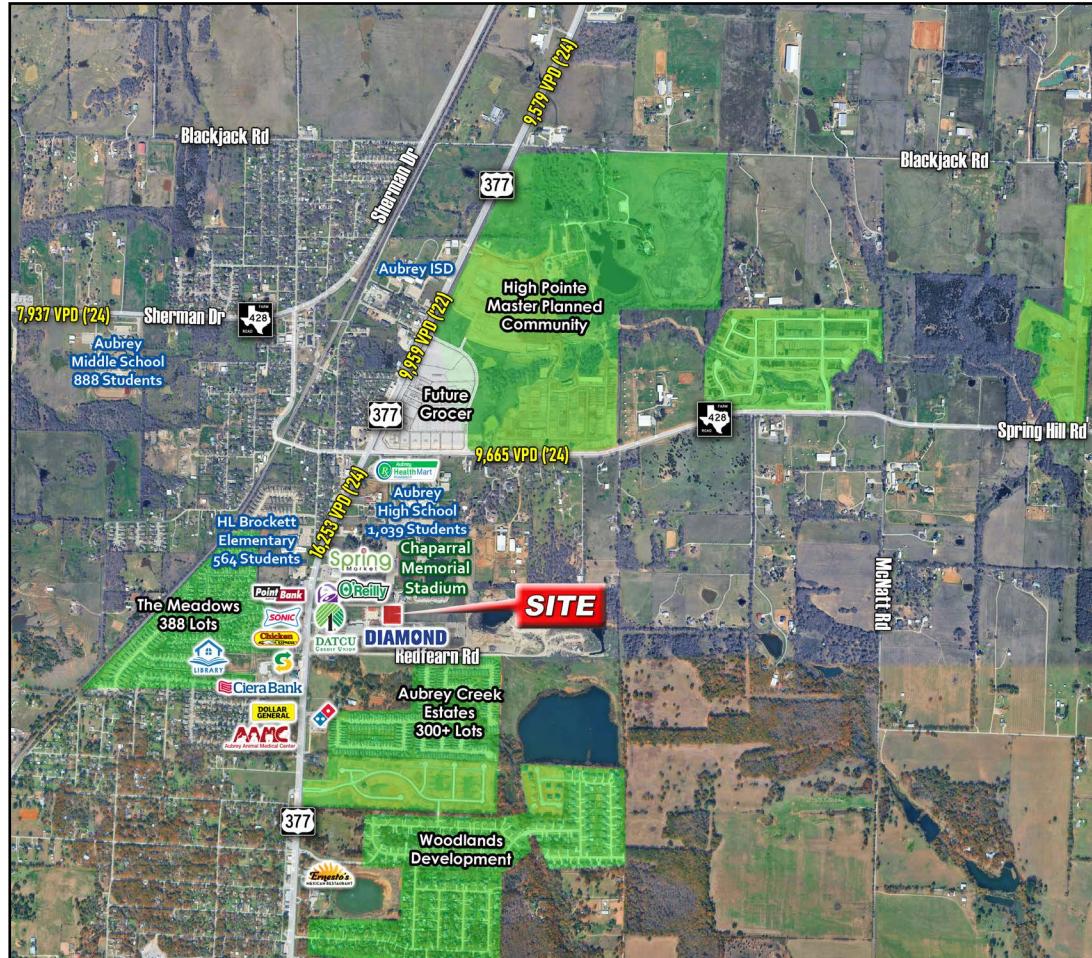




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5 MILE DEMOGRAPHIC SNAPSHOT

2024 Population
41,655

Daytime Pop.
28,641

Households
15,745

Avg HH Income
\$143,511

AVAILABLE: ±1.18 Acre Site

PRICE: Call for Pricing

ZONING: SC (Shopping Center)

UTILITIES: Existing 8" Water and Sewer 8" line in place on Highmeadow Dr. and Betty Ln.

