

Original *Paul Taylor* For Sale Ranch



FOR SALE | +/- 43.07 AC
7849—8035 US HWY 377, Pilot Point / Aubrey, TX



+/- 43.07 AC
Acres



US HWY 377
Frontage



Land
Type



Development
Proposed Use

Price: Call for Pricing

Available: 43.07 AC

Overview

- +/- 43.07 AC Aubrey Land with +/- 2,100 Ft of US HWY 377 Frontage.
- Excellent ingress/egress, on US HWY 377 soon to be expanded to a 6-lane divided thoroughfare. Users will have a recognizable US HWY 377 address.
- Located within 0.3 miles of the future US 377 & Outer Loop intersection (currently Blackjack Rd).
- The property's size, frontage, visibility, & location provide an outstanding opportunity for developers / users to capitalize on tremendous growth along this corridor.
- Surrounded by rapidly increasing residential development along with new commercial restaurants, retailers, & other service users.
- Proximity to the future Outer Loop will provide enhanced regional connectivity & increased traffic counts.
- Currently Zoned: Commercial.

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SITE

7849-8035 US HWY 377 | Pilot Point/Aubrey, TX



****Information contained herein was obtained from sources deemed reliable; however, Scott Brown 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 to sale or lease or removal from the market for any reason without notice.****

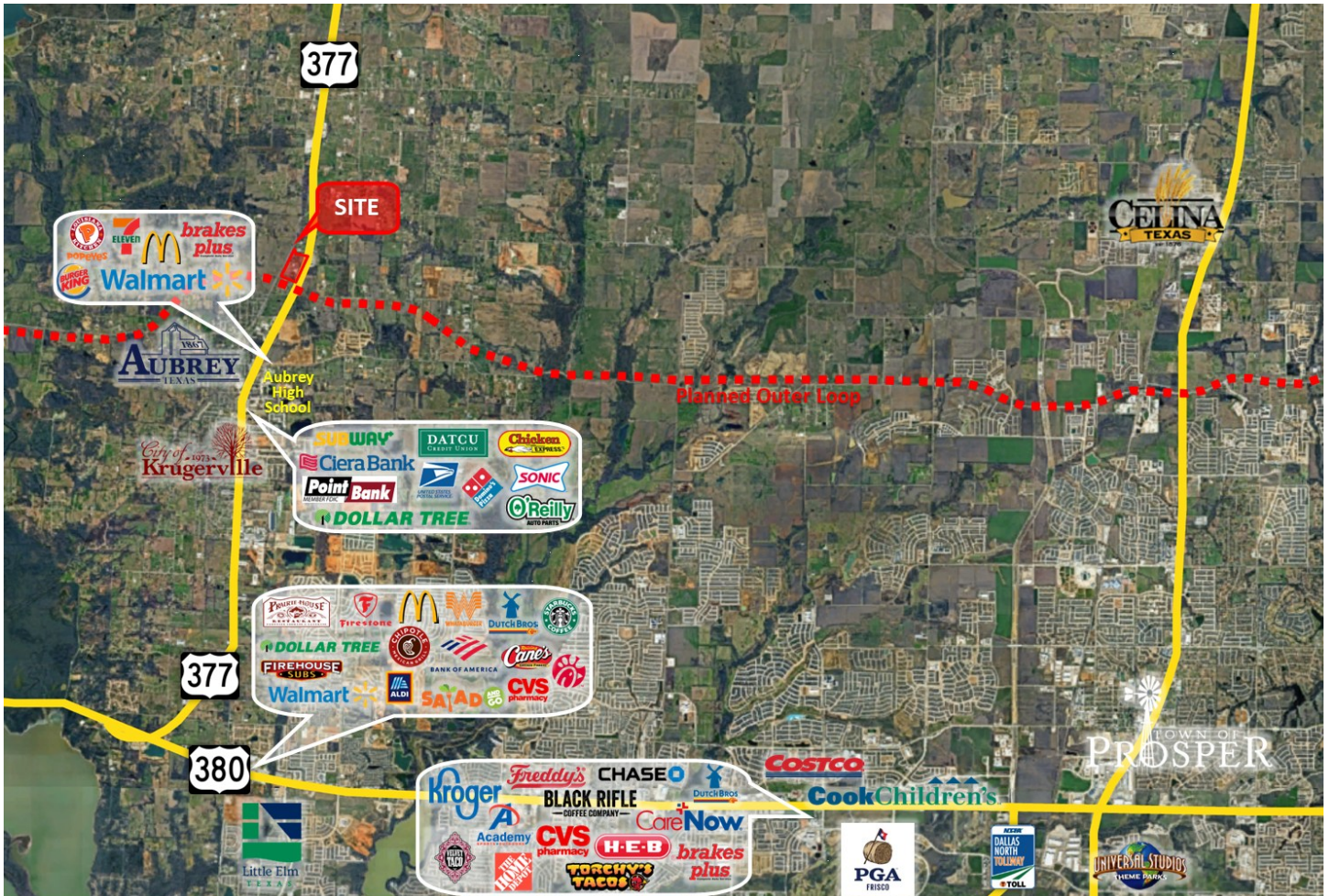
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PHOTOS



