

TBD New Hope Road, Aubrey, Texas 76227

MLS#: 21279104 **N** Active
Property Type: Land

TBD New Hope Road Aubrey, TX 76227
SubType: Unimproved Land

LP: \$1,125,000
OLP: \$1,125,000

Recent: **05/22/2026 : NEW**



Subdivision: Cary Watson
County: Denton
Country: United States
Parcel ID: [R51363](#)
Lot: Block:
Legal: A1400A CARY WATSON, TR 8, 10.378 ACRES, OLD D
Unexempt Tx: \$5
Spcl Tax Auth: No

Lst \$/Acre: \$108,402.39

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID:No

Land SqFt: 452,066 Acres: 10.378 \$/Lot SqFt: \$2.49
Lot Dimen: Will Subdv: Subdivided

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

General Information

Land Leased: # Tanks/Ponds: 1 Cultivated Acres:
AG Exemption: No # Wells: Bottom Land Ac:

School Information

School Dist: Aubrey ISD
Elementary: HI Brockett Middle: Aubrey High: Aubrey

Features

Lot Description: Acreage, Agricultural, Corner Lot, Few Trees, Tank/ Pond
Lot Size/Acres: 10 to < 50 Acres Restrictions: Deed
Present Use: Agricultural, Unimproved Easements: Utilities
Proposed Use: Agricultural, Development, Horses, Documents: Aerial Photo
Zoning Info: Residential Type of Fence:
Development: Zoned Exterior Bldgs:
Street/Utilities: Aerobic Septic, Co-op Water, Electricity Available
Road Front Desc: County Road Miscellaneous:
Road Surface: Asphalt Road Frontage:
Soil: Sandy Loam Prop Finance: Cash, Conventional
Surface Rights: Possession: Closing/Funding
Waterfront: Showing: Go Show-No Appt. Needed
Horses: Yes Dock Permitted: Lake Pump:

Remarks

Property Description: Rare opportunity in the fast-growing area of Aubrey! This 10+ acre tract offers endless potential for residential, commercial, or mixed-use development. With road frontage, utilities available, and a prime location just south of Krugerville on New Hope Road, this property is perfectly positioned for future growth. Build your dream estate, develop a residential community, create a boutique business location, or invest in one of North Texas' most rapidly expanding corridors. Gently rolling acreage with scattered trees, open pasture, and a pond provides both beauty and functionality. Located within Aubrey ISD and convenient to Hwy 377, shopping, dining, and the expanding growth of Denton County. A rare investment opportunity with unlimited possibilities!

Public Driving Directions: From 380 head North on Hwy 377 go West on Surveyors in Krugerville, turn South on New Hope Road, property on the corner of New Hope and Lovell Road.

Seller Concessions YN:Yes

Agent/Office Information

CDOM: 0 DOM: 0 LD: 05/22/2026 XD: 11/22/2026

List Type: Exclusive Right To Sell

List Off: [Texas Homes and Land \(TXHL01C\)](#) 214-908-5468
LO Addr: 147 N Ohio St Celina, Texas 75009
List Agt: [Coryann Johnson \(0450333\)](#) 214-908-5468
LA Email: coryann@texashomesandland.com

LA Website: www.texashomesandland.com

Off Web: <http://www.texashomesandland.com>

Pref Title Co: Fidelity Title- Dana

LO Fax: Brk Lic: 9012589
LO Email: coryann@texashomesandland.com
LA Cell: 214-908-5468 LA Fax:
LA Othr: LA/LA2 Texting: Yes/
LO Sprvs: **Coryann Johnson (0450333) 214-908-5468**

Location: 411 W Pecan St, Celina 75009 469-202-3125

Showing Information

Call:	Showing Service, Agent	Appt:	(800) 257-1242	Owner Name:	Shelton
Keybox #:	0000	Keybox Type:	None	Seller Type:	Standard/Individual
Show Instr:					
Show Allowed:	Yes				
Show Srvc:	BrokerBay				
Showing:	Go Show-No Appt. Needed				

Prepared By: Coryann Johnson Texas Homes and Land on 05/22/2026 14:15

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