

Texas **Aubrey**

FOR LEASE

OFFICE | RETAIL | FLEX

Class A Space | ~59,400 +/- SF

Prime Aubrey, TX Location
4620 US 377

**DON'T JUST LEASE
POSITION YOUR BUSINESS FOR GROWTH**



&



**CROSSMAR
INVESTMENTS**

Call for more Information



PROPERTY

HIGHLIGHTS

10

BUILDING COMPLEX

Newly Built 10-Building Flex-Industrial Complex with Modern Office Build-Outs and Drive-Through Warehouse Access

377

HIGHWAY US 377

US 377 Frontage with Exposure to 16,000+ Vehicles per Day and Convenient Access to US 380, Denton, Prosper, and Frisco

59,400

SQUARE FEET

59,400 SF Flex-Industrial Development Designed for Commercial and Light-Industrial Users

1,500 SF

OFFICE BUILD-OUT

Flex-Industrial Suites Featuring 1,500 SF of Office Build-Out, 4,440 SF of Warehouse Space, 20-Foot Clear Heights, and Front-to-Rear Drive-Through Access

BUILDING HIGHLIGHTS



PREMIER FLEX-INDUSTRIAL SPACE
NEWLY BUILT TO ACCOMMODATE
OFFICE, WAREHOUSE, DISTRIBUTION,
AND LIGHT-INDUSTRIAL USERS



DENTON COUNTY MARKET ADVANTAGE
A NORTH TEXAS LOCATION WITH ACCESS
TO A GROWING LABOR BASE AND THE
NEARBY DENTON, PROSPER, AND FRISCO
MARKETS



FLEXIBLE SUITES FROM 1,845–5,940 SF
EFFICIENT SPACES WITH OFFICE BUILD-
OUTS, FUNCTIONAL WAREHOUSE AREAS,
AND ADAPTABLE CONFIGURATIONS



PARKING & SITE ACCESS
ON-SITE PARKING WITH CONCRETE-
PAVED DRIVES, INTERNAL FIRE-LANE
CIRCULATION, AND GATED ACCESS
POINTS



10-BUILDING FLEX-INDUSTRIAL
APPROXIMATELY 59,400 SF NEWLY BUILT
SPACE FEATURING MODERN OFFICE
IMPROVEMENTS



US 377 / KRUGERVILLE LOCATION
DIRECT US 377 FRONTAGE WITH EXPOSURE
TO MORE THAN 16,000 VEHICLES PER DAY



MODERN OFFICE / WAREHOUSE LAYOUT
FLEXIBLE CONFIGURATIONS WITH 20-FOOT
CLEAR HEIGHTS, 12' BY 12' GRADE-LEVEL
DOORS, AND DRIVE-THROUGH ACCESS

