



LAKE LEWISVILLE
~6 MILLION ANNUAL VISITORS
~46 SQ. MILES



S. POTTER SHOP RD. (FUTURE 4-LANE)



N. POTTER SHOP RD.

DENTON ISD
OWNED

SITE



37,523 VPD



12,079 VPD

NEC US-380 & N Potter Shop Rd

7200 US-380 | CROSS ROADS, TX | LAND FOR SALE

weitzman®

PROPERTY SUMMARY

Property: 7200 US-380, Cross Roads, TX

Size: 2.731 acres net

Price: \$949,000

Floodplain: None

Zoning: Commercial (C2)

Jurisdiction: Cross Roads

School District: Denton ISD

Utilities:

Mustang SUD, Sewer nearby

Traffic Counts:

37,523 VPD (US-380)

12,079 VPD (US-377)

TXDOT has acquired ROW

~15_{MIN}

DRIVE-TIME
TO DNT OR I-35

~2_{MILES}

5 CURRENT/FUTURE
GROCERS

10
SCHOOLS
~5 MILE RADIUS

29,357
POPULATION WITHIN 3-MILE RADIUS



PROPERTY OBLIQUE



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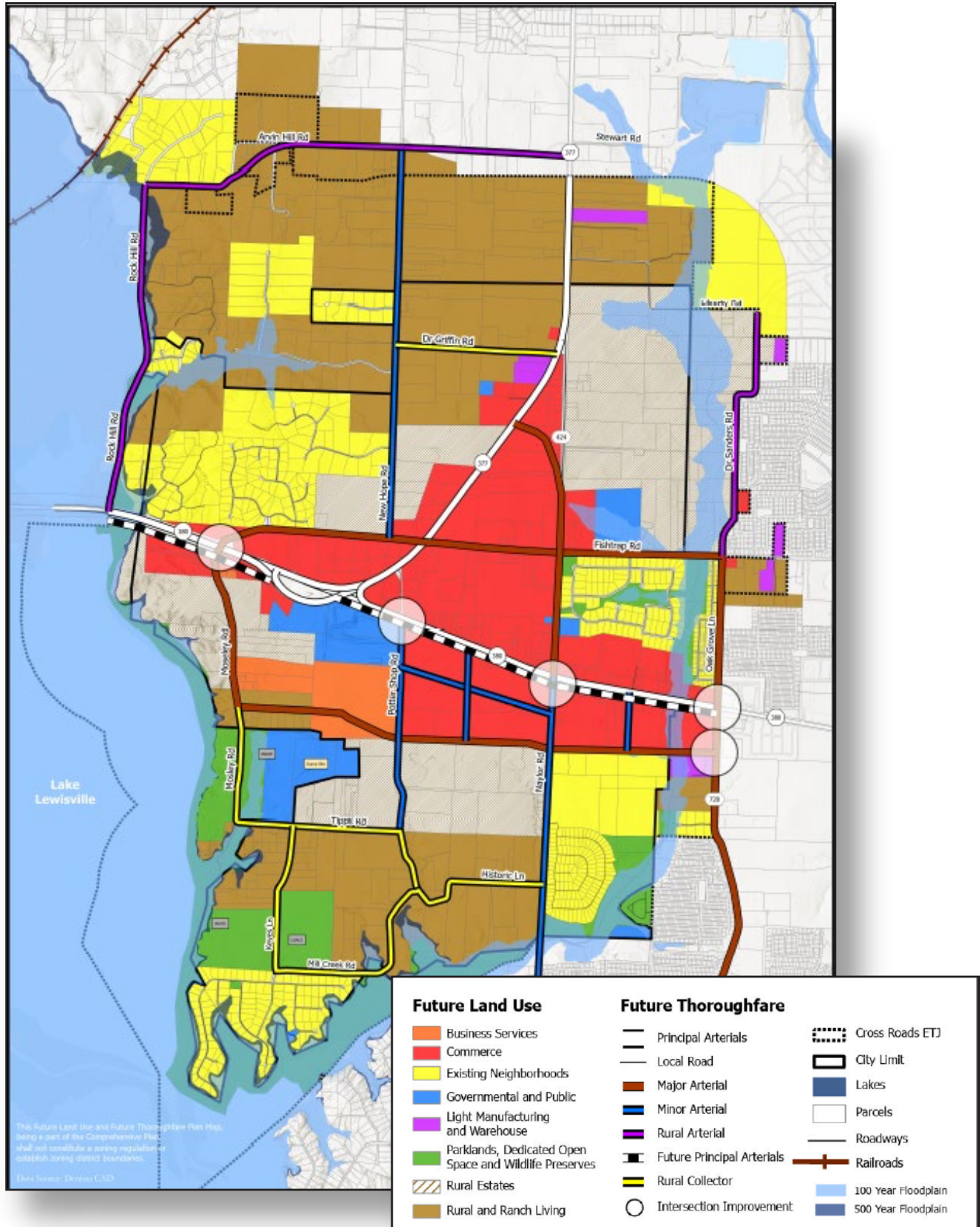
PROPERTY OBLIQUE

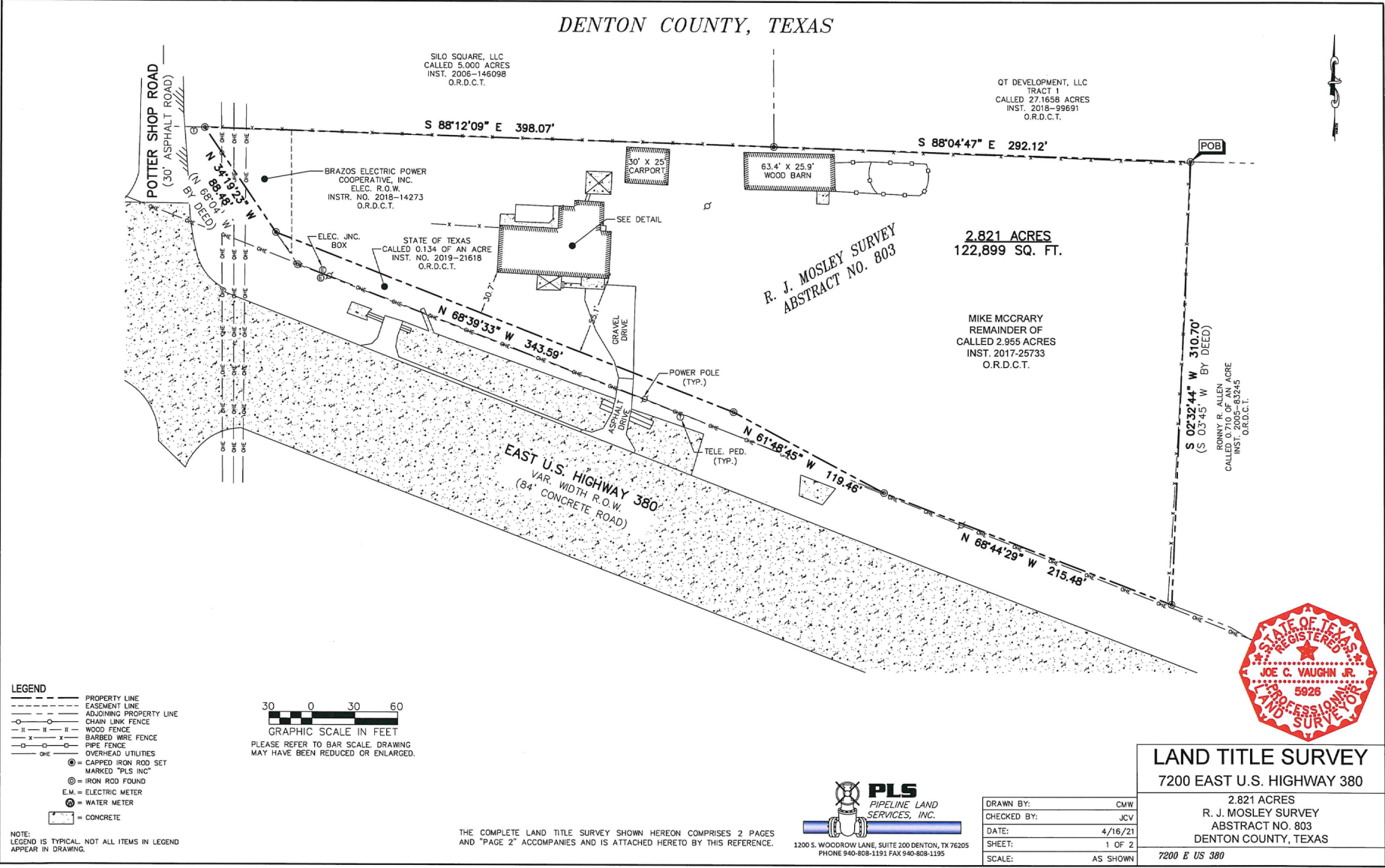


Map Labels and Data:

- Site Location:** Indicated by a red arrow pointing to the intersection of 377 and 380.
- Traffic Volume Data:**
 - 37,523 vpd (on 377)
 - 12,564 vpd (on 380)
 - 41,905 vpd (on 720)
 - 22,895 vpd (on 720)
- Key Landmarks and Roads:**
 - 377, 380, 720
 - Potter Shop Rd
 - Naylor Rd
 - Fishtrap Rd
 - Cross Roads
 - Monaco ES (537 students)
 - Providence Village
 - Providence Commons (225 lots)
 - Providence ES (655 students)
 - Providence ES (750 students projected)
 - Chatham Reserve (82 lots)
 - Walmart (2.5M visits annually)
 - Kroger
 - Target (summer 2026)
 - H-E-B (future)
 - Ascend at 720 (273 MF-units)
 - The Grove (312 MF-units)
 - Encore 380 (416 MF-units)
 - Aubrey Junction (288 MF-units)
 - The Landing (384 MF-units)
 - Adair (137 MF-units)
 - Crossroads Montessori
 - Villages at Crossroads (96 homes)
 - Oak Hill Ranch (393 lots, 142 homes on ground)
 - Cross Oak Ranch (2,101 homes)
 - Spiritas Ranch (871 homes on ground, 2,308 lots)
 - Denton ISD High School No. 5 (under construction, 2027 opening)
- Scale:** 0 to 0.5 Miles

