



HIGHPOINTE COMMERCIAL

NEQ HWY 377 & FM 428
SEC HWY 377 & BLACKJACK RD
AUBREY, TX

PROPERTY OVERVIEW

ADDRESS

NEQ Hwy 377 & FM 428, Aubrey, TX
SEC Hwy 377 & Blackjack Rd, Aubrey, TX

PROPERTY TYPE

Commercial/Retail

SIZE

NEQ Hwy 377 & FM 428 – 5.205 AC
SEC Hwy 377 & Blackjack Rd – 4.029 AC

UTILITIES

Water along Hwy 377
Sewer along Blackjack Rd

NOTES

The subject property is immediately backed-up by Lennar's master planned development, "Highpointe Ranch" which will deliver a total of 1,452 lots beginning 2024-2025 deliveries. Phases 1 & 2 have broken ground as shown in the aerial photographs taken March 2024. Also in close proximity to the site is "Silverado" by D.R. Horton, which is projected to have over 5,000 single family homes at completion. The Silverado community was the #1 selling residential development in the state of Texas in 2022 and #6 in the U.S. (RCLCO). Future master planned developments include Sandbrock Ranch which will contain over 2,400 townhomes & Aspen Meadows which will contain 312 single-family homes. The City of Aubrey has approved a \$385.9 million in bonds for the school district that will fund a brand-new elementary school, middle school & additions to the high school. The Property is less than 1/2 mile from Aubrey High School which has an active enrollment of over 840 students. Lake Ray Roberts is situated less than 5-miles north of Highpoint Prime North and serves as a major tourist attraction for boating, hiking, camping & fishing. Located just minutes southwest of the Property is the Clear Creek Natural Heritage Center and features more than 10 miles of family-friendly hiking trails through diverse habitats and is over 2,900 acres of bottomland hardwood forest. Aubrey is experiencing compelling growth as a submarket due to its housing, quality of schools, employment opportunities and access to major transportation routes. Aubrey Retail benefits from favorable demographics in which average household income exceeds \$116,200 and \$122,800 in a 1- and 3-mile radii, respectively. The population of Aubrey has grown by over 153% in a 1-mile radius since 2000. The city's booming population growth has resulted in the significant single-family residential development and demand.

ZONING

Commercial (C)

PROPOSED USES

Fuel, QSR, Bank, Restaurant with or without drive-thru, Auto, Medical, Office

ISD

Aubrey

PRICING

Call Brokers

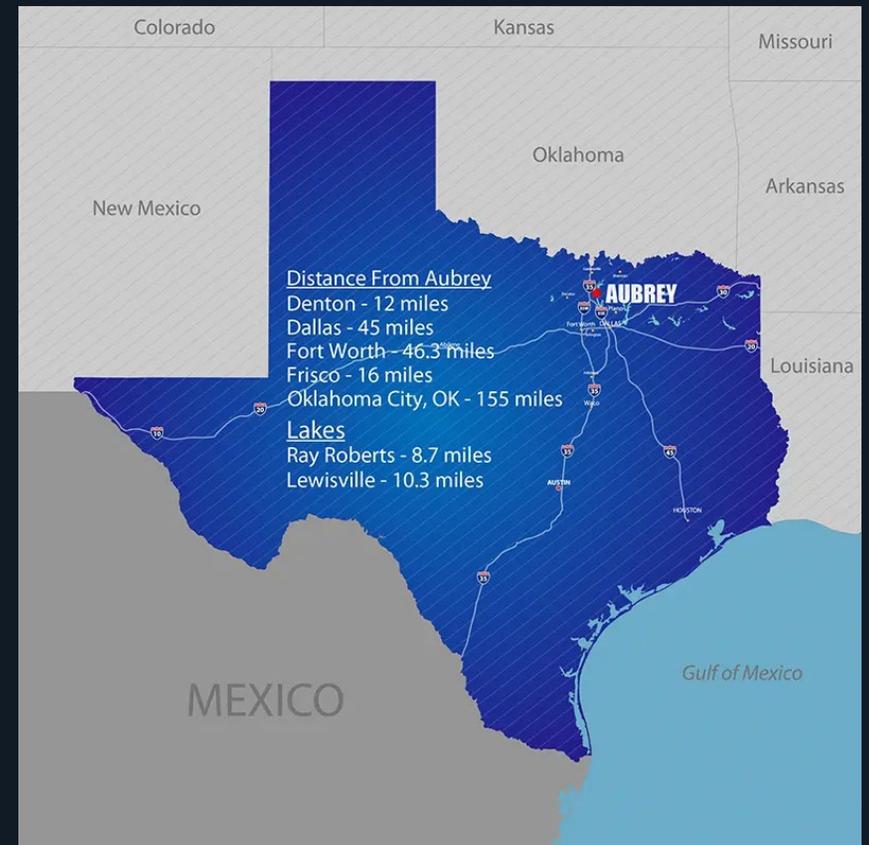
FUTURE LAND USE

Strategically positioned along Hwy 377 between future Collin County Outerloop and FM 428, these two parcels are poised for future commercial development. These hardcorner sites in Aubrey stand at the heart of a major commercial and residential corridor, boasting a daily traffic count exceeding 20,000 vehicles. The sites offer an unmatched location for shadow-anchored retail, medical, daycare and other commercial related services. This corridor, stretching 220 miles from Providence Village to North of Oklahoma City, highlights the property's potential as a hub for high-volume, long-term growth with continued demand for commercial retail led by inevitable home growth.



