

**TBD NEW HOPE ROAD
AUBREY, TX. 76227**

\$1,125,000





THIS 10+ ACRE TRACT OFFERS EXCEPTIONAL POTENTIAL FOR RESIDENTIAL, COMMERCIAL, OR MIXED-USE DEVELOPMENT IN ONE OF NORTH TEXAS' MOST ACTIVE GROWTH CORRIDORS.

Ideally located just south of Krugerville on New Hope Road, the property features valuable road frontage, utilities nearby, and prime positioning for future expansion and investment opportunities.



Whether you envision a private estate, residential development, boutique business concept, or long-term land investment, the possibilities here are endless.

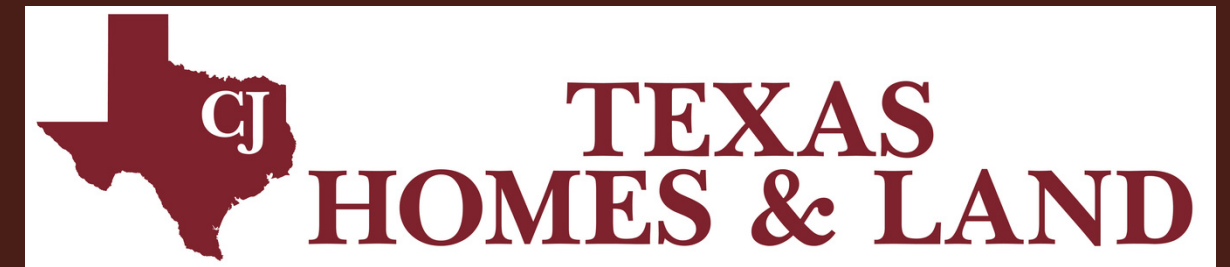


The property's gently rolling terrain, scattered trees, open pasture, and scenic pond create a beautiful setting while still offering functional development potential. Located within Aubrey Independent School District and conveniently close to Highway 377, shopping, dining, and continued Denton County growth, this acreage presents a rare chance to secure land in the direct path of development.



- 10+ acres in rapidly growing Aubrey area
- Prime location just south of Krugerville on New Hope Road
- Excellent potential for residential, commercial, or mixed-use development
- Valuable road frontage with strong accessibility
- Utilities available nearby
- Located in the path of continued North Texas growth
- Gently rolling terrain with scattered trees and open pasture
- Scenic pond adds beauty and functionality
- Ideal for estate development, residential community, business use, or long-term hold investment
- Convenient access to Highway 377, shopping, dining, and major growth corridors
- Located within Aubrey Independent School District
- Rare opportunity with strong future appreciation potential

INVESTMENT HIGHLIGHTS



CORYANN JOHNSON - BROKER

(214)908-5468



Coryann@texashomesandland.com



www.TexasHomesandLand.com

