

PINE RIDGE NORTH

Brand New Office / Retail Building

For Sale / Lease

(Available Winter, 2024)



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
- + 34 parking spots Abundant; 4.5 per 1000 SF
- + Gorgeous Brick and Stone façade
- + Ideal for
 - Neighborhood retail
 - Dentist / Physician
 - Polyclinic
 - Chiropractor / Physiotherapist
 - Veterinarian
 - Professional offices (CPA, insurance agent)
 - Law Offices / title companies
 - Learning centers
- + For sale, Shell Space
 - ✓ \$350 per SF professional office
- + 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 from 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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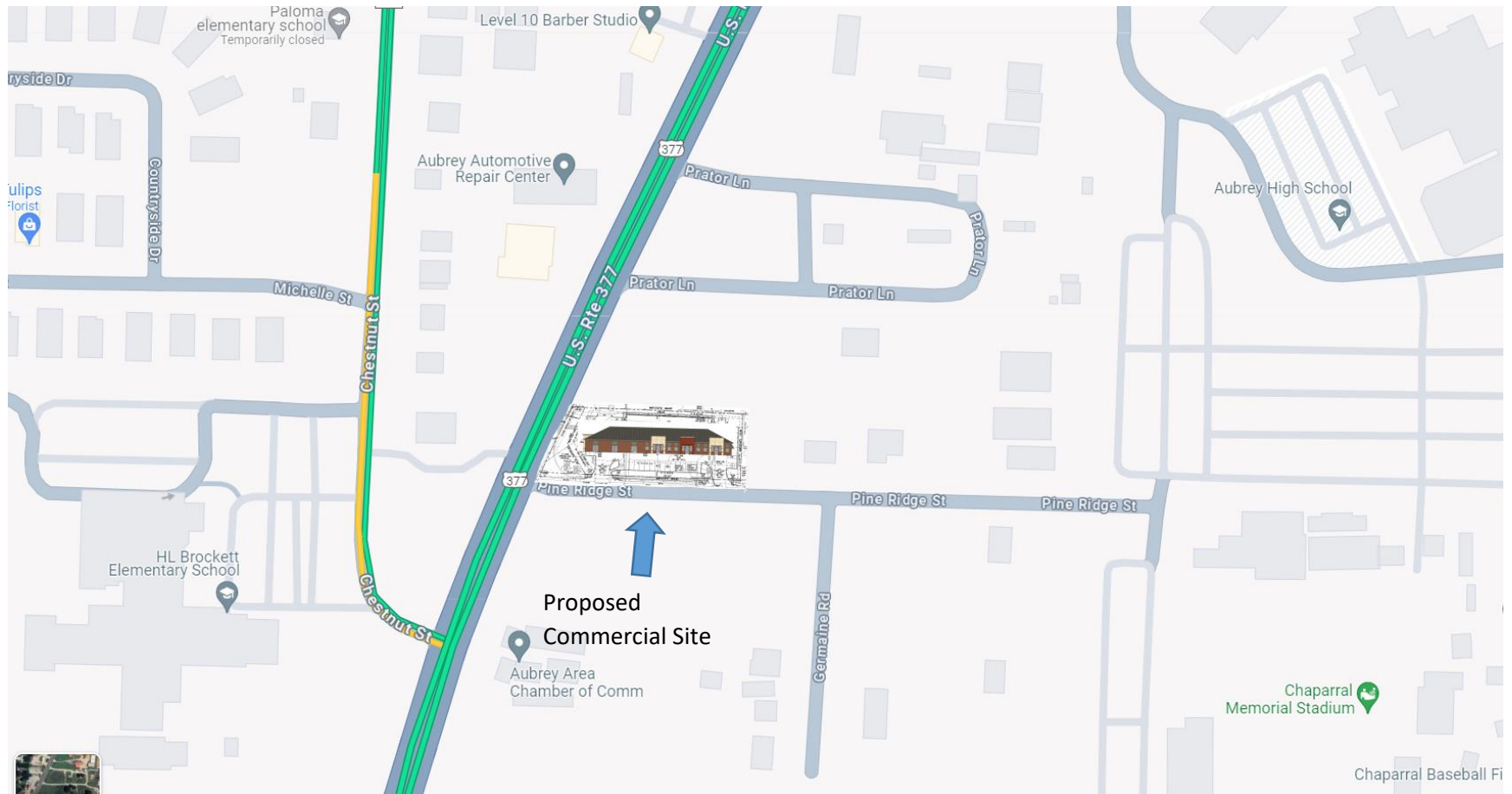
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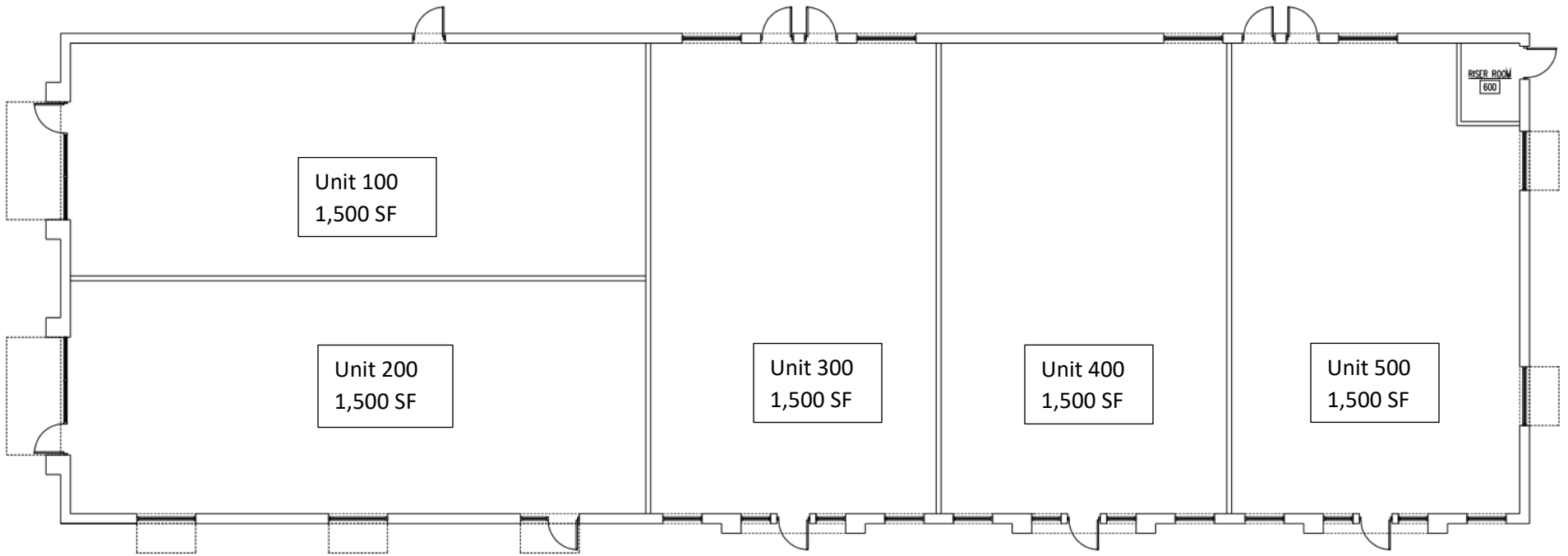


Excellent Location!



Site location





FLOOR PLAN / SUITE LAYOUT



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION