

Retail/Office Space for Sale

PLAZA 380

26785 E. University Dr, Aubrey, TX 76227
(NWC of US 380 and Magnolia Blvd)

Construction Complete!



Perfect for a 1031 Exchange



Property Overview

- ✚ 8,500 SF standalone retail building
- ✚ 41 parking spots
- ✚ Structural steel building with high ceiling
- ✚ Rapidly growing residential neighborhood
- ✚ Minimum divisible – 1,500 SF
- ✚ Max. Contiguous – 8,500SF
- ✚ Shell Building – From \$250/SF
- ✚ Construction complete, ready for delivery
- ✚ Ideal for
 - Fast food center
 - Day care center / Learning center
 - Fitness center / Gaming center
 - Dance studio / music school
 - Chiropractic center
 - Medical / Dentist / Chiropractor office
 - Real estate/insurance office

Location Highlights

- ✚ Brand new building with frontage on US 380
 - A east-west thoroughfare connecting Denton, Little Elm, Frisco, Prosper and McKinney

- One of the fastest growing corridors in the DFW area (30,000 vehicles per day)
- ✚ Shadow anchored by Dollar General
- ✚ Adjacent to Baylor Emergency Room
- ✚ Less than a mile from Braswell High School
- ✚ In close proximity to several master planned communities
 - Savannah; 575-acre 4000 residents
 - Union Park, 1000 acre, 3200 homes planned
 - Paloma Creek, 1200 acre; 5000 homes
 - Providence Village, 1000 homes
- ✚ 5 miles to Dallas North Tollway
- ✚ 2 miles to FM 423
- ✚ Google Maps link:
<http://goo.gl/Tt4jhp>

Contact:

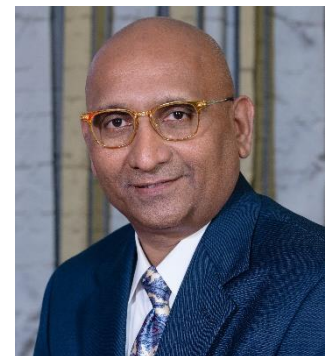
Srinivas Chaluvadi, MS, MBA, PMP

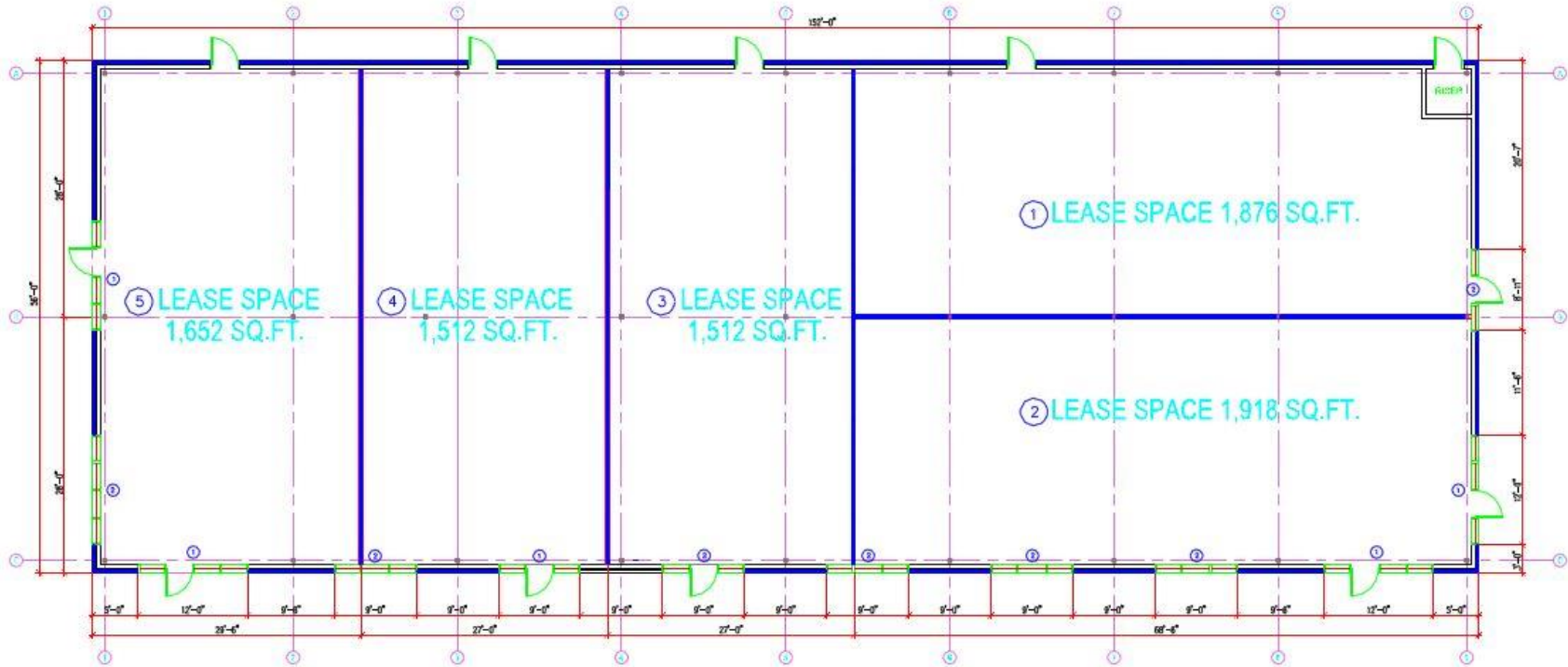
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FLOOR PLAN

SCALE: 1/8" = 1' - 0"



