

# LAND FOR SALE

93.22 AC

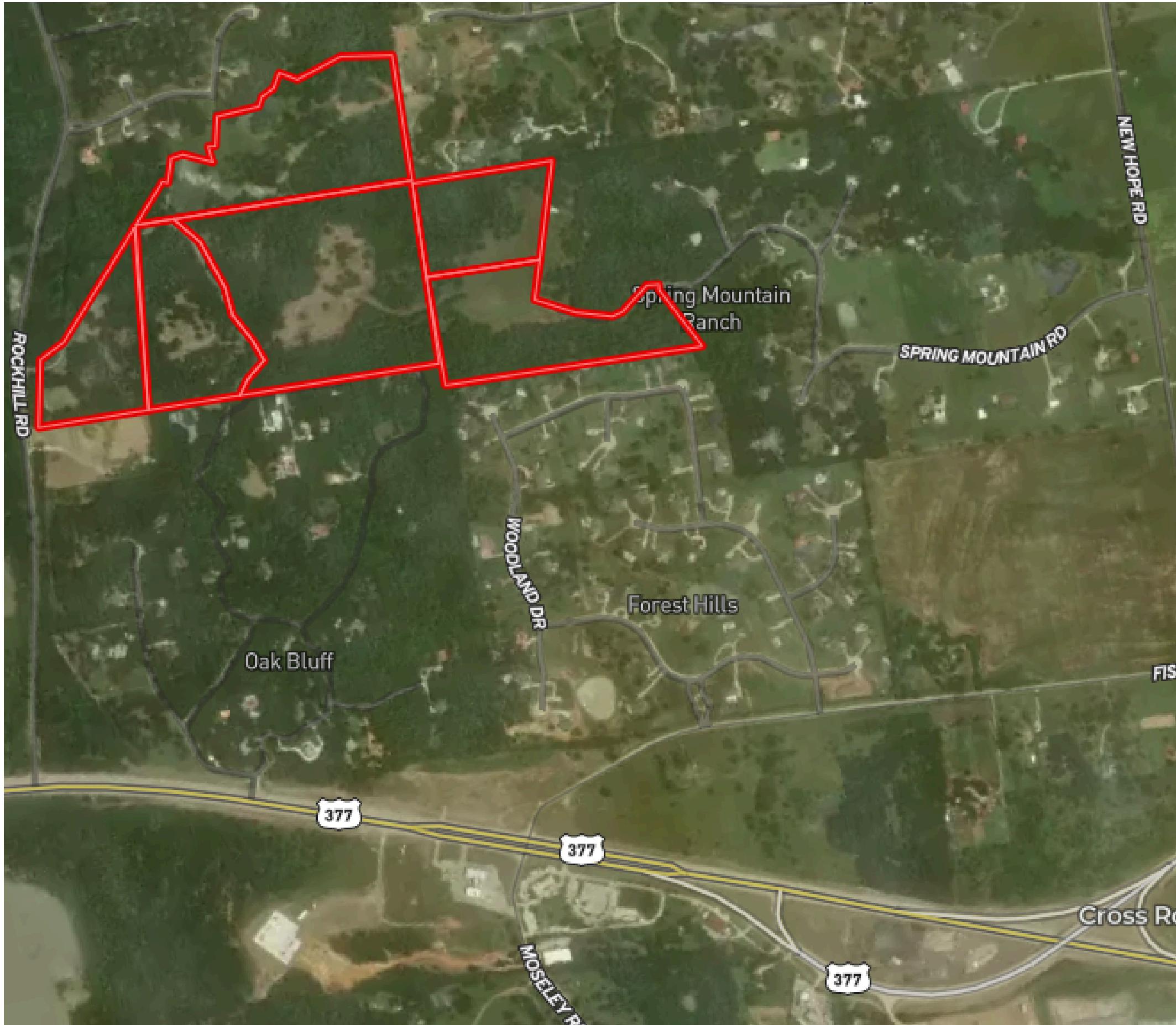
6100 ROCKHILL RD, AUBREY, TX 76227

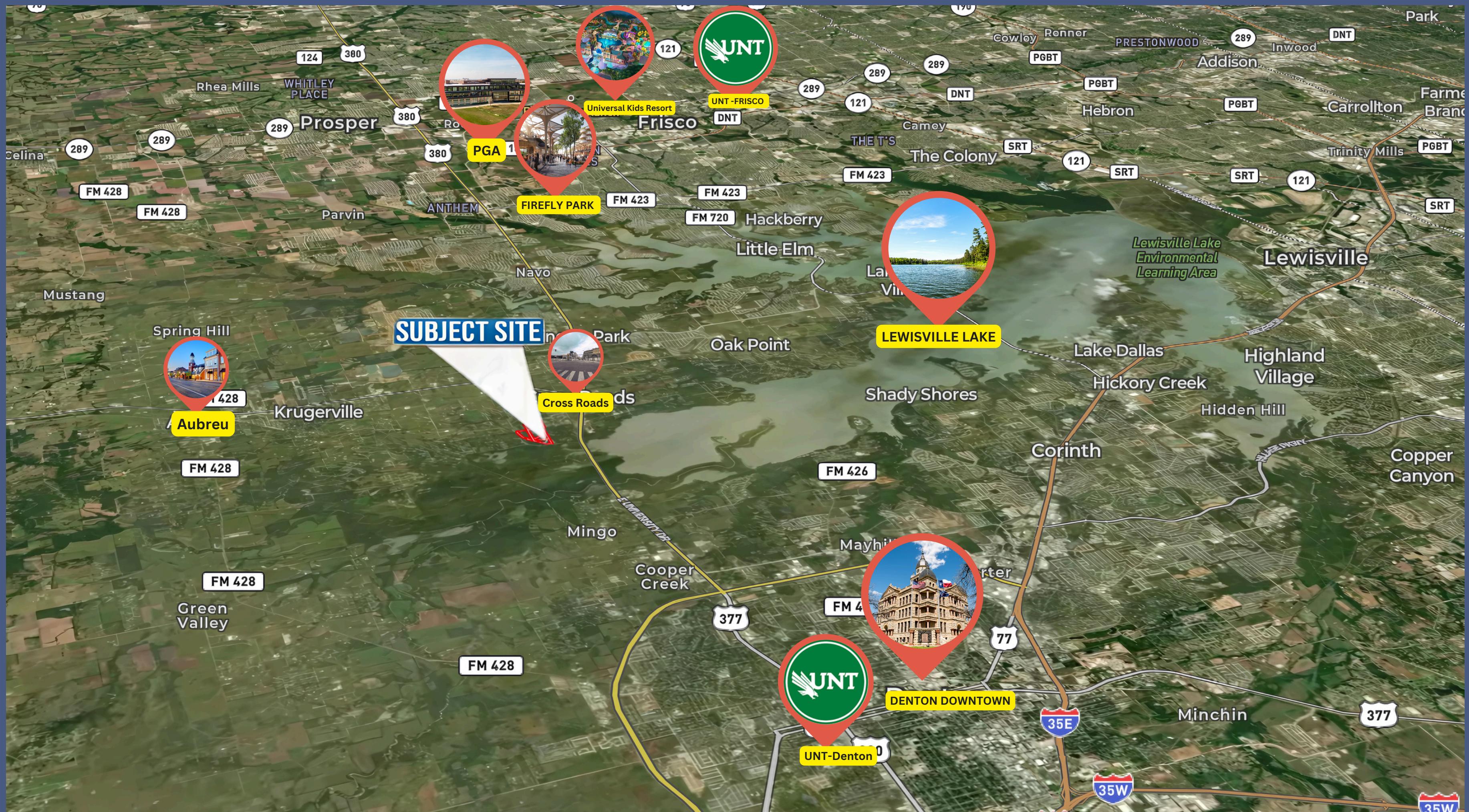
# PROPERTY FEATURES

- Prime Location: Only 0.44 miles from **Hwy 377** for convenient access.
- Multiple Road Access: Entry from **Rockhill Rd** and **Spring Mountain Rd.**
- Scenic Views: Offers breathtaking views of **Lewisville Lake**.
- Growing Area: Located in a rapidly expanding and high-demand region.

## Strategic Proximity:

- 2 miles to Cross Roads, TX
- 8 miles to Denton Downtown
- 8 miles to Aubrey City