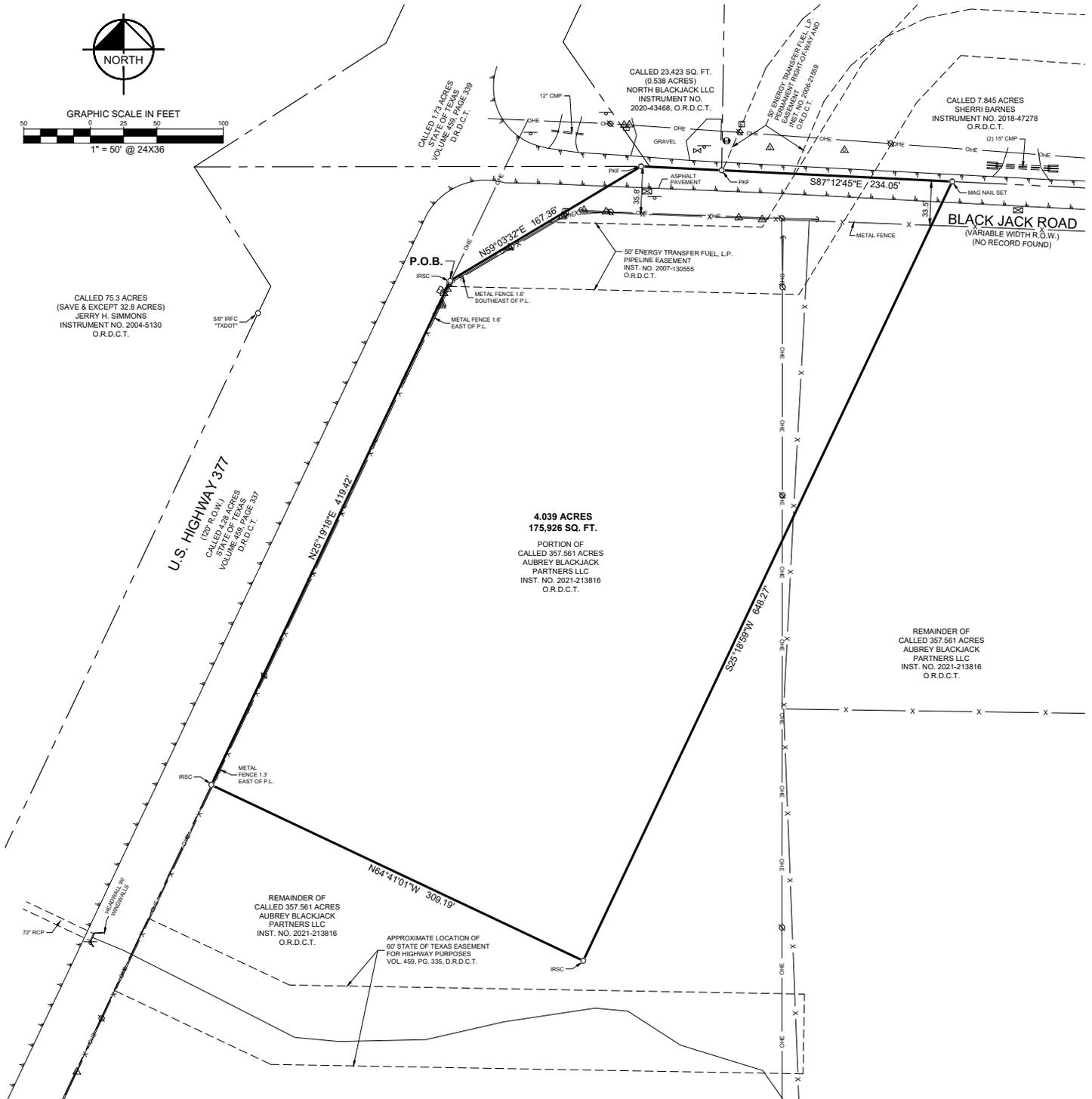
MARKET OVERVIEW

Aubrey stands on the brink of a transformative growth phase, driven by strategic location advantages and strong investment prospects. The city, which ranks 2nd in per capita population growth in Texas, with neighboring Celina to its right, and Denton to the left, is sandwiched between two of the most actively growing Counties in the United States. Aubrey is set to undergo significant changes with the introduction of 5,000+ new homes and a grocery-anchored development which shares the same PD Ordinance and development strategies as the subject site. These developments are projected to bring existing population of +8,500 to, largely attracted by the highly reputable Aubrey ISD—ranked in the top 30 of public-school districts statewide and as one of the top district in Denton County. The city's ideal positioning between Texas' major highways, Hwy 380 and the Future Outerloop "E Blackjack Rd", along with key north south arteries Hwy 377 and Dallas North Tollway, which are all slated for continued expansions, offers unmatched accessibility and mobility. The anticipation for residential projects by notable developers, and the planned big box/grocery-anchored development "Highpointe", underscores the burgeoning commercial potential that aligns with community aspirations. Furthermore, the city's leadership is increasingly optimistic about the incoming residential growth and is now advocating for commercial development to commence, expressing a strong desire to attract some of the country's top retailers to Aubrey. This enthusiasm is backed by proactive initiatives including TIRZ and 380-agreement structures. These developments signify the city's strategic positioning as an attractive destination for living and investment, promising a vibrant and prosperous future for its rapidly expanding community. The city's leadership is keenly focused on balancing residential expansion with commercial development, aiming to create a well-rounded community that caters to the needs and aspirations of its residents, making Aubrey a prime example of strategic and holistic urban growth in Texas.

