# SPRING HILL CROSSING

SWC FM 428 & MCNATT ROAD | AUBREY, TX 76227




weitzman®

# PROPERTY SUMMARY

**LAND SIZE**
+/- 3.77 acres



# MARKET OVERVIEW




## AUBREY MARKET

Positioned at the forefront of North Texas' continued northward expansion, benefiting from rapid residential growth across Denton and Collin counties.

### Regional Growth

- Aubrey ETJ has 39,500 people today
- 5-mile population projects to grow 30% by 2029
- Positioned in one of North Texas's fastest growing corridors
- Thousands of new rooftops underway

### Connectivity & Infrastructure

- New 150,000+ SF Walmart Supercenter
- Retail demand outpaces existing supply
- Meaningful retail spending currently leaking outside of Aubrey
- 3,000+ homes under construction within 1 mile
- 1.5 miles from Silverado, #1 selling subdivision in Texas, #6 in the US

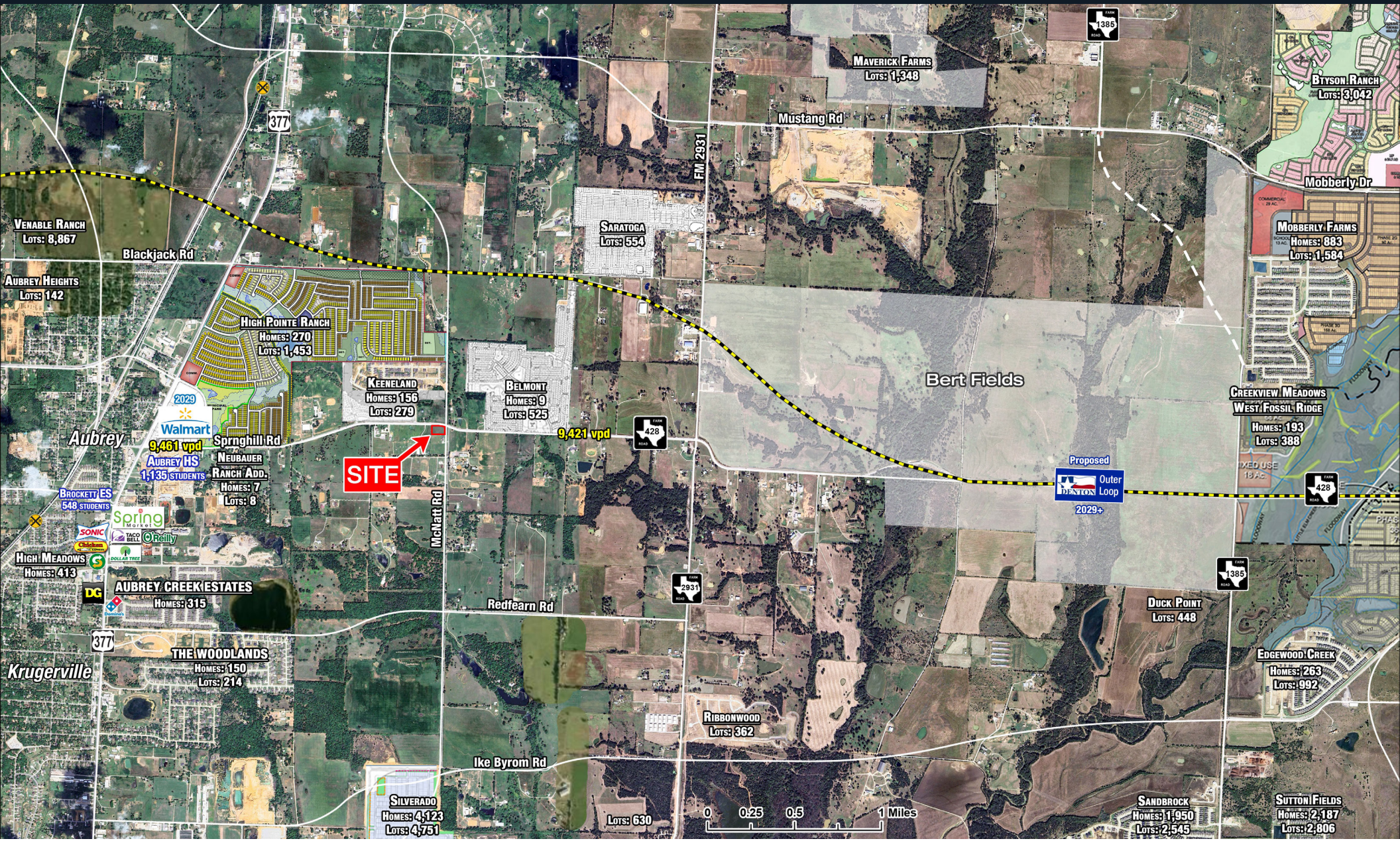
### Retail & Residential Momentum

- Future signalized intersection
- McNatt Road & FM 428 both widening to 6 lane divided
- McNatt to extend north to Blackjack (future outer loop) in 2027
- Future Outer Loop enhances connectivity less than 1 mile to the north

# OBLIQUE AERIAL



# AERIAL


Venable Ranch
Lots: 8,867
Blackjack Rd
Aubrey Heights
Lots: 142
377
High Pointe Ranch
Homes: 270
Lots: 1,453
2029
Walmart
9,461 vpd
Aubrey
Sprnghill Rd
Aubrey HS
1,135 students
Neubauer
Ranch Add.
Homes: 7
Lots: 8
Brockett ES
548 students
Spring Market
Sonic
Taco Bell
O'Reilly
Dollar Tree
High Meadows
Homes: 413
DG
Aubrey Creek Estates
Homes: 315
377
The Woodlands
Homes: 150
Lots: 214
Krugerville
SITE
McIatt Rd
Keeneland
Homes: 156
Lots: 279
Belmont
Homes: 9
Lots: 525
Saratoga
Lots: 554
FM 2931
9,421 vpd
Redfearn Rd
Ribbonwood
Lots: 362
Ike Byrom Rd
Silverado
Homes: 4,123
Lots: 4,751
Lots: 630
Maverick Farms
Lots: 1,348
1385
Mustang Rd
Bert Fields
Proposed
Outer Loop
2029+
428
Btyson Ranch
Lots: 3,042
Mobberly Dr
Mobberly Farms
Homes: 883
Lots: 1,584
Creekview Meadows
West Fossil Ridge
Homes: 193
Lots: 388
Duck Point
Lots: 448
Edgewood Creek
Homes: 263
Lots: 992
Sandbrock
Homes: 1,950
Lots: 2,545
Sutton Fields
Homes: 2,187
