

FOR SALE

AUBREY COMMERCIAL PROPERTY

614 PRATOR LN., AUBREY, TX 76227

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

Highly sought commercial property with Highway 377 frontage, zoned for commercial adjacent to Aubrey Highschool.

PROPERTY HIGHLIGHTS

- Incredible multifamily/retail development opportunity
- Highway 377 frontage
- Zoned commercial
- Adjacent to Aubrey Highschool

OFFERING SUMMARY

Sale Price:	\$975,000
Lot Size:	3.15 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	174	4,987	29,483
Total Population	490	14,737	87,982
Average HH Income	\$71,595	\$81,662	\$76,351

GLEN FARRIS

940.381.2220

gfarris@v-re.com

INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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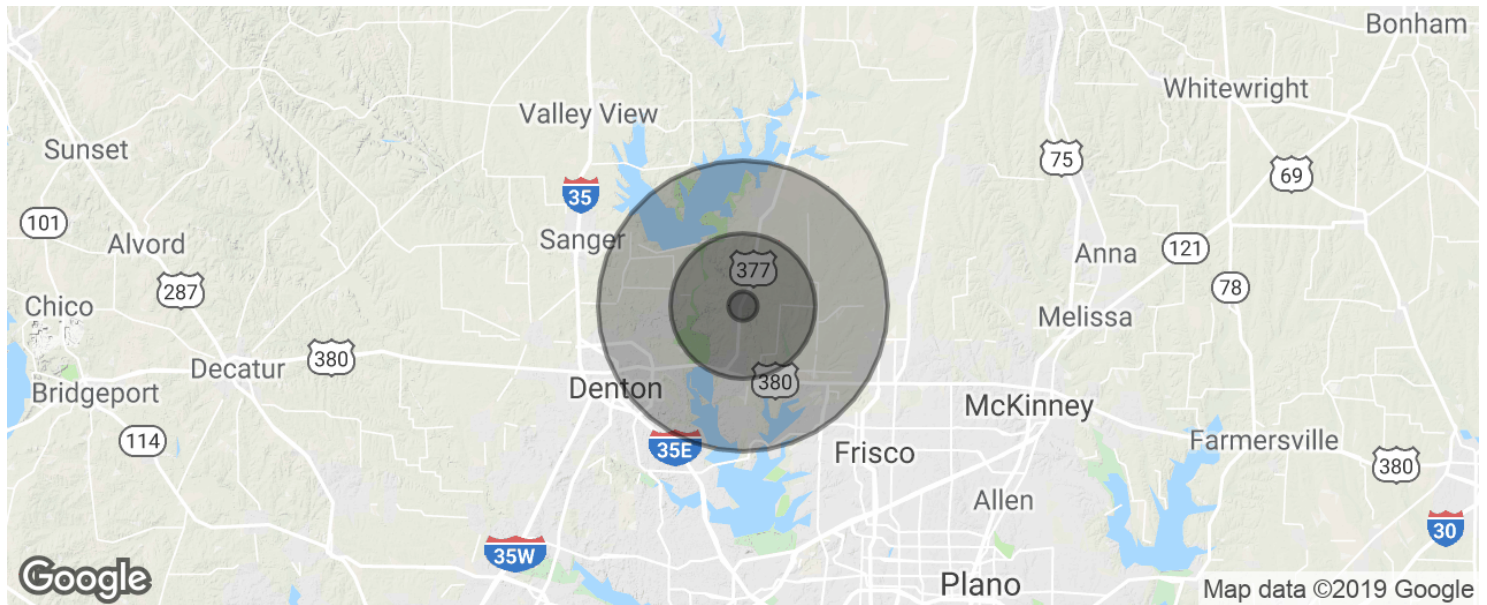
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	490	14,737	87,982
Median age	34.9	32.2	32.1
Median age (Male)	32.4	30.4	31.1
Median age (Female)	37.7	33.7	33.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	174	4,987	29,483
# of persons per HH	2.8	3.0	3.0
Average HH income	\$71,595	\$81,662	\$76,351
Average house value	\$184,529	\$184,837	\$179,526

** Demographic data derived from 2010 US Census*

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SALE PRICE

\$975,000

LOCATION INFORMATION

Building Name	Aubrey Commercial Property
Street Address	614 Prator Ln.
City, State, Zip	Aubrey, TX 76227
County	Denton
Market	Downtown Aubrey
Cross-Streets	Hwy 377 & Prator Ln

BUILDING INFORMATION

Best Use	Multifamily
Free Standing	No

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Multifamily
APN #	52429, 52438, 184725, 42406
Environmental Issues	None
Topography	Flat
Soil Type	Other

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Central HVAC	Yes
Water	Yes
Sewer	Yes

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LOCATION INFORMATION

Building Name	Aubrey Commercial Property
Street Address	614 Prator Ln.
City, State, Zip	Aubrey, TX 76227
County/Township	Denton
Market	Downtown Aubrey
Cross Streets	Hwy 377 & Prator Ln

PROPERTY DETAILS

Property Type	Land
Property Subtype	Multifamily
Zoning	Commercial
Lot Size	3.15 Acres
APN#	52429, 52438, 184725, 42406

LAND

Best Use	Multifamily
Water	Yes
Sewer	Yes
Environmental Issues	None
Topography	Flat
Soil Type	Other

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