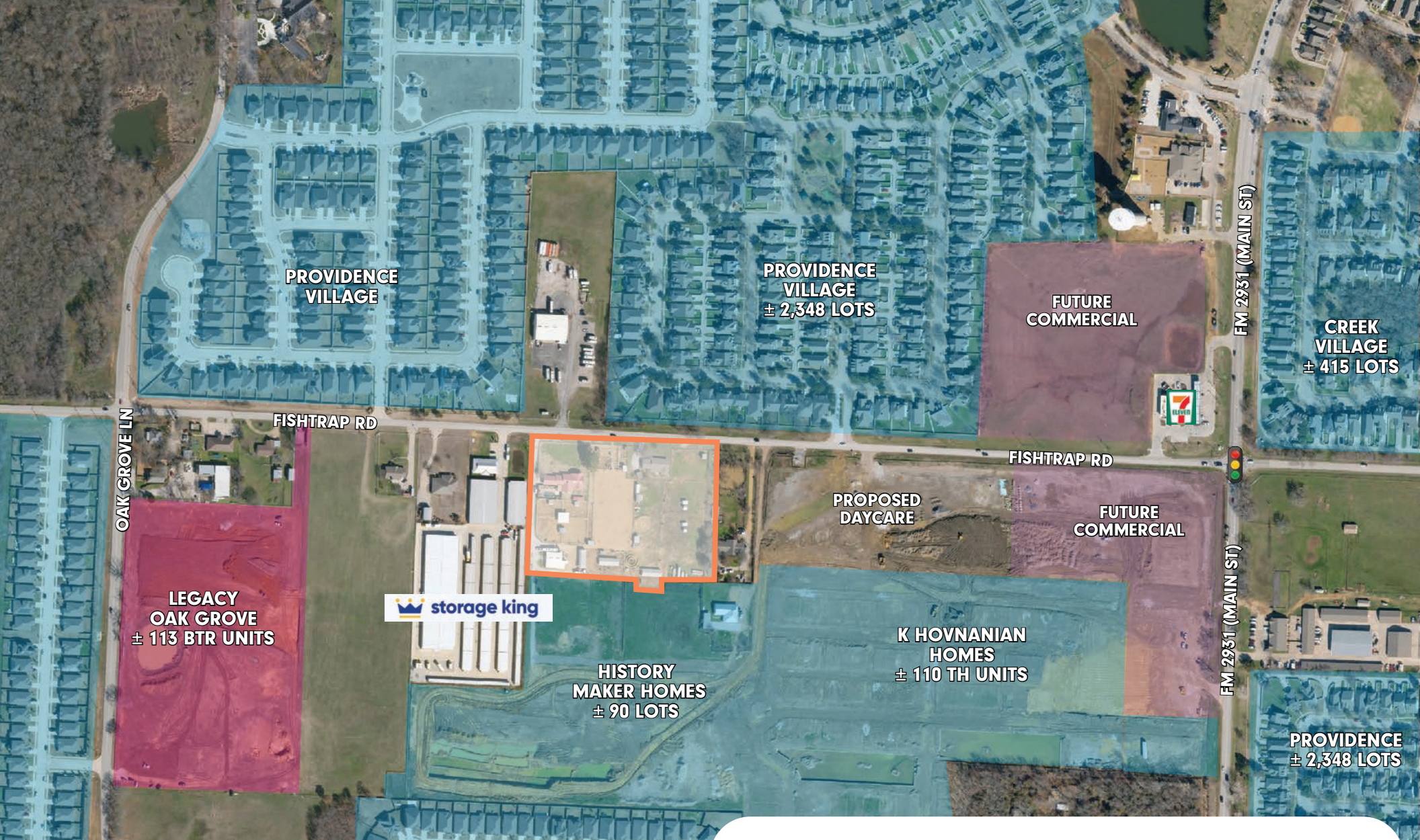




**10600 FISHTRAP RD
AUBREY, TX 76227**

CHRIS YOUNG
214.416.8216

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PROPERTY OVERVIEW



LOCATION

10600 Fishtrap Rd
Aubrey, TX 76227



ACREAGE

Gross: ± 5.39
Net: ± 5.39



ZONING

Providence Village ETJ &
Cross Roads ETJ



PROPOSED USE

Commercial / Neighborhood Mixed-Use



UTILITIES

Water: To Site
Sewer: Off Site (Mustang SUD)



