

TR1B(2) Grubbs Road, Aubrey, Texas 76227

MLS#: 20906027 **N** Active
Property Type: Land

[TR1B\(2\) Grubbs Road Aubrey, TX 76227](#)
SubType: Unimproved Land

LP: \$699,000



Subdivision: Stephen Cantwell Survey
County: Denton
Country: United States
Parcel ID: [R754837](#)
Lot: 1B **Block:** -
Spcl Tax Auth: No

Lst \$/Acre: \$69,900.00

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No
PID:No

Rd Front: 370	Frontg Ft:	Rd Asmt:	No
Land SqFt: 435,600	Acres: 10.000	\$/Lot SqFt:	\$1.60
Appraiser:		Subdivided:	No
Lot Dimen: 370 x 1175 10 Acres		Will Subdv:	No
		Land Leased:	Yes

HOA: None

HOA Co:

General Information

Land Leased: Yes
AG Exemption: Yes

Tanks/Ponds: 0
Wells: 0

Cultivated Acres:
Bottom Land Ac:

School Information

School Dist: Aubrey ISD
Elementary: HI Brockett

Middle: Aubrey

High: Aubrey

Features

Lot Description:	Acreage, Few Trees, Level, Native - Cedar, Native - Oak, Pasture	Restrictions:	Deed, No Divide, No Mobile Home
Lot Size/Acres:	10 to < 50 Acres	Easements:	Utilities
Present Use:	Cattle, Grazing	Documents:	Plat Approved, Survey
Proposed Use:	Agricultural, Cattle, Equine, Grazing, Single Family	Type of Fence:	Barbed Wire, Partial
Zoning Info:	Aubrey ETJ - Rural Residential	Exterior Bldgs:	None
Development:	Unzoned	HOA Includes:	
Street/Utilities:	Asphalt, Co-op Electric, Electricity Available, Outside City Limits, Overhead Utilities, Sewer Not Available, No City Services, No Sewer, No Water	Miscellaneous:	
Topography:	Generally level	Road Frontage:	370
Road Front Desc:	County Road	Prop Finance:	Cash, Conventional, Federal Land Bank
Road Surface:	Asphalt	Possession:	Closing/Funding
Soil:	Clay, Sandy Loam	Showing:	Appointment Only, No Lock Box
Surface Rights:	All	Plat Wtrfrn Bnd:	
Waterfront:		Lake Pump:	
Vegetation:	Grassed, Partially Wooded		
Horses:	Yes	Dock Permitted:	

Remarks

Property Description: Located in Aubrey, Texas, this pretty 10-acre parcel offers a good balance of pasture and trees and is ideal for developing into a single-family residence with beautiful building sites and plenty of room to roam, whether it's for privacy, pets, or livestock. The land is predominantly level with good sandy loam soil, making it optimal for horses. A current agricultural exemption keeps property taxes low. The adjoining 10-acres, known as TR 1B, is also available. Access to Blackrock Water is available nearby, and all tracts in the addition are deed-restricted for peace of mind. Aubrey is a small city on the northside of the Dallas-Fort Worth Metroplex, situated between Denton, the Dallas North Tollway, Lake Ray Roberts, and Lake Lewisville. The proximity to major highways and larger communities makes the area desirable for those who need to commute but prefer a more rural environment. The location should also appeal to those with an eye toward its investment potential. It is in a developing corridor and in the immediate area of the proposed regional outer loop.

Public Driving Directions: North on Grubbs Rd from W Blackjack Rd

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 04/16/2025 12:54