



# 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

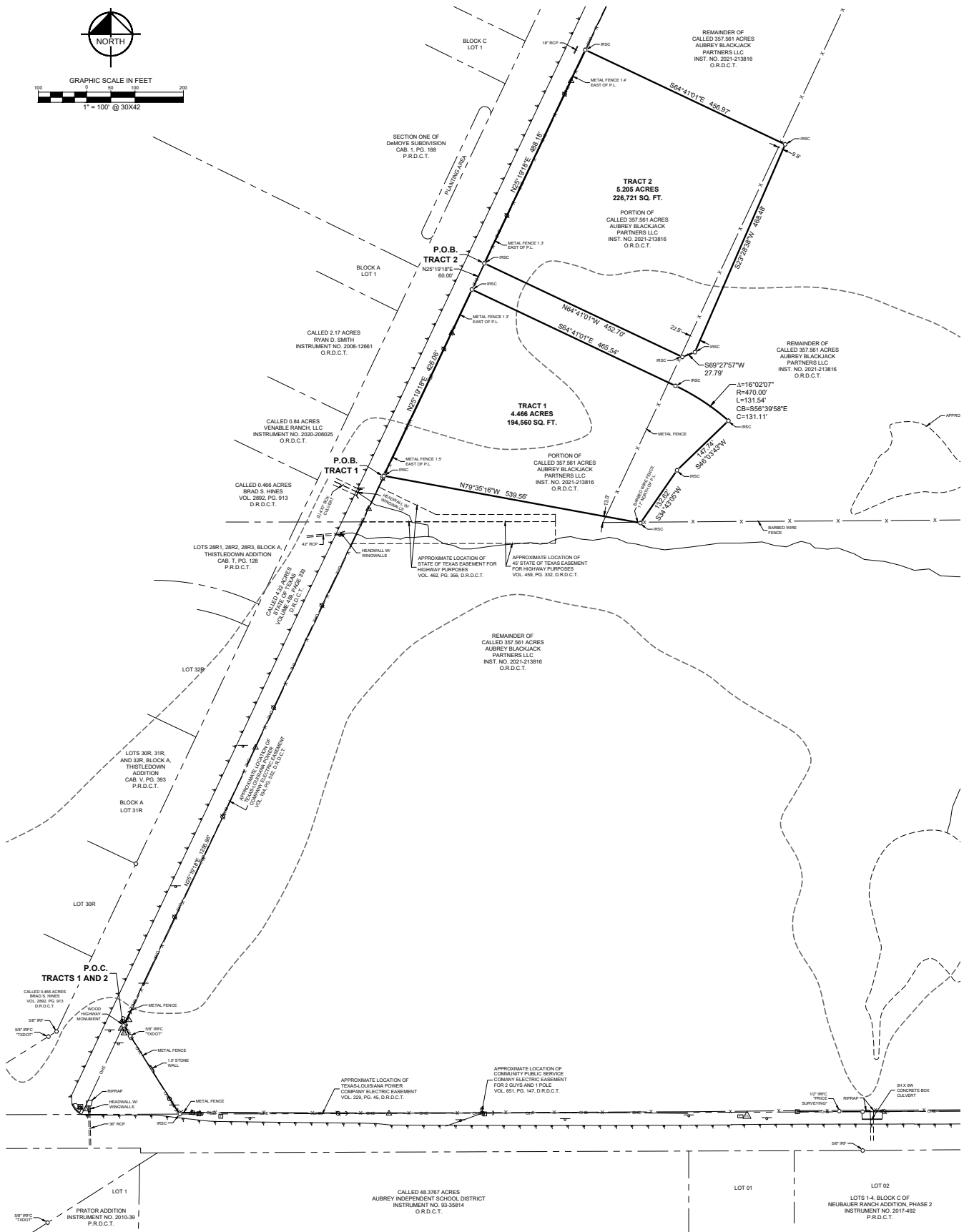
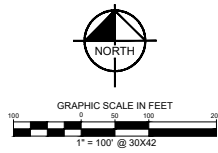
Aubrey stands on the brink of a transformative growth phase, driven by strategic location advantages and strong investment prospects. The city, which ranks 2nd in per capita population growth in Texas, with neighboring Celina to its right, and Denton to the left, is sandwiched between two of the most 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

NEQ HWY 377 & FM 428





## SEC HWY 377 &amp; BLACKJACK RD





The site plan illustrates a proposed development bounded by Springhill Road to the west and a potential outer loop to the north. The plan includes several key features and dedications:

- Highway 377:** A 140' Principal Arterial running along the western boundary.
- Springhill Road:** A 100' Minor Arterial running along the southern boundary.
- Potential Outer Loop:** A 30' ROW Dedication running along the northern boundary.
- Future McNatt Rd.:** A 120' Major Arterial running along the eastern boundary.
- Internal Features:**
  - COMM (Commercial):** Two red-shaded areas, one in the northwest and one in the southwest.
  - COMMERCIAL:** A large red-shaded area in the southwest corner.
  - MUNICIPAL PARK:** A green-shaded area in the southwest, adjacent to the large commercial area.
  - AMENITY CENTER:** A blue-shaded area in the center of the site.
  - DET. (Detention):** Three green-shaded areas, one in the northeast and two in the center-east.
- Other Dedications:**
  - 20' ROW Dedication along the southern boundary of the residential area.
  - 60' ROW Dedication along the eastern boundary of the residential area.
  - Dedication varies along the western and southern boundaries of the residential area.

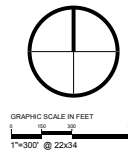
Aubrey Texas  
July 2022

DWG NAME: K:\FRI\_CIVIL\063451861-HIGH POINTE RANCH\ROADS\SHEETS\PLANS\CONCEPT PLAN 20220725.DWG  
LAST SAVED: 7/25/2022 10:27 AM

### Land Use Acreage Summary

Residential Lots / Residential Rights of Way	287.2	62.3%
Commercial	39.5	8.6%
Right of Way Dedication	9.3	2.0%
Open Space / Floodplain / Detention	82.7	17.9%
Municipal Park	29.9	6.5%
Amenity Center	3.7	0.8%
UTRW Easement	8.5	1.8%
<b>Total</b>	<b>460.8</b>	<b>100.0%</b>

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%
<b>Total</b>	<b>1,450</b>	<b>100.0%</b>



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 CONTACT WITH THE CITY, COUNTY, ETC.



# RESIDENTIAL DATA

## DFW: F/V SUPPLY BY SUBMARKET

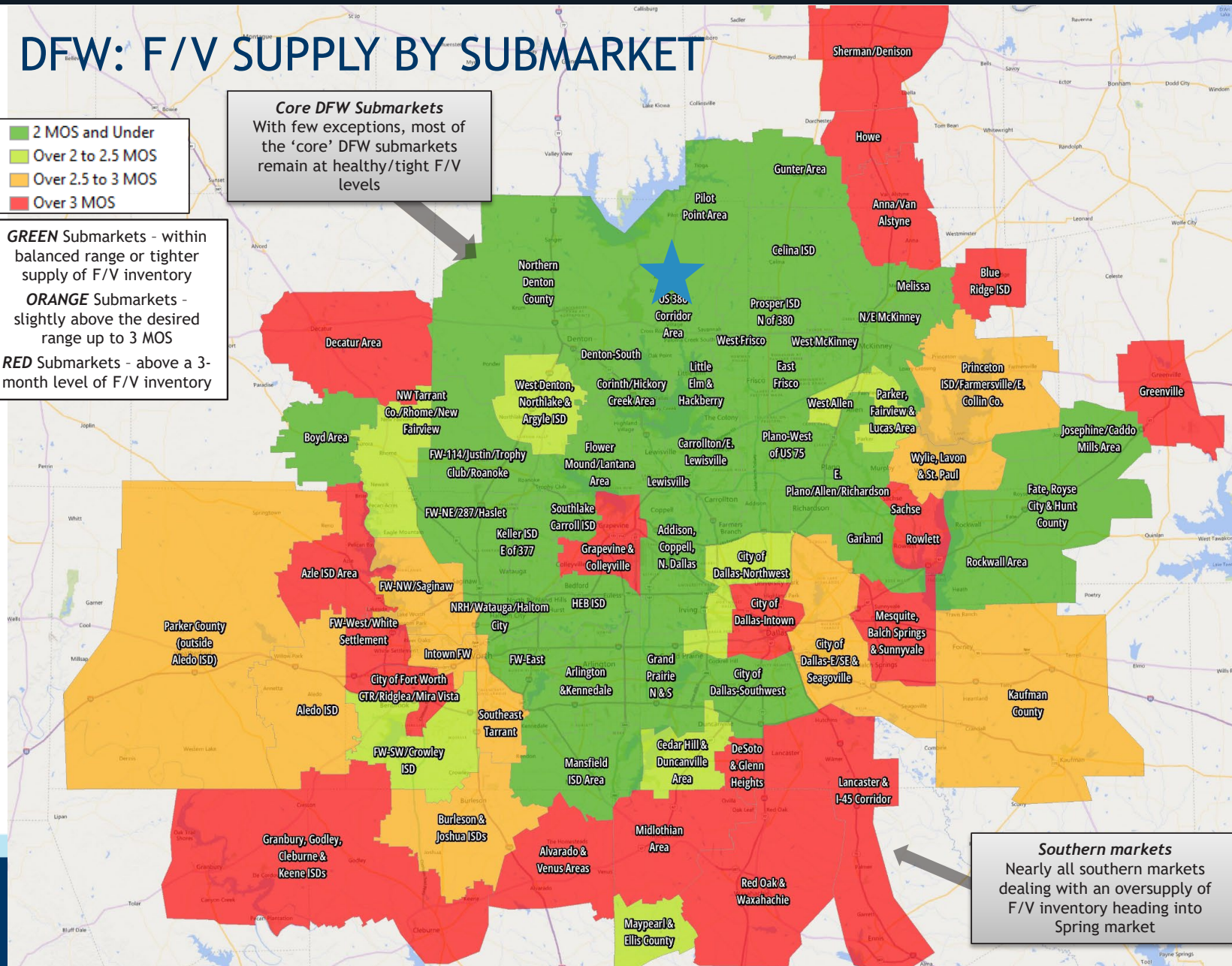
- 2 MOS and Under
- Over 2 to 2.5 MOS
- Over 2.5 to 3 MOS
- Over 3 MOS

**GREEN** Submarkets - within balanced range or tighter supply of F/V inventory

**ORANGE** Submarkets - slightly above the desired range up to 3 MOS

**RED** Submarkets - above a 3-month level of F/V inventory

**Core DFW Submarkets**  
With few exceptions, most of the 'core' DFW submarkets remain at healthy/tight F/V levels

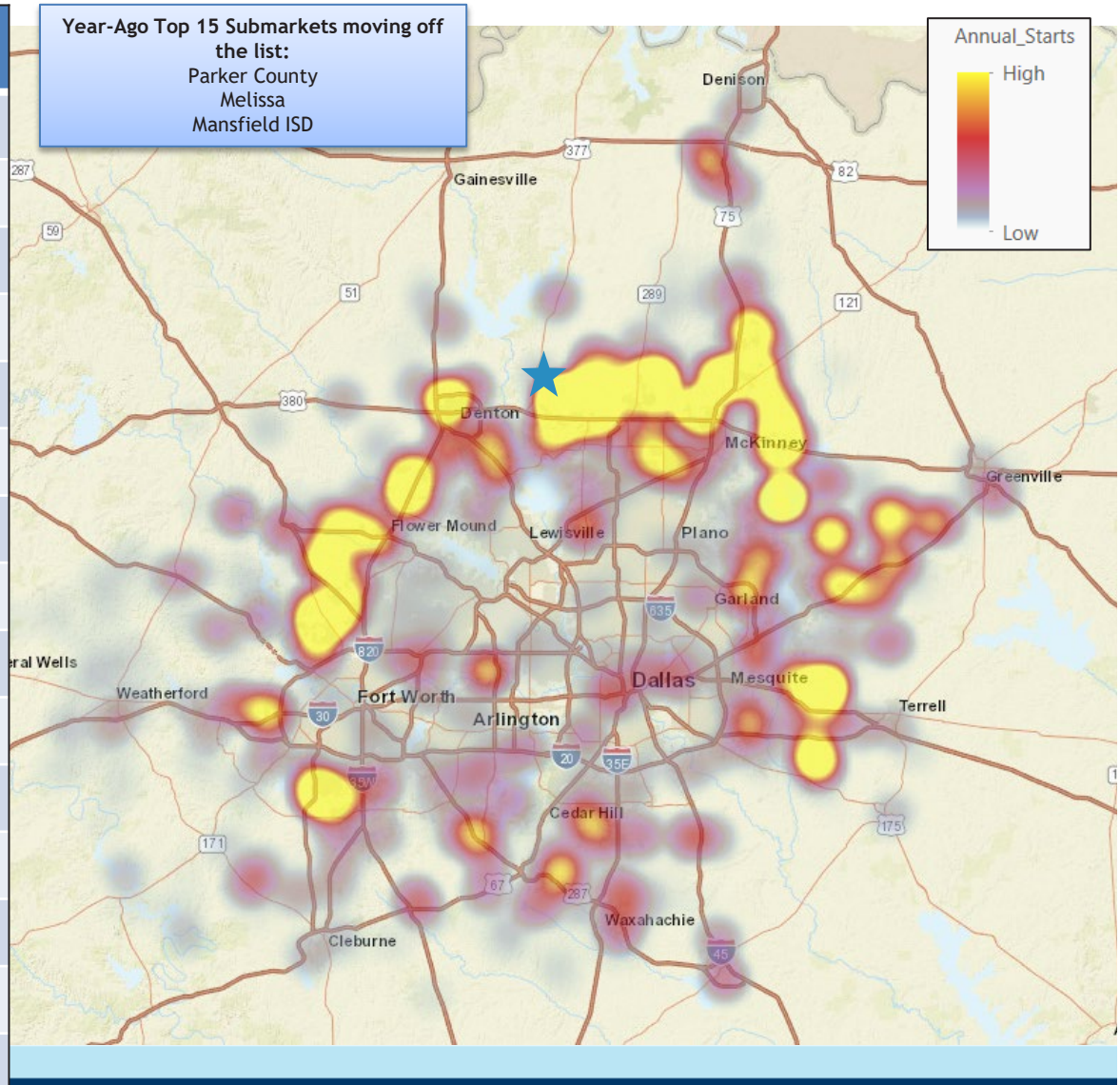


**Southern markets**  
Nearly all southern markets dealing with an oversupply of F/V inventory heading into Spring market