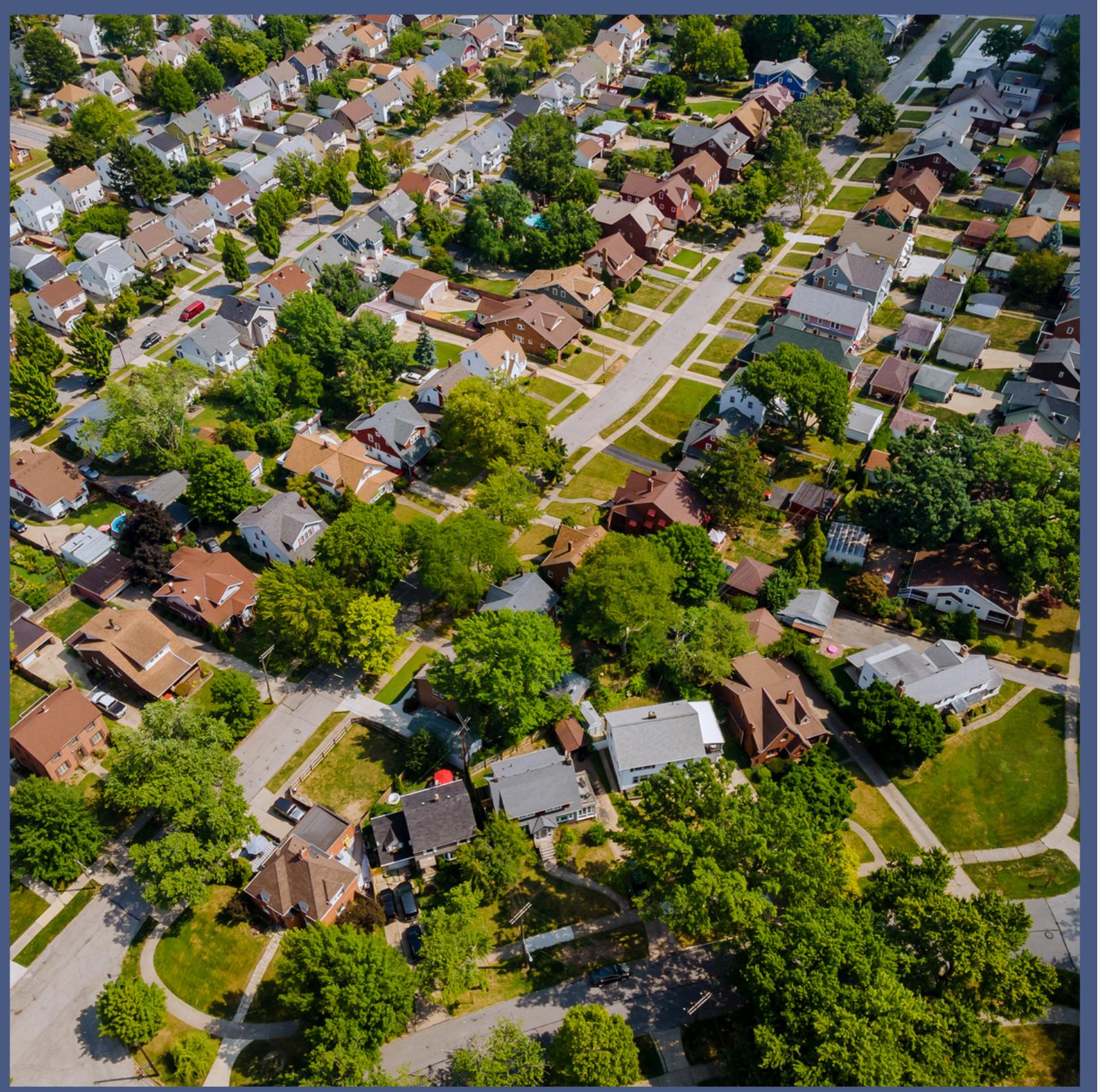




# Top-Selling Master-Planned Communities in North Texas

Several master-planned communities on the outskirts of Dallas-Fort Worth ranked among the nation's top-selling neighborhoods in the first half of 2023, according to a recent report by RCLCO Real Estate Consulting.

Developments in Aubrey, Little Elm, Northlake, Argyle, and Celina secured spots on the midyear ranking, highlighting the continued demand for new homes in the region.



