



Woodlands  
Development  
Expansion

FOR SALE | +/- 1.904 AC

5408 U.S. 377, Krugerville, TX 76227

**PRICE:** \$15.50 / SF

**AVAILABLE:** +/- 1.904 Acres

**OVERVIEW:**

- Prime retail/commercial acreage, WITH SEWER connection available, in the heart of the rapidly growing Hwy 377 corridor. Site is approximately one mile south of Aubrey High School.
- Property has frontage on the east side of US Hwy 377, which will be expanded to a six-lane divided thoroughfare.
- This +/- 1.904 acres, is bordered by the new phase of the Woodlands development, directly adjacent to the east, and the new Aubrey Creek Estates subdivision on the north, the property offers users excellent frontage, visibility, & direct access to US Hwy 377.
- Site fronts US Hwy 377, with an existing curb cut.
- Located within the boundaries of the highly acclaimed Aubrey Independent School District.
- More than 2,100 new residential lots under development within 3 miles of the property.



**+/- 1.904**  
Acres



**US 377**  
Frontage



**Retail/Commercial**  
Type



**US-377 Expansion**  
Proposed

**CONTACT:**

**RON BULLOCK**

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1400 Dallas Drive, Denton, TX, 76205 | sbpccommercial.com



# SITE

5408 U.S. 377 | Krugerville, TX

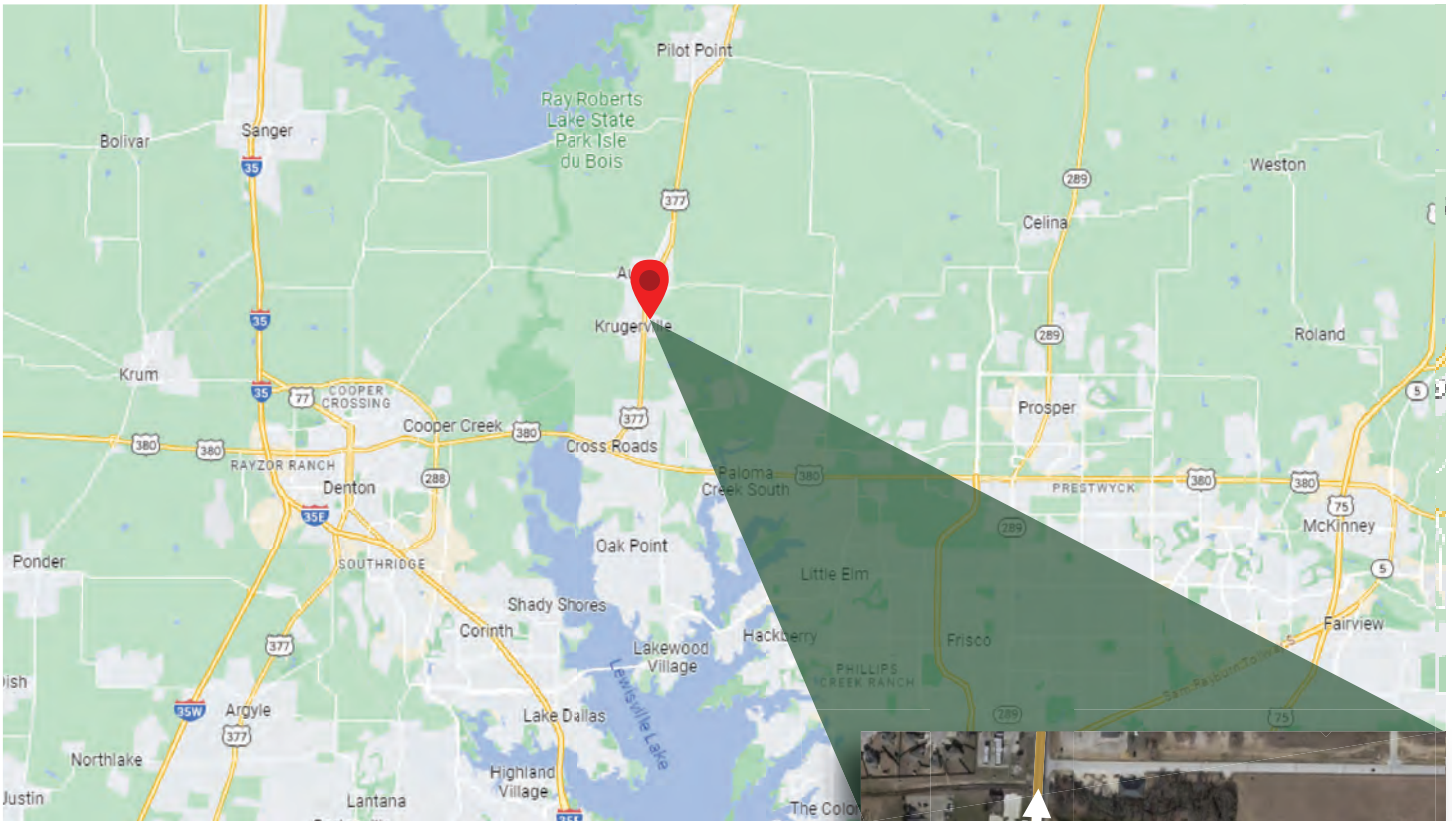


\*\*Information contained herein was obtained from sources deemed reliable; however, Scott Brown Commercial and/or the owner(s) of the property make no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, 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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# MAPS 5408 U.S. 377 | Krugerville, TX



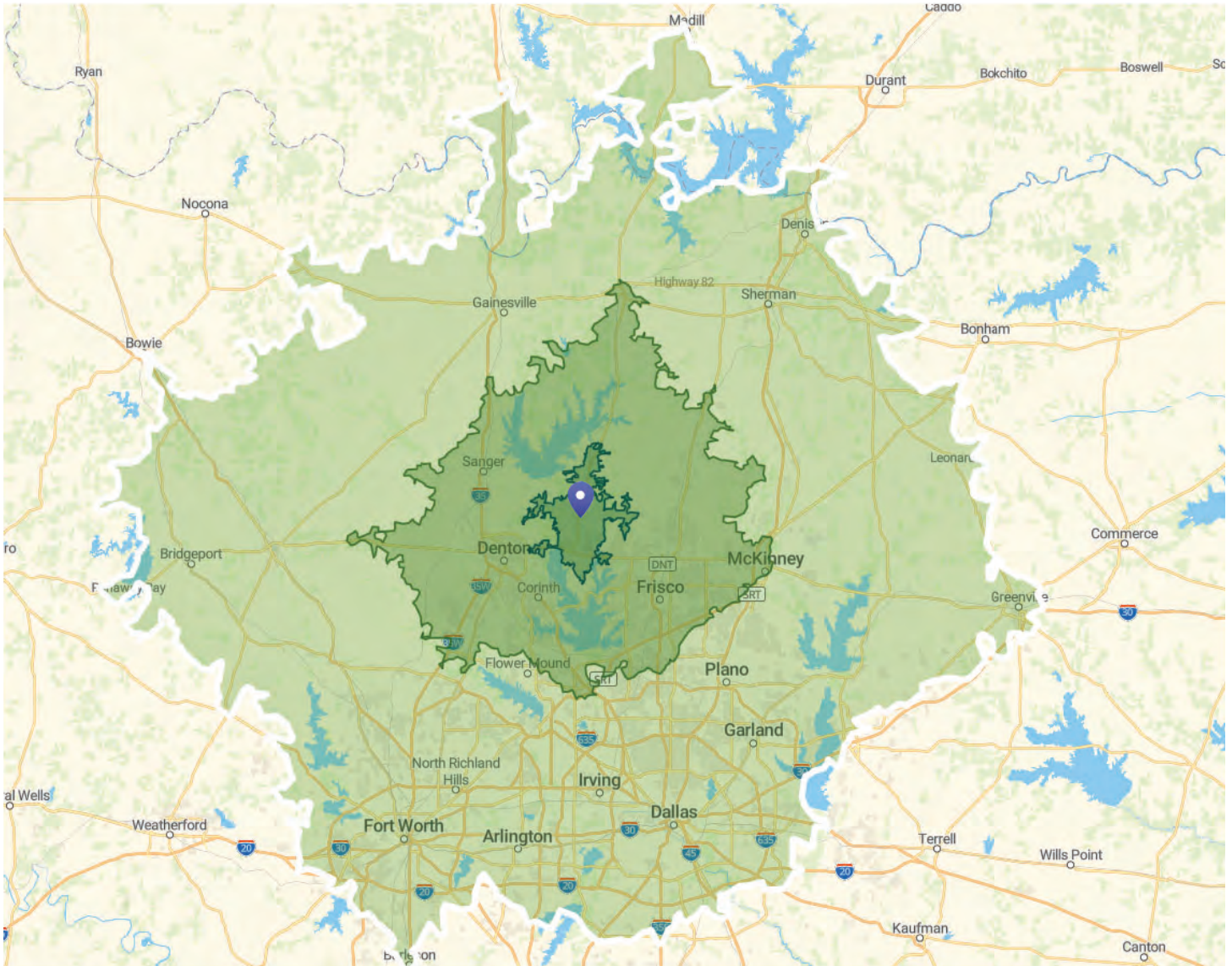
## DRIVE TIME (To city center)

