



BRYAN HAGGARD
LAND GROUP

www.BryanHaggardLand.com



THE INVESTMENT

Bryan Haggard Land Group (“BHLG”), as exclusive advisor to the owner, is pleased to present **LIBERTY SQUARE**, a premier **±4.6-acre commercial development opportunity** strategically located in **Providence Village, Texas**. Positioned just west of the intersection of Liberty Road and FM 2931, this site benefits from direct access to more than **6,000 existing and future homes in the Silverado, Providence Village and Foree Ranch master-planned communities**.

The property is **zoned B-2 for commercial uses**, with confirmed access and utility easements connecting to the adjacent 9-acre site marketed by BHLG. Water and sewer service are available via Mustang SUD, and Liberty Road is designated as a Major Collector within the town's thoroughfare network. **The site is especially well suited for childcare or early learning development, with over 1,200 children under age five and more than 2,000 homes within a one-mile radius.** This would require reinstating the use in the development agreement. This tract presents an excellent opportunity for retail and service-based development near the entrance to Silverado, with infrastructure in place and strong local demand.

PROPERTY DESCRIPTION

SITE SIZE

±4.6 GROSS AC

LOCATION

9998 and 1000 Liberty Rd., Aubrey, TX

FLOODPLAIN

None

SCHOOLS

Aubrey ISD (B-Rated, Niche.com)

UTILITIES

Mustang SUD (8" Water and 8" Sewer available and confirmed)

