

PROPERTY OVERVIEW



LOCATION

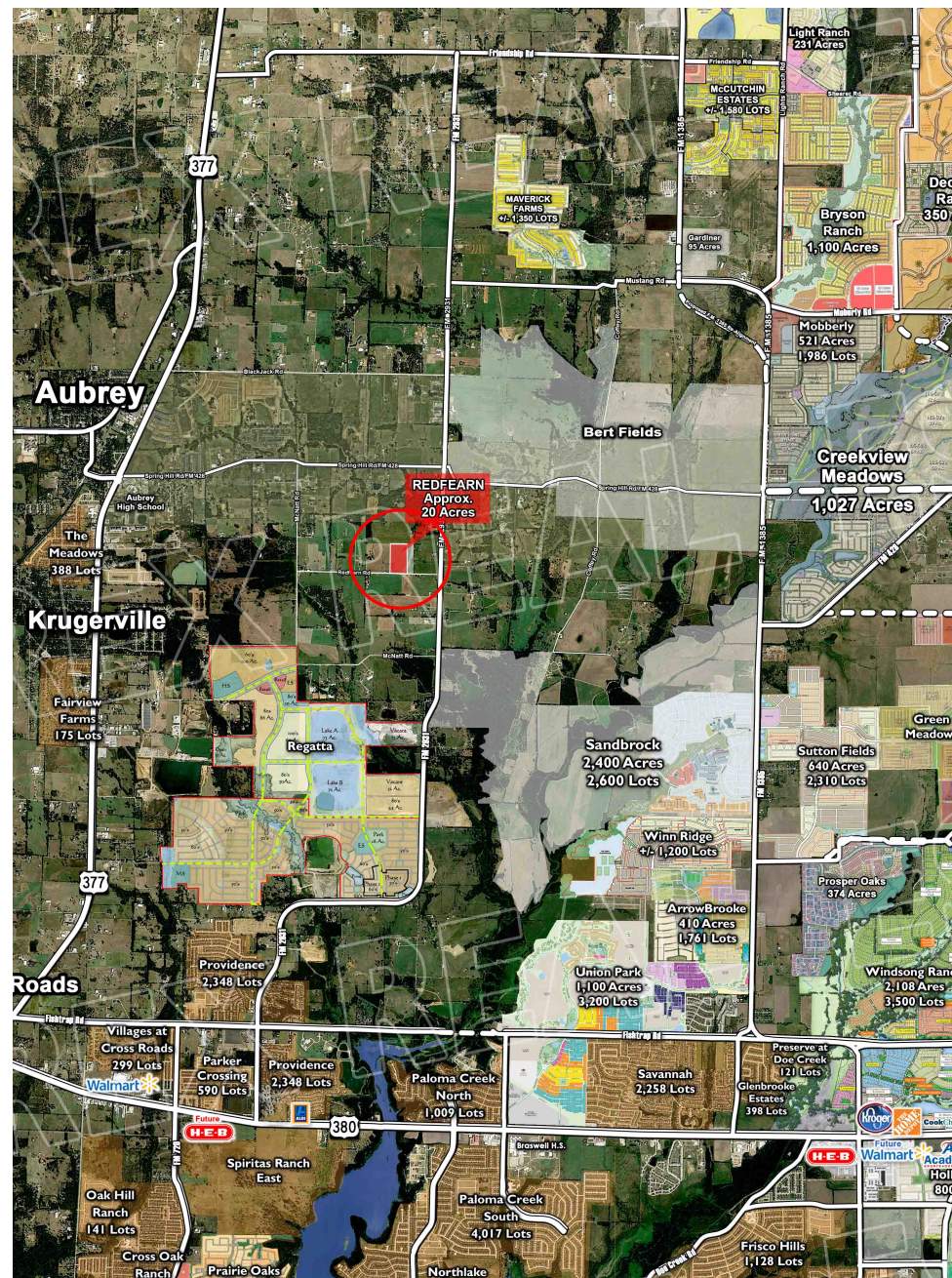
Northwest Quadrant of Redfearn Road
& FM 2931 in Aubrey, TX