# RESIDENTIAL DATA

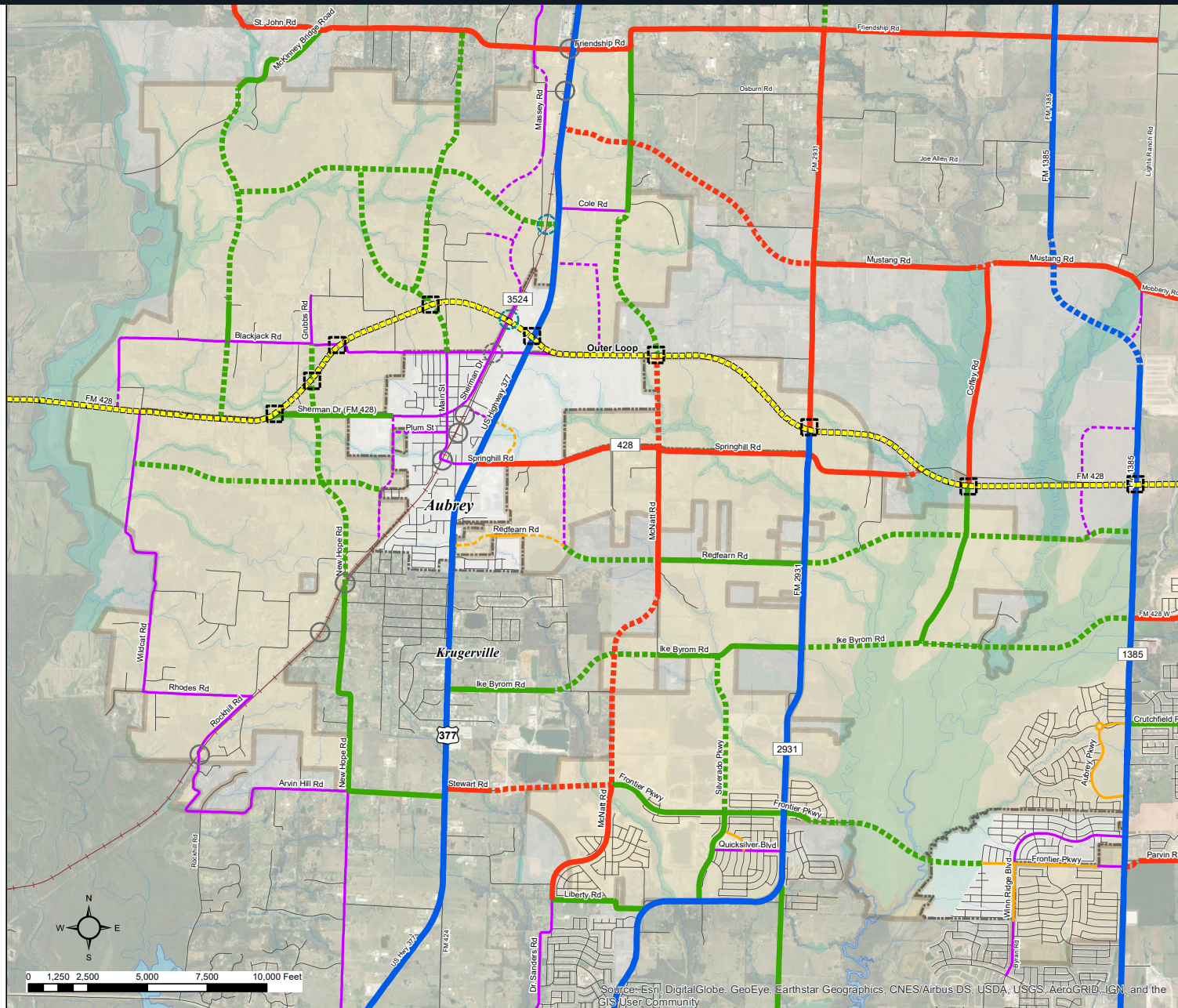
## DFW: MOST ACTIVE SUBMARKETS

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)

