



**VENTURE** AUBREY GROCERY ANCHORED DEVELOPMENT PADS AVAILABLE

214.378.1212

NEC US-377 & SPRING HILL RD  
AUBREY, TX

MCGREGOR CONVERSE  
MCONVERSE@VENTUREDFW.COM

REISS WEIL  
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TIM BAKER  
TIM.BAKER@DRTDEV.COM



LOCATION

NEC US-377 & SPRING HILL RD

ACROSS THE STREET FROM AUBREY HIGH SCHOOL

SIZE

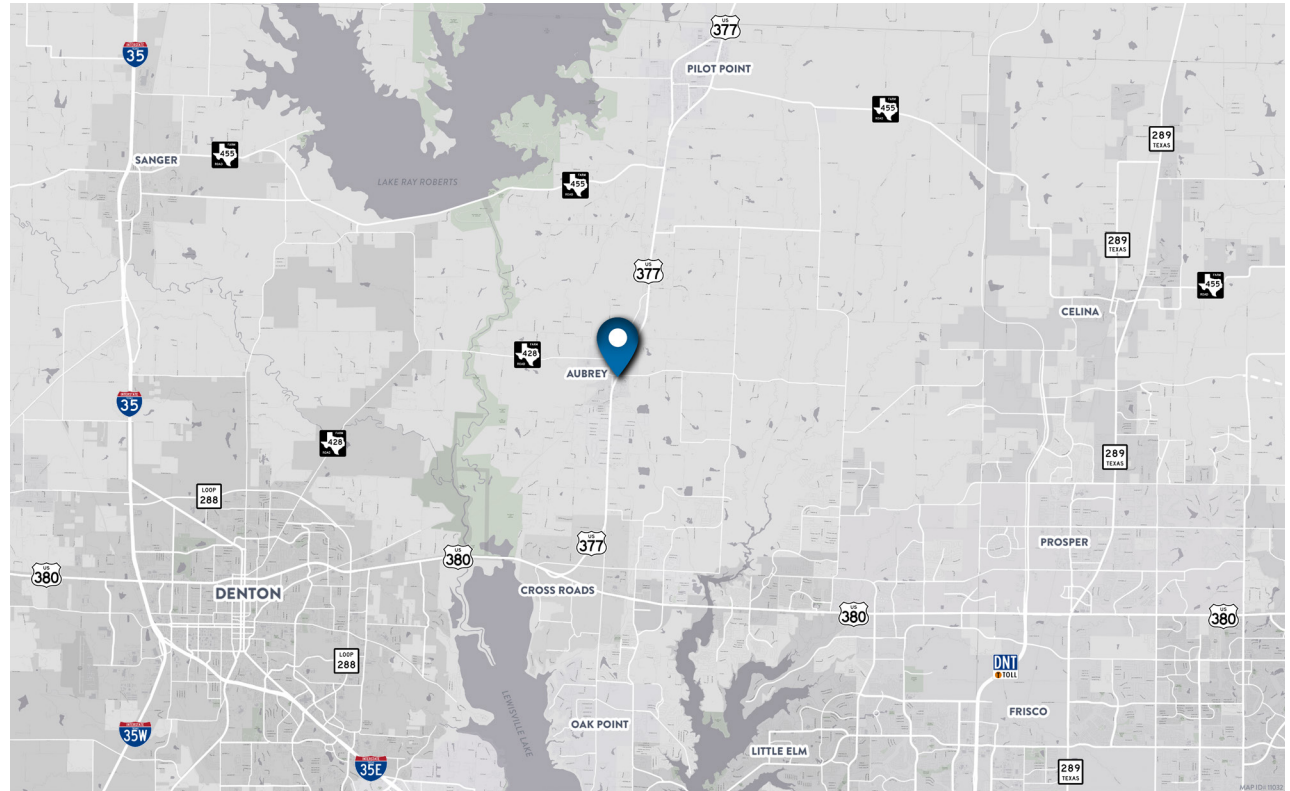
27.24 ACRES

TRAFFIC COUNTS

<b>US-377</b>	<b>SPRING HILL RD</b>
13,401 VPD 2023	9,488 VPD 2023

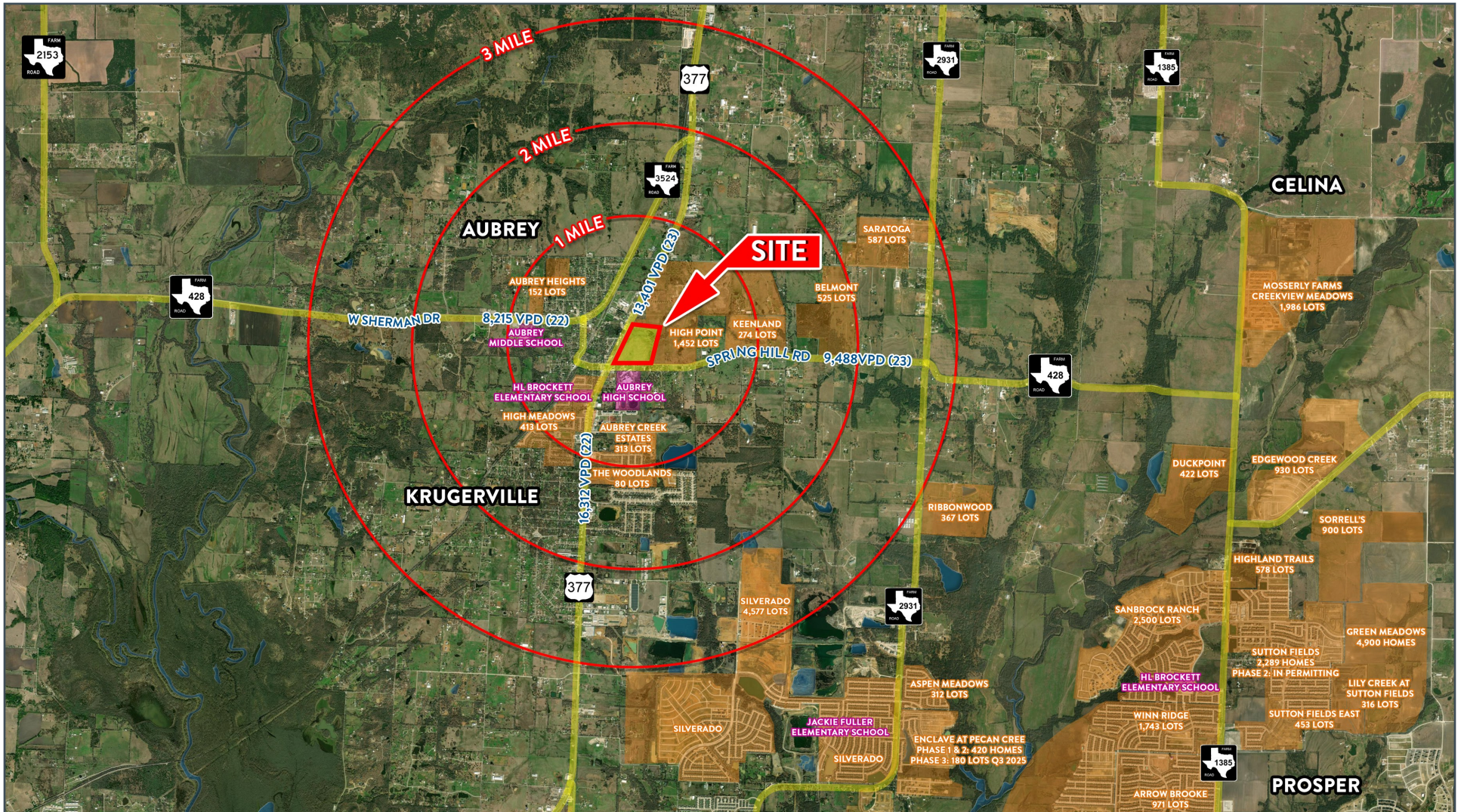
PROPERTY HIGHLIGHTS

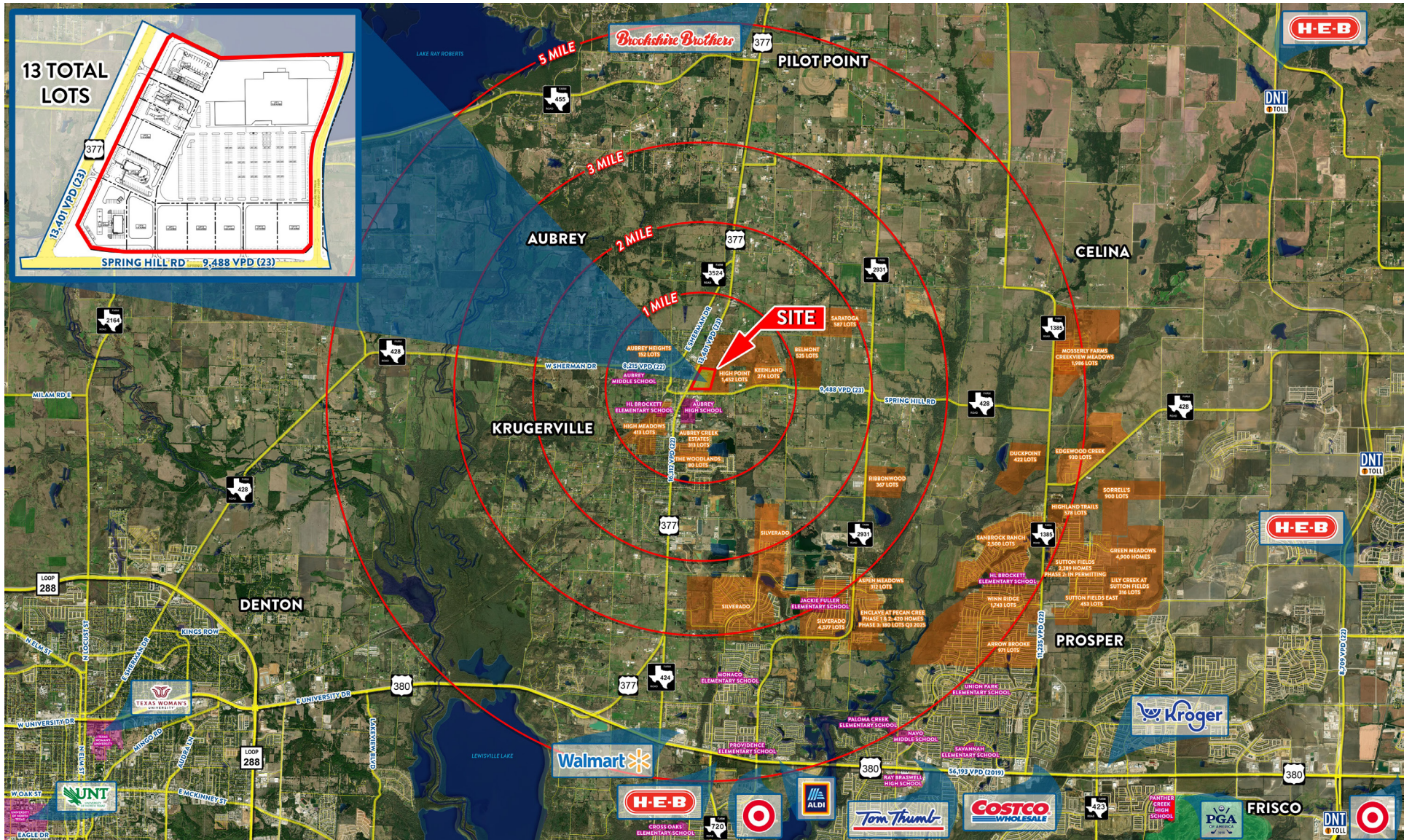
- ★ LOTS CURRENTLY UNDER CONSTRUCTION WITHIN 2 MILE RADIUS: 3,209
- ★ PADS AVAILABLE Q2 2025 DELIVERY
- ★ US-377, 6 LANE DIVIDED, SCHEDULED UNDER CONSTRUCTION Q3 2025
- ★ FM 428, FUTURE 4 LANE DIVIDED