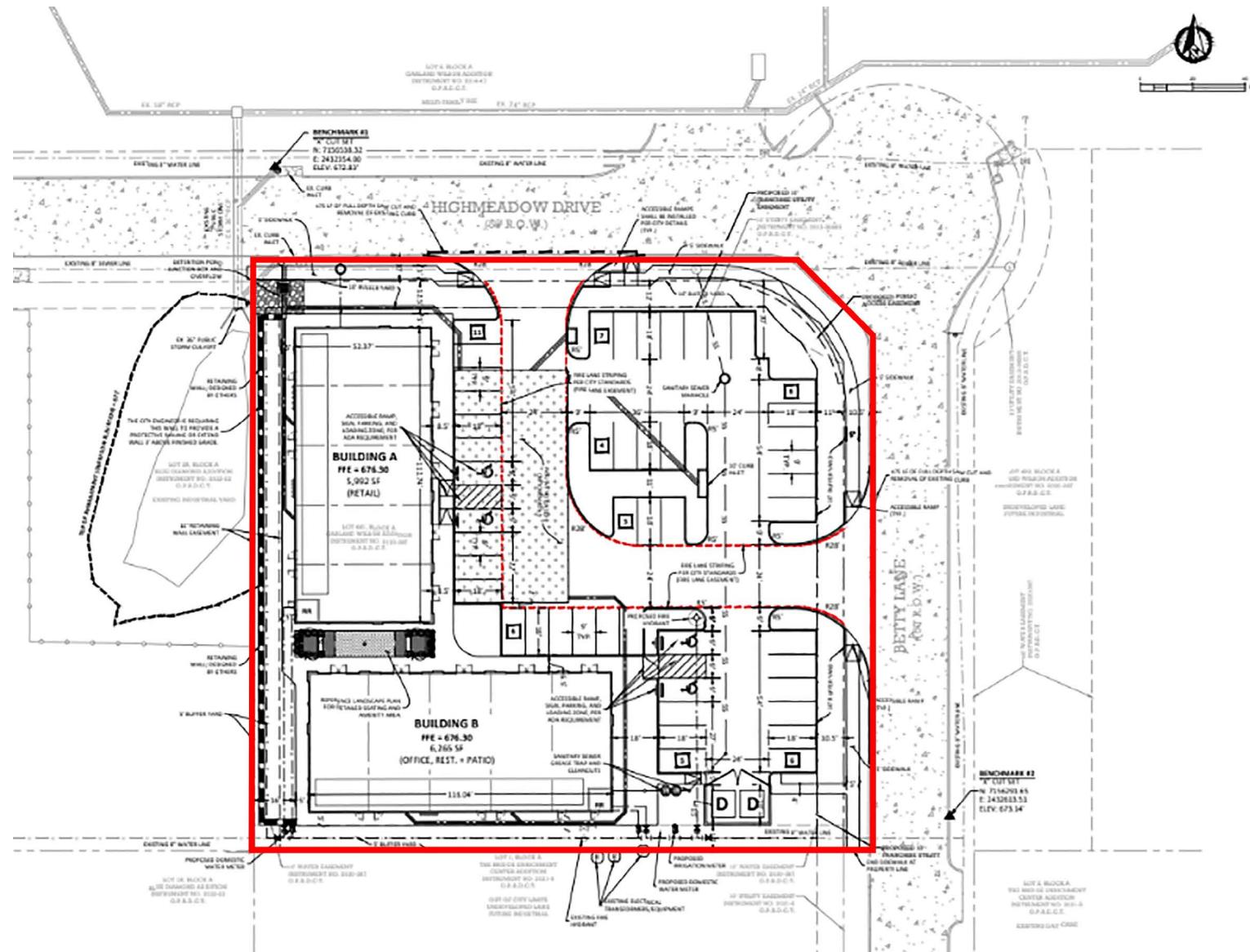
HIGHLIGHTS:

- Located at SWC Highmeadow Dr. and Betty Ln.
- Shovel Ready ±1.18 acre site
- Full Construction Plans in place for a 12,257 square feet retail shopping center.
- Positioned across from the Future Aubrey ISD administration building and Palladium MultiFamily Development
- Access to Aubrey High School through the future extension of Betty Ln.
- Aubrey and nearby North Texas cities (like Little Elm, Anna, and Prosper) are among the fastest-growing retail markets in the region. Retailers such as Kroger are expanding into Aubrey and surrounding areas, citing rapid residential growth driving demand for new stores and development.
- The Aubrey Municipal Development District actively promotes business growth, offering a business directory and support for retail development to strengthen the local economy. Aubrey's low tax environment and proximity to major job centers and transportation routes make it attractive for retail investment.