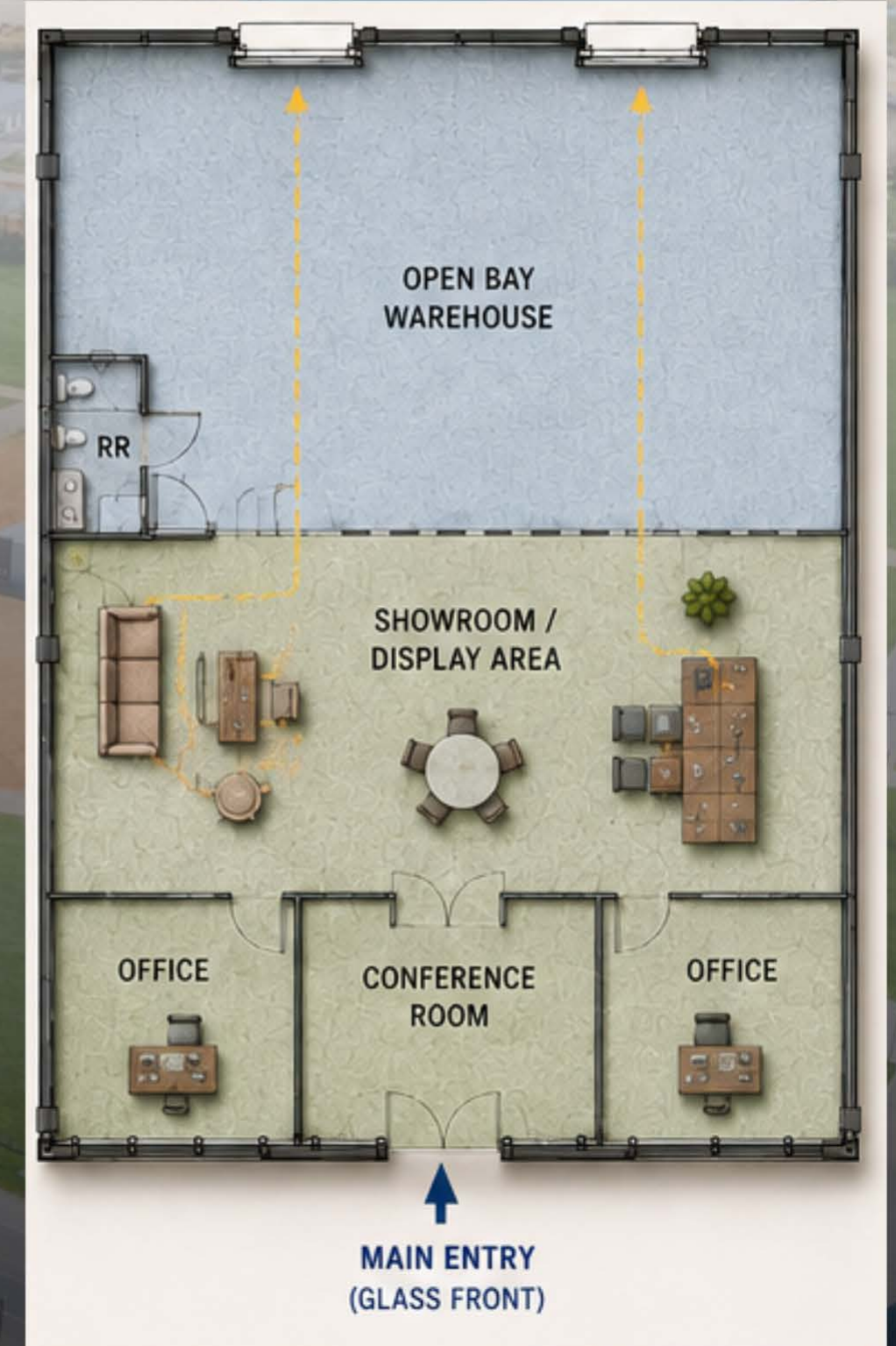