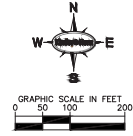
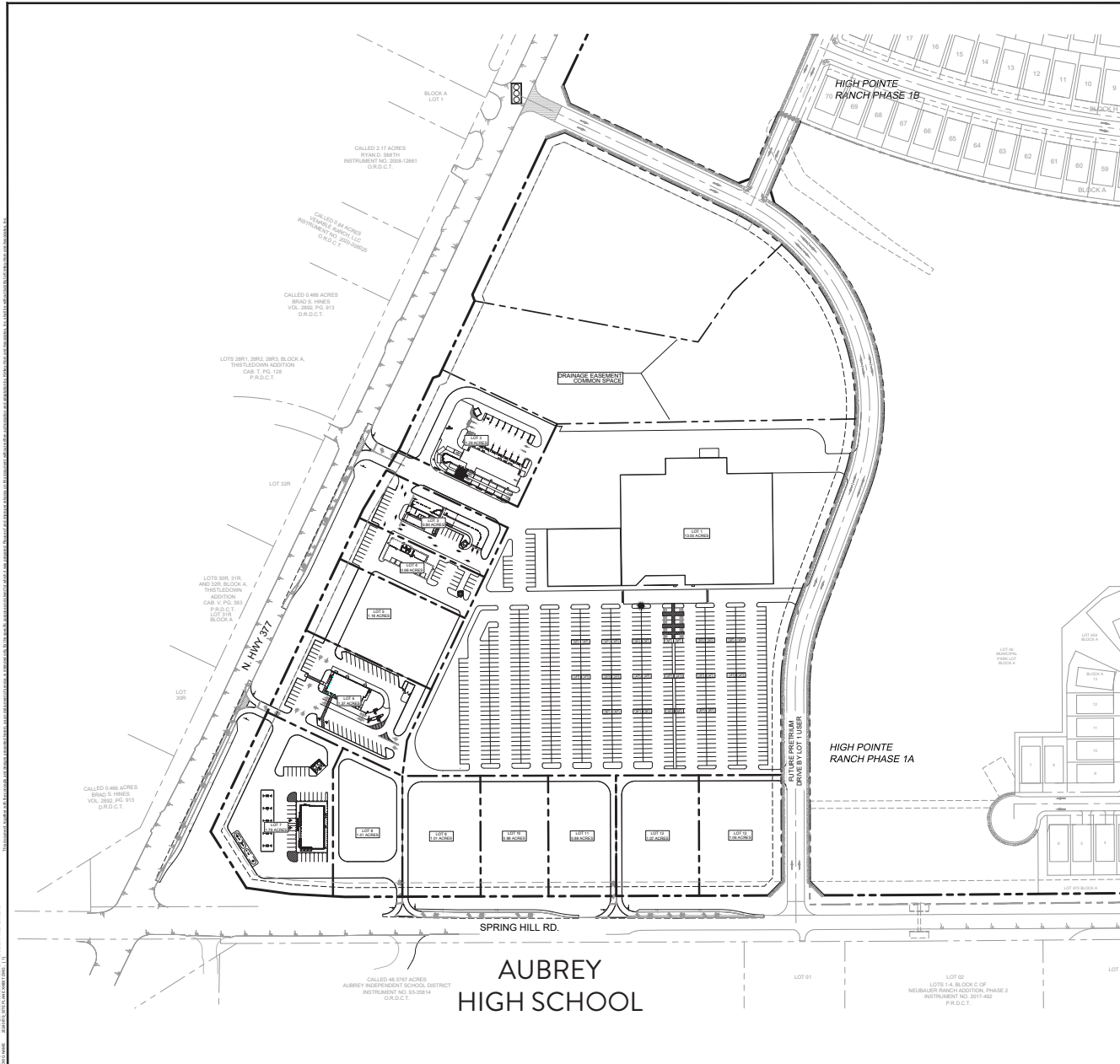


2024 DEMOGRAPHIC SUMMARY

	1 MILE	2 MILES	3 MILES
EST. POPULATION	4,378	6,811	13,706
EST. AVG. HH INCOME	\$116,803	\$130,124	\$98,643







NOTES:  
 1. PRELIMINARY PLAN. THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.  
 2. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.  
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS BUILDING CODE AND THE TEXAS ELECTRICAL CODE.  
 4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
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NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
 13450 HOPE RD, TWO GALLERY OFFICE TOWER  
 SUITE 700 DALLAS, TX 75240  
 PH: 214.741.1000  
 WWW.KIMLEY-HORN.COM, TX, FL, AZ  
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PLAN PROJECT	06452805
SCALE	A35 SHOWN
DESIGNED BY	AJF
EMPOWERED BY	WV
CHECKED BY	MAL

**DRT AUBREY COMMERCIAL**  
 NEC OF US-377 & SPRINGHILL ROAD  
 CITY OF AUBREY, TX

**PRELIMINARY SITE PLAN**

SHEET NUMBER  
**C-101**



8235 DOUGLAS AVE  
SUITE 720  
DALLAS, TEXAS 75225  
T 214.378.1212  
[VENTUREDFW.COM](http://VENTUREDFW.COM)

**MCGREGOR CONVERSE**

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Assistant Vice President  
504.810.9844  
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**TIM BAKER**

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[tim.baker@drtdev.com](mailto:tim.baker@drtdev.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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>McGregor Converse</b>	<b>332850</b>	<b>mconverse@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date



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Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
<b>Reiss Weil</b>	<b>814829</b>	<b>rweil@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date