

# PINE RIDGE NORTH

Brand New Restaurant / Retail / Office Building  
For Sale / Lease



501 Pine Ridge Street, Aubrey, TX 76227  
(NEC of Hwy 377 and Pine Ridge)

## Project Overview

- + Retail /Professional / Medical Office Building
- + Max Contiguous – 7,500 SF
- + Minimum Divisible – 1,500 SF
- + Abundant parking; 4.5 per 1000 SF
- + Gorgeous stone-looking brick facade
- + Ideal for
  - ✓ Neighborhood retail
  - ✓ Restaurant
  - ✓ Dentist / Physician
  - ✓ Polyclinic
  - ✓ Chiropractor / Physiotherapist
  - ✓ Veterinarian
  - ✓ Professional offices (CPA, insurance agent)
  - ✓ Law Offices / title companies
  - ✓ Learning centers
- + For sale, Shell Space
  - ✓ \$350 per SF
- + For lease, \$27 per SF plus NNN, shell
  - ✓ Generous TI available

## Location Highlights

- + On Hwy 377 in Aubrey – one of the fastest growing areas in DFW
- + Thousands of homes within a couple of miles
  - ✓ Lot of new home construction in progress
- + Within walking distance of Aubrey High School and HL Brockett Elementary School.
- + Tons of dining
  - ✓ Taco Bell, Chicken Express, Subway – more businesses in pipeline
- + Shortage of commercial space

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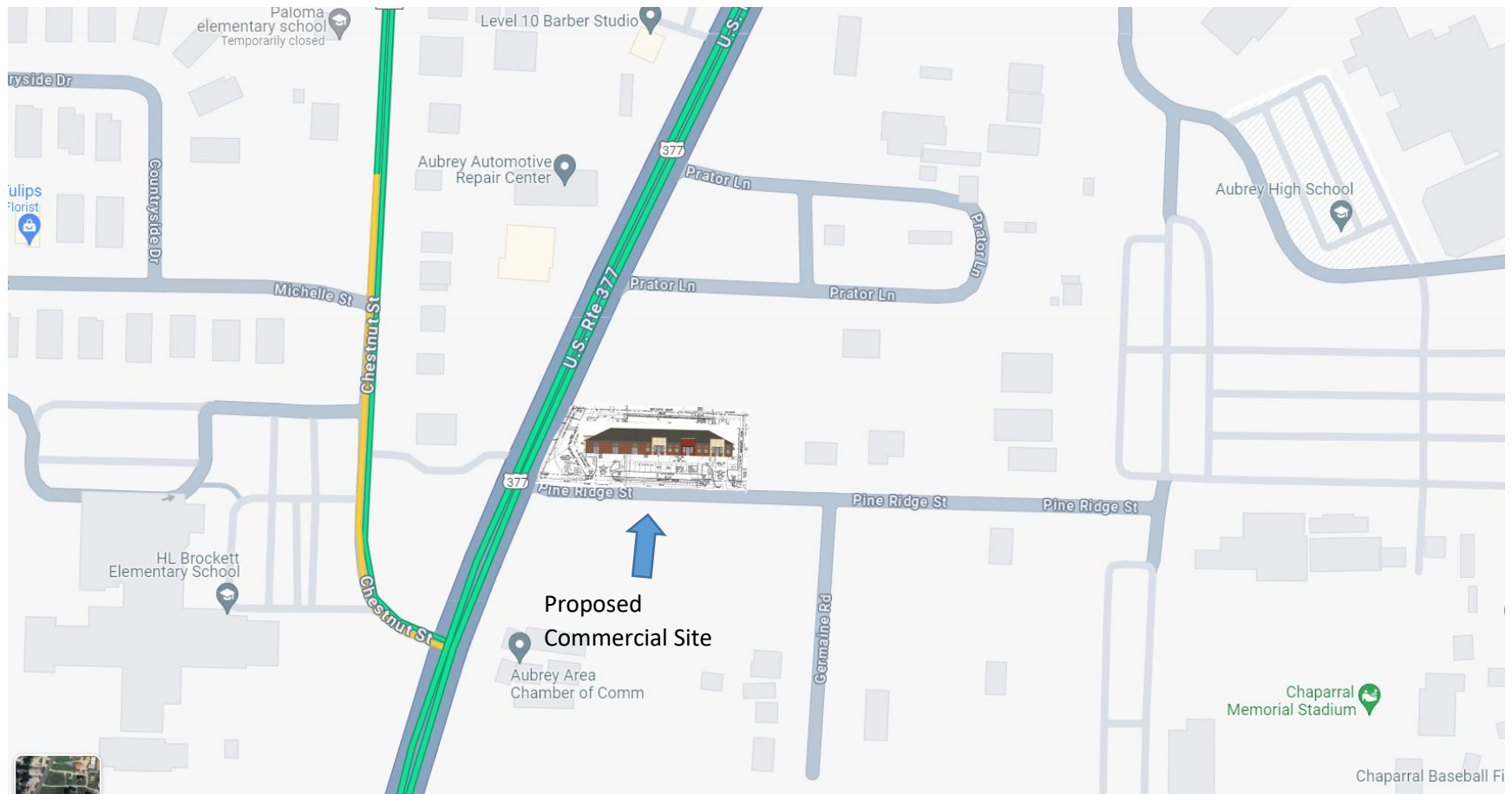
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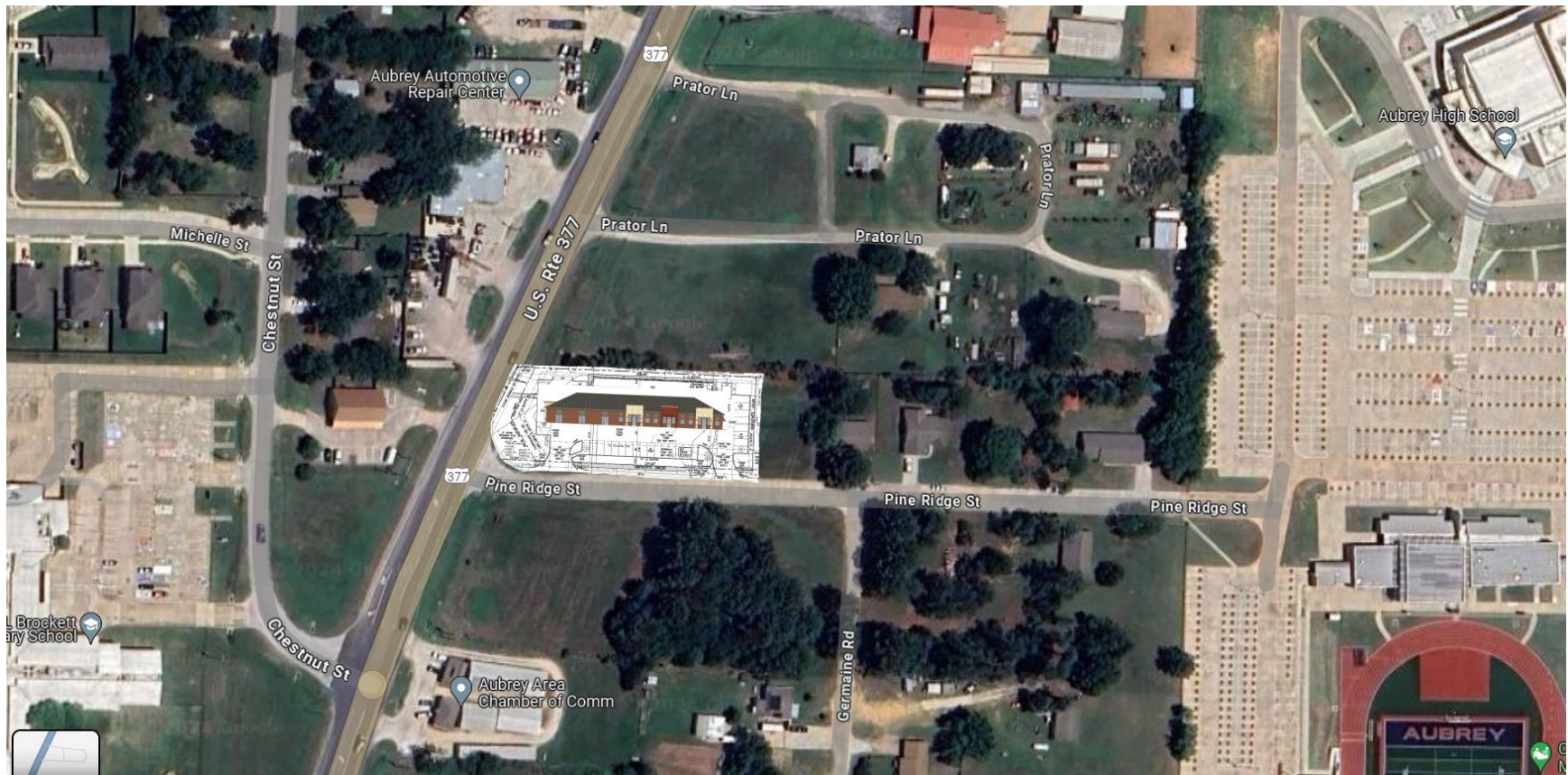