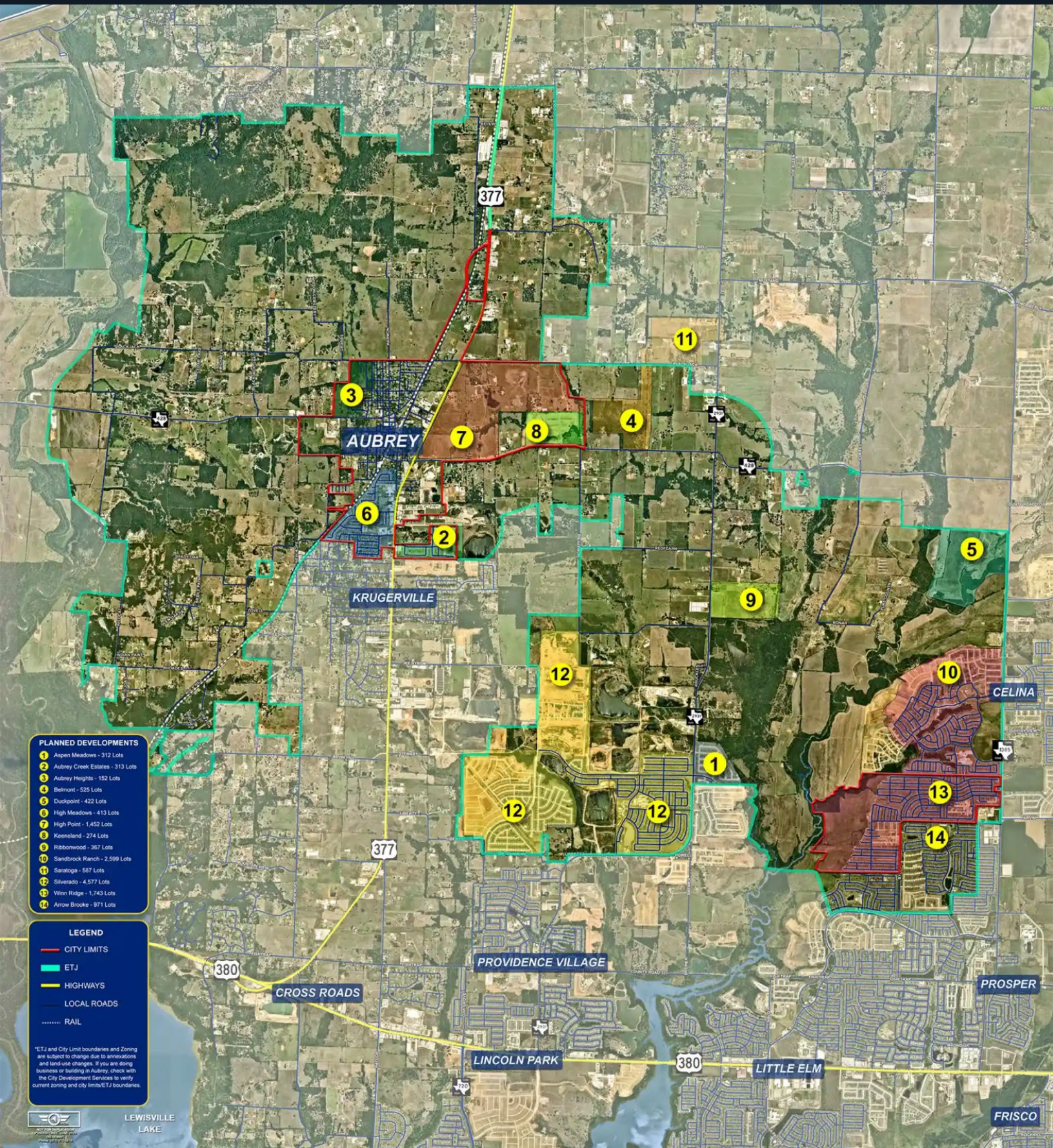
#### Other

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



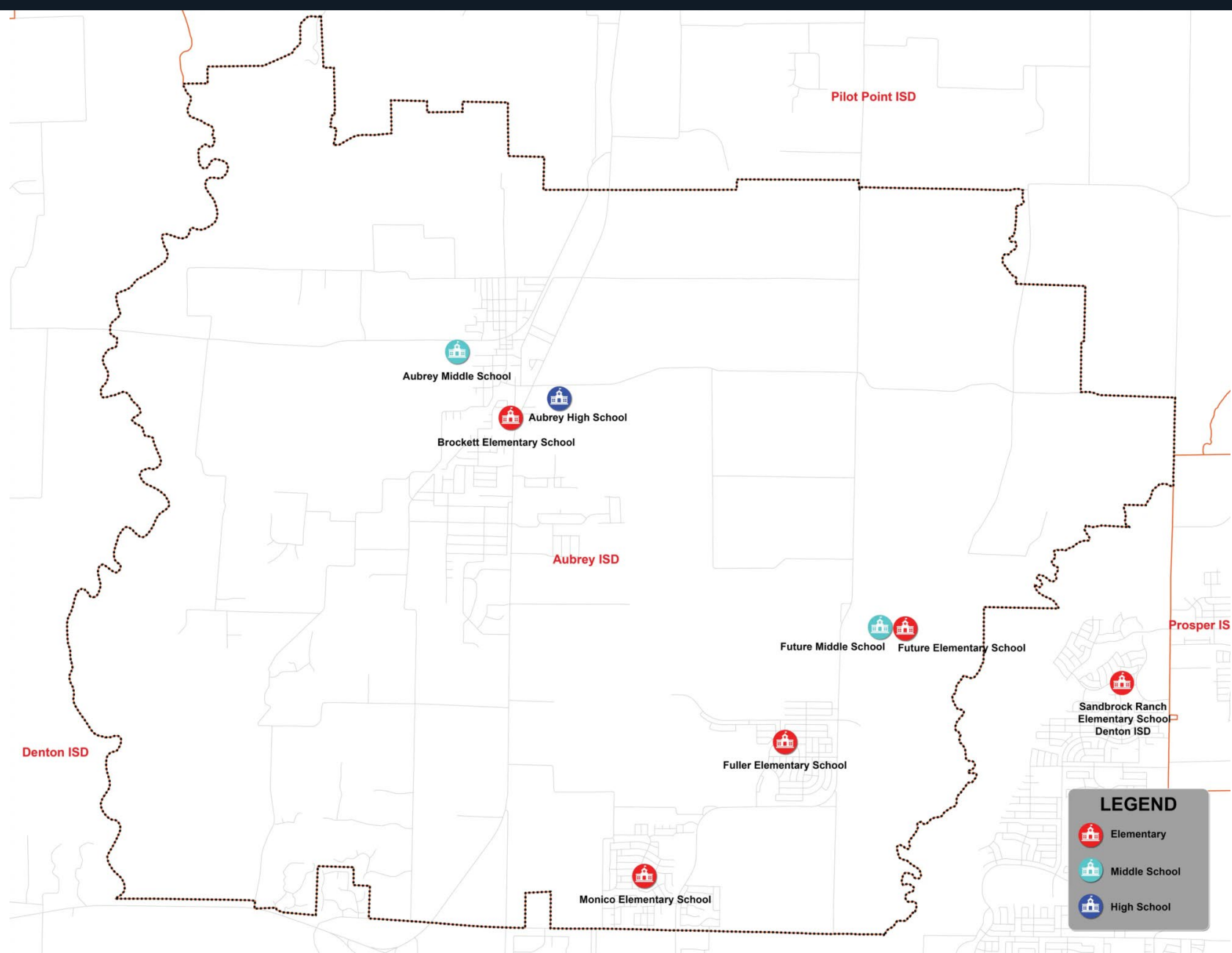


# AUBREY ETJ/CITY LIMIT RESIDENTIAL



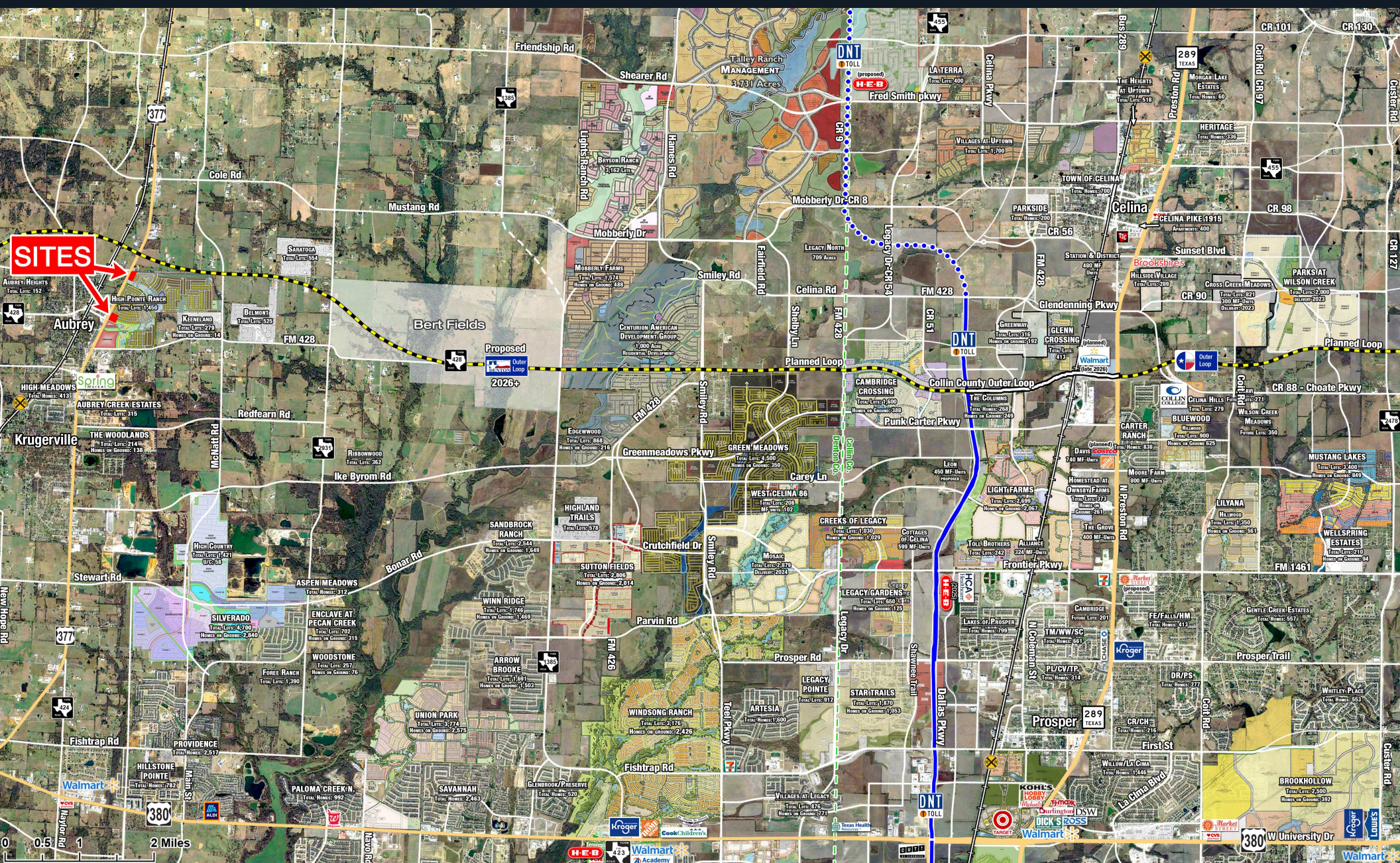


# AUBREY ISD



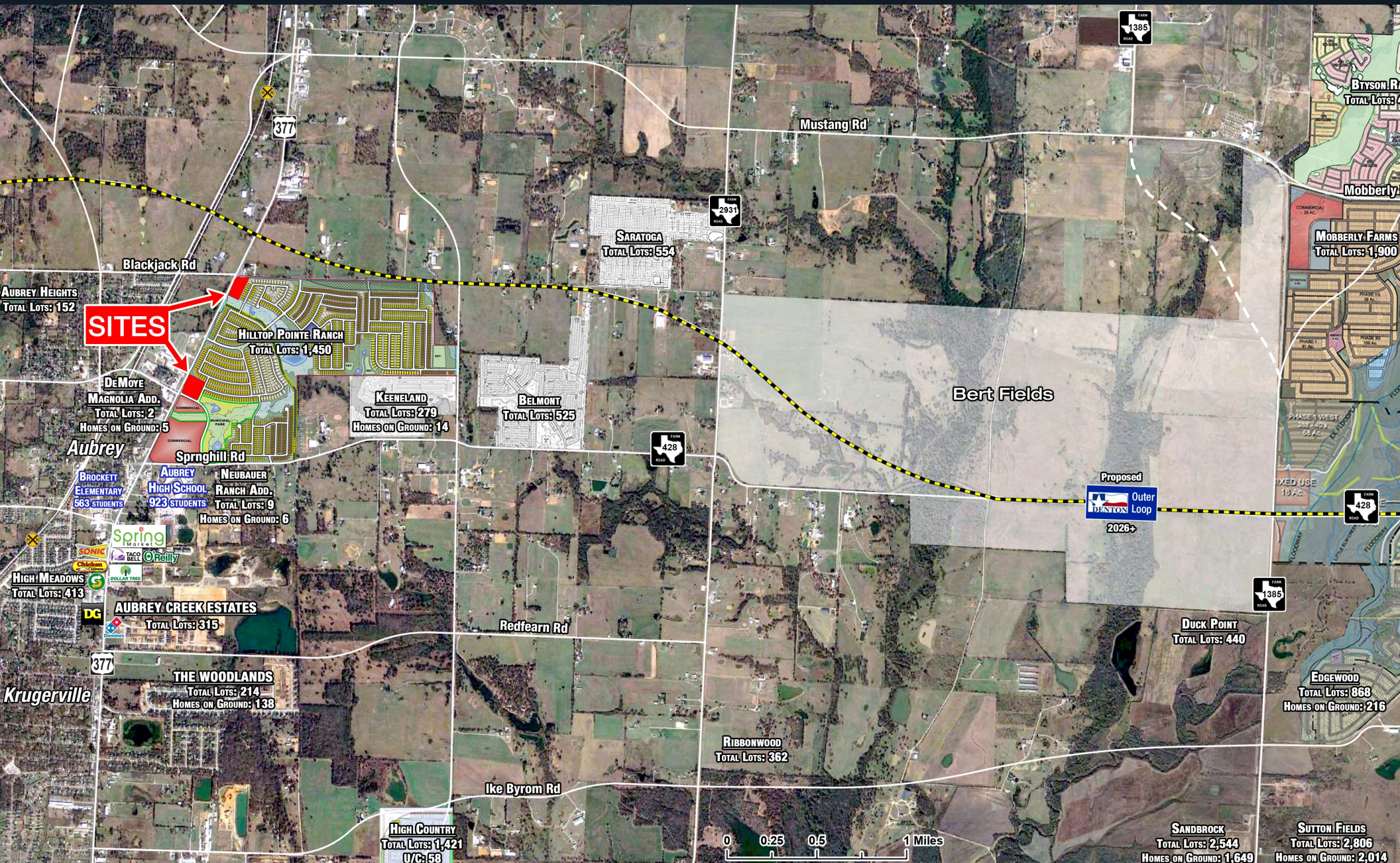