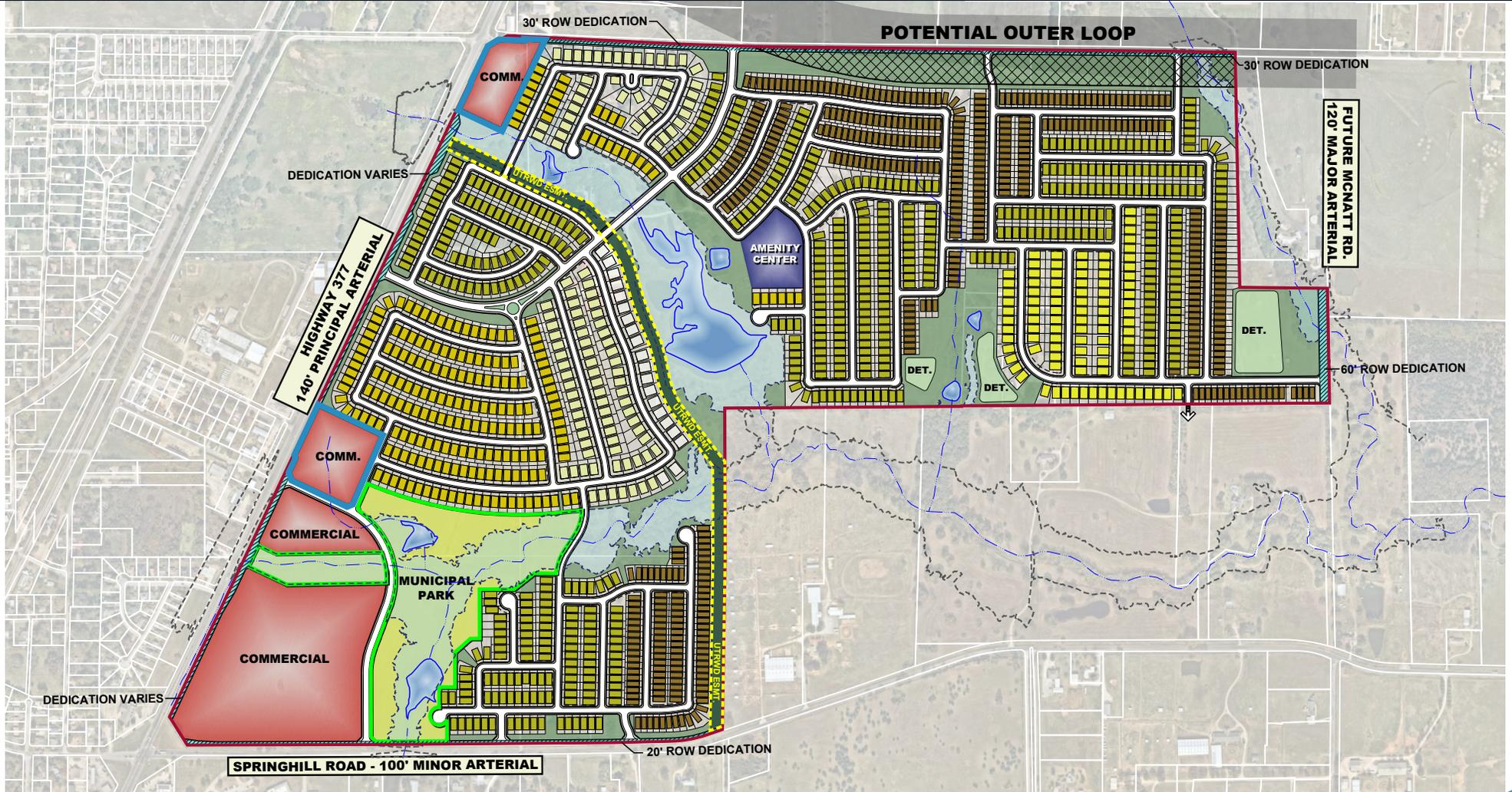


SURVEY

SEC HWY 377 & BLACKJACK RD



HIGHPOINTE MASTERPLAN



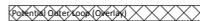
High Pointe Ranch Exhibit "C"

Aubrey Texas
July 2022

DWG NAME: L:\022022\1027.HW
K:\PBL_01\022022\1027.HW HIGH POINTE RANCH\DRAWINGS\BIBLER_HIGHPOINTE_CONCEPT_PLAN_20220725.DWG
10/20/22 10:27 AM

Land Use Acreage Summary

Residential Lots / Residential Rights of Way	287.2	62.3%
Commercial	39.5	8.6%
Open Space / Floodplain / Detention	82.7	17.9%
Municipal Park	29.9	6.5%
Amenity Center	1.7	0.8%
Driveway Encasement	6.5	1.8%
Total	460.8	100.0%



Lot Type Summary

40' x 115'	444	30.6%
50' x 120'	567	39.1%
55' x 130'	216	14.9%
60' x 130'	92	6.3%
65' x 130'	111	7.7%
75' x 130'	20	1.4%
Total	1,450	100.0%



GRAPHIC SCALE IN FEET
0 50 100
1"=300' @ 22x34

Kimley Horn

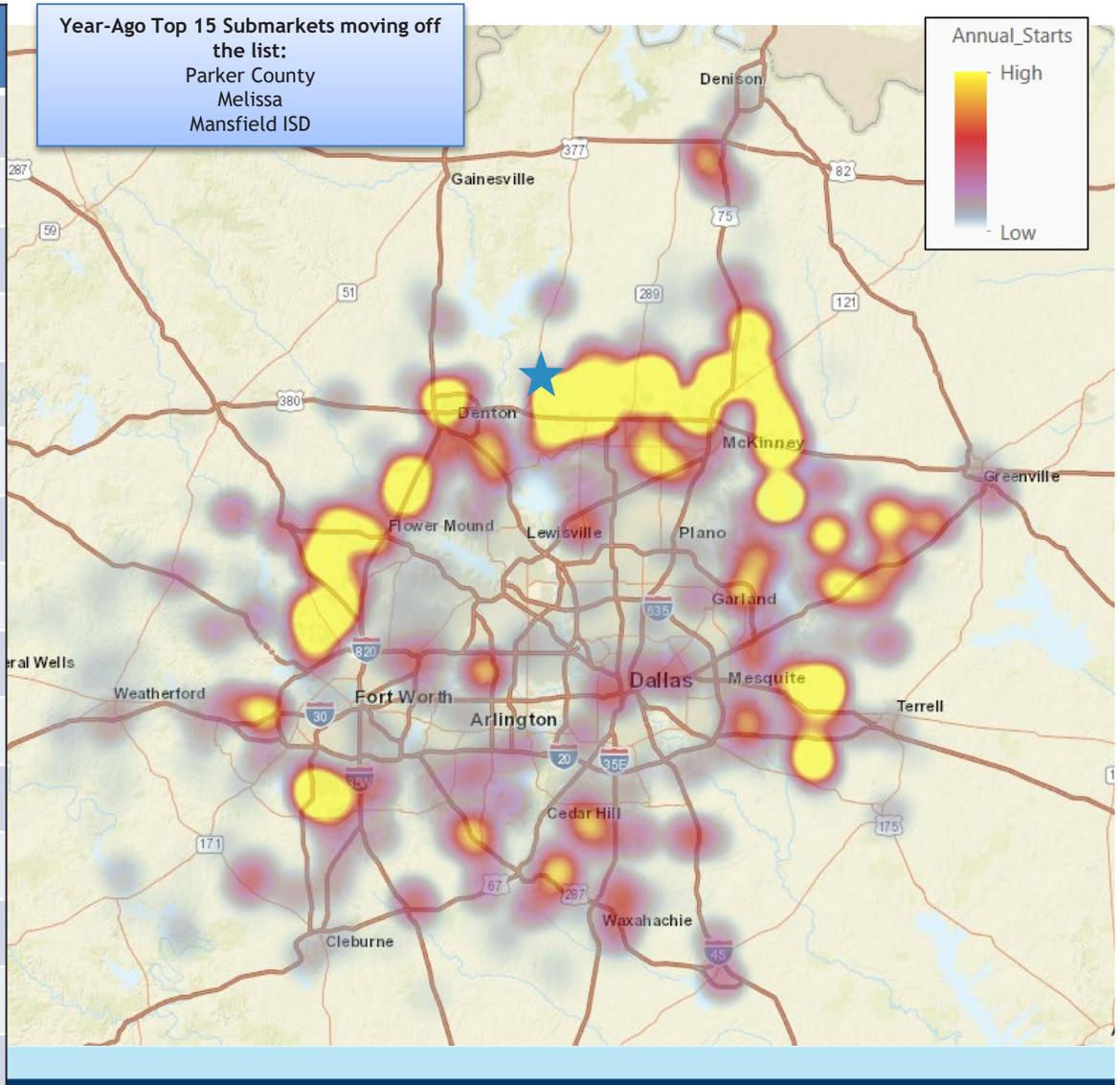
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTRACT WITH ANY PARTY.

RESIDENTIAL DATA

DFW: MOST ACTIVE SUBMARKETS

Rank	Last Year Rank	Submarket	Annual Starts	YoY Change	Median Price	VDL MOS
1	2 ↑	Kaufman County	3,327	+12.8%	\$326K	28.5
2	1 ↓	US 380 Corridor/ Aubrey/Oak Point	3,161	-2.0%	\$398K	16.6
3	6 ↑	Prosper ISD (N of 380)	2,765	+39.9%	\$679K	14.9
4	5 ↑	Princeton ISD & Farmersville	2,734	+29.6%	\$328K	16.8
5	3 ↓	North/East McKinney	2,558	+1.9%	\$464K	15.8
6	4 ↓	Fort Worth 287 Corridor, NE & Haslet	2,094	+3.1%	\$365K	13.0
7	8 ↑	Fort Worth-Southwest/ Crowley ISD	1,753	+6.5%	\$337K	20.8
8	10 ↑	West Denton, Northlake & Argyle ISD	1,680	+8.3%	\$535K	16.8
9	16 ↑	Fort Worth Northwest- Saginaw	1,507	+32.6%	\$370K	14.0
10	11 ↑	Fort Worth 114-Corr, Justin & Trophy Club, Roanoke	1,469	+1.7%	\$386K	12.6
11	14 ↑	N Denton Co	1,412	+12.1%	\$376K	9.0
12	7 ↓	Fate, Royse City, Hunt Co	1,341	-23.4%	\$373K	28.6
13	13	Anna & Van Alstyne	1,228	-5.4%	\$378K	30.3
14	24 ↑	Celina ISD	1,185	+68.3%	\$608K	28.3
15	17 ↑	Wylie, Lavon, St. Paul	1,146	+8.0%	\$479K	28.8