The Shops at High Meadow

SWC of Highmeadow Dr & Betty Ln
Aubrey, Texas 76227



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DEMOGRAPHIC SUMMARY

Highmeadow Dr, Aubrey, Texas, 76227 2

Ring of 1 mile

KEY FACTS

4,961

Population



1,901

Households

36.8

Median Age

\$94,281

Median Disposable Income

EDUCATION

3.0%



No High
School
Diploma



26.1%

Some College/
Associate's
Degree



44.6%

Bachelor's/Grad/
Prof Degree

26.3%

High School
Graduate

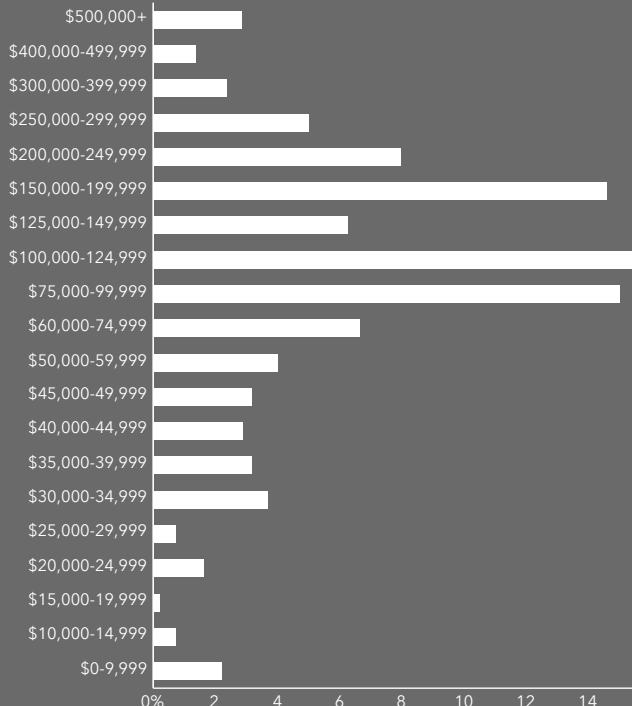
INCOME

\$108,007
Median Household
Income

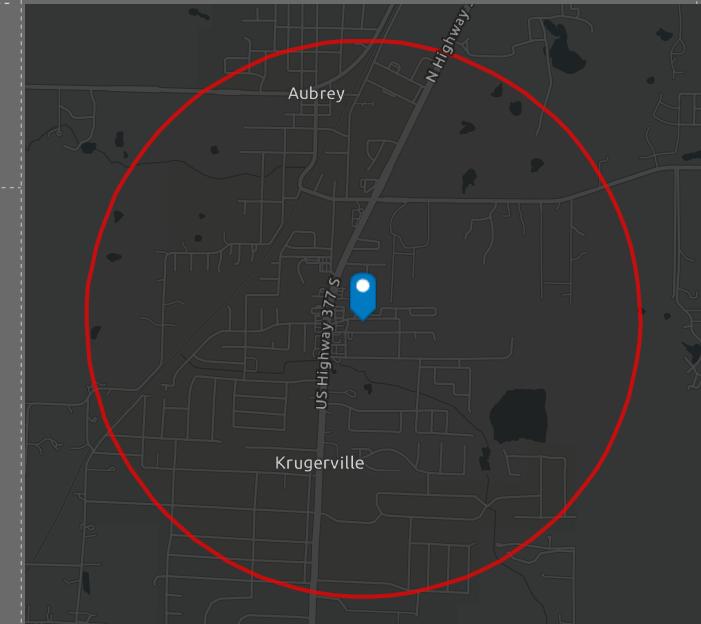
\$53,761
Per Capita
Income

\$484,540
Median Net
Worth

HOUSEHOLD INCOME



THE SCIENCE OF WHERE



EMPLOYMENT



White Collar

72.2%



Blue Collar

16.2%



Services

14.0%

2.8%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

DEMOGRAPHIC SUMMARY

Highmeadow Dr, Aubrey, Texas, 76227 2

Ring of 3 miles

KEY FACTS

15,927

Population



6,262

Households

36.2

Median Age

\$100,128

Median Disposable Income

EDUCATION

3.3%



No High
School
Diploma



25.2%

Some College/
Associate's
Degree



47.1%