# PROPERTY AERIAL





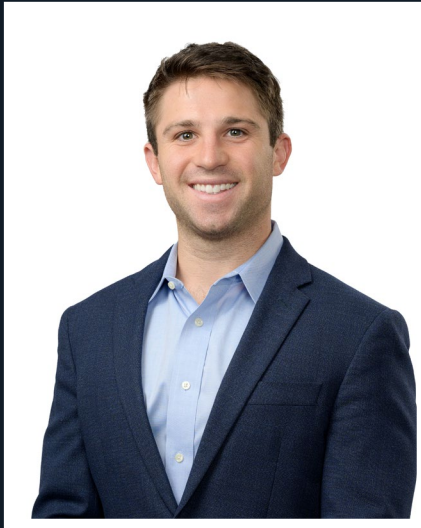
# PROPERTY AERIAL







PRESENTED BY:



**SCOTT SMITH**

VICE PRESIDENT

[ssmith@weitzmangroup.com](mailto:ssmith@weitzmangroup.com)

214.720.3663



**CORBIN TANENBAUM**

VICE PRESIDENT

[ctanenbaum@weitzmangroup.com](mailto:ctanenbaum@weitzmangroup.com)

214.720.7506

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.

## 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:

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Scott Smith

Sales Agent/Associate's Name

701664

License No.

ssmith@weitzmangroup.com

Email

(214) 720-3663

Phone

Buyer/Tenant/Seller/Landlord Initials

Date



# 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:

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Corbin Tanenbaum

Sales Agent/Associate's Name

704178

License No.

ctanenbaum@weitzmangroup.com

Email

(214) 720-7506

Phone

Buyer/Tenant/Seller/Landlord Initials

Date