

Flexible Land Opportunity in Aubrey ETJ

377 ±18,330 VPD

**±5.29
ACRES**

**±1.44
ACRES**

**±6.722 Acres in High-Growth
Aubrey Corridor**
**Flexible ETJ Development
Opportunity**
Near US-377 with Dual Access

0 Highmeadow Dr, Aubrey, TX

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Property Overview

M&D CRE is proud to present a ±6.722-acre Aubrey ETJ land opportunity offering full utilities, dual hard corners, development flexibility, and strong surrounding new construction retail, multifamily, industrial, and residential.



Listed By:
Zach Strickland 682.229.9100 | Will Greenstein 214.707.3793



Property Overview

AUBREY ETJ LAND WITH STRONG INFILL POSITIONING

M&D CRE is pleased to present 0 Highmeadow Dr in Aubrey, Texas, a ±6.722-acre commercial land opportunity positioned within Denton County and Aubrey’s ETJ. The subject acreage offers open, cleared, level land with a flexible configuration, city water, city sewer, electricity connected, and multiple access points. With no zoning noted in the Aubrey ETJ and potential subdivision down to ±1.435 acres, the property provides meaningful flexibility for developers, owner-users, and investors evaluating a range of commercial, service, flex, office, industrial, or development-oriented uses, subject to buyer verification and applicable approvals.

The property benefits from an established surrounding development pattern, with nearby multifamily communities, industrial/flex users, civic and educational facilities, residential rooftops, and ongoing area development. This setting gives the site a strong infill-style position, pairing usable land and existing utility infrastructure with paved street frontage and nearby demand drivers. Together, these attributes create a compelling Aubrey-area opportunity for buyers seeking flexibility, accessibility, and long-term growth potential.

For more information, contact **Zach Strickland** at **682.229.9100** | zach.strickland@mdcregroup.com or **Will Greenstein** at **214.707.3793** | will.greenstein@mdcregroup.com.

Core Site Attributes Across All Three Offerings	
Type	Commercial Land in Aubrey ETJ
Topography	Level
Zoning	No Zoning – Aubrey ETJ
Condition	Open, Cleared Land
Utilities	City Water & Sewer, Electricity Available
Flood Plain	No Flood Plain Reported
Surrounding Context	Subdivisions, Multi-family, Flex, Civic & Residential Uses

Combined Parcels	
Site Size	±6.722 Acres
Parcel IDs	965578, 965579
Lot SF	±292,811 SF
Frontage	±1,209’
Access	Multiple
Use	Flexible Multi-Parcel Dev. Opportunity

Larger Parcel	
Site Size	±5.287 Acres
Parcel ID	965578
Lot SF	±230,302 SF
Frontage	±951’
Access	Multiple
Use	Larger User Site

Smaller Parcel	
Site Size	±1.435 Acres
Parcel ID	965579
Lot SF	±62,509 SF
Frontage	±258’
Access	Two Points
Use	Pad Site

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Highlights

±6.722 Acres Available
Combined or Separately

±5.287-Acre and ±1.435-Acre
Offering Options

±1,209' Total Frontage Across
Both Parcels

Open, Cleared, Level Land

No Zoning in Aubrey ETJ

City Water, Sewer, and
Electricity Available

Multiple Access Points and
Subdivision Potential

Flexible Commercial, Flex,
Office, or Service-Use
Potential

Infill-Style Setting Near
Surrounding Development

Near Residential, Civic,
Educational, and Industrial/
Flex Uses

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0 Highmeadow Dr, Aubrey, TX



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Location Overview

Strategically positioned in the high-growth North DFW corridor, Aubrey, Texas serves as a premier gateway to the Dallas–Fort Worth Metroplex’s northern expansion.

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Aubrey, TX: A High-Growth Commercial Frontier

Aubrey, TX

Aubrey, Texas, is a rapidly ascending community in the heart of the thriving Dallas-Fort Worth Metroplex, characterized by its high-quality lifestyle and explosive residential development. Positioned along the strategic “path of progress” in North Texas, the area is experiencing a significant influx of families and young professionals attracted by its top-tier school districts and expanding economic base. This sustained population surge has created a favorable environment for commercial real estate, offering investors a singular opportunity to capitalize on a market with high barriers to entry, upward momentum, and long-term economic strength.

