



FOR SALE | +/- 6 AC

## TBD U.S. 377, Krugerville, TX 76227



**+/- 6**  
Acres



**US 377**  
Frontage



**Retail/Commercial**  
Type



**US-377 Expansion**  
Proposed

**PRICE:** \$15.50 / SF  
**OVERVIEW:**

**AVAILABLE:** +/- 6 Acres

- Outstanding Retail Site - property will be sold under the guidelines of Senate Bill 543
- 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 +/- 6 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.
- Property (+/- 3.2 AC North of Texas Ash Drive) and (+/- 2.8 AC South of Texas Ash Drive) can be sold together or separate.
- 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.



**CONTACT:**

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# SITE

TBD U.S. 377 | Krugerville, TX



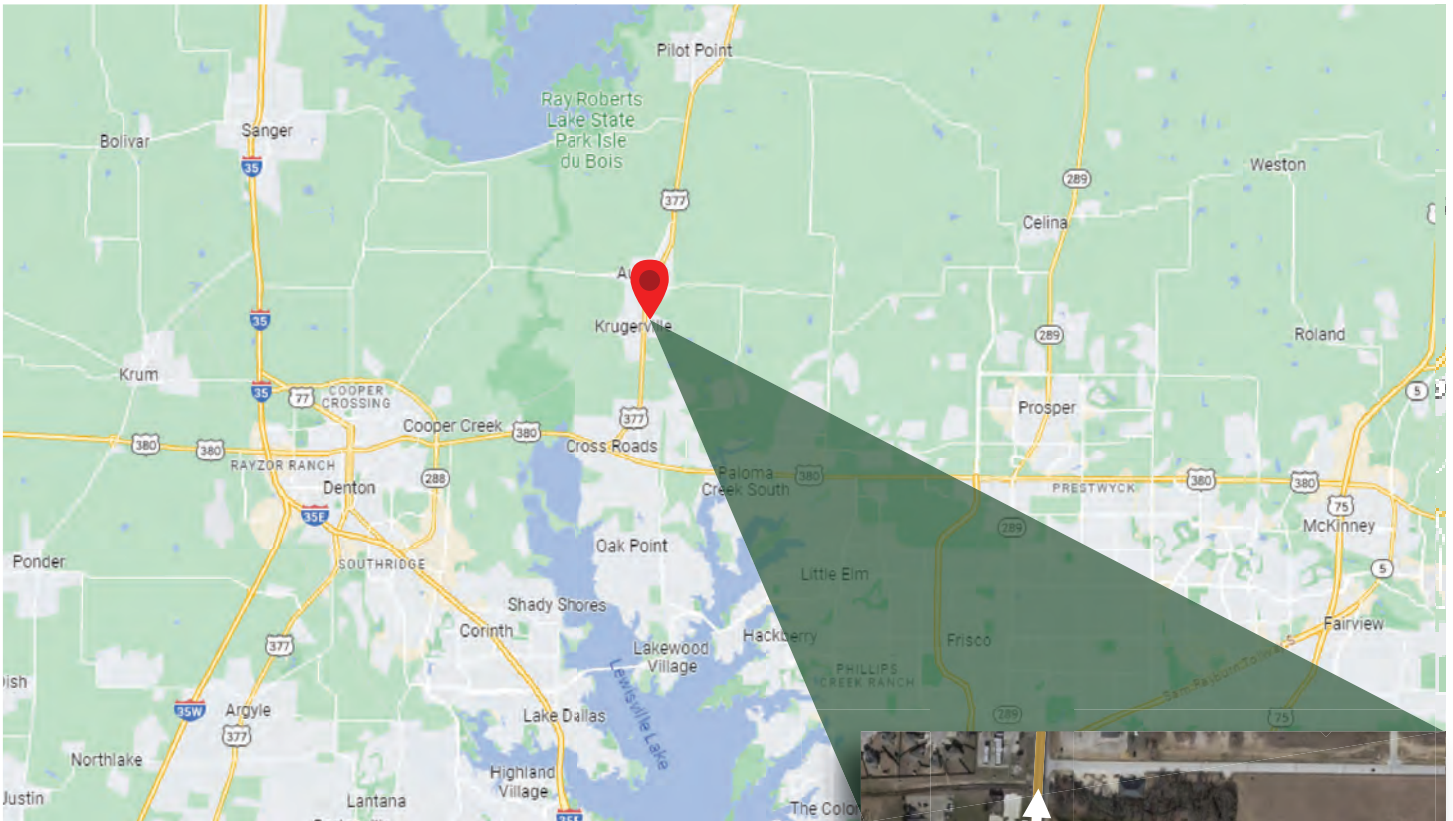
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# MAPS

TBD U.S. 377 | Krugerville, TX

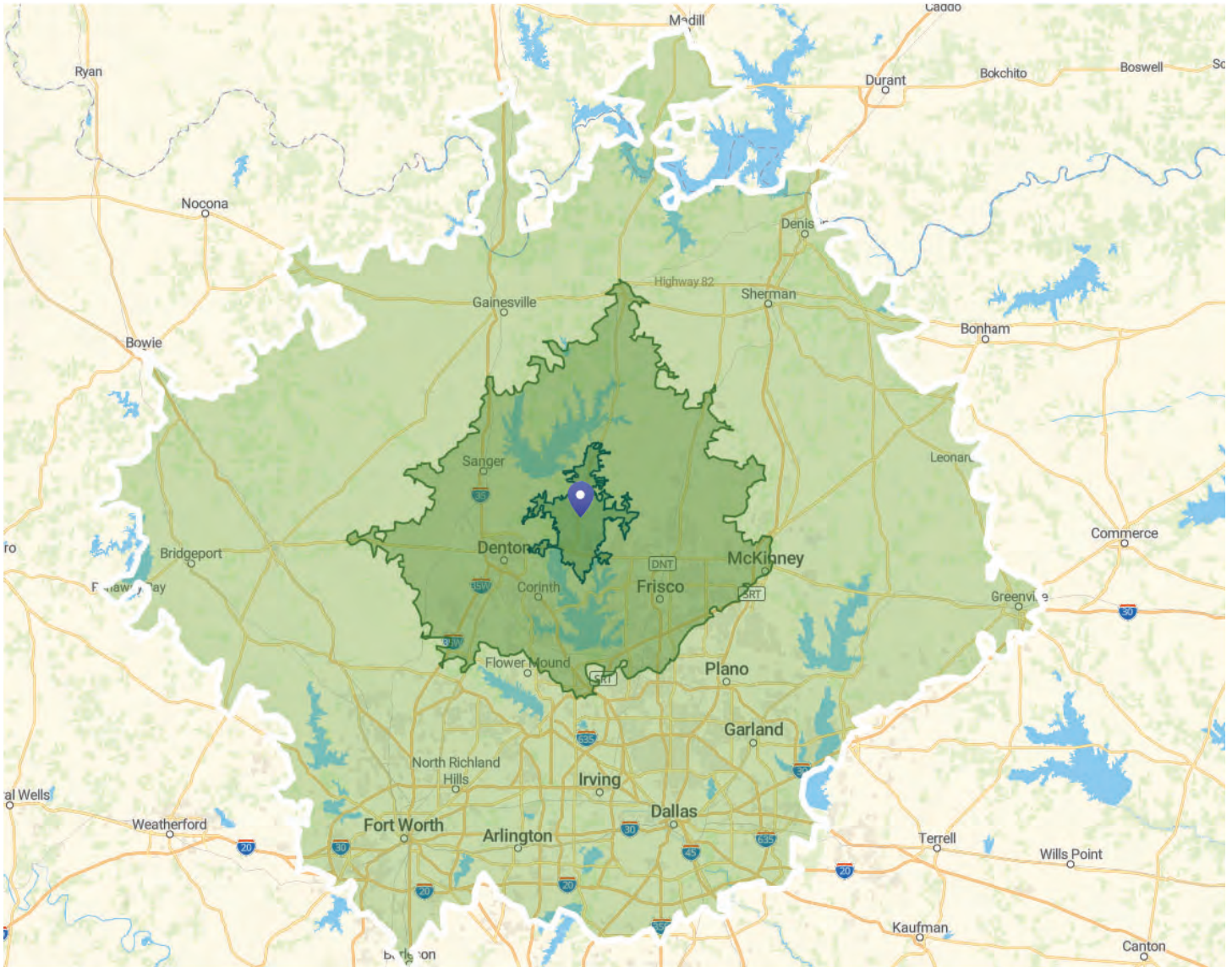


## DRIVE TIME (To city center)




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 East View



## West View



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# PHOTOS



## North View



## South View

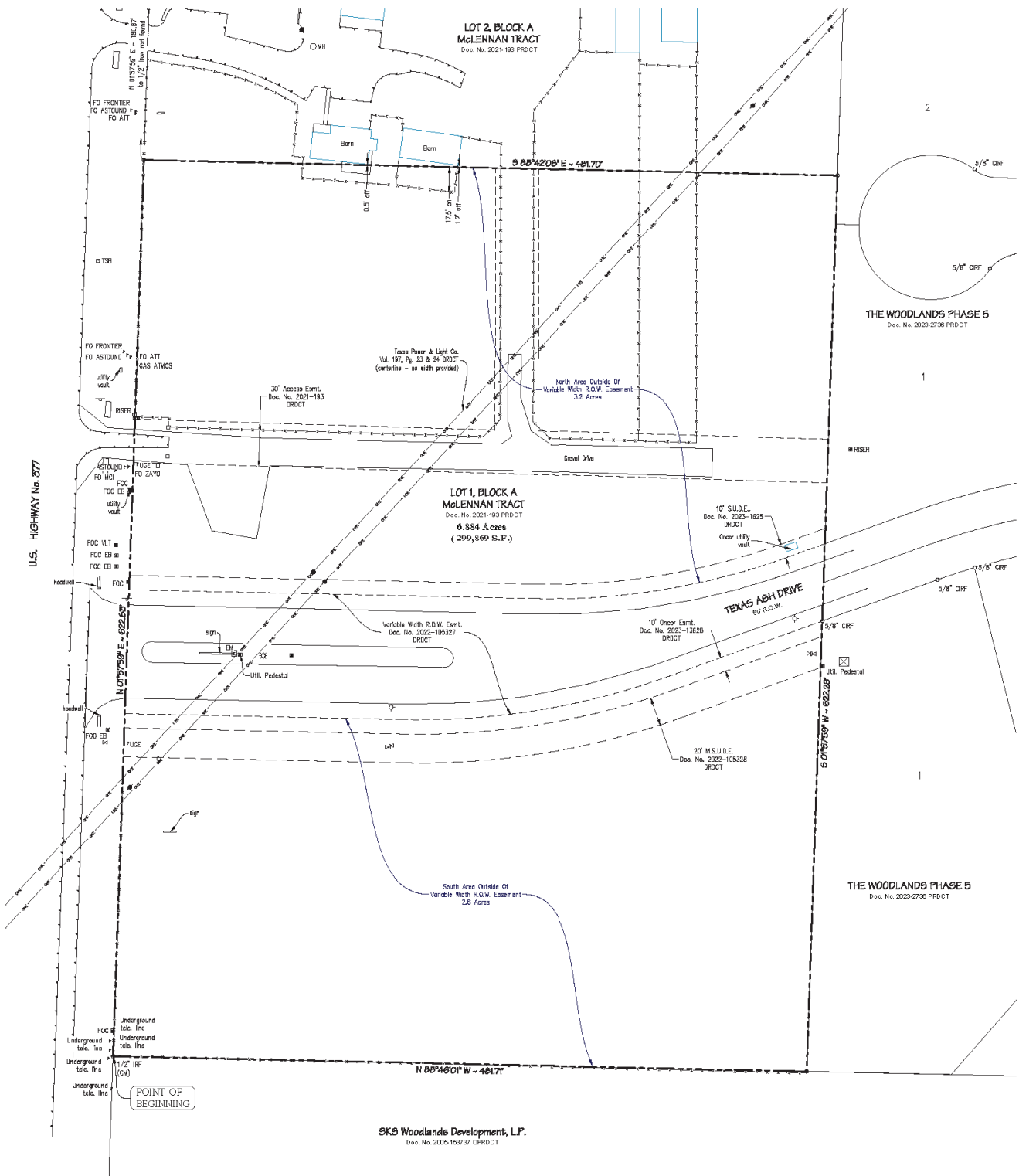


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# PROPERTY SURVEY



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# DEMOGRAPHICS



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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11/16/2023

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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