THOROUGHFARE PLAN



Master Thoroughfare Plan

Legend

Thoroughfare Designations

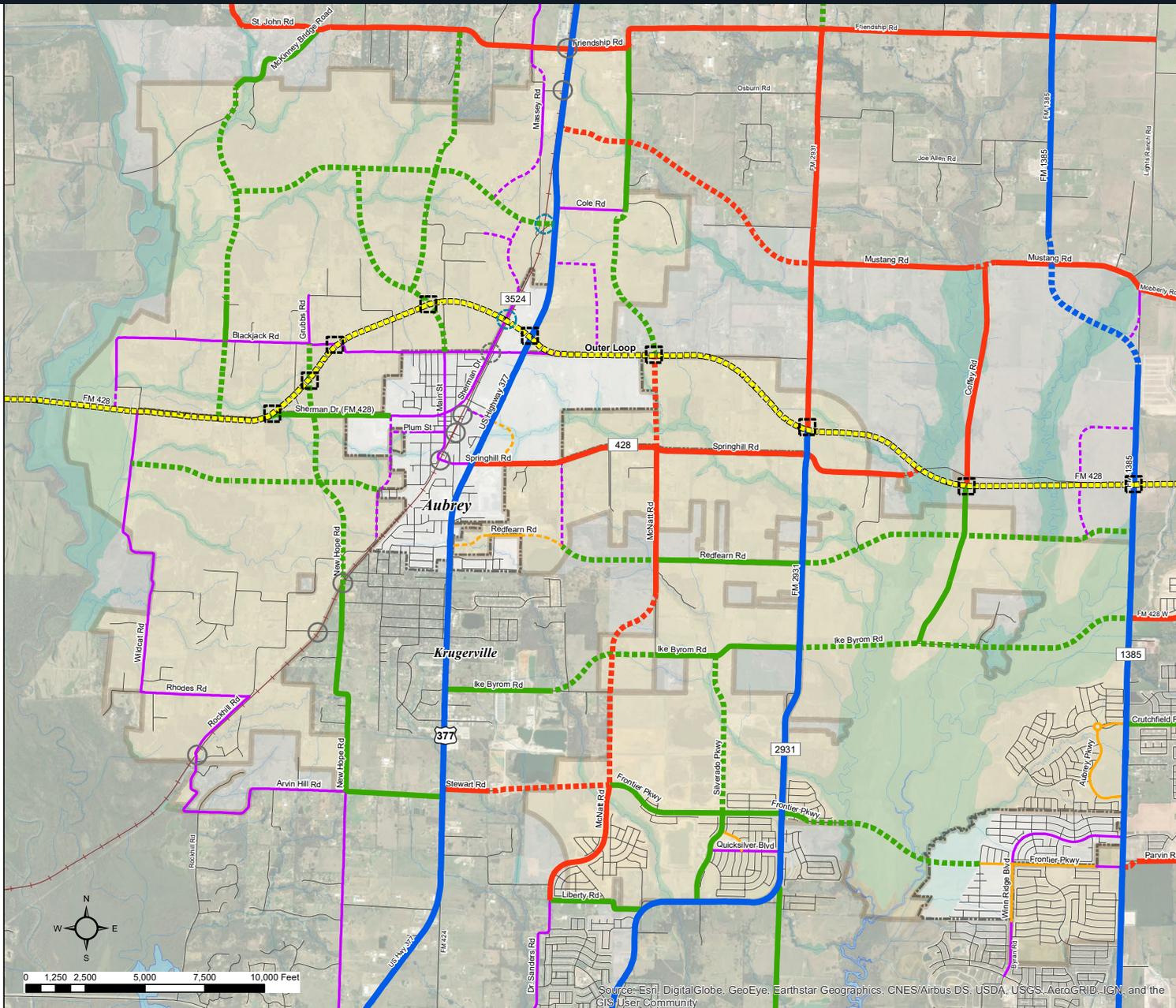
- Highway (500' ROW)
 - Principal Arterial (140' ROW)
 - Major Arterial (120' ROW)
 - Minor Arterial (100' ROW)
 - Major Collector (80' ROW)
 - Minor Collector (60' ROW)
 - Existing Roadway
 - Proposed New Roadway
- Existing ROW widths vary.
ROW identified represents minimum ROW.

Crossings

- Grade Separated Roadway (Future)
- Railroad - At Grade (Existing)
- Railroad - At Grade (Future)
- Railroad - Grade Separated (Existing)
- Railroad - Grade Separated (Future)