Bachelor's/Grad/
Prof Degree

24.4%

High School
Graduate

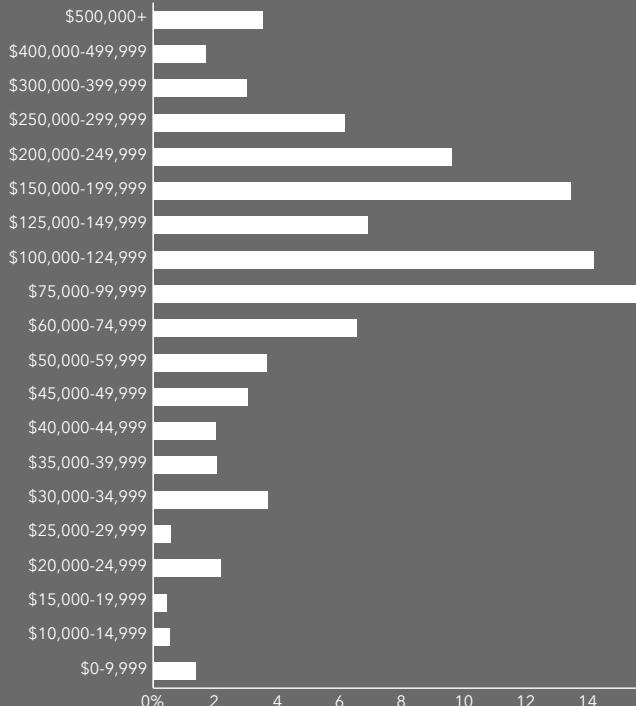
INCOME

\$113,348
Median Household
Income

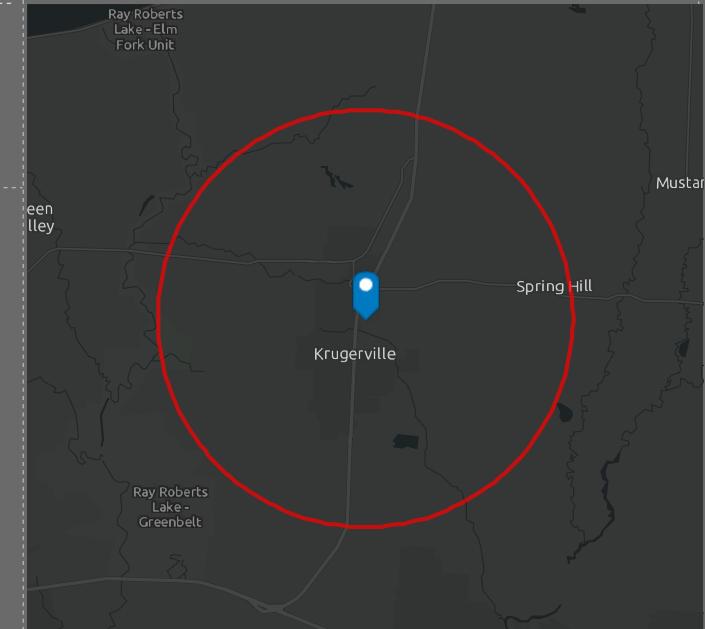
\$60,167
Per Capita
Income

\$569,553
Median Net
Worth

HOUSEHOLD INCOME



THE SCIENCE OF WHERE



EMPLOYMENT



2.8%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

DEMOGRAPHIC SUMMARY

Highmeadow Dr, Aubrey, Texas, 76227 2

Ring of 5 miles

KEY FACTS

41,655

Population



15,745

Households

35.0

Median Age

\$96,054

Median Disposable Income

EDUCATION

4.3%



No High
School
Diploma



29.4%

Some College/
Associate's
Degree



49.0%

Bachelor's/Grad/
Prof Degree

17.2%

High School
Graduate

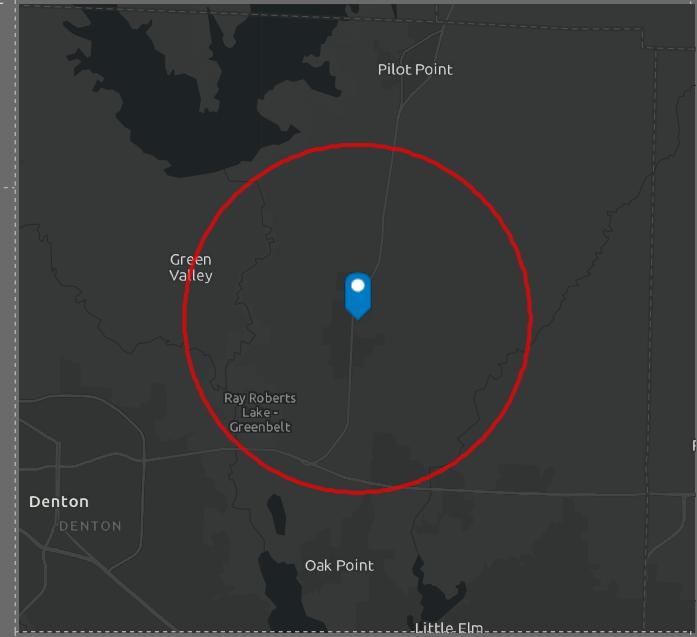
INCOME

\$110,634
Median Household
Income

\$54,194
Per Capita
Income

\$460,965
Median Net
Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

77.3%



Blue Collar

11.9%



Services

13.1%



2.5%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

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

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov