

AUBREY RETAIL

SWQ of FM-1385 & Union Park Blvd, Aubrey, TX



Property Information

LOCATION:

SWQ of FM-1385 & Union Park Blvd

Aubrey, TX 76227

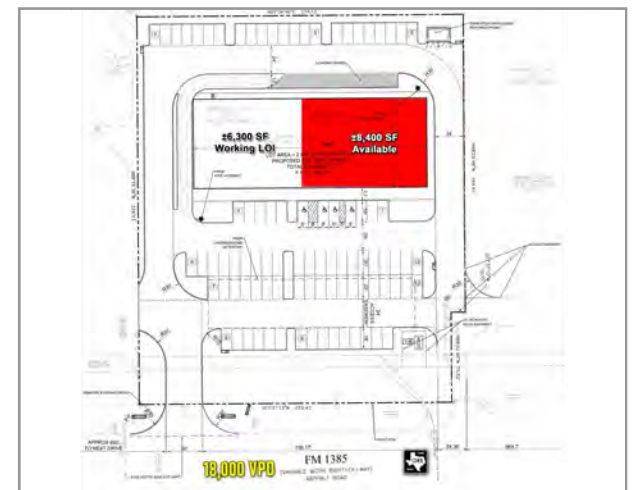
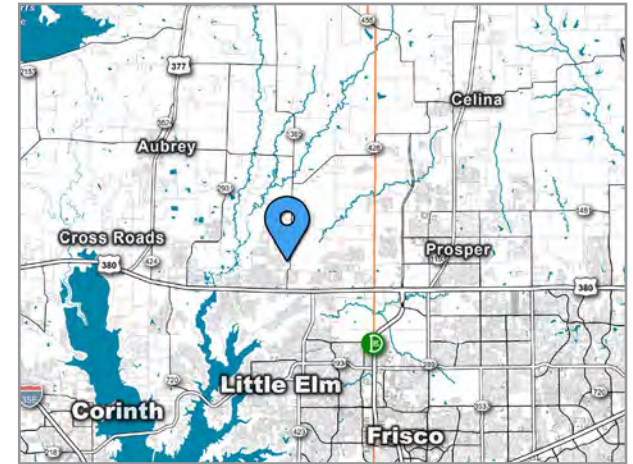
HIGHLIGHTS:

- ±8,400 SF Available for Lease fronting FM-1385
- FM-1385 extension to 6 lanes by end of 2026
- Located 2-minutes north from planned Costco
- Across from Future Denton ISD Campus
- Estimated Delivery - Summer 2025
- Over 20K homes in various stage of development within 3 miles

Traffic Counts

FM-1385: 18,000 VPD

US-380: 48,437 VPD



Demographics	1 MILE	3 MILE	5 MILE
POPULATION	14,519	79,591	164,043
HOUSEHOLDS	4,523	24,851	51,594
AVG HH INCOME	\$147,858	\$152,559	\$155,223
2028 POPULATION	16,978	105,633	207,213

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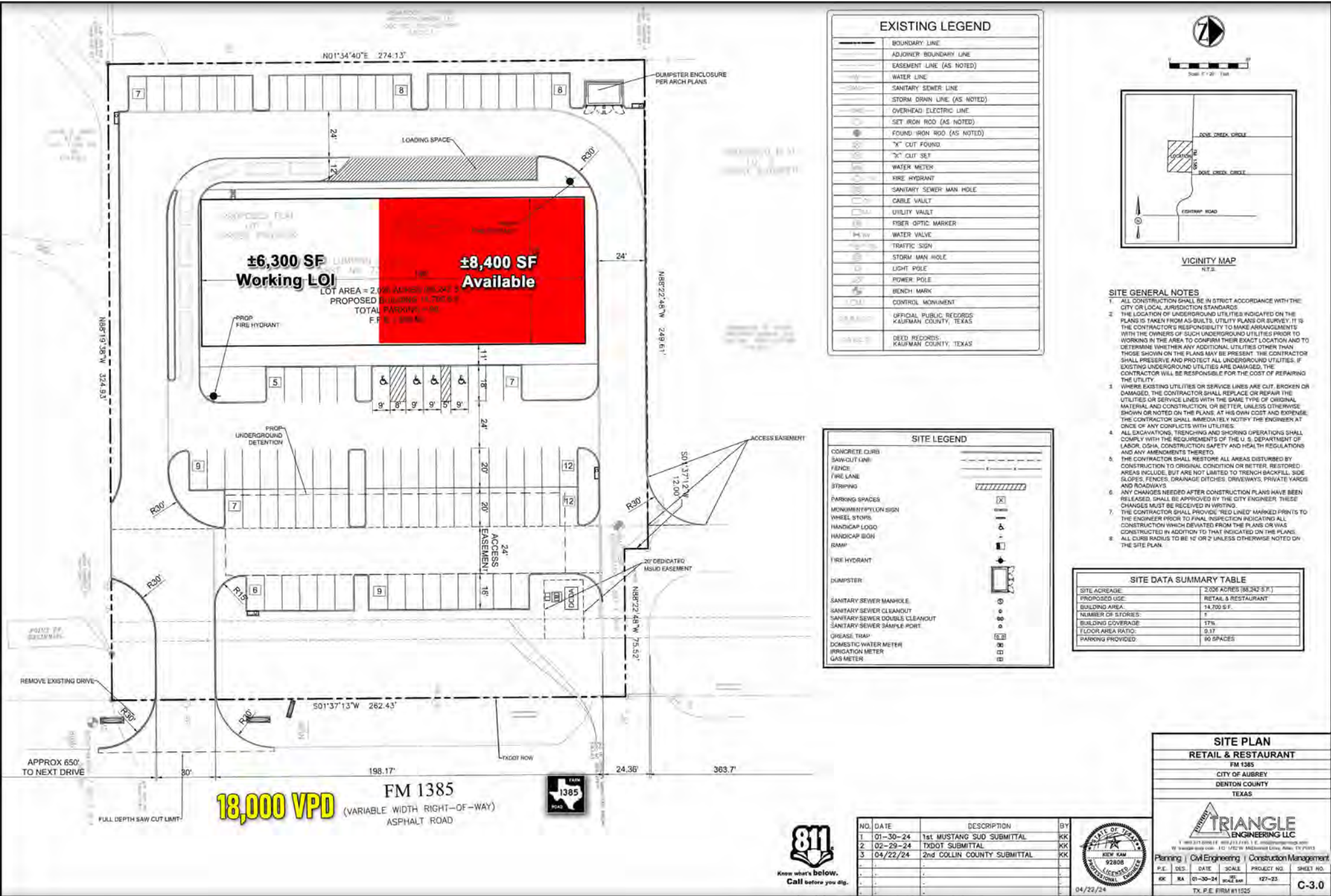
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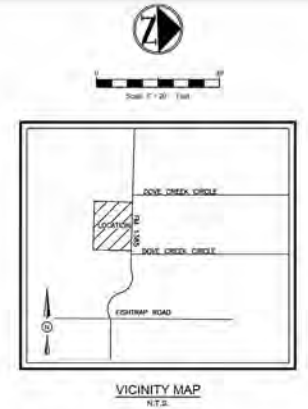


EXISTING LEGEND

	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE (AS NOTED)
	OVERHEAD ELECTRIC LINE
	SET IRON ROD (AS NOTED)
	FOUND IRON ROD (AS NOTED)
	7" CUT FOUND
	3" CUT SET
	WATER METER
	FIRE HYDRANT
	SANITARY SEWER MAN HOLE
	CABLE VAULT
	UTILITY VAULT
	FIBER OPTIC MARKER
	WATER VALVE
	TRAFFIC SIGN
	STORM MAN HOLE
	LIGHT POLE
	POWER POLE
	BENCH MARK
	CONTROL MONUMENT
	OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TEXAS
	DEED RECORDS KAUFMAN COUNTY, TEXAS

SITE LEGEND

	CONCRETE CURB
	SAW-CUT LIMIT
	FENCE
	FIRE LANE
	STRIPING
	PARKING SPACES
	MONUMENT (PYPYLN SIGN)
	WHEEL STONES
	HANDICAP LOGO
	HANDICAP SIGN
	RAMP
	FIRE HYDRANT
	DUMPER
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER DOUBLE CLEANOUT
	SANITARY SEWER SAMPLE PORT
	GREASE TRAP
	DOMESTIC WATER METER
	IRRIGATION METER
	GAS METER



- ### SITE GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERE TO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER, RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATES FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE DATA SUMMARY TABLE

SITE ACREAGE	2.00 ACRES (86,047 S.F.)
PROPOSED USE	RETAIL & RESTAURANT
BUILDING AREA	14,700 S.F.
NUMBER OF STORES	1
BUILDING COVERAGE	17%
FLOOR AREA RATIO	0.37
PARKING PROVIDED	80 SPACES

NO.	DATE	DESCRIPTION	BY
1.	01-30-24	1st MUSTANG SUD SUBMITTAL	KK
2.	02-29-24	DDOT SUBMITTAL	KK
3.	04/22/24	2nd COLLIN COUNTY SUBMITTAL	KK



SITE PLAN

RETAIL & RESTAURANT
 FM 1385
 CITY OF AUBREY
 DENTON COUNTY
 TEXAS

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	KA	01-30-24	AS-BUILT	127-23	C-3.0

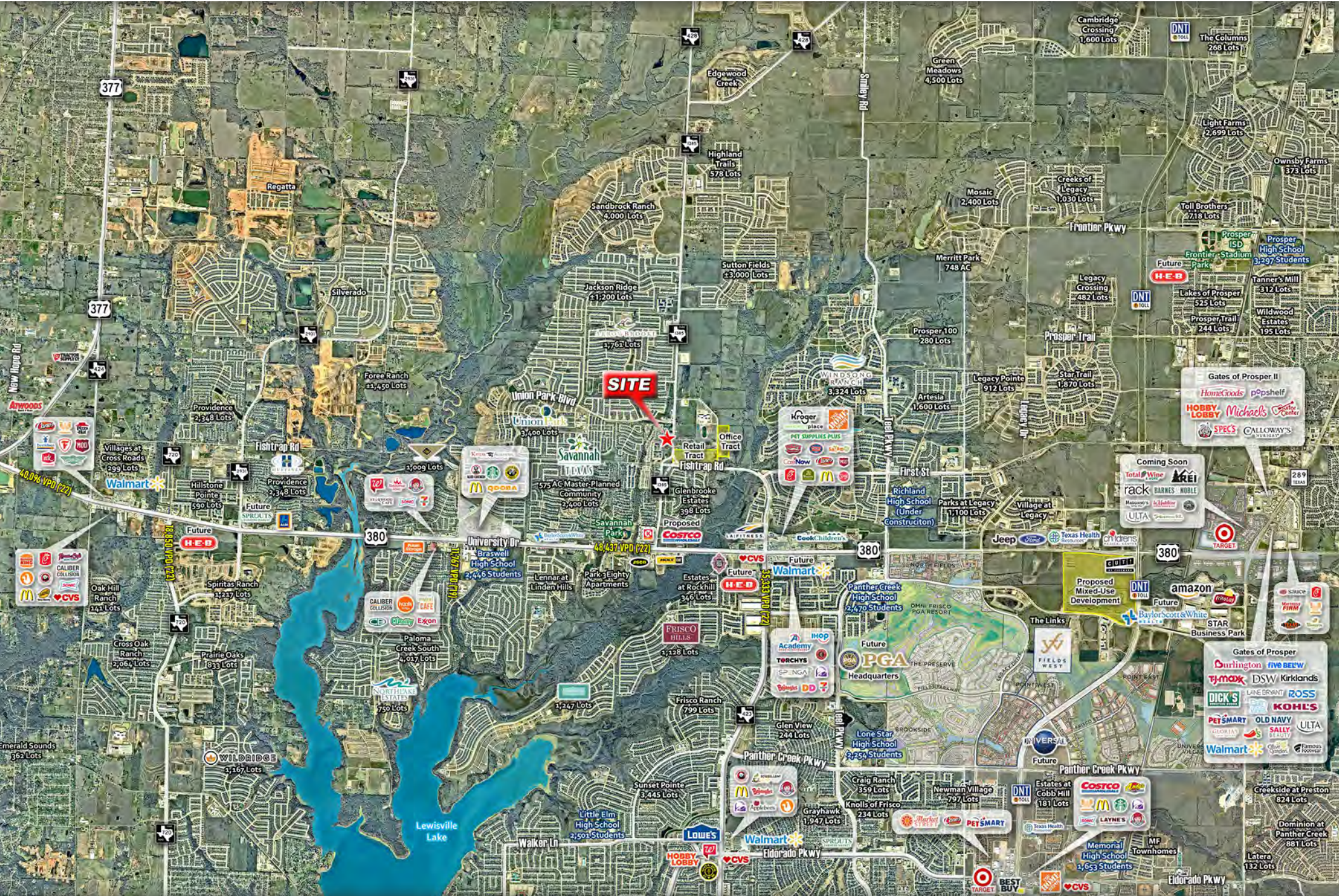
TX P.E. FIRM #11525



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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date