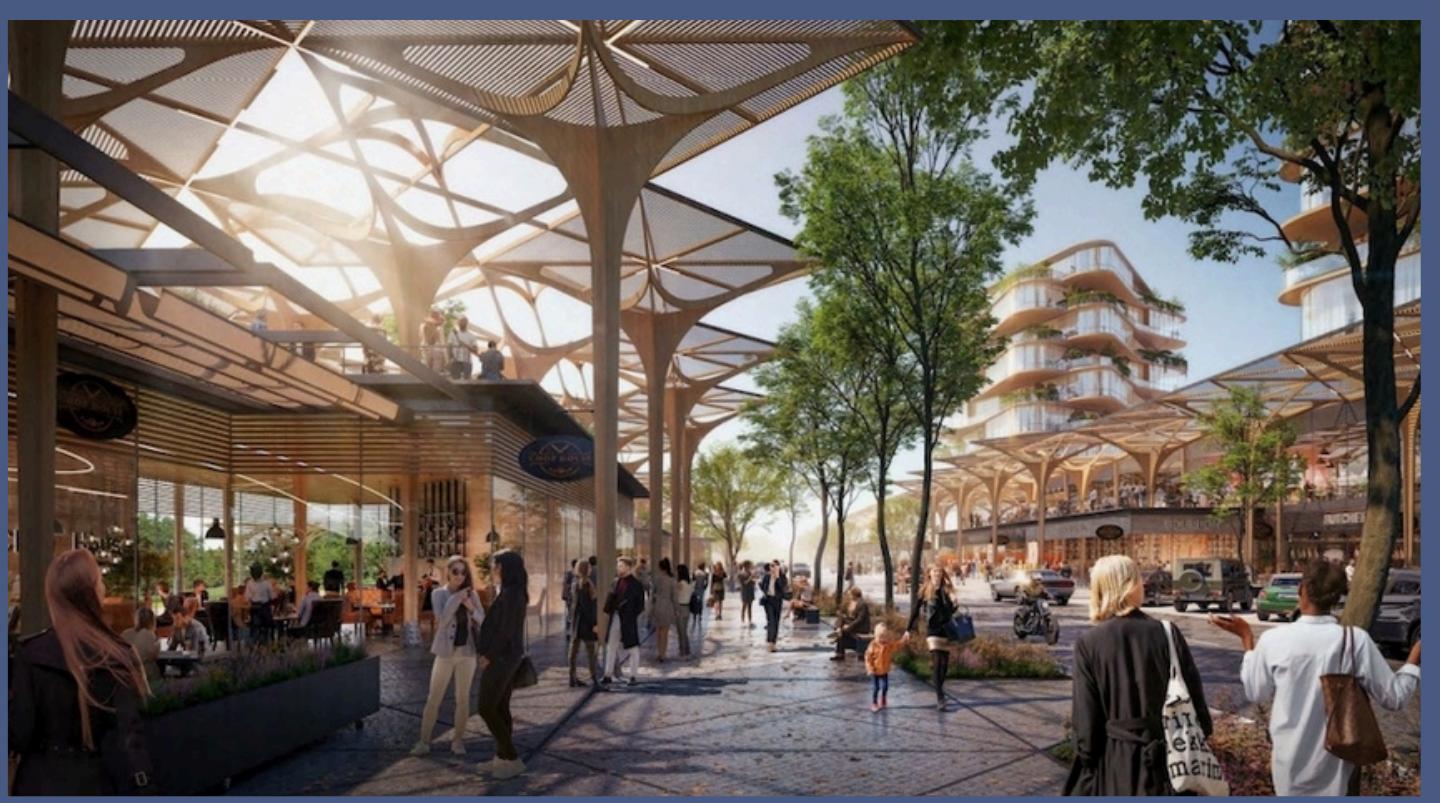
# WILKS DEVELOPMENT PARTNERS WITH FRISCO EDC ON FIREFLY PARK DEVELOPMENT

Firefly Park is set to transform 242 acres into a premier mixed-use development featuring 3 million square feet of Class A office space, 400,000 square feet of upscale retail, dining, and entertainment, plus luxury living with 1,200 hotel rooms, 230 townhomes, and nearly 2,000 mid-to-high-rise residences.

Developed by Wilks Development and Frisco EDC, this project is strategically located at U.S. 380 and Dallas North Tollway, near the PGA of America Headquarters and Omni PGA Frisco Resort.

Frisco Mayor Jeff Cheney emphasized the transformation of Wilks Development's vision, stating:

*"What began as a modest plan in 2015 has evolved into one of North Texas' most sought-after developments. Firefly Park is poised to become a premier destination, benefiting from the incredible momentum generated by the PGA of America's presence in Frisco."*





## Universal Kids Resort in Frisco, Texas:

- Vertical construction has started for the on-site hotel.
- The resort is set to open by summer 2026, with a focus on family-friendly attractions.
- The hotel will have up to 600 rooms and serve as the entrance to the park.
- The park will feature themed areas such as DreamWorks' Trolls, Jurassic World, and SpongeBob SquarePants.
- Universal Parkway, a six-lane road, is already under construction.

Additionally, the subject property is located just 13 miles from this major development, offering great proximity to the upcoming resort.