86,576

2025 15-Min
Population
(STDB)

100,159

2030 Projected
15-Min Pop.
(STDB)

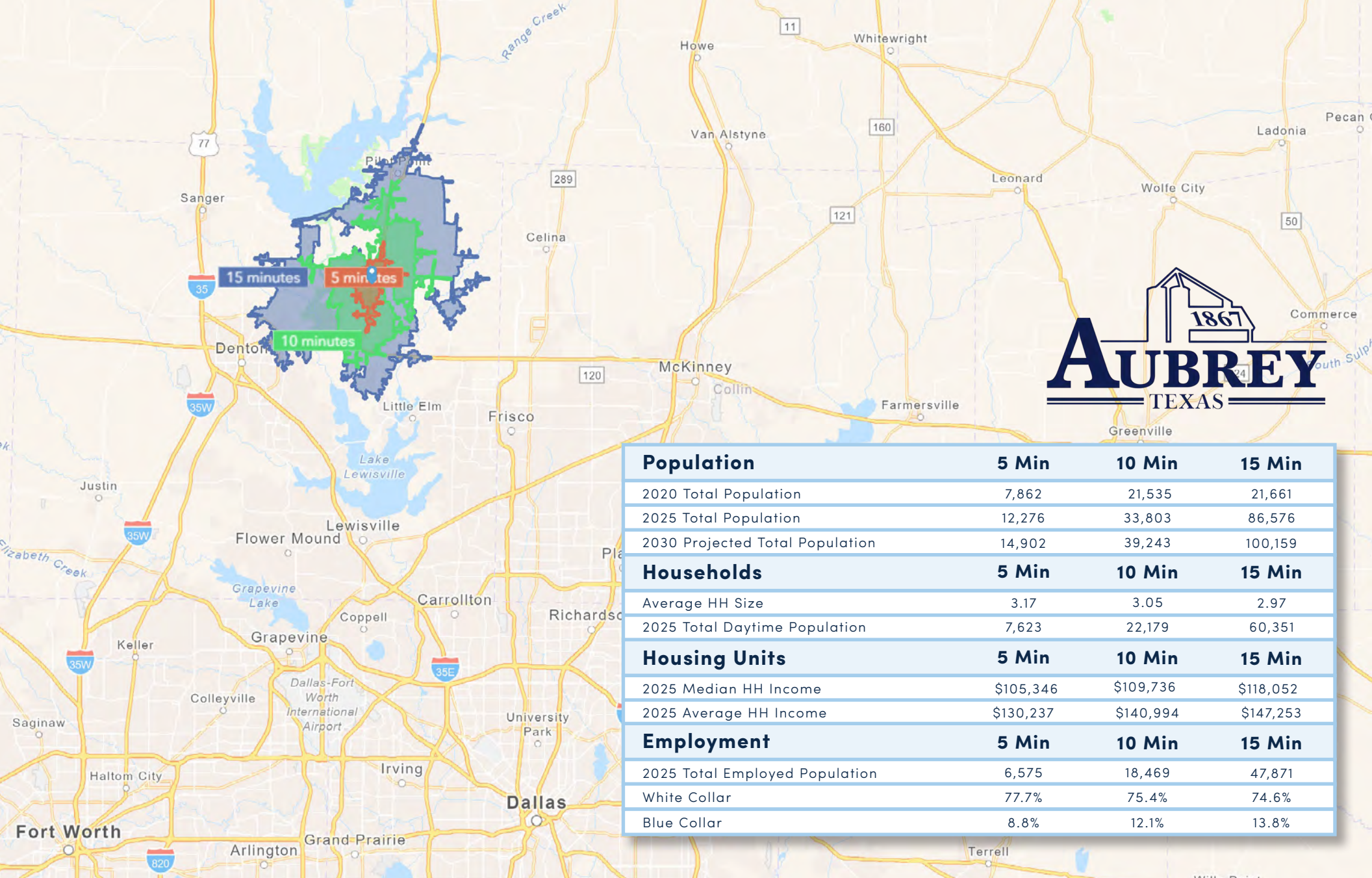
\$147,253

2025 Average
HH Income
(STDB)

47,871

2025 Employed
Population
(STDB)





Population	5 Min	10 Min	15 Min
2020 Total Population	7,862	21,535	21,661
2025 Total Population	12,276	33,803	86,576
2030 Projected Total Population	14,902	39,243	100,159
Households	5 Min	10 Min	15 Min
Average HH Size	3.17	3.05	2.97
2025 Total Daytime Population	7,623	22,179	60,351
Housing Units	5 Min	10 Min	15 Min
2025 Median HH Income	\$105,346	\$109,736	\$118,052
2025 Average HH Income	\$130,237	\$140,994	\$147,253
Employment	5 Min	10 Min	15 Min
2025 Total Employed Population	6,575	18,469	47,871
White Collar	77.7%	75.4%	74.6%
Blue Collar	8.8%	12.1%	13.8%

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Regulated by the Texas Real Estate Commission

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Sales Agent/Associate's Name	License No.	Email	Phone
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Buyer/Tenant/Seller/Landlord Initials			Date