U.S. 377	Direct Access
Aubrey	4 Minutes
FM 2931	6 Minutes
HWY 380	7 Minutes
Cross Roads	7 Minutes
FM 720	8 Minutes
Denton	12 Minutes
Loop 288	12 Minutes
Pilot Point	12 Minutes
I-35 East	18 Minutes






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# DRIVE TIME MAP



## Drive Time

-  - 10 Minutes
-  - 30 Minutes
-  - 60 Minutes

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# NEW RESIDENTIAL DEVELOPMENT MAP



## Developments

- Aubrey Creek Estates - 319 Lots
- Fairview Farms - 175 Lots
- High Pointe Ranch - 1,452 Lots
- Keenland - 279 Lots
- The Meadows - 388 Lots
- Woodlands Expansion - +/- 90 Lots

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# PHOTOS



## North View



## South View



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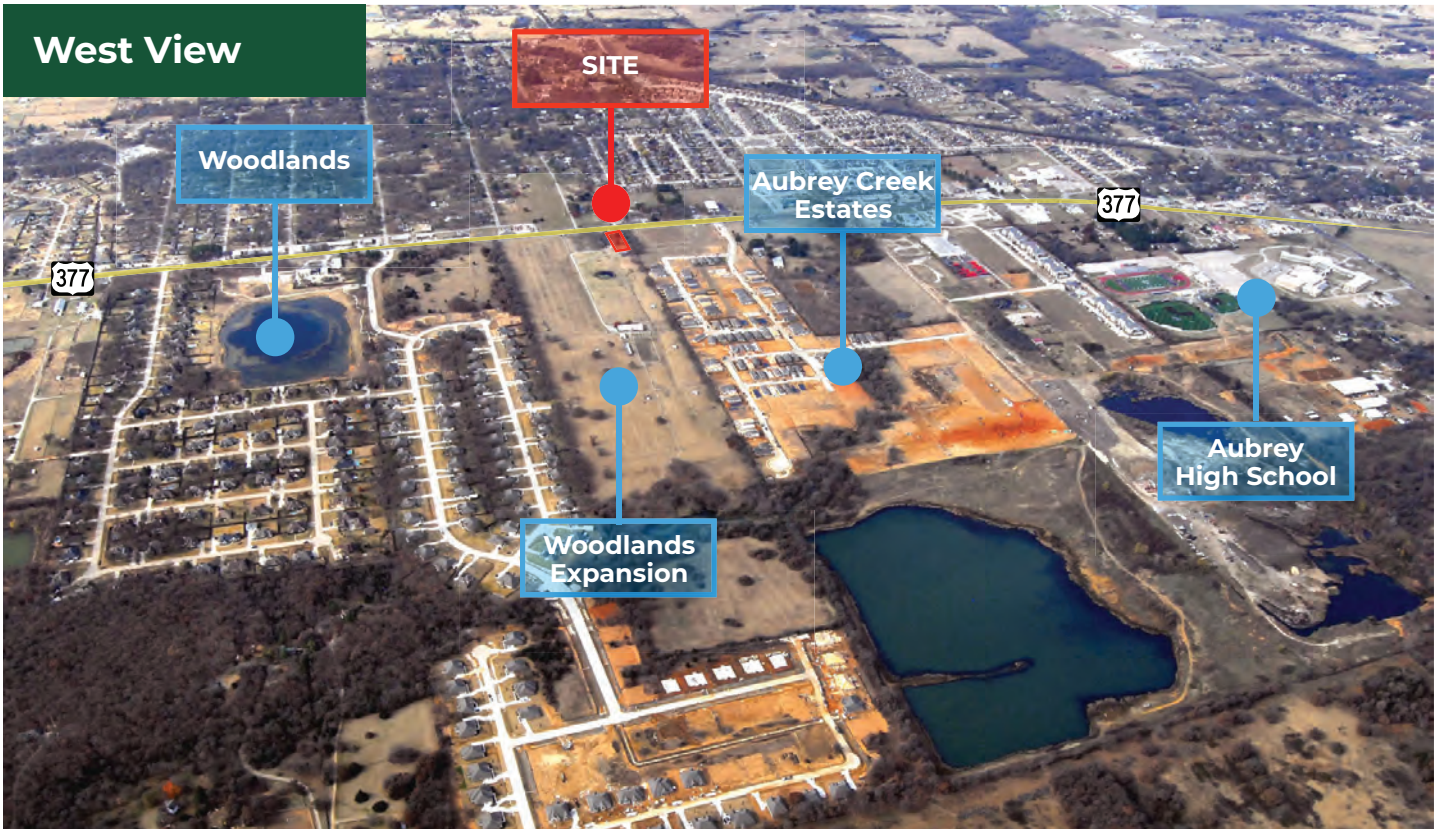
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# PHOTOS

