



# AUBRY DEVELOPMENT SITE

803 FM 428, Aubrey, TX 76227



## PROPERTY HIGHLIGHTS

Positioned along the rapidly growing FM 428 corridor in Aubrey, this  $\pm 3.298$ -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.

**PRICE:**  
\$702,000.00

**SIZE:**  
 $\pm 3.298$  AC

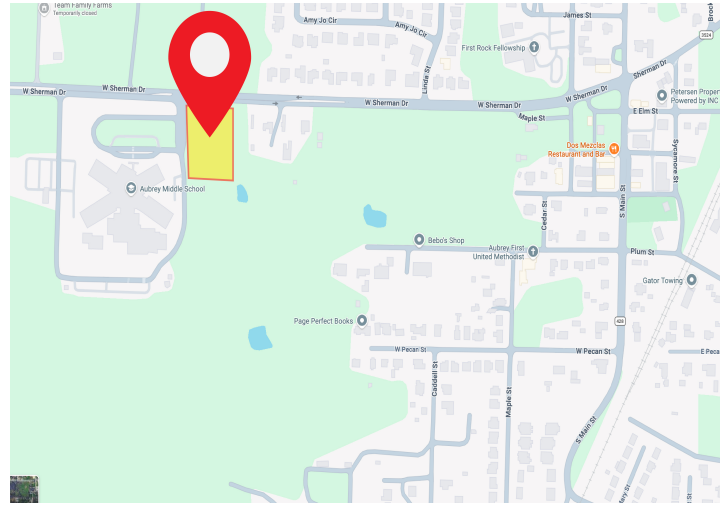
\*\*Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

**JOHN WITHERS**

john@stagcre.com | 940.400.STAG

# SITE

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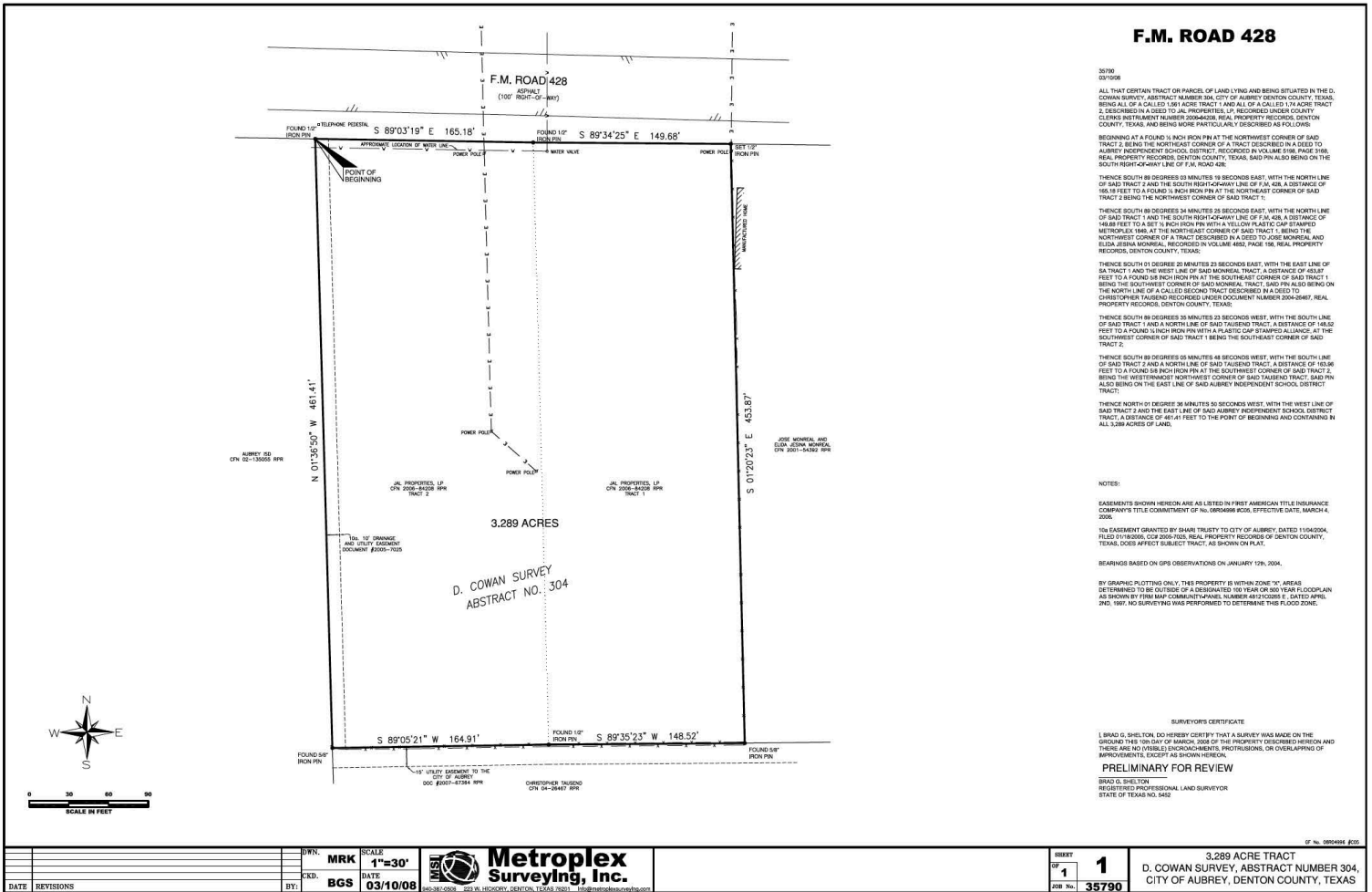
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# SURVEY