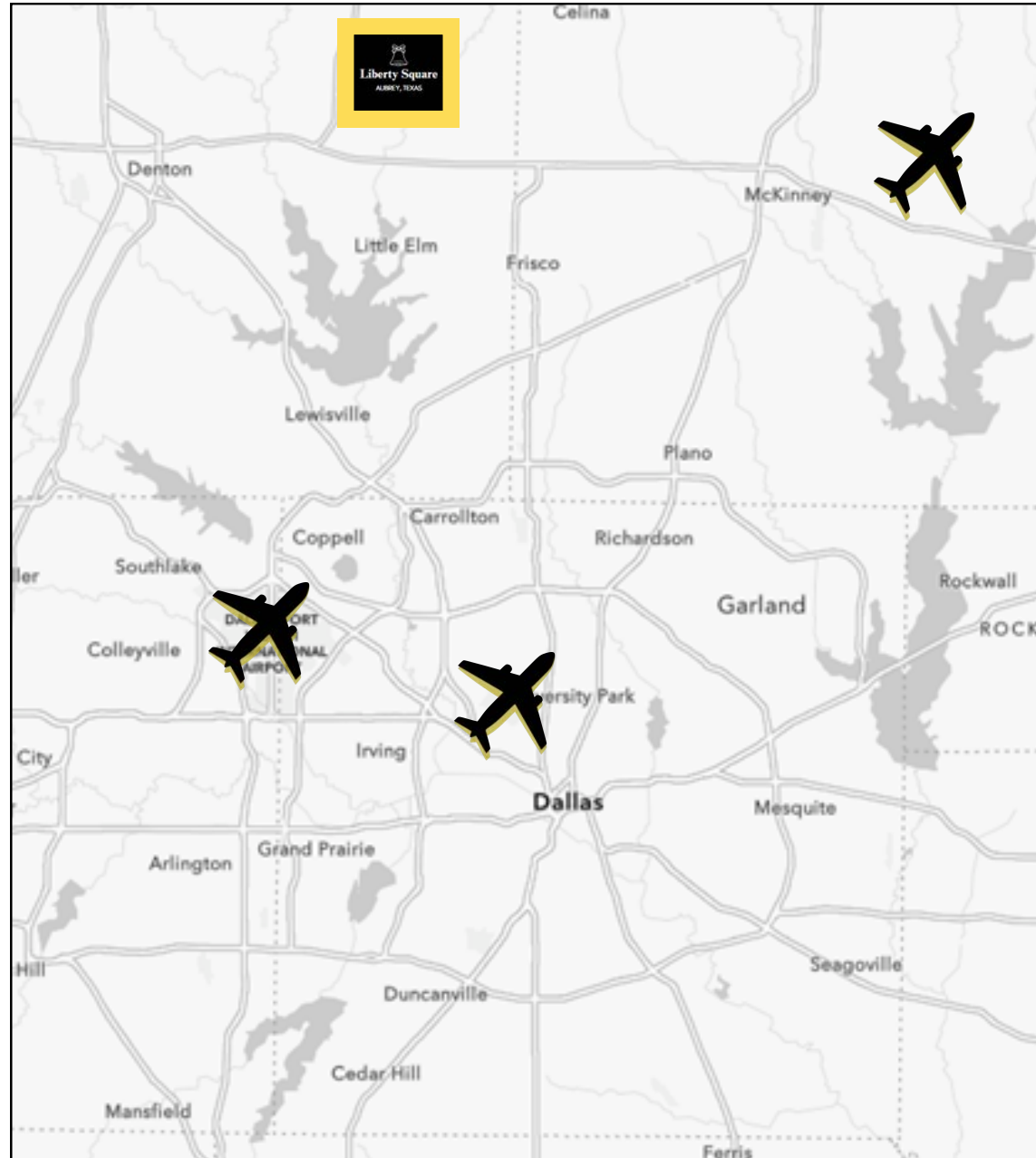
ZONING

B-2 (Business 2)

ZONING USE CHART LINK

TAX RATES

- Denton County Tax Rate: 0.187869
- Aubrey ISD Tax Rate: 1.255200
- Town of Providence Village: 0.479392



KEY HIGHLIGHTS



ZONED FOR RETAIL USE

Existing B-2 Zoning unlocks various retail use potential within this main corridor separating Silverado and Providence Village. Fantastic opportunity for a child care center.



PRIME LOCATION

Located between Silverado (3,000+ homes), Providence (2,400+ homes) and Foree Ranch (1,400+ homes) near major developments along FM 2931, Highway 377, and Hwy 380 including Tom Thumb, Sprouts, Costco and Target.



TRAFFIC AND ACCESS

Situated on Liberty Road, a Major Collector with secondary access easement to the east.



UTILITIES

8" water and 8" sewer available (Mustang SUD)



STRONG DEMOS AND POPULATION GROWTH

Within a 5 mile radius

- Average HH Income: \$141,967
- 5-Year Population Growth 2020-2024 of 11.37% Annually
- 111,087 Population density

Foree
Ranch
1,400+ Lots



Providence Village
2,248 Lots



SOUTH WEST FACING AERIAL



NORTH FACING AERIAL



EAST FACING AERIAL



MAP AERIAL



TRACT CONTOURS



DEMOGRAPHICS SUMMARY

*5 MILE RADIUS (ESRI)



POPULATION:

2010: 27,351
2020: 70,297
2024: 111,087



POPULATION ANNUAL GROWTH RATES:

2010-2020: 9.90%
2020-2024: 11.37%



HOUSEHOLDS

Median Age: 34.4
2024 Avg. HH Income: \$141,967
2024 Avg. HH Size: 2.93



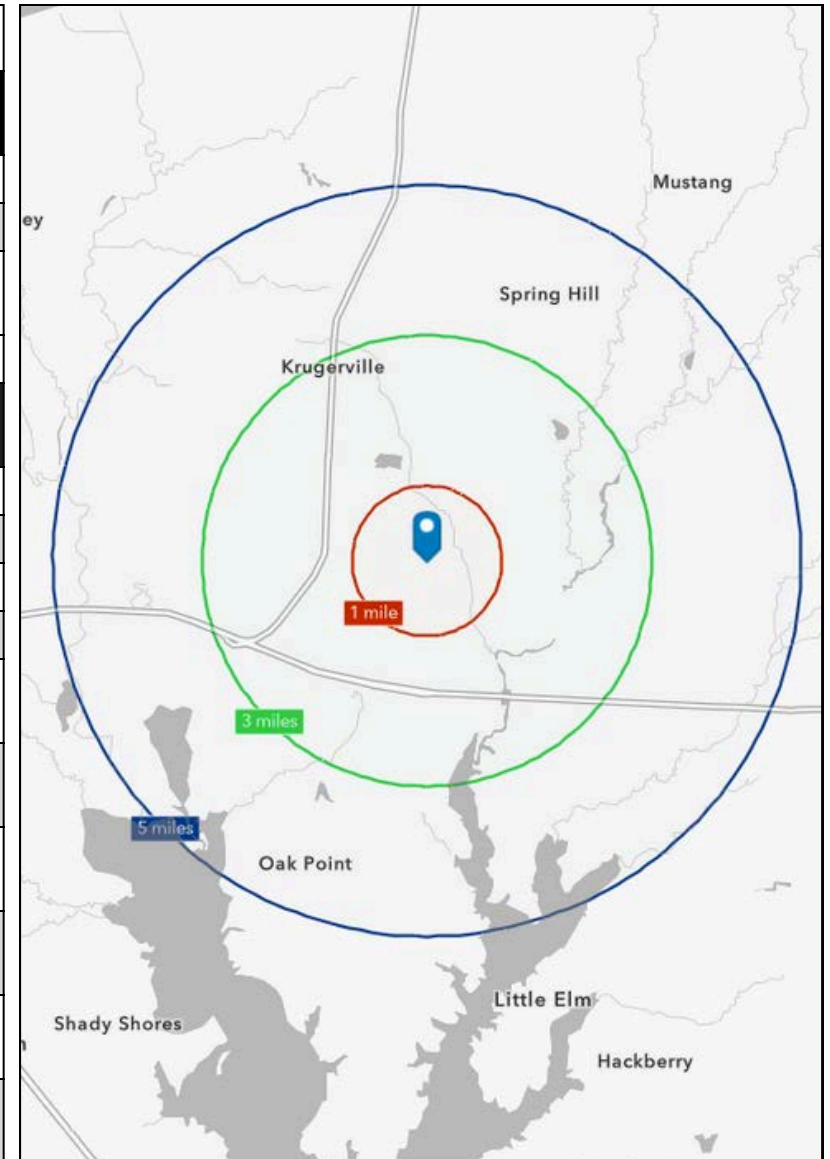
AGE POPULATION

0-4: 8,869
5-9: 9,782
10-14: 9,213



DEMOGRAPHICS

*ESRI			
Census 2020 Summary	1 MI	3 MI	5 MI
Population	4,792	25,222	70,297
Households	1,431	8,390	23,444
Average Household Size	3.35	3.01	3.00
2024 Summary	1 MI	3 MI	5 MI
Population	6,272	44,679	111,087
Households	1,885	15,514	37,913
Families	1,574	12,013	29,767
Kids 0-9	1,217	7,491	18,651
Average Household Size	3.33	2.88	2.93
Owner Occupied Housing Units	1,551	12,744	30,832
Renter Occupied Housing Units	334	2,770	7,081
Median Age	31.6	33.5	34.4
Median Household Income	\$108,894	\$108,615	\$115,821
Average Household Income	\$123,136	\$132,444	\$141,967