Land Overview



Main Warehouse / 100% HVAC



Barns



Covered Arena / Barns



Residence



Residence

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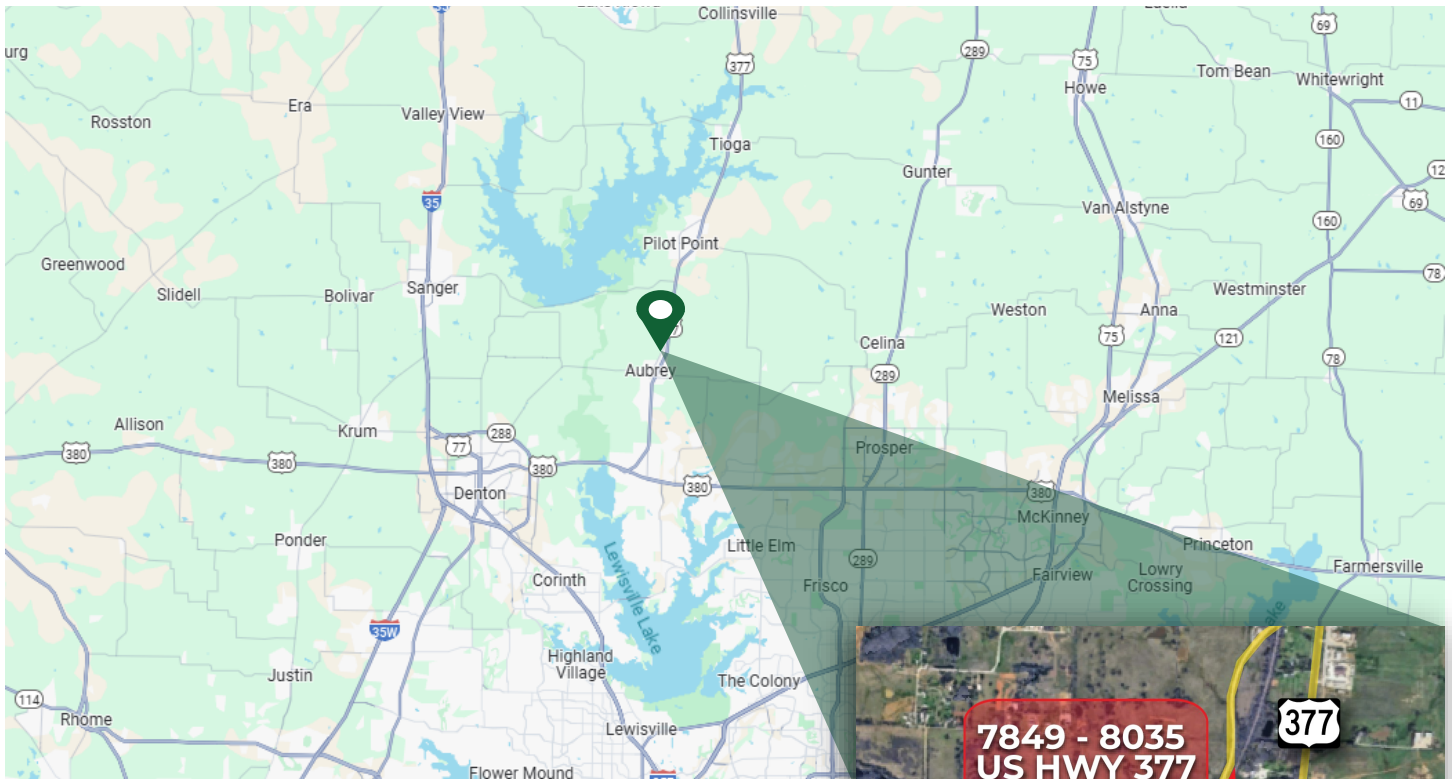
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MAPS

