



# ±18.3 ACRES

## CROSS ROADS, TEXAS

Frontage on US Highway 380 & Fishtrap Road · Near the US 380 / US 377 Crossing

ASKING PRICE

**\$12.00 / SF**

TOTAL PRICE · ±797,148 SF

**±\$9,565,776**

TWO PARCELS · 748041 & 585030 · AVAILABLE NOW



### Prime Interchange Location

Located near the crossing of US Hwy 380 & US Hwy 377 in Cross Roads, TX.



### ±18.3 Acres · Two Parcels

Parcels 748041 & 585030 with frontage on US Hwy 380 & Fishtrap Road.



### Adjacent Mixed-Use Master Plan

Borders an 85.89± AC planned development — retail, office, hotel & more.



### High-Growth Corridor

Denton County has surpassed 1 million residents, adding ±86 new residents daily.

# Property Details

±18.3 Acres · Cross Roads, Texas



## PROPERTY SPECIFICATIONS

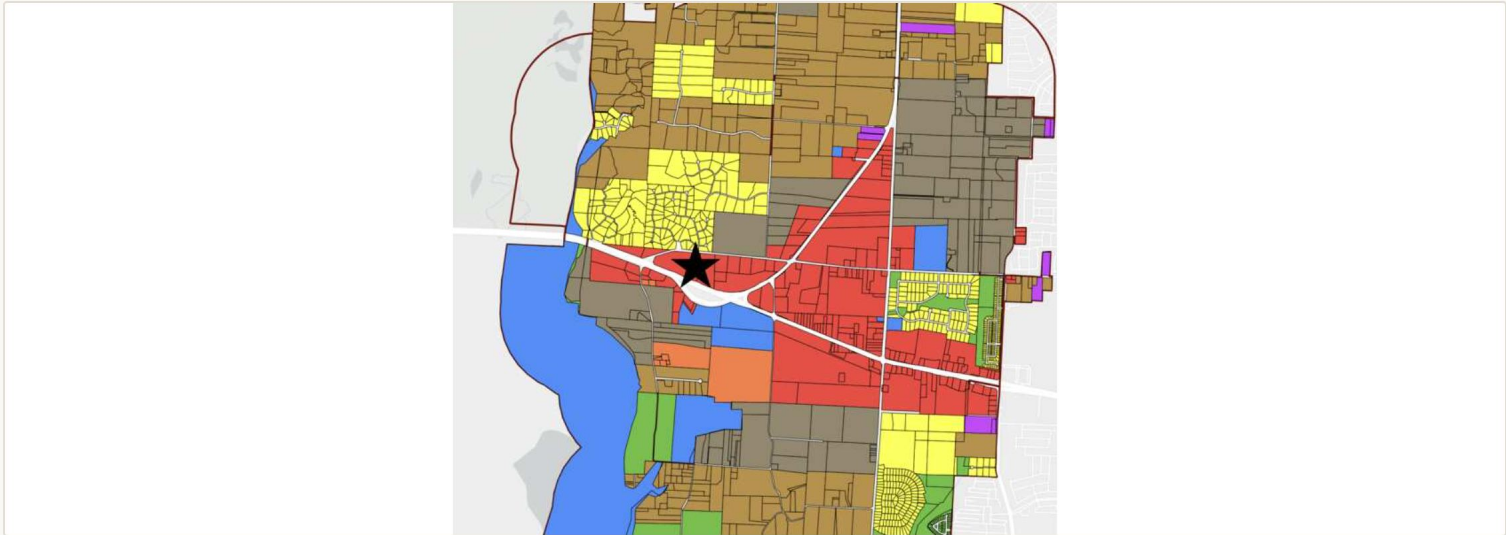
|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Parcel IDs        | 748041 & 585030                                                     |
| Total Land Area   | ±18.3 Acres (±797,148 SF)                                           |
| Asking Price      | \$12.00 / SF                                                        |
| Total Price       | ±\$9,565,776                                                        |
| Location          | Fishtrap Road, Cross Roads, TX<br>(Denton County)                   |
| Frontage & Access | US Hwy 380 & Fishtrap Road;<br>near the US 380 / US 377<br>crossing |
| Zoning            | Mixed Use (MX) + 380 Overlay                                        |
| Future Land Use*  | Town of Cross Roads FLU Plan —<br>Commerce Corridor                 |
| Utilities         | Mustang SUD water & sewer<br>nearby                                 |
| Topography        | Wooded, native tree cover                                           |

## GROWTH & OPPORTUNITY

- ✓ Denton County has surpassed **1,006,492** residents — up **3.2%** year-over-year, or roughly 86 new residents every day.
- ✓ The Town of Aubrey has reached **9,951** residents, growing **9.76%** annually and up **88.75%** since the 2020 Census.
- ✓ Cross Roads itself has grown **4.5%** in the past year alone.
- ✓ Directly adjacent to the **Cross Roads Master Plan** — an 85.89± AC vision for retail/F&B, office, active adult living, a hotel & conference center (BOKA Powell, Jan. 2025).

## TOWN OF CROSS ROADS — FUTURE LAND USE MAP

Jan. 2026



■ Commerce ■ Existing Neighborhoods ■ Rural Estates ■ Governmental & Public

Approximate property location shown for orientation only — positioned within the Town's Commerce-designated corridor at the US Hwy 380 / US Hwy 377 interchange.

\*Information deemed reliable but not guaranteed. Buyer to independently verify all information, including acreage, boundaries, zoning, future land use, utilities and access. Sources: Denton Record-Chronicle; worldpopulationreview.com; Town of Cross Roads Zoning Map (Jan. 2026); Town of Cross Roads Future Land Use Map (Jan. 2026); Cross Roads Master Plan & Yield Study, BOKA Powell (Jan. 2025).



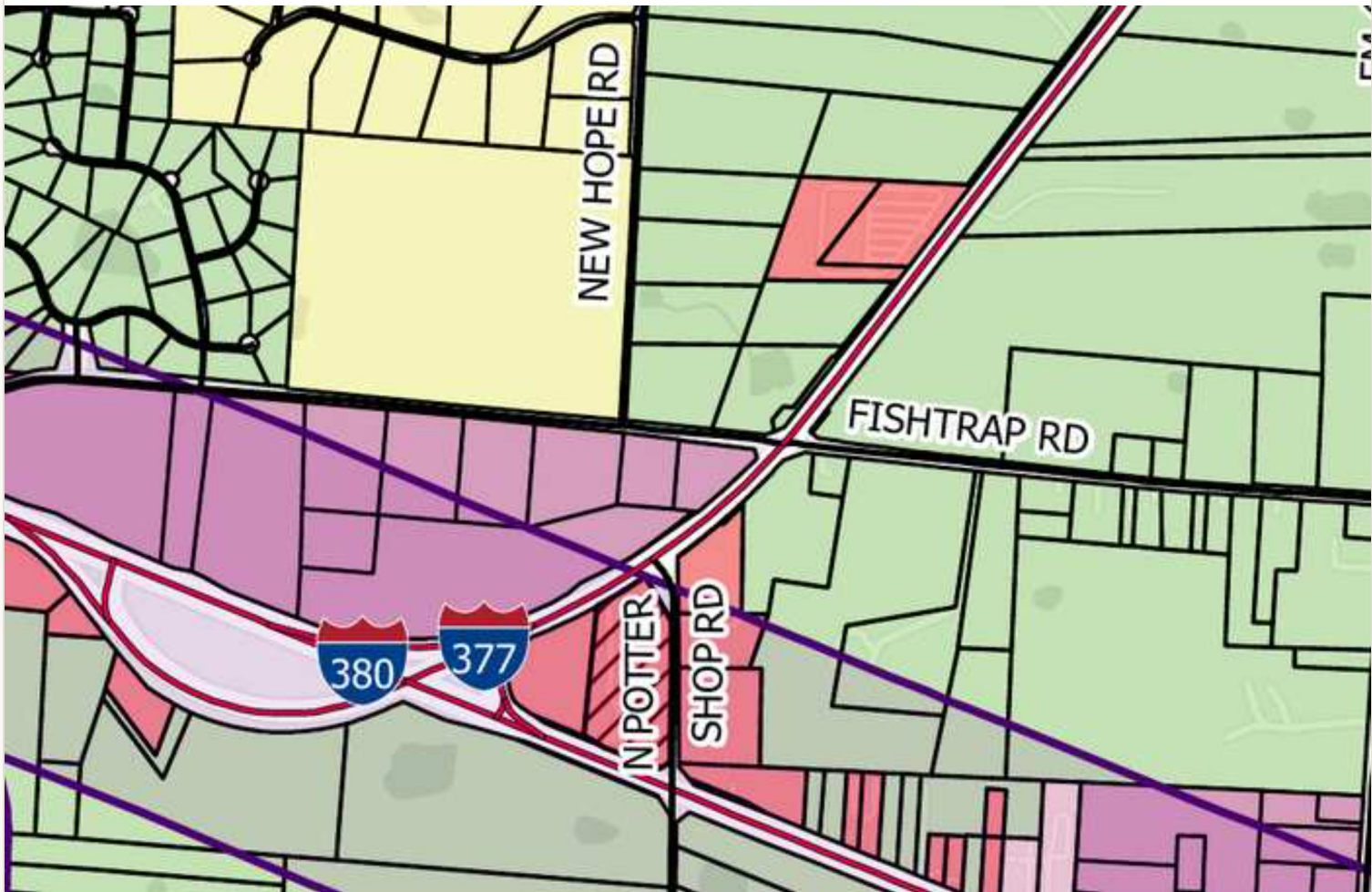
# Zoning Map

±18.3 Acres · Cross Roads, Texas



## TOWN OF CROSS ROADS — ZONING MAP

Jan. 2026



■ Agricultural ■ Residential ■ Mixed Use ■ Commercial 1 & 2 ■ 380 Overlay Boundary

The property is zoned **Mixed Use (MX)** and falls within the Town's **380 Overlay** district at the US Hwy 380 / US Hwy 377 interchange along Fishtrap Road.

Information deemed reliable but not guaranteed. Buyer to independently verify current zoning, boundaries and permitted uses directly with the Town of Cross Roads Planning & Development Department. Source: Town of Cross Roads Zoning Map (Jan. 2026).