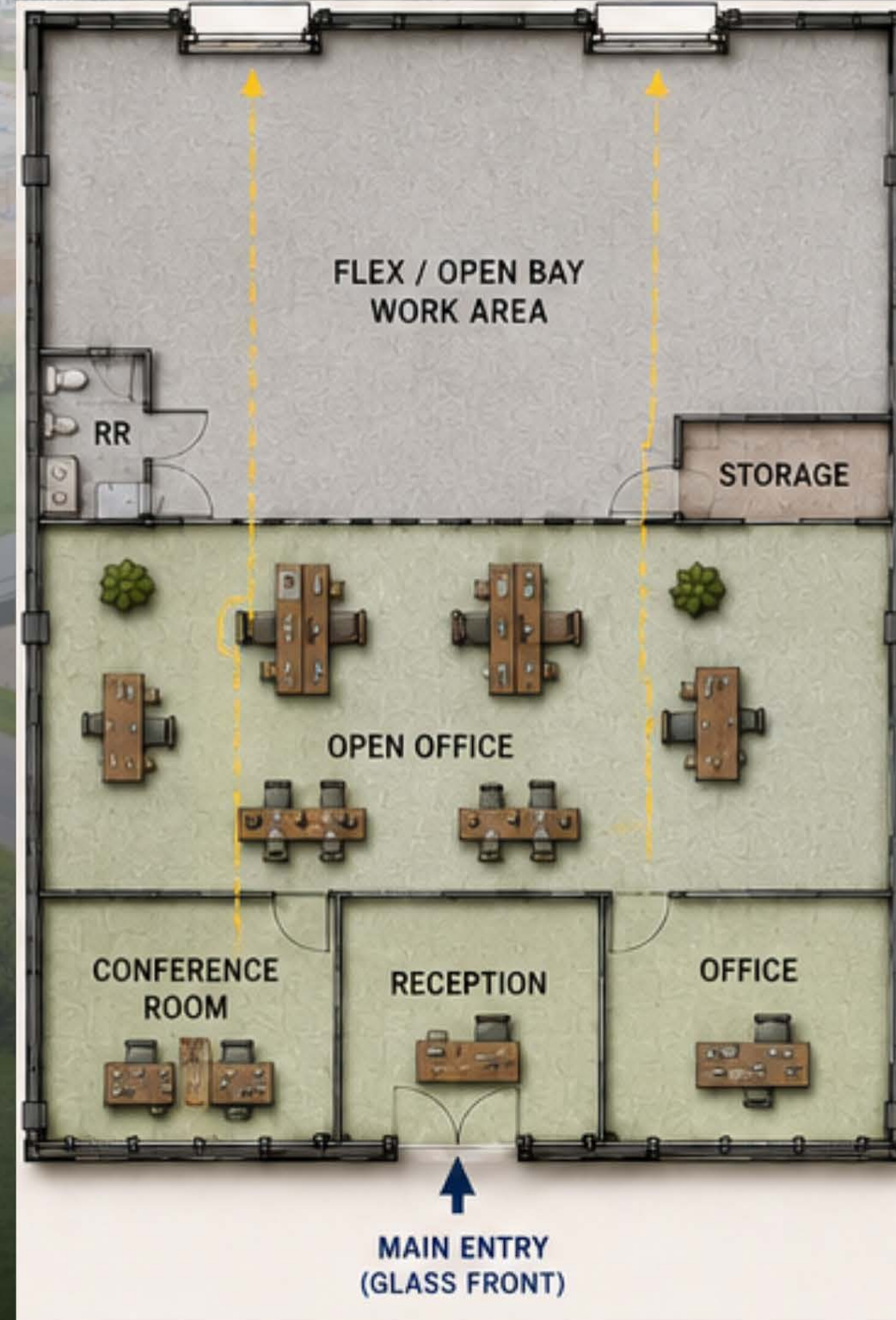
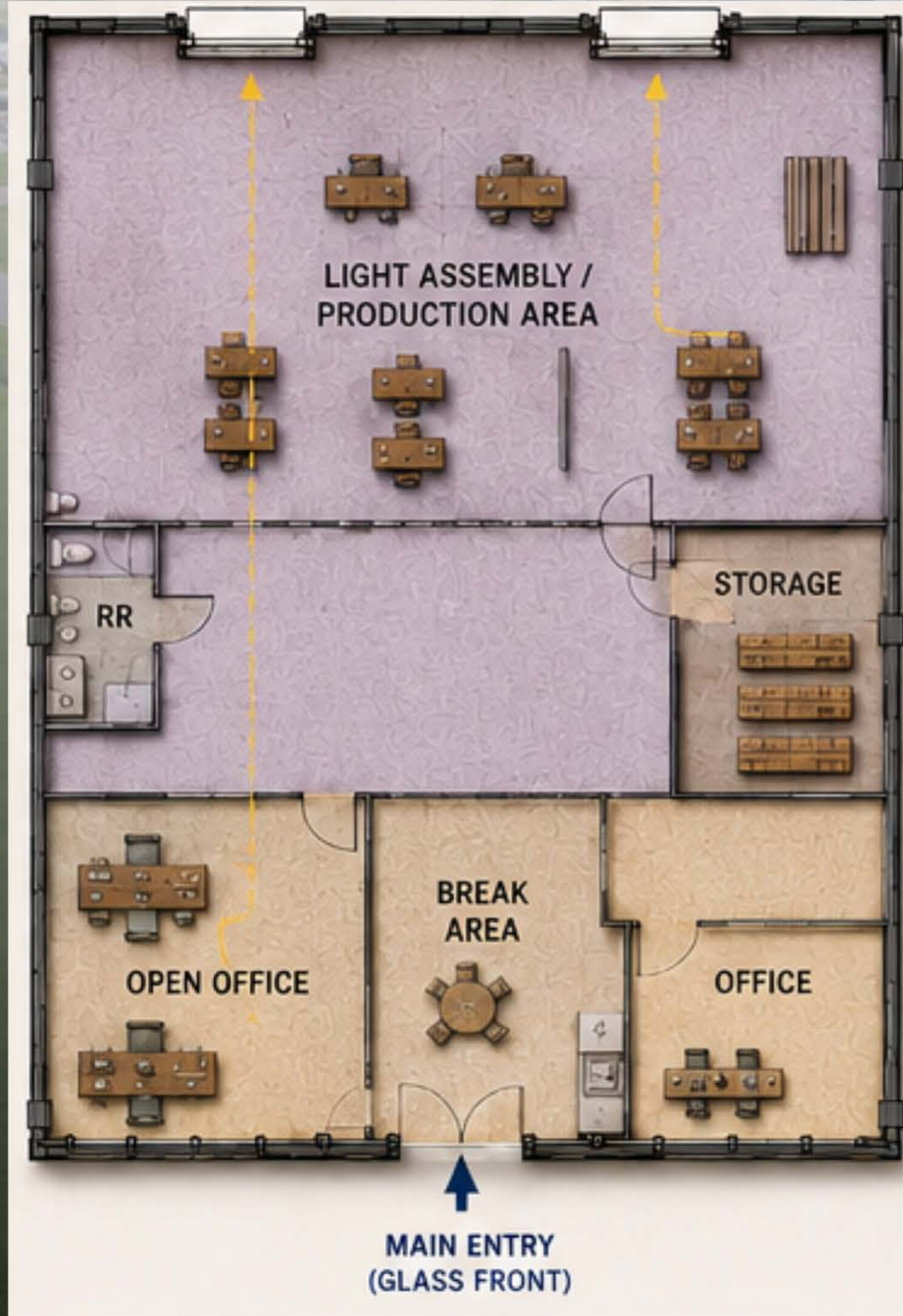