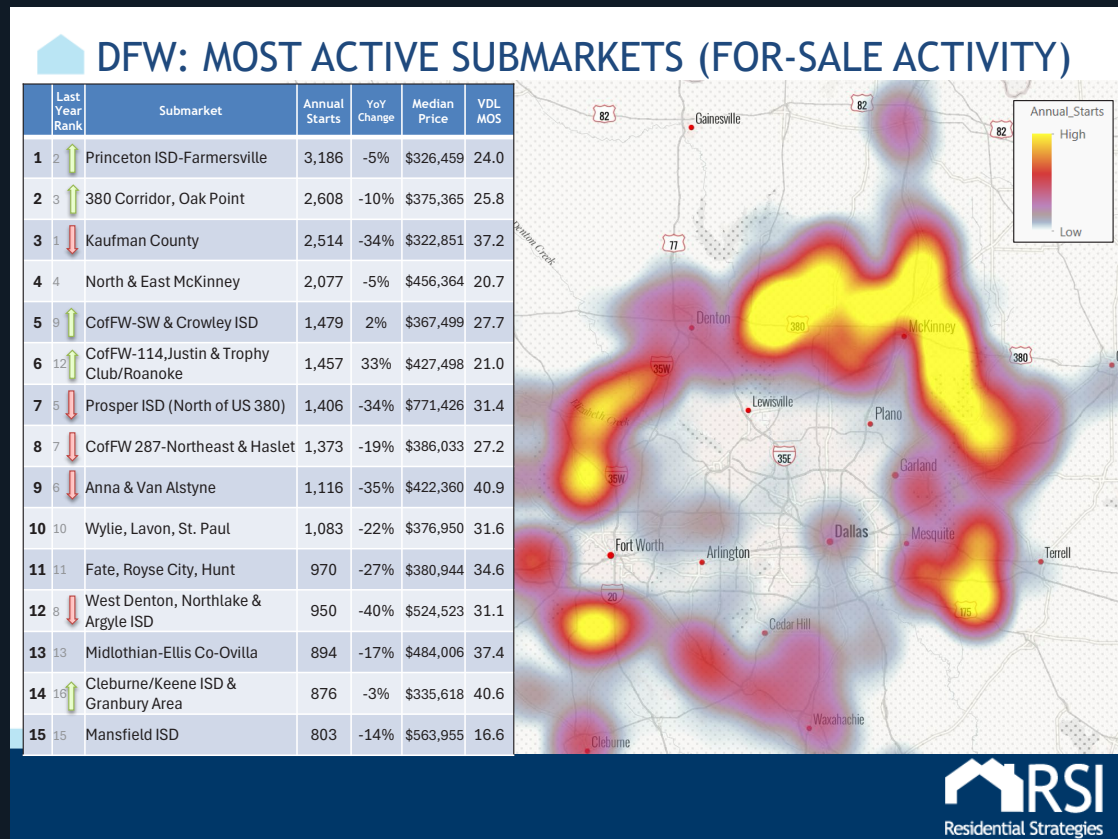
FUTURE LAND USE & COMPREHENSIVE PLAN





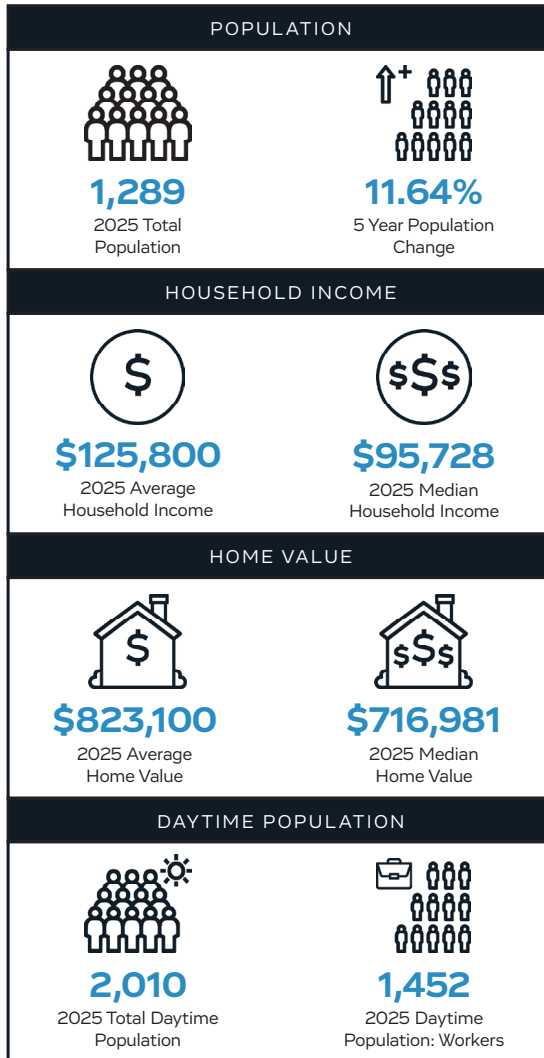
AREA OVERVIEW

Cross Roads is emerging as a high-growth residential corridor along the US-380 spine in southern Texas, positioned between Denton, Little Elm, Prosper, and Frisco. As North DFW continues expanding north and west, Cross Roads has become a natural path of progress, capturing significant residential momentum and the retail demand that follows. A major catalyst is the explosive growth of nearby master-planned communities such as Silverado, which is delivering thousands of single-family homes just minutes from Cross Roads. Combined with continued development throughout the 380 corridor, the area is experiencing sustained household formation, rising income demographics, and accelerating consumer demand. Residential density is increasing rapidly creating **opportunity for new commercial entrants**. National grocers and retailers are **responding accordingly**. A new **Kroger** is advancing in the trade area, alongside **Target** and **Sprouts**, reinforcing long-term confidence in the corridor's growth trajectory. These anchors will serve not only Cross Roads but the expanding residential base across northern Denton County. With strong traffic counts along US-380, proximity to major employment hubs, and a rapidly expanding rooftop base, Cross Roads represents a compelling retail investment opportunity. As rooftops continue delivering at scale, **the corridor is transitioning from residential growth story to full-service commercial node** positioning Cross Roads as one of the most attractive emerging submarkets in North DFW.