MASTER THOROUGHFARE PLAN

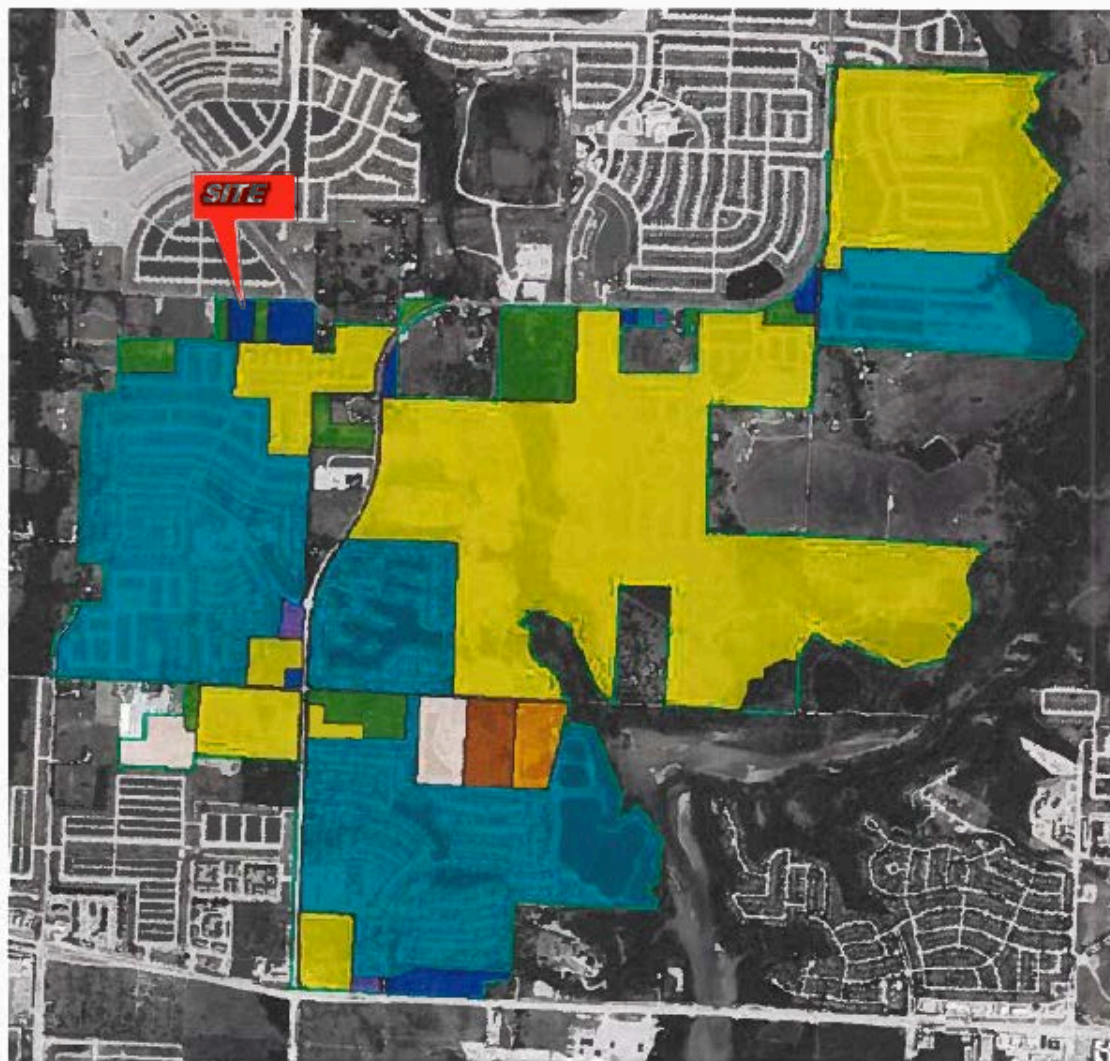


Liberty Rd. is designated as a Major collector on the MTP

ZONING MAP

[Zoning Use Chart Link](#)

Providence Village Zoning District Map



Zoning District Map Legend

-  Agricultural Zoning
-  Business 1 Zoning
-  Business 2 Zoning
-  Industrial 1 Zoning
-  Industrial 2 Zoning
-  Manufactured Home Zoning
-  Multi Family Zoning
-  Planned Development Zoning
-  Residential Zoning

MAJOR NEARBY PROJECTS UNDER DEVELOPMENT



Sprouts - Providence Village GBT Realty Corp. will build a shopping center on about 10 acres at the northeast corner of U.S. 380 and FM 2931, which it plans to helm with the first Sprouts outpost in the greater Providence Village, Little Elm and Aubrey area. - Source DMN



