



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>AUBRY DEVELOPMENT SITE</b>
<b>LOCATION:</b>	803 FM 428, Aubrey, TX 76227
<b>TYPE:</b>	Development Site
<b>ZONING:</b>	General Retail – City of Aubrey
<b>POTENTIAL USE:</b>	Retail   Medical Office   Professional Office   General Commercial uses
<b>LAND:</b>	+/- 3.298 AC
<b>TOPOGRAPHY:</b>	Flat
<b>FRONTAGE/ACCESS:</b>	FM 428 (Sherman Dr)
<b>VISIBILITY:</b>	High
<b>UTILITIES:</b>	All utilities on site
<b>TAXES:</b>	Tax Parcel ID: 51687 & 51672
<b>PRICING:</b>	\$702,000.00
<b>TERMS:</b>	Cash at Closing
<b>LISTED:</b>	LoopNet, Costar, Crexi and many more
<b>COMMENTS:</b>	Positioned along the rapidly growing FM 428 corridor in Aubrey, this ±3.298-acre tract offers the opportunity to secure land in one of North Texas' fastest-expanding markets. With excellent frontage and visibility along FM 428, the property benefits from strong traffic counts, convenient access to US 377, Highway 380, the future Regional Outer Loop and the surrounding Denton County growth corridor. Surrounded by ongoing residential, commercial, and infrastructure development, this site presents exceptional potential for investment, future development, owner-user occupancy, or a strategic land hold. FM 428 has become a key east-west connector in northern Denton County, making well-located acreage increasingly difficult to find.
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*\*\*Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice*

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