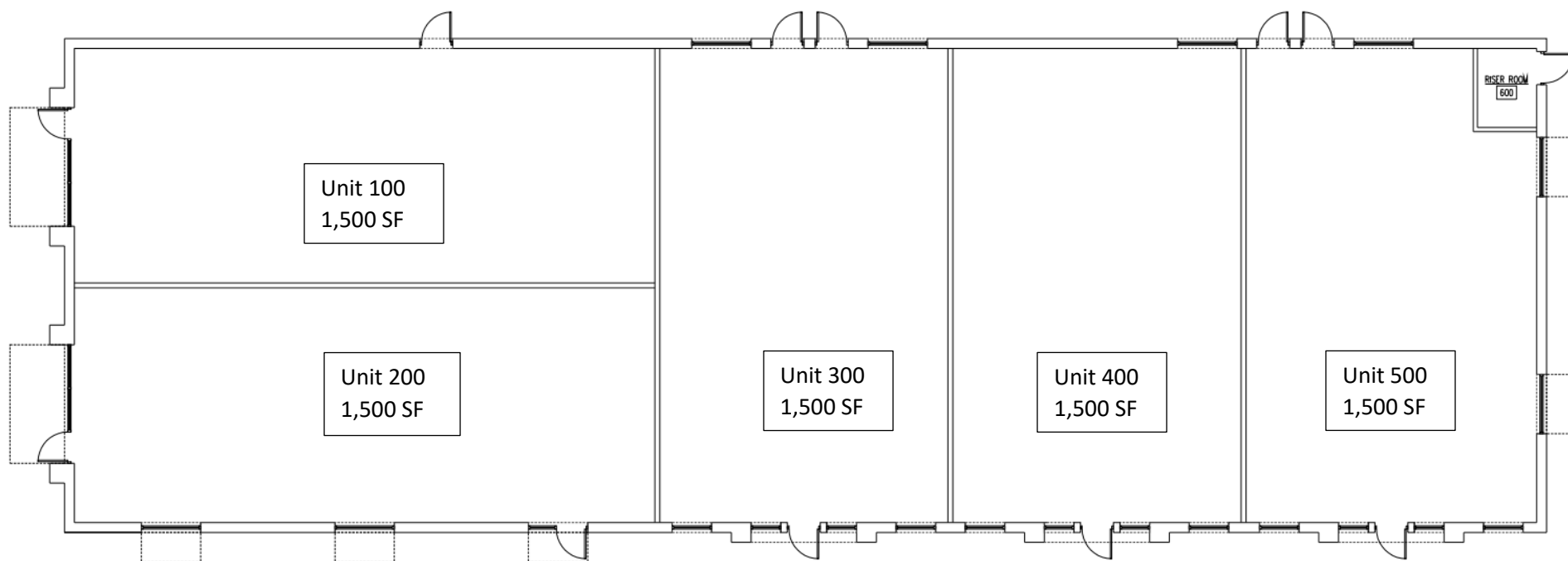
Excellent Location!





## Site location





FLOOR PLAN / SUITE LAYOUT



FRONT VIEW (FRONTAGE TO HWY 377)





SOUTH ELEVATION – VIEW FROM PINE RIDGE RD





VIEW FROM SOUTH WEST CORNER



VIEW FROM SOUTH EAST CORNER