Lots: 2,806
0
0.25
0.5
1 Miles

# SURVEY PLAN


SPRINGHILL ROAD / FM 428
DETENTION POND
MCNATT ROAD
1
2
**BUILDING 1**: Restaurant, retail and neighborhood services, 20,575 SF, 97 spaces (94 required)
**BUILDING 2:** Restaurant, 4,600 SF, 48 spaces (46 required)

# DEMOGRAPHICS

## 1 MILE

### POPULATION

**424**
2026 Total Population

**38.0**
2026 Median Age

### HOUSEHOLD INCOME

**$167,626**
2026 Average Household Income

**$142,772**
2026 Median Household Income

### HOME VALUE

**$444,375**
2026 Average Home Value

**$348,148**
2026 Median Home Value

### DAYTIME POPULATION

**324**
2026 Total Daytime Population

**141**
2026 Daytime Population: Workers

## 3 MILE

### POPULATION

**13,799**
2026 Total Population

**36.7**
2026 Median Age

### HOUSEHOLD INCOME

**$186,993**
2026 Average Household Income

**$165,747**
2026 Median Household Income

### HOME VALUE

**$657,975**
2026 Average Home Value

**$559,914**
2026 Median Home Value

### DAYTIME POPULATION

**10,016**
2026 Total Daytime Population

**3,191**
2026 Daytime Population: Workers

## 5 MILE

### POPULATION

**52,497**
2026 Total Population

**35.0**
2026 Median Age

### HOUSEHOLD INCOME

**$188,777**
2026 Average Household Income

**$165,319**
2026 Median Household Income

### HOME VALUE

**$596,666**
2026 Average Home Value

**$497,402**
2026 Median Home Value

### DAYTIME POPULATION

**35,532**
2026 Total Daytime Population

**9,665**
2026 Daytime Population: Workers

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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.

EQUAL HOUSING OPPORTUNITY

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage actives, 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):** 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 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 writting 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- 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.

**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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Buyer/Tenant/Seller/Landlord Initials

Date