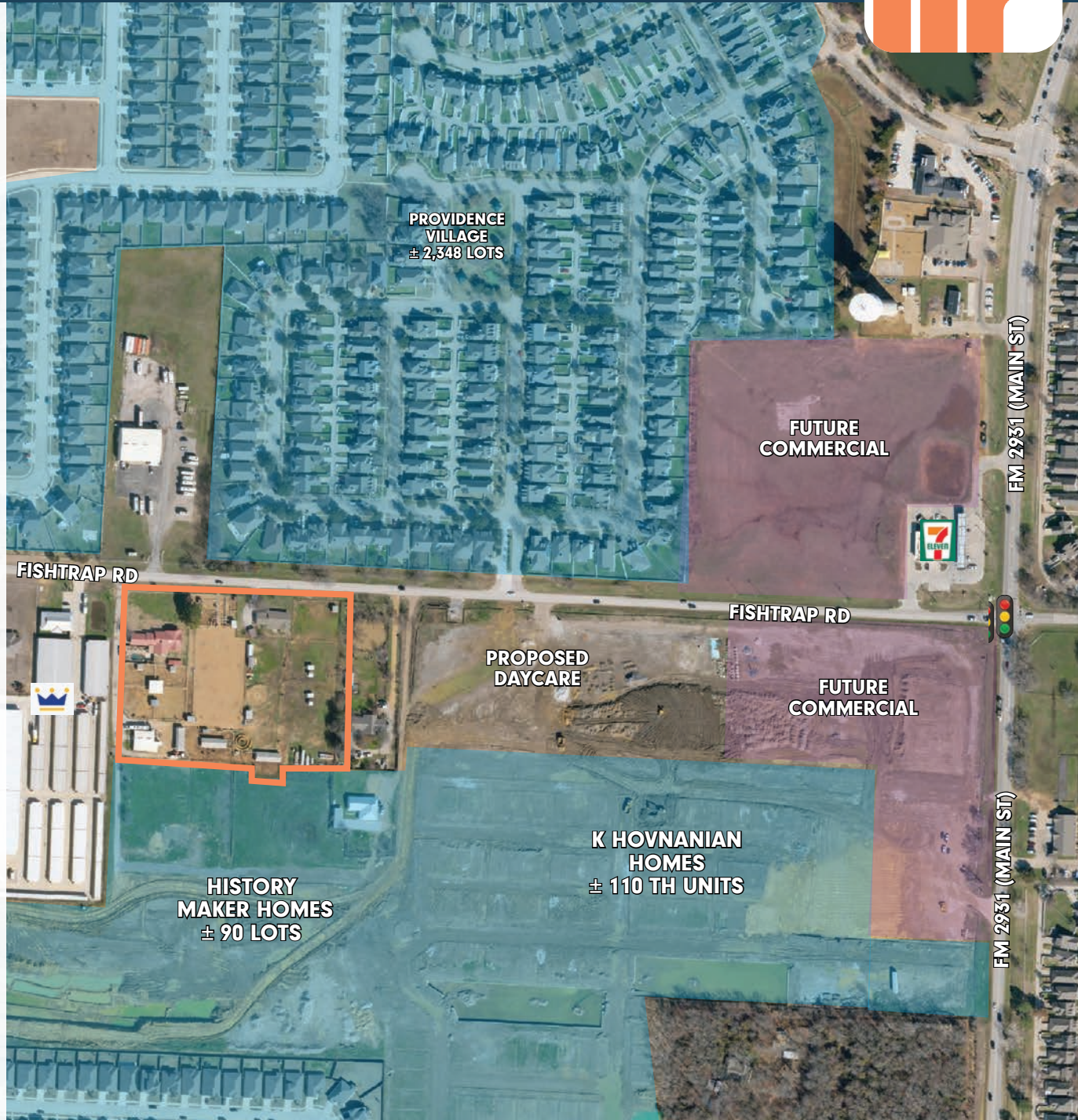
ISD

Denton ISD



VPD

FM 2931: $\pm 13,321$





NAYLOR RD

FISHTRAP RD

FM 2931 EXPANSION

FM 2931 EXPANSION

LIBERTY AT
PROVIDENCE VILLAGE
± 197 LOTS

LENNAR
FORGE RANCH
± 1,450 LOTS

PROVIDENCE
VILLAGE
± 2,348 LOTS

CREEK VILLAGE
± 415 LOTS

SITE

FUTURE
COMMERCIAL

VILLAGES AT
CROSS ROADS
± 299 LOTS

LEGACY
OAK GROVE
± 113 BTR UNITS

PROPOSED
DAYCARE

K HOVANIAN HOMES
± 110 TH UNITS

HISTORY
MAKER HOMES
± 90 LOTS

FUTURE
COMMERCIAL

PARKER
CROSSING