Other

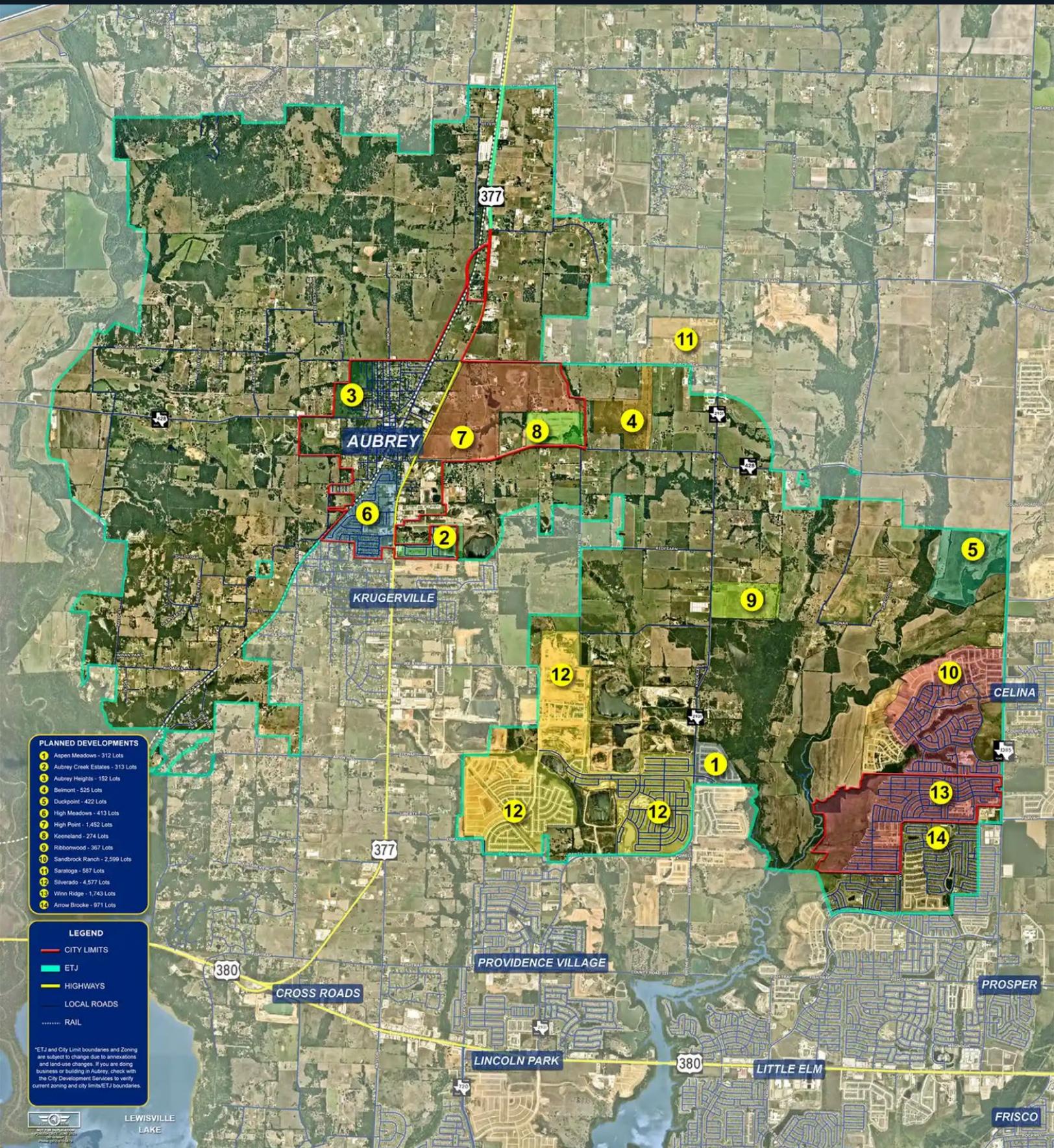
- City Limits
- ETJ
- Floodplain & Open Space
- Aubrey Planning Area Limits
- Streets
- Railroads
- Rivers & Streams
- Waterbodies