Firefly - Wilks Development and Frisco EDC have partnered to launch Phase One of Firefly Park, a 217-acre mixed-use development in Frisco, Texas, featuring 3 million square feet of Class A office space, 400,000 square feet of retail and entertainment, 1,200 hotel rooms, and 1,970 residential units, along with a 45-acre signature park. The project will create a walkable lifestyle destination and is expected to accelerate growth in north Frisco, driven by its proximity to the PGA of America Headquarters. The development will create 13,451 on site jobs, 27,799 permanent jobs in the area with a \$3.5 billion economic impact. - Source Wilks Development and NBC



Fields West, a 55-acre luxury mixed-use development in Frisco, Texas, is slated for a mid-2026 opening. It will include 350,000 square feet of retail and entertainment space, 325,000 square feet of office space, 1,200 multi-family units, and 375 hotel rooms, featuring brands like The Ritz-Carlton and Marriott's Autograph Collection. Part of the larger \$10 billion Fields development, the project will bring new amenities, corporate headquarters, and tourism to Frisco, supporting local economic growth and reducing the city's commuter workforce. - Source Community Impact



Universal Studios - Balfour Beatty broke ground on Universal Kids Resort in Frisco, Texas, in November 2023. This is Universal's first theme park dedicated to young children, featuring a 300-room resort hotel and themed lands with rides and attractions. The project, expected to cost at least \$550 million, will span less than half of a 97-acre site. Vertical construction begins in 2024, with the park set to open by mid-2026. It is projected to bring 2,500 construction jobs, 600 on site jobs, and attract 20,000 visitors on peak days. - Source Frisco EDC, Hotel Dive

NEARBY DESTINATIONS



OMNI
HOTELS & RESORTS

PGA Frisco is a public/private partnership between the PGA of America, Omni Hotels & Resorts, the City of Frisco and the Frisco Independent School District. The 660-acre campus is a unique destination that includes:

- Fields Ranch, with two world-class 18-hole championship golf courses and a state-of-the-art clubhouse.
- Omni PGA Frisco Resort & Spa, features 500 guest rooms, suites, 10 exclusive four-bedroom Ranch Houses, four pools, a spa, and 127,000 sq. ft. of meeting and event space.
- The PGA District, which features The Swing, a lighted 10-hole short course; The Dance Floor, a lighted 2-acre putting course; and an expansive retail and entertainment district, including an outdoor area for concerts and events.
- The Home of the PGA Of America.
- The Jerry J. Ransom Northern Texas PGA Section.

Designed to be fun and welcoming to all, PGA Frisco and the PGA District are an inviting destination for people from all walks of life and combine playability, practice, and fun programming that is growing interest and inclusion in the game, while also positively impacting the local community.



Fields Ranch

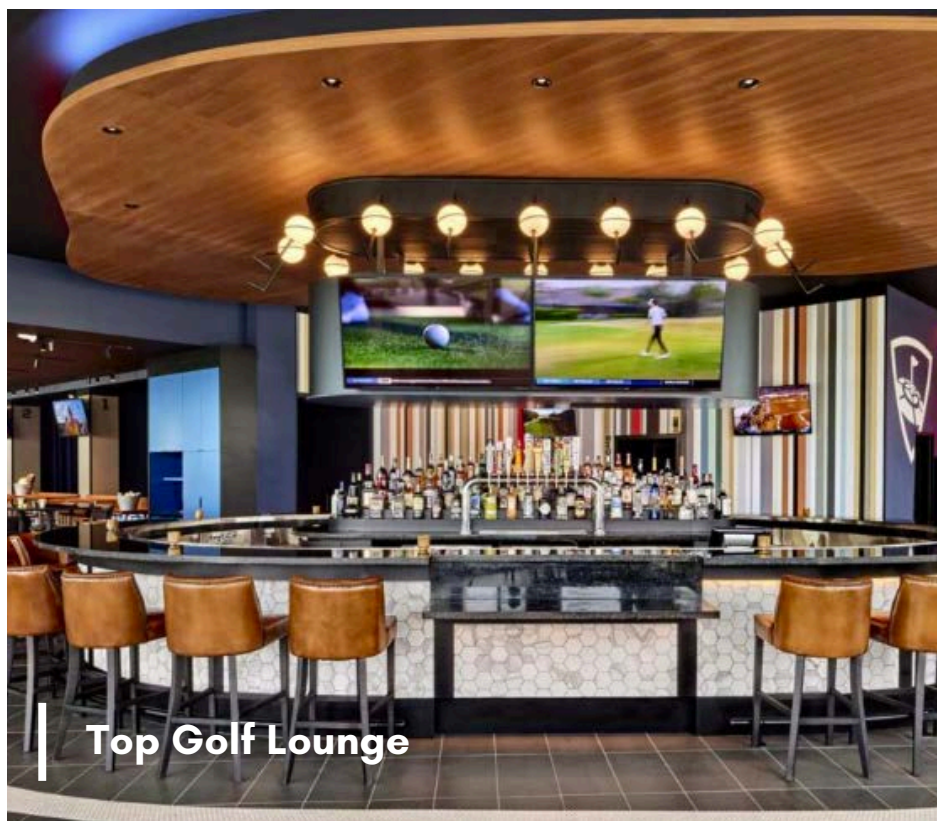


Ice House

NEARBY DESTINATIONS



Margaret's Cones & Cups



Top Golf Lounge



Trick Rider

NEARBY DESTINATIONS



The Apron



Ryder Cup Grille



Toast & Tee Coffee Collective

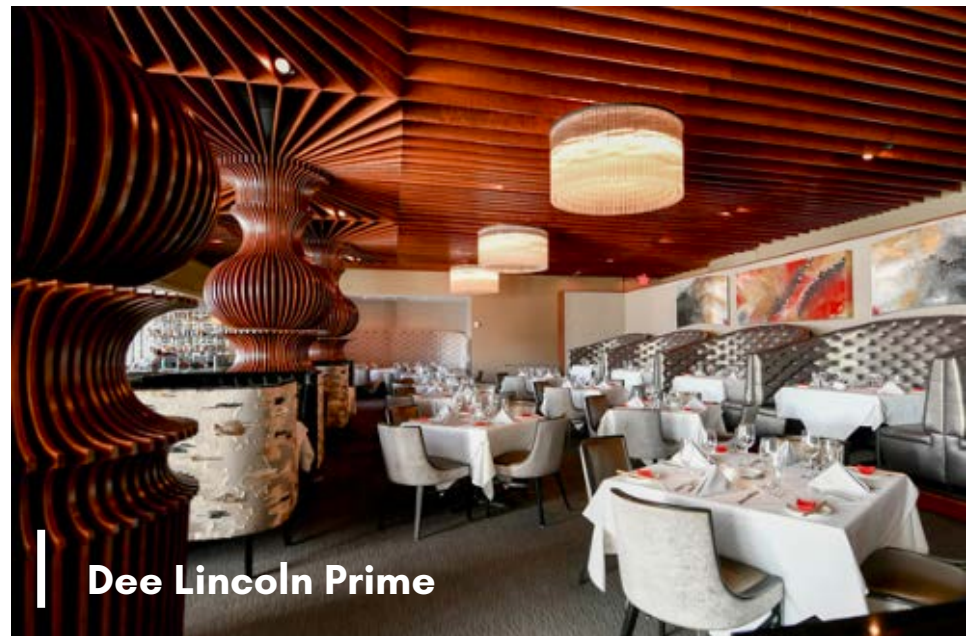
NEARBY DESTINATIONS



The Star is the 91-acre campus of the Dallas Cowboys World Headquarters and practice facility in Frisco, Texas. Developed as a first-of-its-kind partnership between the City of Frisco and Frisco ISD, The Star gives fans the opportunity to connect with the Dallas Cowboys in ways they have never imagined.



Ascension

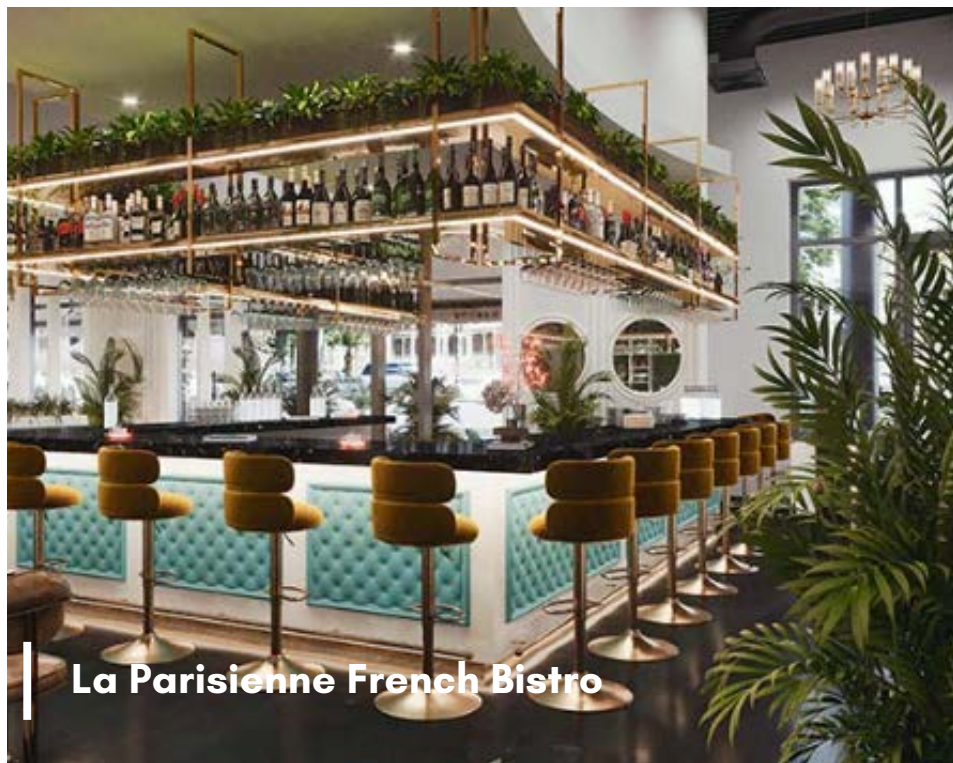


Dee Lincoln Prime

NEARBY DESTINATIONS



Lombardi Cucina Italiana



La Parisienne French Bistro



Neighborhood Services

NEARBY DESTINATIONS

WINDSONG RANCH MARKETPLACE



DALLAS FORT WORTH OVERVIEW



Dallas Fort-Worth (DFW) Metro Area

With a population of over 8.1 million, the Dallas-Fort Worth (DFW) Metroplex is the 4th largest metropolitan area in the U.S. and is projected to surpass Chicago by 2034 to become the 3rd largest. Known for its rapid population and employment growth, DFW has become a highly desirable destination for people of all ages due to its central location, expanding job market, high quality of life, and relatively low cost of living. As one of the top-performing economic regions in the country, DFW attracts a young, educated, and dynamic population, drawing both businesses and visitors to the area.

DFW's economic success is reflected in its impressive population growth rate, which from 2023 to 2027 is projected to be more than four times the national average. This influx of new residents, coupled with a strong job market and vibrant business climate, has fueled corporate relocations and expansions throughout the region. As a result, DFW continues to rank among the nation's leaders in both population growth and commercial real estate activity.

In 2023, for the third consecutive year, DFW led the country in commercial real estate sales, according to MSCI Inc., solidifying its position as a top destination for corporate investment.