± 590 LOTS

THE LANDING AT
LITTLE ELM
± 384 UNITS

PROVIDENCE
± 2,348 LOTS

PALOMA CREEK
± 1,009 LOTS

CENTURY 380
± 416 UNITS

FUTURE
Kroger

FUTURE
Spirits

7-Eleven

380
FUTURE
H-E-B

380
FUTURE
Target

380

380



SPIRITAS RANCH
± 1,217 LOTS

NORTH LAKE
ESTATES
± 750 LOTS

FM 2931 EXPANSION

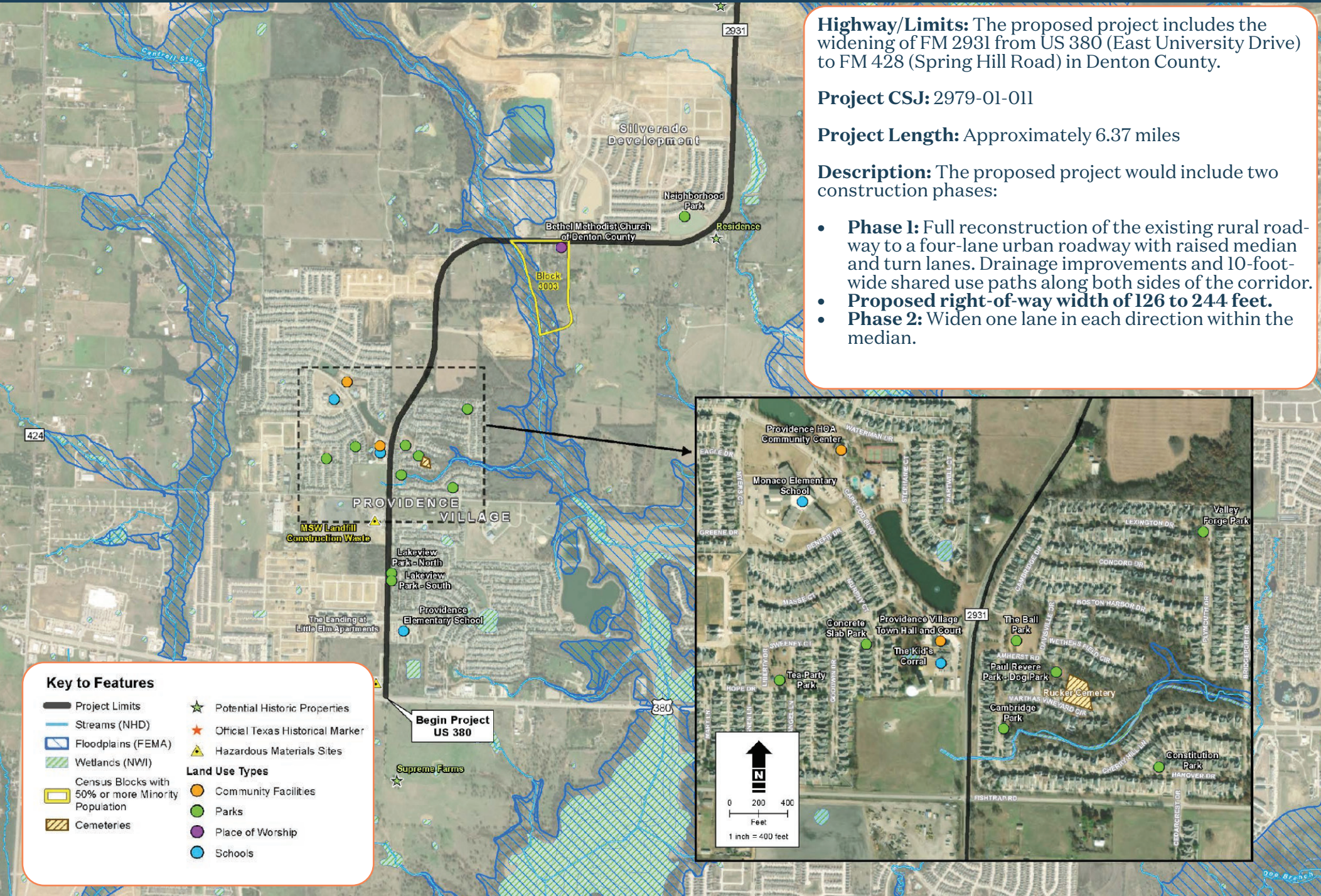
Highway/Limits: The proposed project includes the widening of FM 2931 from US 380 (East University Drive) to FM 428 (Spring Hill Road) in Denton County.

Project CSJ: 2979-01-011

Project Length: Approximately 6.37 miles

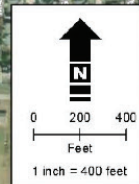
Description: The proposed project would include two construction phases:

- **Phase 1:** Full reconstruction of the existing rural roadway to a four-lane urban roadway with raised median and turn lanes. Drainage improvements and 10-foot-wide shared use paths along both sides of the corridor.
- **Proposed right-of-way width of 126 to 244 feet.**
- **Phase 2:** Widen one lane in each direction within the median.



Key to Features

- | | |
|--|----------------------------------|
| Project Limits | Potential Historic Properties |
| Streams (NHD) | Official Texas Historical Marker |
| Floodplains (FEMA) | Hazardous Materials Sites |
| Wetlands (NWI) | |
| Census Blocks with 50% or more Minority Population | Land Use Types |
| Cemeteries | Community Facilities |
| | Parks |
| | Place of Worship |
| | Schools |



MARKET OVERVIEW

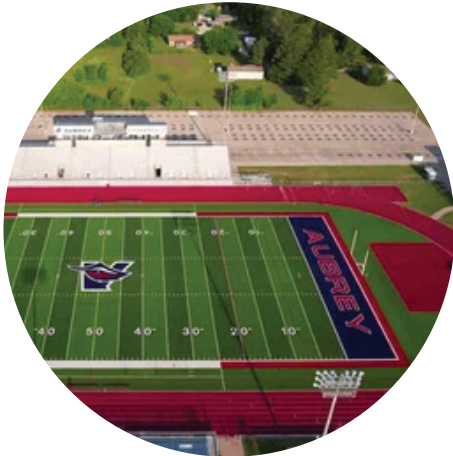


SUMMARY

AUBREY, TEXAS IS RAPIDLY EMERGING AS A STRATEGIC LOCATION FOR BUSINESS GROWTH AND COMMERCIAL INVESTMENT, DRIVEN BY ITS PROXIMITY TO KEY NORTH TEXAS ECONOMIC HUBS AND A SURGE IN POPULATION. LOCATED ALONG THE EXPANDING U.S. HIGHWAY 380 CORRIDOR, AUBREY OFFERS DIRECT ACCESS TO MAJOR MARKETS SUCH AS FRISCO, DENTON, AND THE GREATER DALLAS-FORT WORTH METROPLEX. THE CITY'S PRO-BUSINESS ENVIRONMENT, AVAILABILITY OF DEVELOPABLE LAND, AND ONGOING INFRASTRUCTURE IMPROVEMENTS HAVE POSITIONED IT AS AN ATTRACTIVE DESTINATION FOR RETAIL, LIGHT INDUSTRIAL, AND SERVICE-BASED ENTERPRISES.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	41,387	98,026	424,843
2029 POPULATION	50,111	119,294	515,592
POP. GROWTH 2024-2029	4.20%	4.30%	4.30%
2024 TOTAL HOUSEHOLDS	13,646	32,300	146,633
MEDIAN HOUSEHOLD INCOME	\$107,870	\$111,236	\$107,696
2024 TOTAL BUSINESSES	755	1,537	12,446
2024 TOTAL EMPLOYMENT	4,493	9,159	93,510



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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.

11-2-2015



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:
 - 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 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.

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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Batey	730487	dbatey@rangerealtyadvisors.com	214-416-8217
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____