7849-8035 US HWY 377 | Pilot Point/Aubrey, TX



DRIVE TIME (To city center)

	Direct Access
HWY 377	
Pilot Point	8 Minutes
Crossroads	9 Minutes
HWY 380	9 Minutes
Loop 288	15 Minutes
Denton	16 Minutes
I-35 E	20 Minutes
Dallas North Tollway	22 Minutes
Sanger	22 Minutes
HWY 289	24 Minutes
HWY 82	30 Minutes



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- 30 Minutes

- 60 Minutes

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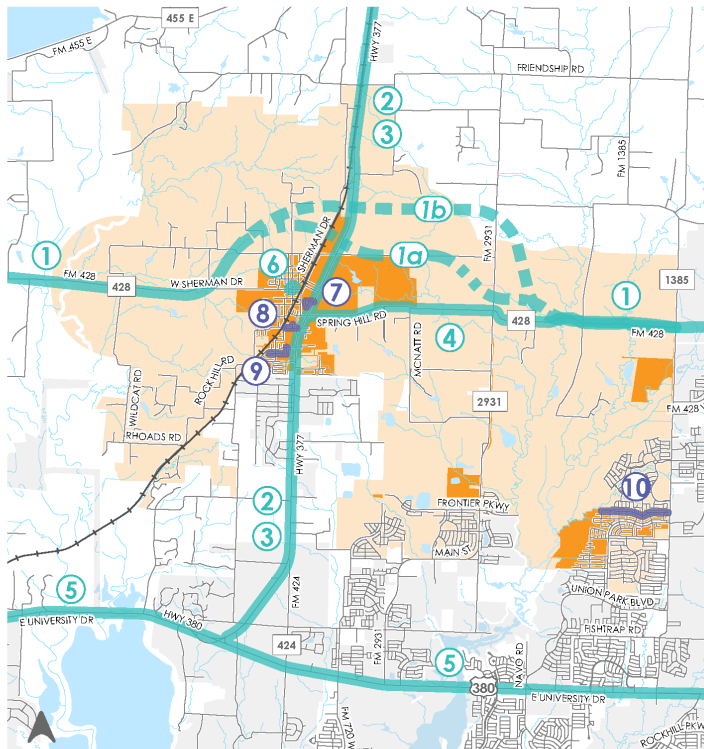
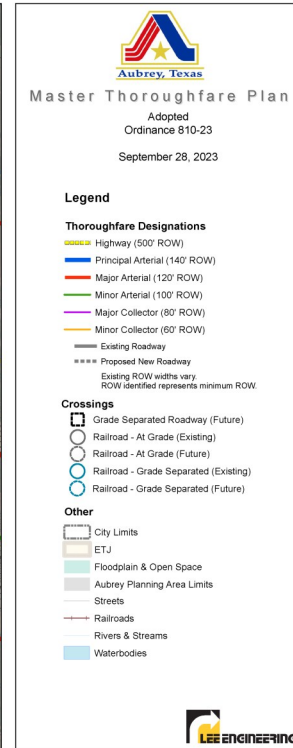
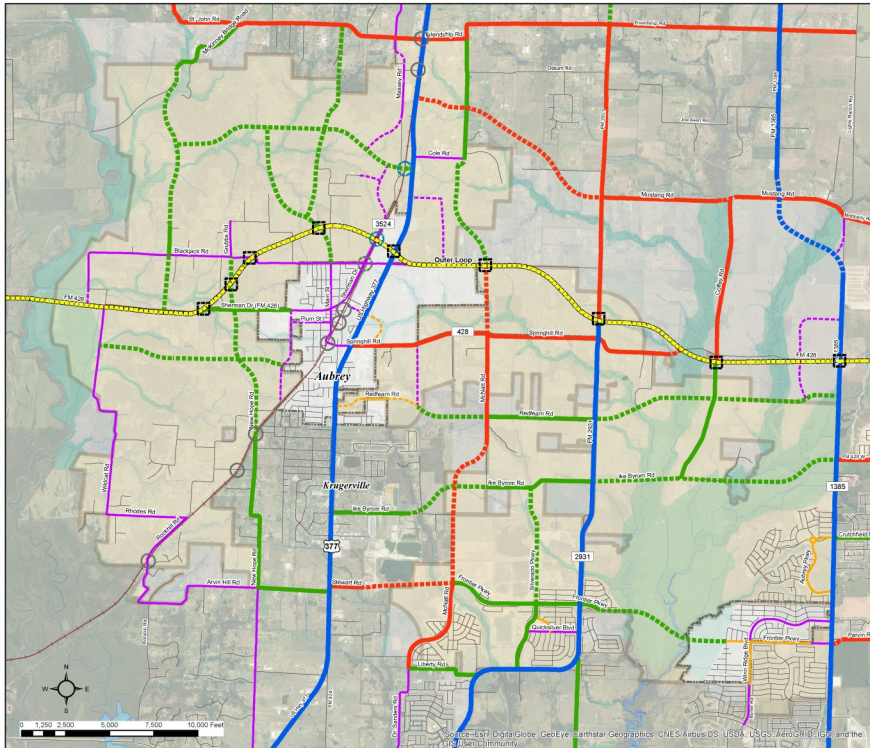