803 FM 428, Aubrey, TX 76227



**STAG**  
COMMERCIAL



### F.M. ROAD 428

35790  
03/10/08

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE D. COWAN SURVEY, ABSTRACT NUMBER 304, CITY OF AUBREY, DENTON COUNTY, TEXAS, BEING ALL OF A CALLED 1.961 ACRE TRACT 1 AND ALL OF A CALLED 1.74 ACRE TRACT 2, DESCRIBED IN A DEED TO AUBREY INDEPENDENT SCHOOL DISTRICT, DATED APRIL 2, 2008, INSTRUMENT NUMBER 2008-04208, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID TRACT 2, BEING THE NORTHEAST CORNER OF A TRACT DESCRIBED IN A DEED TO AUBREY INDEPENDENT SCHOOL DISTRICT, DESCRIBED IN VOLUME 538, PAGE 2188, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS; SAID PIN ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 428;

THENCE SOUTH 89 DEGREES 03 MINUTES 19 SECONDS EAST, WITH THE NORTH LINE OF SAID TRACT 2 AND THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 428, A DISTANCE OF 165.18 FEET TO A FOUND 1/2 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID TRACT 1;

THENCE SOUTH 89 DEGREES 34 MINUTES 25 SECONDS EAST, WITH THE NORTH LINE OF SAID TRACT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 428, A DISTANCE OF 149.68 FEET TO A FOUND 1/2 INCH IRON PIN AT THE NORTHEAST CORNER OF SAID TRACT 1;

THENCE SOUTH 89 DEGREES 05 MINUTES 21 SECONDS WEST, WITH THE NORTH LINE OF SAID TRACT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 428, A DISTANCE OF 164.91 FEET TO A FOUND 1/2 INCH IRON PIN AT THE SOUTHWEST CORNER OF SAID TRACT 1;

THENCE SOUTH 89 DEGREES 35 MINUTES 23 SECONDS WEST, WITH THE NORTH LINE OF SAID TRACT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 428, A DISTANCE OF 148.52 FEET TO A FOUND 1/2 INCH IRON PIN AT THE SOUTHWEST CORNER OF SAID TRACT 2;

THENCE SOUTH 89 DEGREES 21 MINUTES 18 SECONDS EAST, WITH THE NORTH LINE OF SAID TRACT 2 AND THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 428, A DISTANCE OF 165.18 FEET TO A FOUND 1/2 INCH IRON PIN AT THE NORTHEAST CORNER OF SAID TRACT 2;

