

LAND AVAILABLE FOR SALE

3460 FM 1385 Aubrey, TX 76227

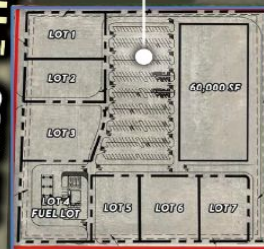


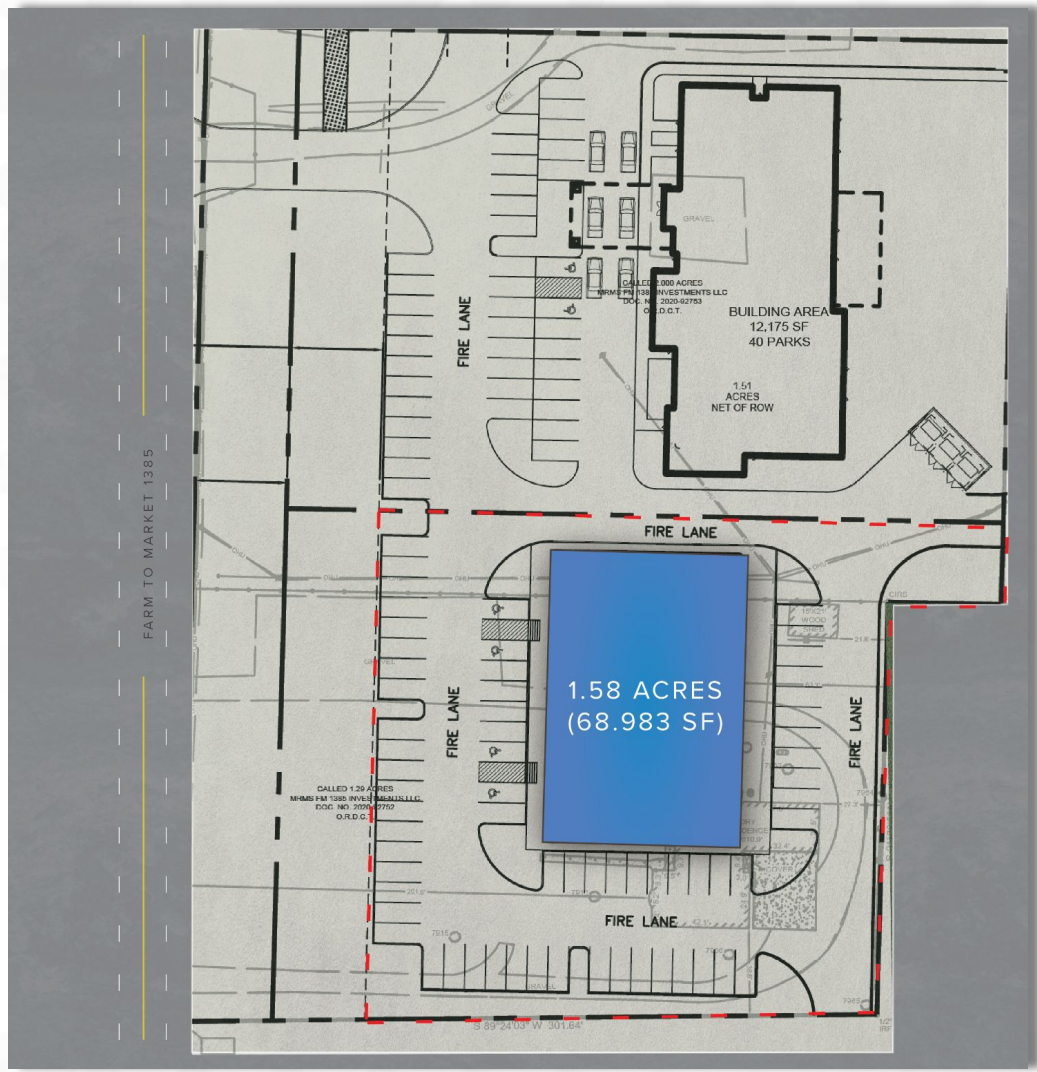
FUTURE DAYCARE

LAND FOR SALE

FM-1385 ± 11,000 VPD

FUTURE GROCER





FM 1385 ± 11,000 VPD

PROPERTY HIGHLIGHTS:

- ±1.58 AC (68,983 SF) available for Sale
- Water/Sewer to be pulled from front of daycare site
- Electrical already delivered on site
- Detention: Buyer has the option to pay pro-rata share of detention with seller delivery
- Commercial Zoning
- Future expansion of FM 1385- 6 Lanes divided- Est. Summer 2026
- Right next to Sandbrock Ranch Elementary School and Dan Christie Elementary School pulling from Prosper, Aubrey, and Celina
- Located in the fastest growing city of North Texas: Growth Rate of 128.2% with a 21% Growth Rate in 2023

POPULATION	1 MILE	3 MILE	5 MILE
Five-Year Projection	2,814	12,593	59,260
Current Year Estimate	2,330	10,525	49,217
2010 Census	1,080	5,875	24,541
Growth Current Year-Five-Year	4.20%	3.90%	4.10%
Growth 2010-Current Year	9.60%	6.60%	8.40%
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Five-Year Projection	907	4,200	19,697
Current Year Estimate	753	3,517	16,373
2010 Census	350	1,951	7,969
Growth Current Year-Five-Year	4.10%	3.90%	4.10%
Growth 2010-Current Year	8.30%	6.20%	8.20%
INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$121,383	\$57,854	\$63,142
Median Household Income	\$111,416	\$114,993	\$114,993

GRAYSON DUYCK

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Land Available for Sale

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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Aubrey, TX 76227



BIGGS AVE

BRIDLE PATH PKWY

SANDBROCK RANCH ELEMENTARY

AUBREY PKWY

FM-1385 ± 11,000 VPD

WINN RIDGE BLVD



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SANDBROCK RANCH
ELEMENTARY

FM-1385 ± 11,000 VPD

SUBJECT PROPERTY

ARROWBROOKE

FUTURE GROCER

NAVO MIDDLE SCHOOL

UNION PARK
ELEMENTARY SCHOOL

SHADY CREEK
RV PARK & STORAGE

DIGG
PET RESORT

EST. 2021
BRYANT
ELEMENTARY

JLO
OFFICE & WAREHOUSE

BETTER ME
FITNESS & PERFORMANCE

THE RETREAT
AT SHADY CREEK

prose
MAGNOLIA

UNION HOUSE
MODERN APARTMENTS

Public Storage

DOLLAR GENERAL

SUBWAY

Baylor Scott & White
EMERGENCY HOSPITALS

Valero

CIRCLE K

Walgreens

7-ELEVEN

Wendy's

ANYTIME FITNESS

SONIC

US-380 ± 40,000 VPD

tropical SMOOTHIE CAFE

DICKEY'S BARBECUE PIT

FAS

BRASWELL
HIGH SCHOOL

U-HAUL

WASHGUYS
CAR WASH

SPEC'S
WINES · SPIRITS · FINER FOODS

aseo

Academy
SPORTS+OUTDOORS

Firestone

ups

verizon
SUPERCUTS

CHIPOTLE
MEXICAN GRILL

CVS
pharmacy

FedEx
Ship Center