MODERN FLEX-INDUSTRIAL CENTER
FINISHED OFFICE AREAS, FUNCTIONAL
WAREHOUSE SPACE, AND GRADE-LEVEL
OVERHEAD DOORS



INTERIOR

CONCEPTUAL FLOOR PLANS





EXTERIOR

















TEXAS-DFW MARKET OVERVIEW



TOP 5
U.S METRO ECONOMY
\$744.7B GDP



TOP 3
U.S. METRO POPULATION GAIN
+178K RESIDENTS 2023-2024



LOW COST
NO STATE PERSONAL
INCOME TAX



STRATEGIC LOCATION
IN THE CENTRAL U.S.



POPULATION
8,344,032



BUSINESS-FRIENDLY ENVIRONMENT
TEXAS SALE + NO PERSONAL
INCOME TAX



FORTUNE 500
21 HQs IN DFW
44 FORTUNE 1000 HQs



DFW INTERNATIONAL AIRPORT
GLOBAL AIR GATEWAY
87.8M Passengers in 2024 | No.3 Busiest Airport
Worldwide

DALLAS

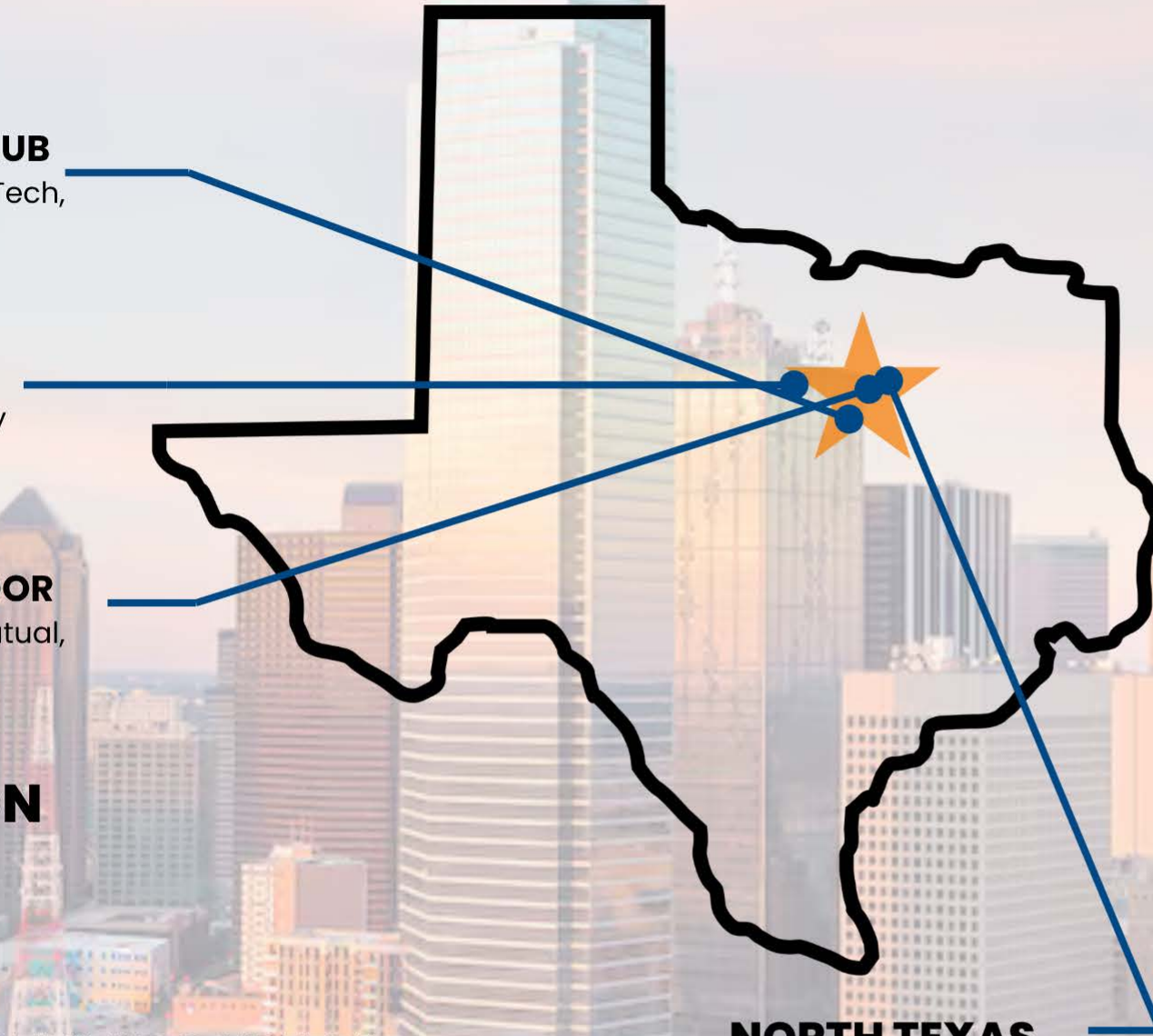
CORPORATE & FINANCIAL HUB
Finance, Telecom, Healthcare, Tech,
and Headquarters Concentration

FORT WORTH

AEROSPACE & MANUFACTURING
Aviation, Defense, Rail, Logistics, and Energy
Corridor

PLANO/FRISCO

COPORATE RELOCATION CORRIDOR
Toyota, JP Morgan Chase, Liberty Mutual,
PGA Corridor



NORTH TEXAS

FASTEST-GROWING REGION + LOGISTICS HUB
Driven by corporate relocations, population growth, DFW
Airport, inland ports, interstates, rail, and a deep labor pool
across Dallas, Fort Worth, Irving, Plano, Frisco, Arlington,
and Denton



STRATEGIC LOCATION MAP

US 377 FRONTAGE. NORTH DFW ACCESS.



PRIME US 377 FRONTAGE
High visibility & easy access

SEAMLESS CONNECTIVITY
Minutes to US 380, I-35, and major DFW markets

GROWTH CORRIDOR
Surrounded by rapid development and strong demand

DENTON
I-35E & I-35W

288

UNT & TWU

CONNECTED. VISIBLE. POSITIONED FOR GROWTH.

The Reserve at Krugerville offers premier flex-industrial space with US 377 frontage and immediate access to US 380, placing your business at the center of North DFW's fastest-growth corridor.



1 MIN
to US 377



3 MIN
to US 380



15 MIN
to I-35E



30-35 MIN
to DFW Int'l Airport



40-45 MIN
to Downtown Dallas



PROXIMITY

SITE POSITION



FOR LEASING INQUIRIES



COVENANT
COMMERCIAL
REAL ESTATE

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Director CRE

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