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



AUBREY ETJ/CITY LIMIT RESIDENTIAL



PLANNED DEVELOPMENTS

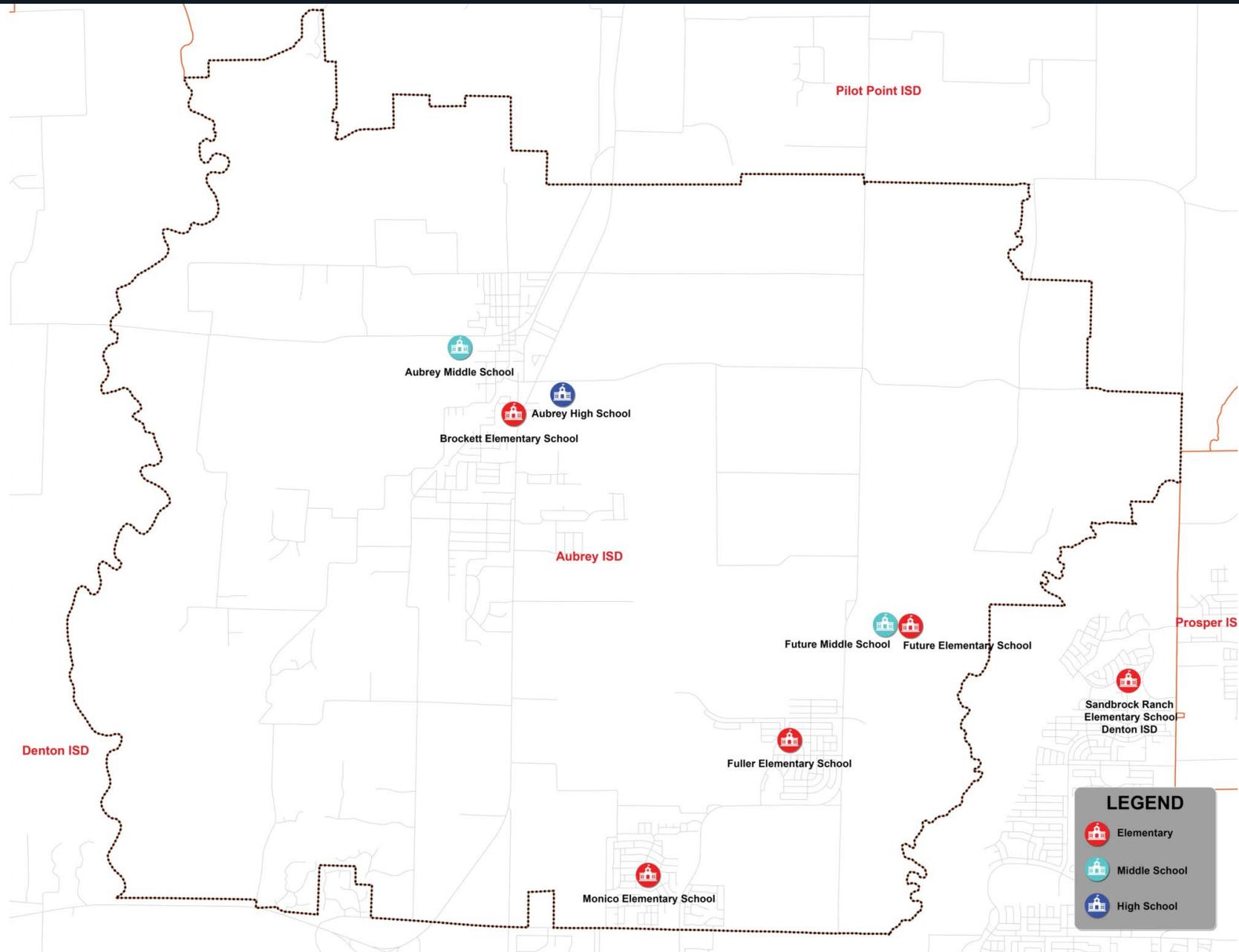
- 1 Aspen Meadows - 312 Lots
- 2 Aubrey Creek Estates - 313 Lots
- 3 Aubrey Heights - 152 Lots
- 4 Belmont - 525 Lots
- 5 Duckpoint - 422 Lots
- 6 High Meadows - 413 Lots
- 7 High Point - 1,452 Lots
- 8 Keeneland - 274 Lots
- 9 Ribbonwood - 367 Lots
- 10 Sandbrook Ranch - 2,599 Lots
- 11 Saratoga - 587 Lots
- 12 Silverado - 4,577 Lots
- 13 Wren Ridge - 1,743 Lots
- 14 Anow Brooke - 971 Lots

LEGEND

- CITY LIMITS
- ETJ
- HIGHWAYS
- LOCAL ROADS
- RAIL

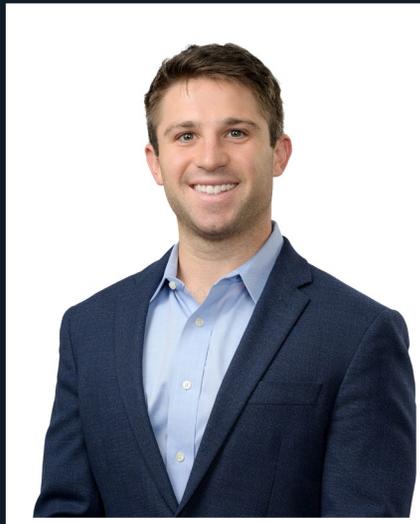
*ETJ and City Limit boundaries and Zoning are subject to change due to annexations and land-use changes. If you are doing business or building in Aubrey, check with the City Development Services to verify current zoning and city limits/ETJ boundaries.

AUBREY ISD





PRESENTED BY:



SCOTT SMITH

VICE PRESIDENT

ssmith@weitzmangroup.com

214.720.3663



CORBIN TANENBAUM

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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. **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:

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Date