## NorthEast View



## West View



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# PROPERTY SURVEY



### METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the F. Trevino Survey, Abstract No. 1243, City of Krugerville, Denton County, Texas, being part of a tract conveyed to Jay C. McLennan, according to the deed recorded in Document No. 2006-135096 of the Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

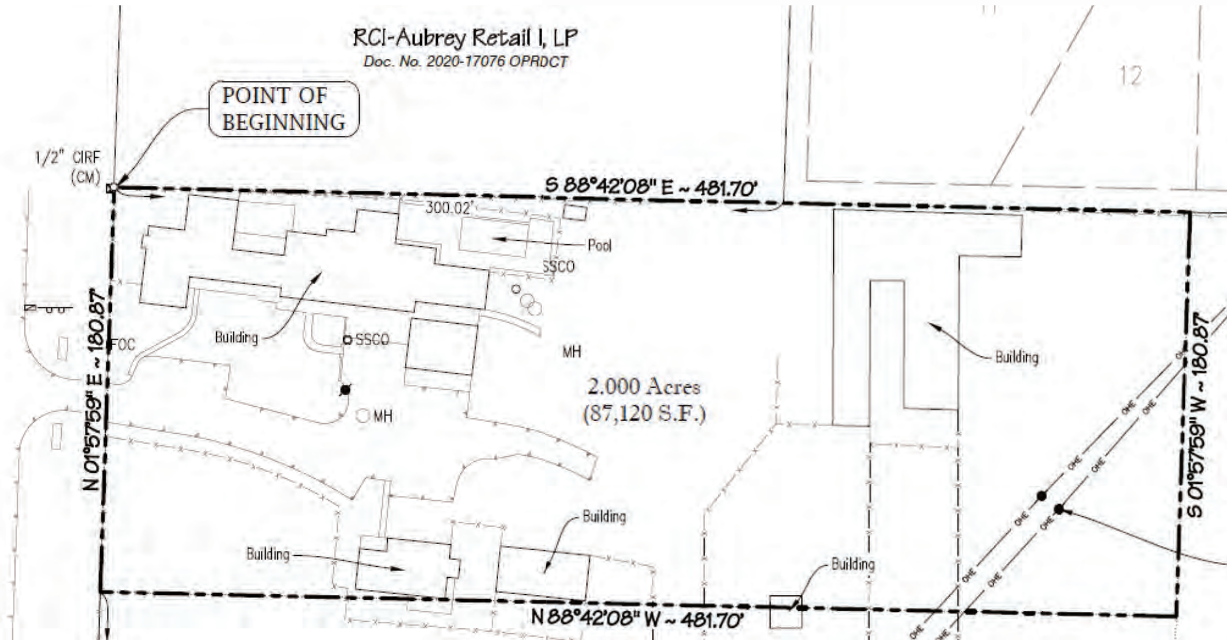
BEGINNING at a 1/2" iron rod with plastic cap found on the east line of U.S. Highway 377, a variable width public right-of-way, for the southwest corner of a tract conveyed to RCI-Aubrey Retail I, LP, recorded in Document No. 2020-17076 OPRDCT;

THENCE S 88°42'08" E, along the south line of said RCI-Aubrey Retail tract, passing at 300.02 feet the southeast corner thereof and the southwest corner of Aubrey Creek Estates Phase 1, an addition recorded in Document No. 2020-134, Plat Records, Denton County, Texas, and continuing along the south line thereof a total distance of 481.70 feet to a point for corner;

THENCE S 01°57'59" W, 180.87 feet to a point for corner;

THENCE N 88°42'08" W, 481.70 feet to the east line of said highway, a point from which a 1/2" iron rod found for the northwest corner of a tract conveyed to Tarsan Corporation, recorded in Document No. 96-078913 OPRDCT, bears S 01°57'59" W, 622.63 feet;

THENCE N 01°57'59" E, 180.87 feet along the east line of said highway to the POINT OF BEGINNING with the subject tract containing 87,120 square feet or 2.000 acres of land.



This survey was prepared without the benefit of title commitment, and there may be encumbrances, other encumbrances, or other matters of record, which have not been shown hereon. (This note will be removed after the surveyor has received current title commitment and address comments in connection with this subject tract)

### SURVEYOR'S CERTIFICATE

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ALPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The field work was completed on 03/20/2018.

Date of Plat or Map: 3/1/21

*D.K.B.*  
Darren K. Brown, RPLS 5252



darren.brown@spiraars.com  
spiraarsengineering.com

No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48121C0285G, dated April 18, 2011. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).



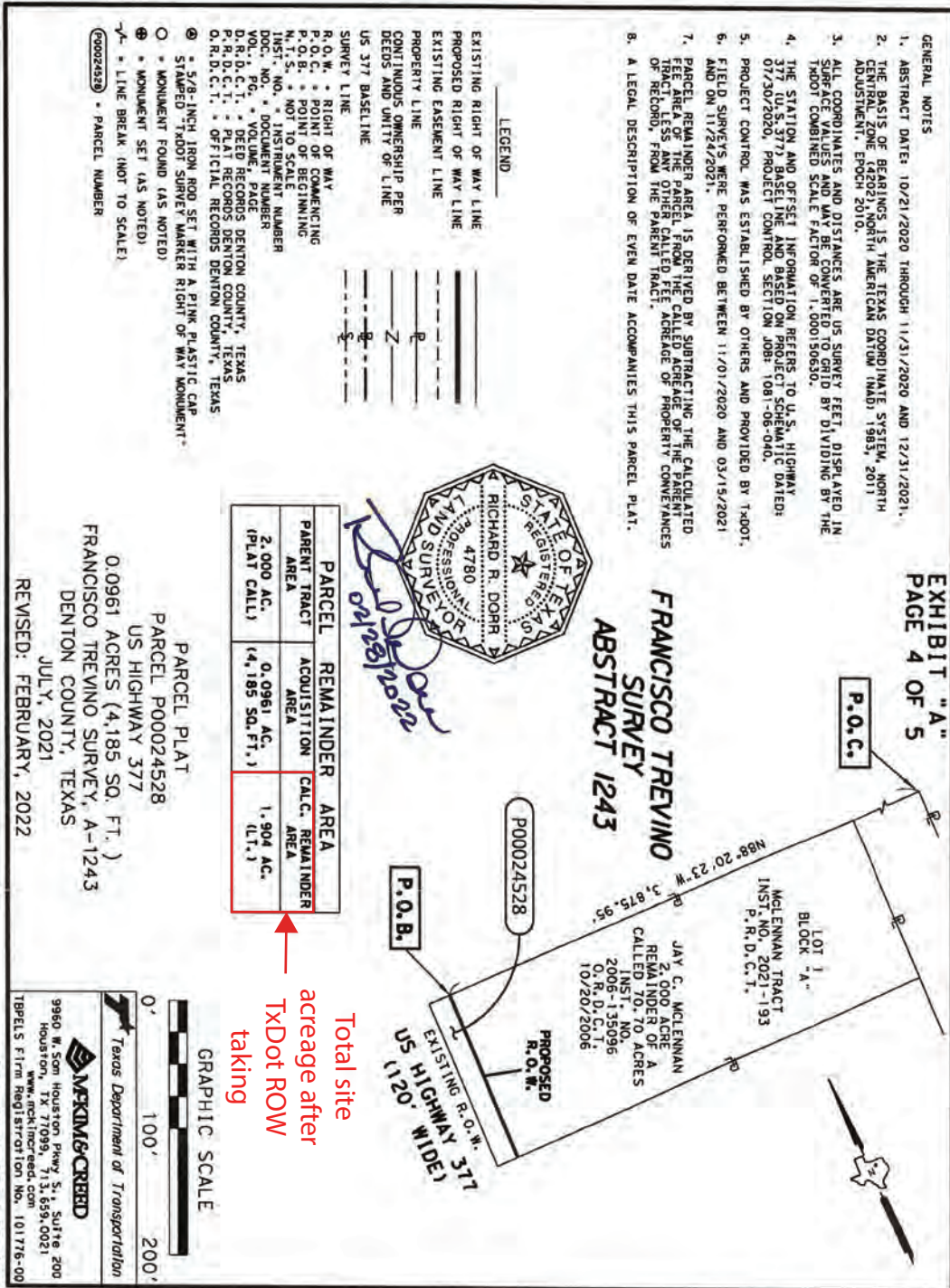
**LAND TITLE SURVEY**  
CITY OF KRUGERVILLE  
DENTON COUNTY, TEXAS  
McLennan Tract