4TH
LARGEST MSA IN
THE USA

150+
CITIES

8.10 M
2023
POPULATION

9,000
SQUARE MILES

14
COUNTIES
1.71 M
RESIDENTS ADDED
FROM 2010-2023

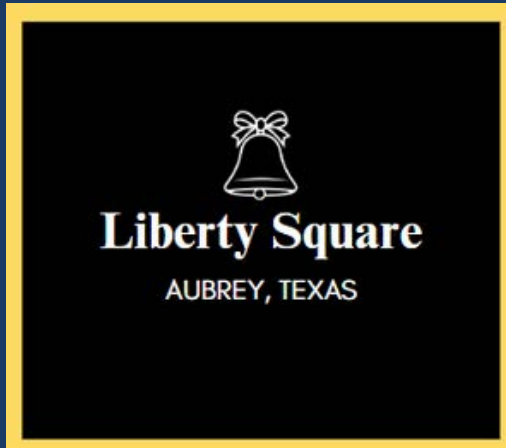


MAJOR DFW REGIONAL DEVELOPMENTS

Project Name	Location	Details
Texas Instruments Semiconductor Plant	Sherman	\$30 billion investment
GlobalWafers Semiconductor Facility	Sherman	\$4 billion investment
Preston Harbor Development	Denison	\$6 billion investmnet
DFW Airport Terminal F	Dallas-Fort Worth	\$4.8 billion investment
PGA of America	Frisco	\$550 million, 660 Acres
Fort Worth Convention Center	Fort Worth	\$95 million Phase 1
Reunion Redevelopment	Dallas	\$5 billion, 20-acre redevelopment
UNT Dallas STEM Facility	Dallas	\$100 million, 4-story facility
DART Silver Line	Dallas-Fort Worth	26-mile commuter rail, \$1.89 billion
Newpark—A Smart District	Dallas	\$3.5 billion, 20-acre development
Dallas International District	North Dallas	450-acre area, \$5 billion Midtown project
Texas Research Quarter	Plano	\$4 billion, 200-acre life science complex
Field Street District	Dallas	\$1 billion, 6-acre mixed-use development
Sloan Corners	Allen & Fairview	\$3 billion, 500-acre development
Hensley Field	Dallas	738 acres, \$390 million master plan
Haggard Farm West	Plano	\$700 million investment
Harold Simmons Park	Dallas	250-acre park, \$325 million
The Mix	Frisco	\$2 billion, 112-acre development
Dallas Convention Center	Dallas	\$3 billion, 2.5M sq ft
The Shops at RedBird	Dallas	95 acres, \$200 million redevelopment
Goldman Sachs Campus	Dallas	800,000 sq ft, \$500 million
Arlington Entertainment District	Arlington	\$2.25 billion mixed-use
Wells Fargo Regional Campus	Irving	\$455 million, 22-acre site

Project Name	Location	Details
Texas A&M Fort Worth Research Center	Fort Worth	\$150 million research campus
Grandscape Mixed-Use Development	The Colony	\$1.5 billion, 433 acres
Legacy West Expansion	Plano	\$3 billion, 255-acre expansion
Southern Gateway Park	Dallas	\$172 million, 5-acre park
Pegasus Park Expansion	Dallas	23-acre life science hub
McKinney Cotton Mill Redevelopment	McKinney	\$933 million redevelopment
Comerica Bank High-Rise	Frisco	314,000 sq ft, 11-story commercial tower
McAfee & Boingo Wireless Headquarters	Frisco	Corporate headquarters expansion
TIAA Office Tower	Frisco	15-story, \$110 million office tower
Hall Park Redevelopment	Frisco	\$7 billion
Toshiba Innovation Hub	Frisco	5.7-acre technology and research facility
Frisco Performing Arts Complex	Frisco	Large-scale entertainment and cultural venue
Kaleidoscope Park	Frisco	Public park and recreational area
Autograph Collection Hotel	Frisco	Luxury boutique hotel
TIAA Office Tower	Frisco	15-story, 500,000 sq ft office building
Sunset Amphitheatre	McKinney	\$220 Million
Methodist Celina Medical Center	Celina	\$200 Million
Prosper Arts District	Prosper	\$300 Million
H-E-B Dallas Expansion	Dallas	10-acre site for grocery store
Firefly Park	Frisco	\$2.5-4 Billion
Sunny Delight Expansion	Sherman	Expansion of existing facility
Universal Kids Resort	Frisco	\$550 million
Fields West Development	Frisco	\$2 Billion, 55 Acres
Toyota Stadium Renovation	Frisco	\$182 million

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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 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.

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:
 - 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		

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BUILDING TEXAS LEGACY

BRYAN HAGGARD
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