THENCE SOUTH 89 DEGREES 34 MINUTES 25 SECONDS EAST, WITH THE NORTH LINE OF SAID TRACT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 428, A DISTANCE OF 149.68 FEET TO A FOUND 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP SHAPED ALLIANCE METROPLEX 1985, AT THE NORTHEAST CORNER OF SAID TRACT 1, BEING THE NORTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO JOSE MONREAL AND ELDA ZESINA MONREAL, RECORDED IN VOLUME 482, PAGE 156, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 01 DEGREE 20 MINUTES 23 SECONDS EAST, WITH THE EAST LINE OF SA TRACT 1 AND THE WEST LINE OF SAID MONREAL TRACT, A DISTANCE OF 453.87 FEET TO A FOUND 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID TRACT 1, BEING THE SOUTHWEST CORNER OF SAID MONREAL TRACT; SAID PIN ALSO BEING ON THE NORTH LINE OF A CALLED SECOND TRACT DESCRIBED IN A DEED TO CHRISTOPHER THOMAS RECORDED UNDER DOCUMENT NUMBER 2008-03487, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 35 MINUTES 23 SECONDS WEST, WITH THE SOUTH LINE OF SAID TRACT 1 AND A NORTH LINE OF SAID TAUBEND TRACT, A DISTANCE OF 162.96 FEET TO A FOUND 1/2 INCH IRON PIN AT THE SOUTHWEST CORNER OF SAID TRACT 2, BEING THE WESTERNMOST NORTHWEST CORNER OF SAID TAUBEND TRACT; SAID PIN ALSO BEING ON THE EAST LINE OF SAID AUBREY INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE SOUTH 89 DEGREES 05 MINUTES 21 SECONDS WEST, WITH THE SOUTH LINE OF SAID TRACT 2 AND A NORTH LINE OF SAID TAUBEND TRACT, A DISTANCE OF 163.96 FEET TO A FOUND 1/2 INCH IRON PIN AT THE SOUTHWEST CORNER OF SAID TRACT 2, BEING THE WESTERNMOST NORTHWEST CORNER OF SAID TAUBEND TRACT; SAID PIN ALSO BEING ON THE EAST LINE OF SAID AUBREY INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE NORTH 01 DEGREE 20 MINUTES 23 SECONDS WEST, WITH THE WEST LINE OF SAID TRACT 1 AND THE EAST LINE OF SAID AUBREY INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 453.87 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 3.289 ACRES OF LAND.

NOTES:

EASEMENTS SHOWN HEREON ARE AS LISTED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT OF NO. 9804866 AC06, EFFECTIVE DATE, MARCH 4, 2005.

10A EASEMENT GRANTED BY SHARE TRUSTEY TO CITY OF AUBREY, DATED 11/04/2004, FILED 01/19/2005, CC# 2005-702, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, DOES AFFECT SUBJECT TRACT, AS SHOWN ON PLAT.

BEARINGS BASED ON GPS OBSERVATIONS ON JANUARY 17TH, 2004.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "C" AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 800 YEAR FLOODPLAIN AS SHOWN BY FIRM MAP COM-UNIT/FIRMAL NUMBER 481210028 E, DATED APRIL 2ND, 1997. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

SURVEYOR'S CERTIFICATE

I, BRAD G. SHELTON, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND THIS 10th DAY OF MARCH, 2008 OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO DISCREPANCIES, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON.

PRELIMINARY FOR REVIEW

BRAD G. SHELTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 9429

DATE	REVISIONS	DWN: MRK	SCALE: 1"=30'	<p><b>Metroplex Surveying, Inc.</b> 440-81-0004 202 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurvey.com</p>	SHEET OF <b>1</b>	3.289 ACRE TRACT D. COWAN SURVEY, ABSTRACT NUMBER 304, CITY OF AUBREY, DENTON COUNTY, TEXAS
		CKD: BGS	DATE: 03/10/08		JOB No.: <b>35790</b>	

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# 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.
<b>CONTACT:</b>	John Withers, CCIM      (940) 400-STAG <a href="mailto:john@stagcre.com">john@stagcre.com</a>

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[www.stagcre.com](http://www.stagcre.com)



## 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.*

### 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:
  - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date