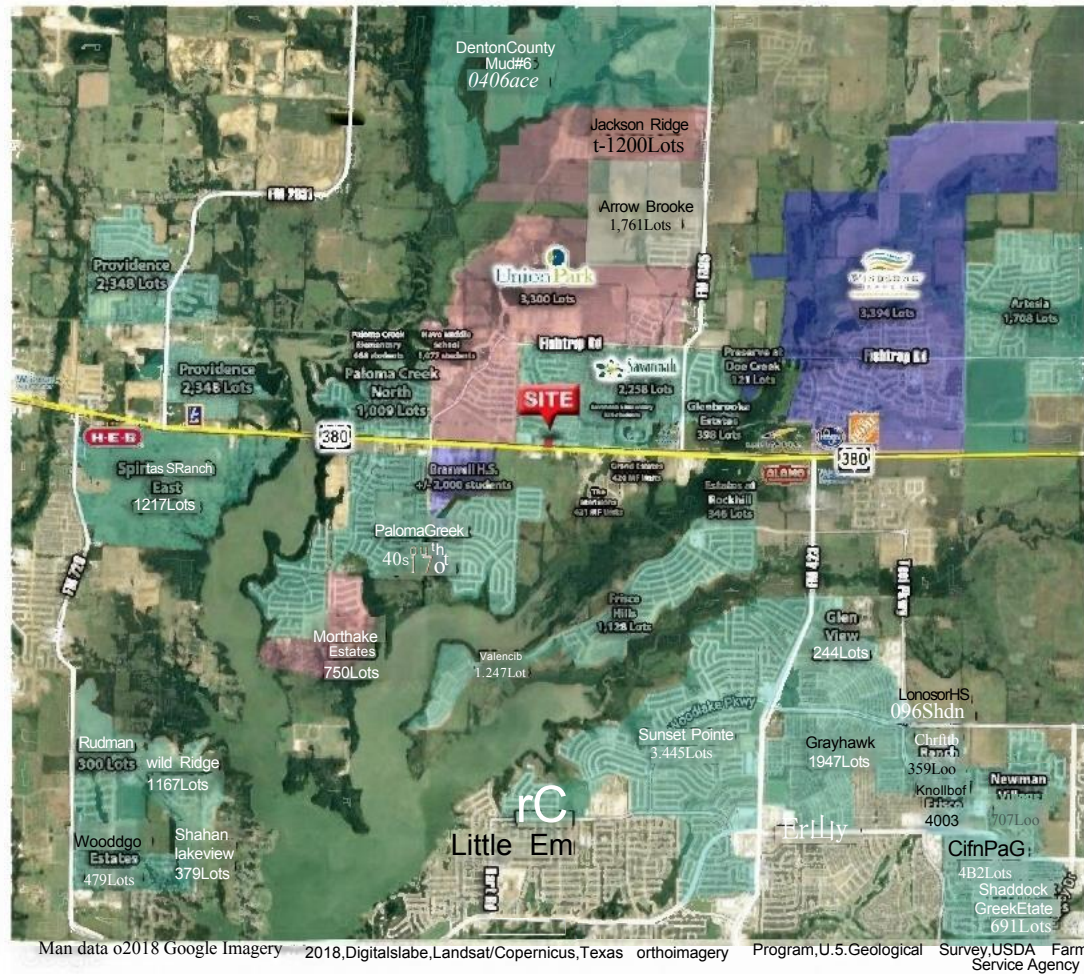
26787 E University Dr, Aubrey, TX 76227





# CENTURY SQUARE 380 @ MAGNOLIA

26787 E University Dr, Aubrey, TX 76227

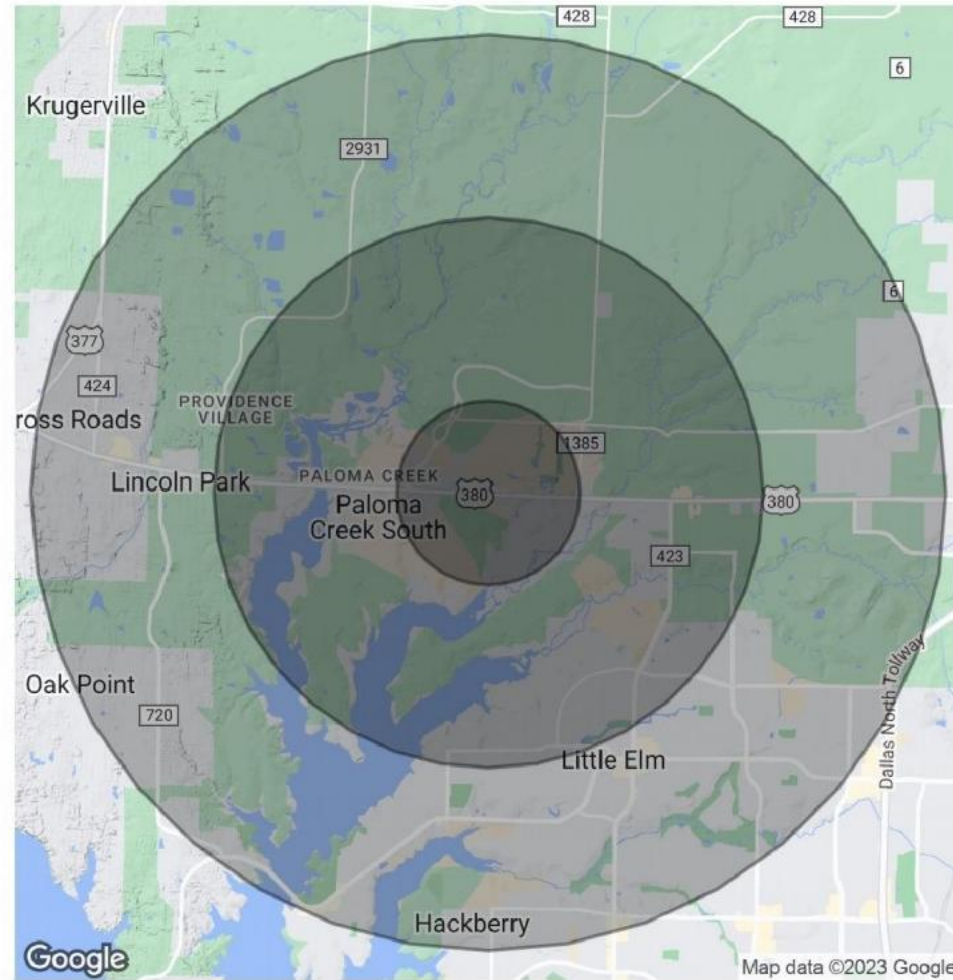


## CENTURY SQUARE 380 @ MAGNOLIA

26787 E University Dr, Aubrey, TX 76227

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,874	57,750	131,190
Average Age	34.2	34.0	34.8
Average Age(Male)	36.6	32.0	33.3
Average Age(Female)	34.3	34.2	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,358	17,778	41,287
#of Persons per HH	2.9	3.2	3.2
Average HH Income	\$132,288	\$123,230	\$130,099
AverageHouse Value	\$240,365	\$285,907	\$307,367

\*Demographic data derived from 2020ACS-US Census







## 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 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 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 act as 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 act as the buyer's agent 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 ESTABLISHED:

- 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.

Pacific Century Realty

437690

alfredpcr@yahoo.com

972.489.3880

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)