Issue Dates:	
3/1/21	
Date	
Revisions	
Scale:	1" = 60'
Drawn By:	ED
Checked By:	DKB
Sheet	1
of	1
JOB #16-061	

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# TxDOT ROW SURVEY




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# DEMOGRAPHICS



## Demographic Summary Report

5408 US-377, Aubrey, TX 76227			
Building Type: Land	Total Available: 0 SF		
Class: -	% Leased: 0%		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
			
Radius	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2028 Projection	10,374	22,724	231,442
2023 Estimate	9,386	20,906	211,463
2010 Census	5,118	14,401	133,498
Growth 2023 - 2028	10.53%	8.70%	9.45%
Growth 2010 - 2023	83.39%	45.17%	58.40%
<b>2023 Population by Hispanic Origin</b>	1,244	2,963	51,828
<b>2023 Population</b>	9,386	20,906	211,463
White	8,812 93.88%	18,659 89.25%	162,479 76.84%
Black	216 2.30%	1,231 5.89%	31,027 14.67%
Am. Indian & Alaskan	104 1.11%	197 0.94%	2,323 1.10%
Asian	65 0.69%	282 1.35%	8,769 4.15%
Hawaiian & Pacific Island	10 0.11%	33 0.16%	365 0.17%
Other	179 1.91%	504 2.41%	6,500 3.07%
U.S. Armed Forces	1	10	60
<b>Households</b>			
2028 Projection	3,814	8,057	82,033
2023 Estimate	3,443	7,386	74,768
2010 Census	1,836	4,946	46,307
Growth 2023 - 2028	10.78%	9.08%	9.72%
Growth 2010 - 2023	87.53%	49.33%	61.46%
Owner Occupied	2,694 78.25%	6,077 82.28%	52,218 69.84%
Renter Occupied	749 21.75%	1,309 17.72%	22,551 30.16%
<b>2023 Households by HH Income</b>	3,444	7,386	74,768
Income: <\$25,000	226 6.56%	493 6.67%	6,938 9.28%
Income: \$25,000 - \$50,000	602 17.48%	954 12.92%	10,712 14.33%
Income: \$50,000 - \$75,000	685 19.89%	1,306 17.68%	12,193 16.31%
Income: \$75,000 - \$100,000	655 19.02%	1,393 18.86%	10,667 14.27%
Income: \$100,000 - \$125,000	419 12.17%	1,030 13.95%	9,987 13.36%
Income: \$125,000 - \$150,000	350 10.16%	859 11.63%	7,189 9.62%
Income: \$150,000 - \$200,000	274 7.96%	713 9.65%	8,548 11.43%
Income: \$200,000+	233 6.77%	638 8.64%	8,534 11.41%
<b>2023 Avg Household Income</b>	\$99,249	\$109,004	\$113,002
<b>2023 Med Household Income</b>	\$82,977	\$91,869	\$92,673

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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.

### 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