Figure 5.1: Ongoing and Proposed Transportation Projects

- TxDOT Proposed Improvements**
- ① Regional Outer Loop
 - 1a Blue/Purple Alternative
 - 1b Red/Gold Alternative
 - ② US 377 Rehabilitation from US 380 to Grayson County Line
 - ③ US 377 Widening from US 380 to North of BUS 377E
 - ④ FM 428 Rehabilitation from US 377 to FM 1385
 - ⑤ US 380 Interim Grade Separation Project
 - ⑥ FM 428 / Main Street Traffic Flow Improvements
- Other Proposed Improvements**
- ⑦ Willow Street Reconstruction
 - ⑧ Michelle Street and Sidewalk Repair
 - ⑨ Glenview Drive Reconstruction
 - ⑩ Trace Drive Rehabilitation

DEMOGRAPHICS



7849-8035 US HWY 377 | Pilot Point/Aubrey, TX

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	1,022	8,140	22,211
2025 Estimate	911	7,185	18,952
2020 Census	800	5,884	11,733
Growth 2025 - 2030	12.18%	13.29%	17.20%
Growth 2020 - 2025	13.88%	22.11%	61.53%
2025 Population by Hispanic Origin	145	1,049	3,269
2025 Population	911	7,185	18,952
White	730 80.13%	5,602 77.97%	13,174 69.51%
Black	14 1.54%	302 4.20%	1,821 9.61%
Am. Indian & Alaskan	7 0.77%	48 0.67%	127 0.67%
Asian	6 0.66%	80 1.11%	400 2.11%
Hawaiian & Pacific Island	0 0.00%	7 0.10%	20 0.11%
Other	155 17.01%	1,147 15.96%	3,410 17.99%
U.S. Armed Forces	0	0	3
Households			
2030 Projection	399	3,021	8,309
2025 Estimate	355	2,659	7,066
2020 Census	309	2,153	4,285
Growth 2025 - 2030	12.39%	13.61%	17.59%
Growth 2020 - 2025	14.89%	23.50%	64.90%
Owner Occupied	257 72.39%	2,106 79.20%	5,497 77.80%
Renter Occupied	97 27.32%	553 20.80%	1,569 22.20%
2025 Households by HH Income	355	2,661	7,066
Income: <\$25,000	26 7.32%	209 7.85%	450 6.37%
Income: \$25,000 - \$50,000	69 19.44%	442 16.61%	1,023 14.48%
Income: \$50,000 - \$75,000	54 15.21%	247 9.28%	682 9.65%
Income: \$75,000 - \$100,000	22 6.20%	295 11.09%	973 13.77%
Income: \$100,000 - \$125,000	65 18.31%	528 19.84%	1,289 18.24%
Income: \$125,000 - \$150,000	10 2.82%	149 5.60%	467 6.61%
Income: \$150,000 - \$200,000	28 7.89%	299 11.24%	854 12.09%
Income: \$200,000+	81 22.82%	492 18.49%	1,328 18.79%
2025 Avg Household Income	\$132,297	\$129,956	\$133,699
2025 Med Household Income	\$102,500	\$106,510	\$107,855



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8/26/2026

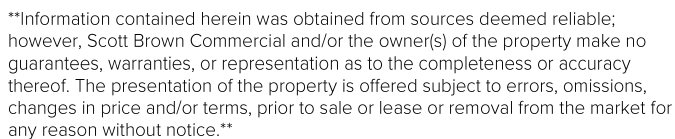
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Information About Brokerage Services

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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Buyer/Tenant/Seller/Landlord Initials

Date