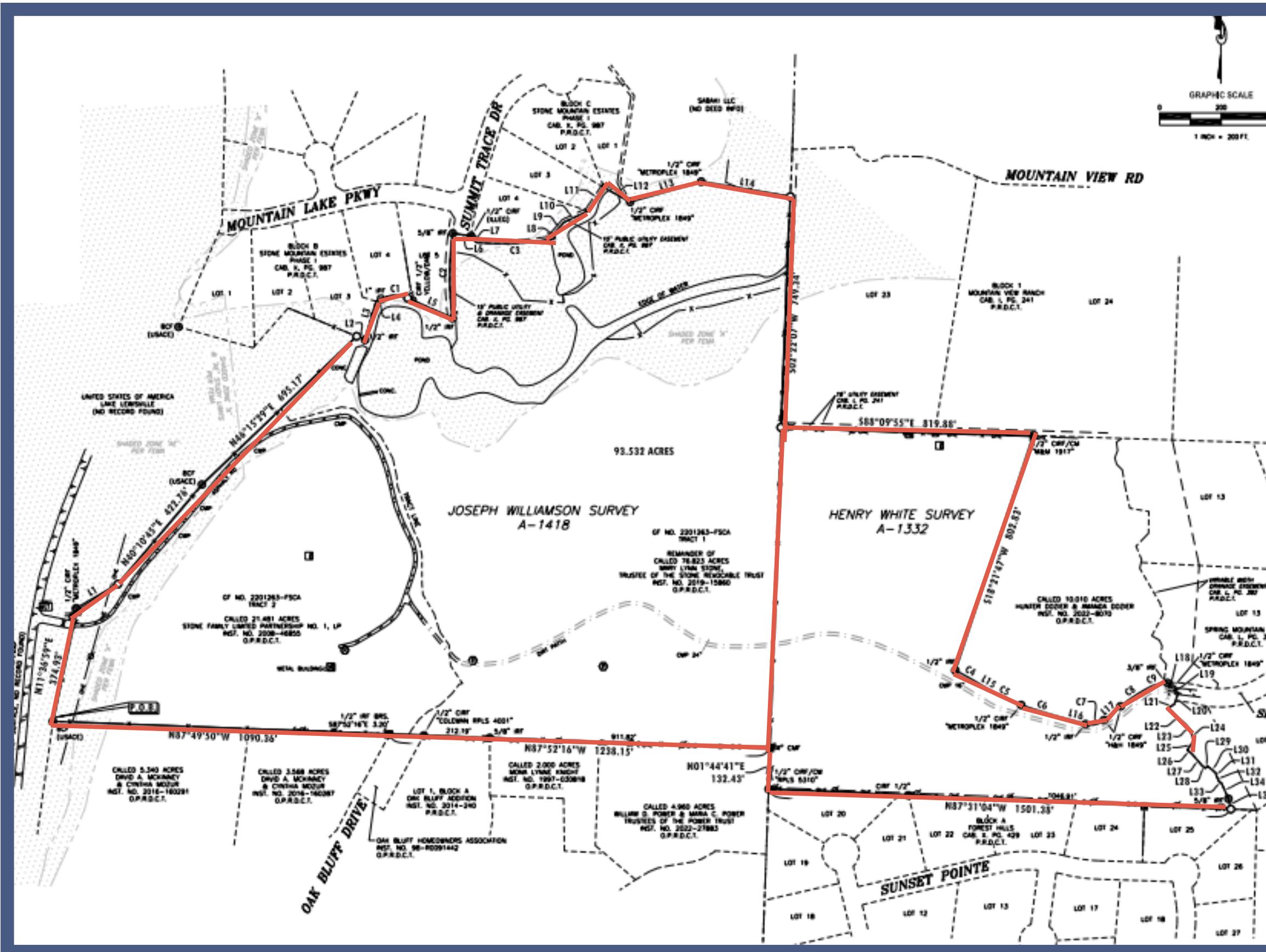
Source: <https://orlandoparkstop.com/news/theme-park-news/universal-kids-resort-texas-update-vertical-construction-starts-new-hotel-art-and-site-plans/>

## PGA Frisco

- **PGA Frisco:** A groundbreaking 660-acre golf destination featuring two championship golf courses, a state-of-the-art clubhouse, and the headquarters of the PGA of America.
- **Omni PGA Frisco Resort:** A luxury resort with 500 rooms, exclusive Ranch Houses, pools, a spa, and extensive event space.
- **PGA Tournaments:** Hosts premier golfing events, attracting players and spectators from around the world.
- Major Attractions in Dallas: Includes The Star in Frisco, Legacy West, and major sports arenas.
- **Proximity to Subject Property:** Located just 11 miles away from PGA Frisco, offering excellent accessibility to this world-class destination.



Source : <https://orlandoparkstop.com/news/theme-park-news/universal-kids-resort-texas-update-vertical-construction-starts-new-hotel-art-and-site-plans/>



# SURVEY

# CONTACT OUR TEAM



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