10877 Redfearn Rd, Aubrey, TX 76227

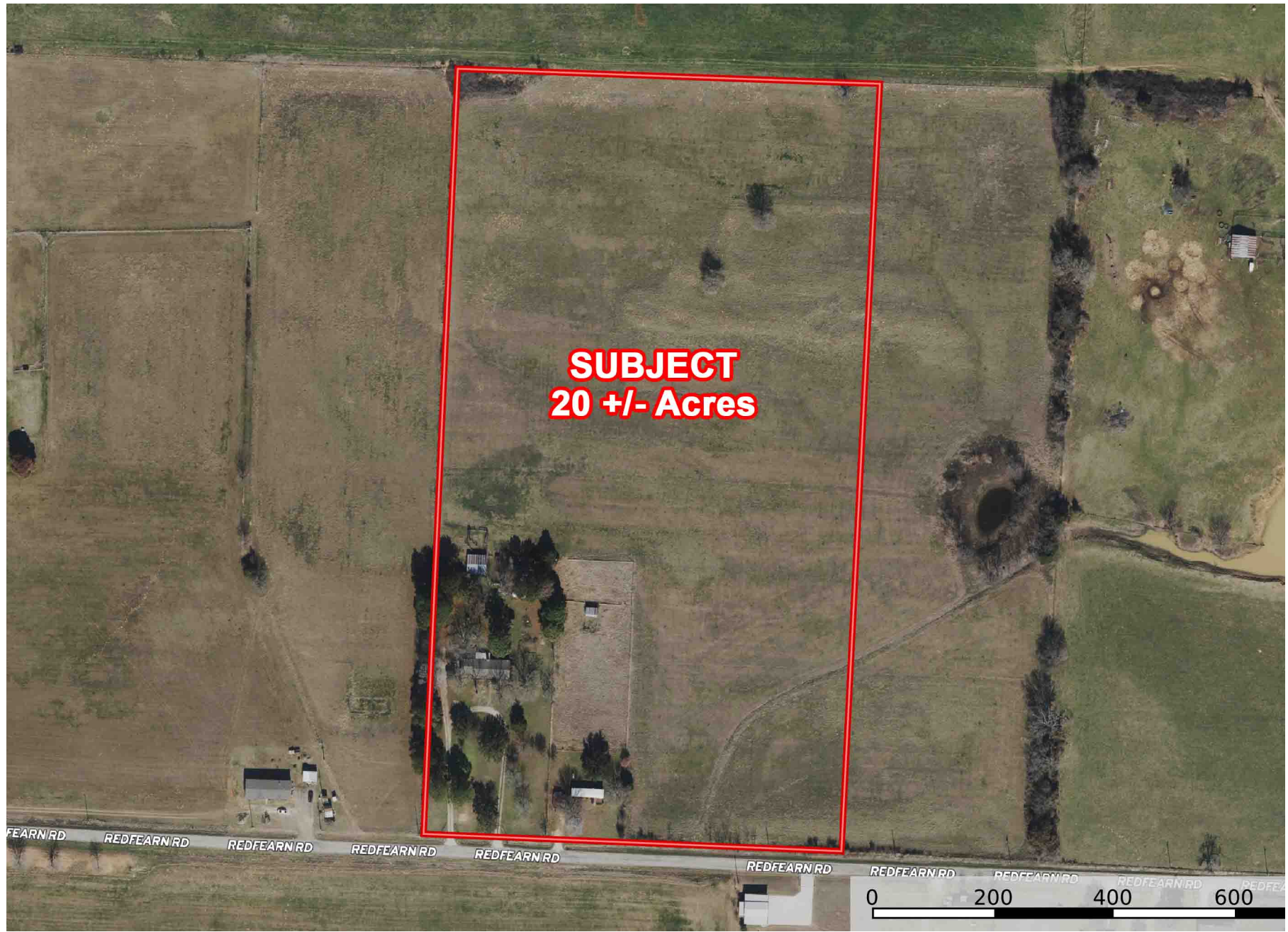


HIGHLIGHTS

- 20 +/- Acres Available
- Located just west of FM 2931 and just south of FM 428 (Spring Hill Road)
- Easy access to US 377 and US 380
- The property is surrounded by extensive residential developments in both Aubrey and Celina including Creekview Meadows (1,027 acres), Sandbrock (2,400 acres), Regatta, Maverick Farms (1,350 lots), and many more



GOOGLE EARTH IMAGE



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AUBREY HIGHLIGHTS

CITY FEATURES

- The City of Aubrey has recently been impacted by urban growth, resulting in a population increase that comes from both new and future development within Aubrey's Extra-Territorial Jurisdiction (ETJ).
- Aubrey, is a charming town located in Denton County, known for its friendly atmosphere, excellent schools, and close-knit community.
- With its proximity to major highways and the Dallas-Fort Worth metroplex, Aubrey offers a convenient location while maintaining its rural charm.



DFW METROPLEX HIGHLIGHTS

Dallas/Fort Worth is home to more than 10,000 corporate headquarters, the largest concentration in the U.S. As a

center, the DFW metro boasts an excellent quality of life with amenities including the arts, professional sports organizations and a wide array of entertainment destinations. According to the Dallas Regional Chamber, Dallas/

of the nation's top markets for new and expanded corporate facilities. DFW has attracted an impressive list of expansions or relocations that spans several diverse industries, maintaining a "Top 5" position for such investments across the United States.

MORE THAN
10,000
CORPORATE
HEADQUARTERS

1ST FASTEST GROWING METRO IN THE U.S.

3400 NEW RESIDENTS EACH DAY MORE THAN 1.3 MILLION RESIDENTS WERE ADDED FROM 2010 TO 2020 AND OVER 10.6 MILLION PEOPLE ARE EXPECTED TO LIVE IN DFW IN 2040

HIGHLY DESIRABLE CENTRAL U.S. LOCATION WITH THE **WORLD'S**
3RD-BUSIEST AIRPORT

2ND IN REVENUE

GENERATED FROM **FORTUNE 500** COMPANIES

PRO-BUSINESS ENVIRONMENT WITH **LOW COST OF LIVING** & DOING BUSINESS

3RD HIGHEST PROJECTED GROWTH

AMONG MAJOR U.S. MARKETS IN 2021 (OVER 196,000 NET JOBS ADDED)





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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