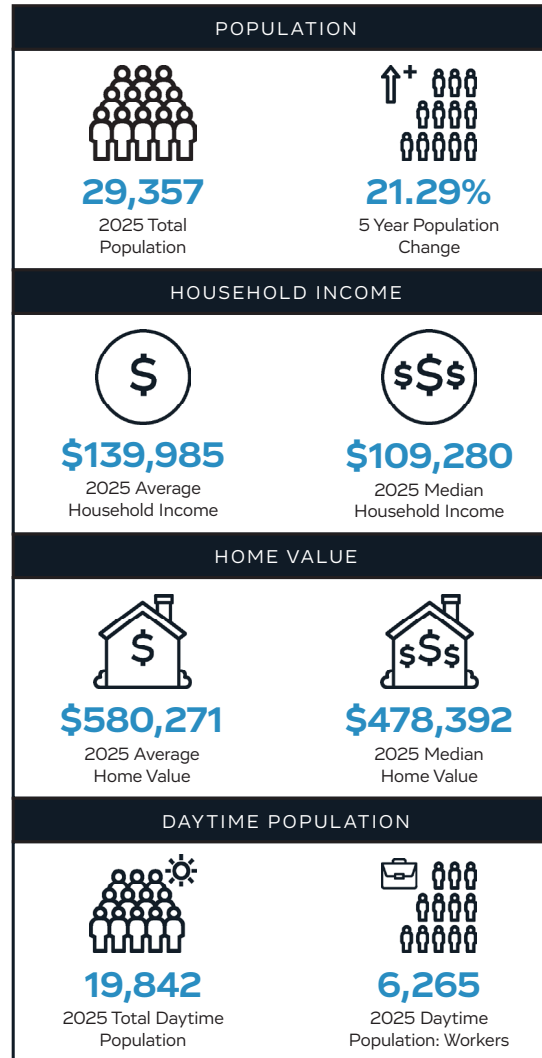


DEMOGRAPHICS

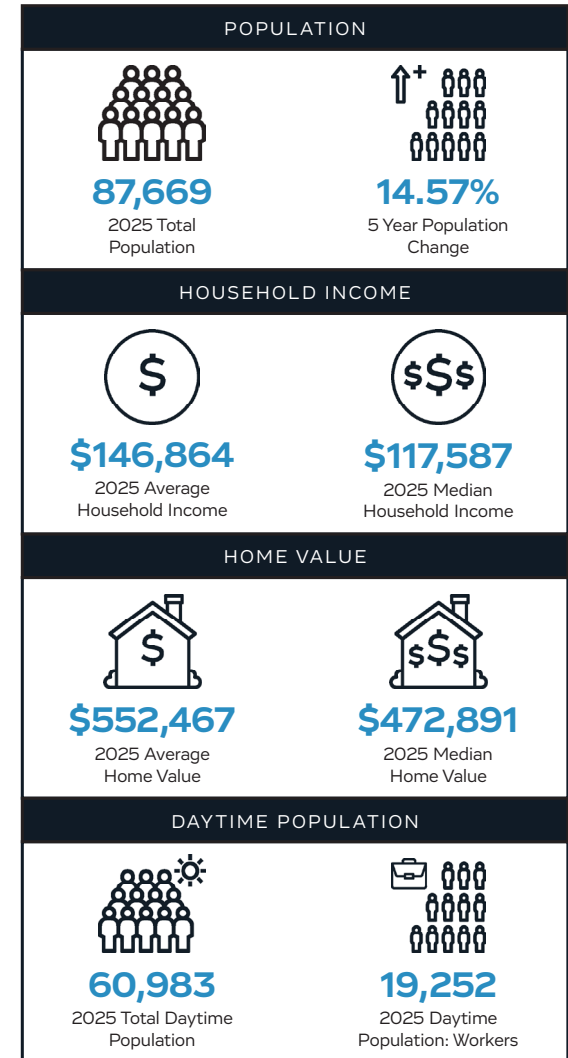
1 MILE



3 MILE



5 MILE





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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

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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

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- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr.

Licensed Supervisor of Sales Agent/ Associate

Scott Smith

Sales Agent/Associate's Name

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