



REAL ESTATE ADVISORS

[www.avidrea.com](http://www.avidrea.com)

214.379.1040

## 11 Acres ETJ For Sale

874 W Sherman Dr  
Aubrey, TX 76227

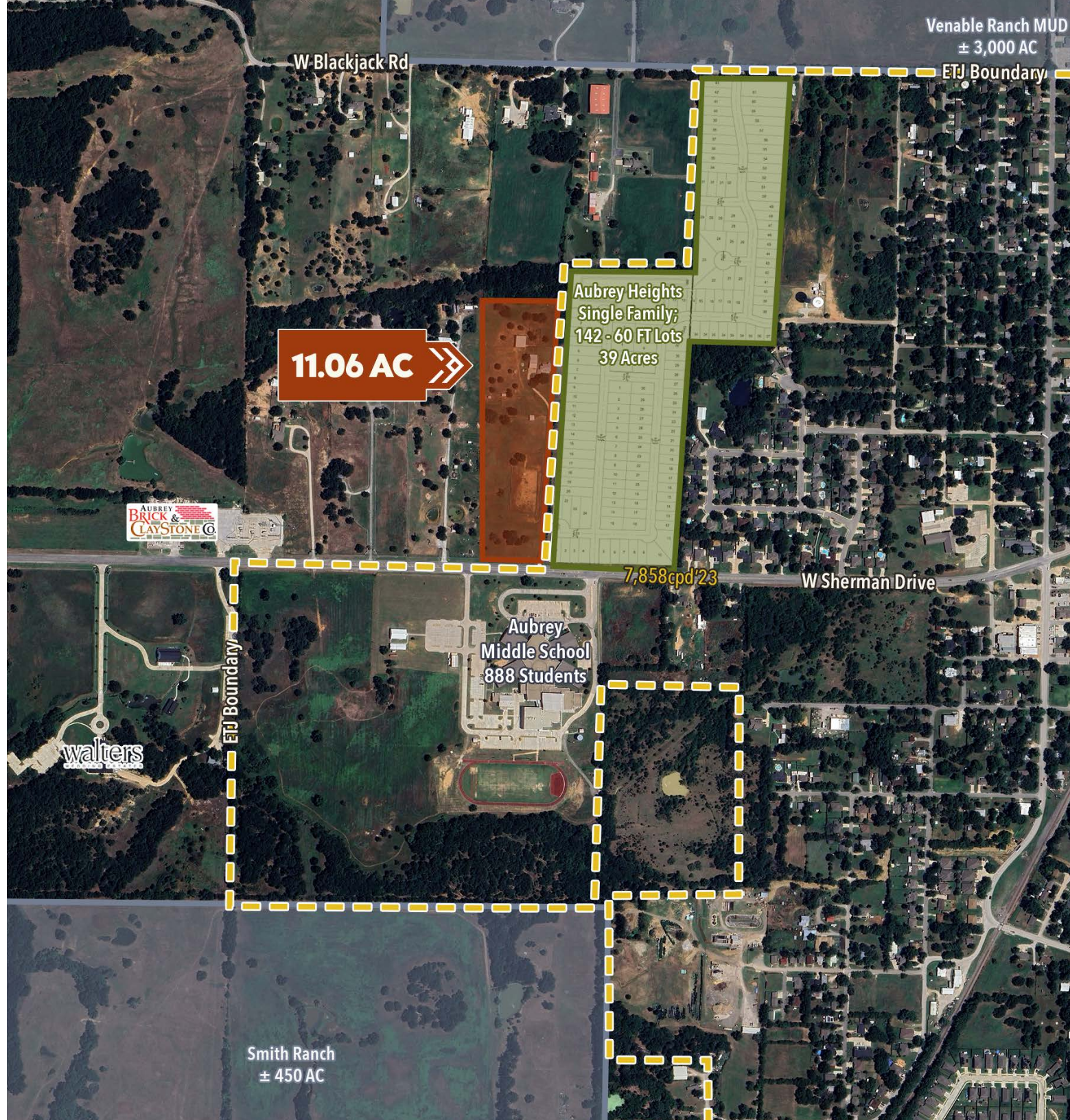
CONTACT BROKER FOR MORE INFORMATION:

**Ryan Clark**

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214.379.1050

**Ryan Jordan**

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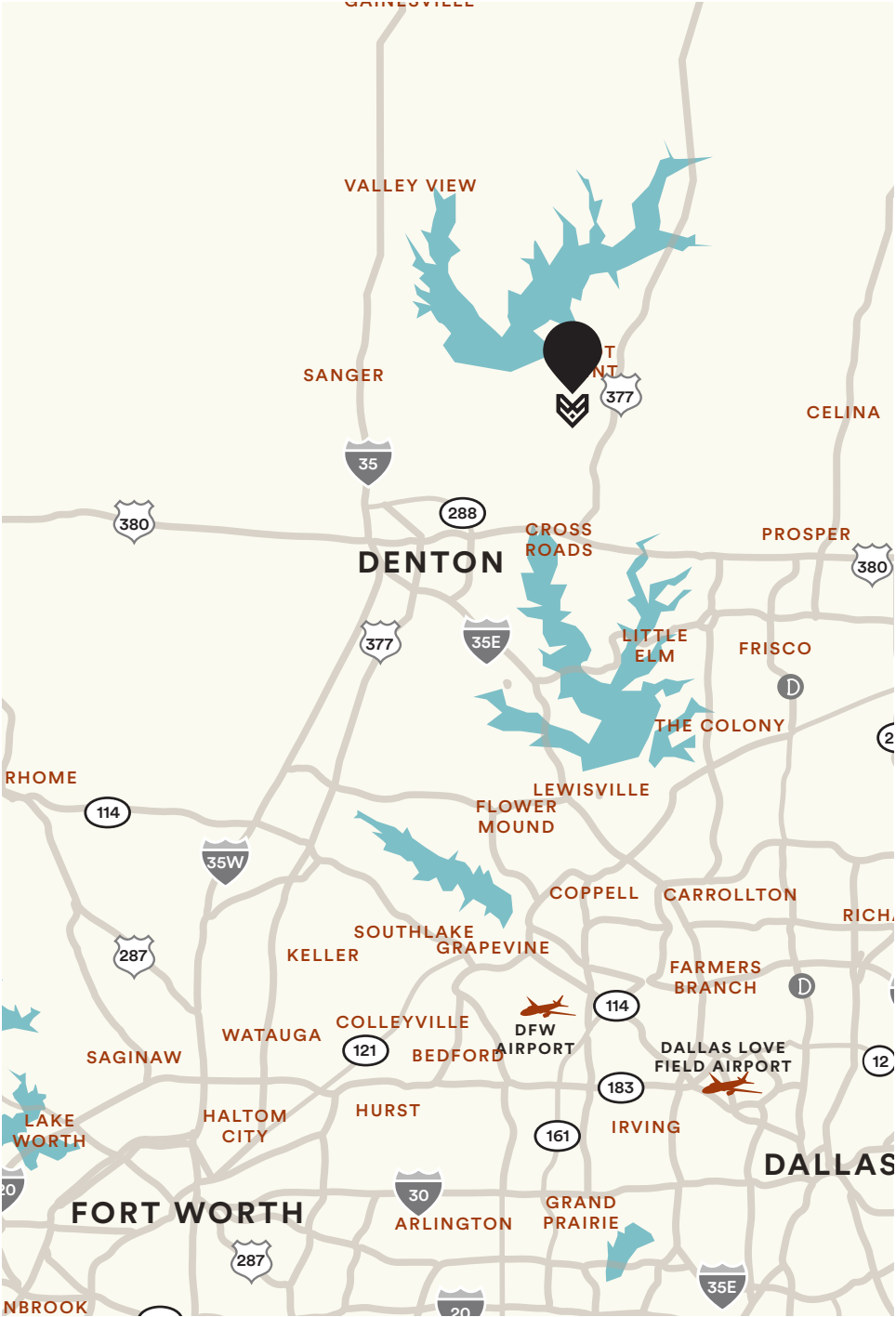


# Property Details

LOCATION	874 W Sherman Dr, Aubrey, TX 76227	
AVAILABLE	11.06 Acres	
PRICE	Please Call for Pricing	
ZONING	ETJ (county land with no zoning, all uses permitted)	
HIGHLIGHTS	<ul style="list-style-type: none"><li>» Frontage along major thoroughfare FM 428</li><li>» Positioned directly across from Aubrey Middle School (800+ students )</li><li>» Borders Aubrey City Limits (closest ETJ land to Aubrey from the West)</li></ul>	
AREA RETAIL & TRAFFIC DRIVERS	Allsup's, Point Bank, Spring Market, O'Reilly Auto Parts, Domino's, Taco Bell, Chicken Express, Sonic, Subway, United States Postal Service, Dollar General	
TRAFFIC COUNTS	W Sherman Dr 7,858 CPD 2023	Spring Hill Rd 6,853 CPD 2023

## Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	2,073	7,726	22,550
EST. POP GROWTH 2024-29	3.6%	10.1%	10.4%
MEDIAN AGE	41.4	40.5	37.6
NUMBER OF HOUSEHOLDS	812	2,976	8,705
AVG HOUSEHOLD INCOME	\$165,962	\$155,218	\$165,349
MED HOUSEHOLD INCOME	\$108,636	\$104,031	\$108,286









W Blackjack Rd

Venable Ranch MUD  
± 3,000 AC

ETJ Boundary

256cpd/19

Sherman Drive

377

Aubrey Heights  
Single Family;  
142 - 60 FT Lots  
39 Acres

11.06 AC

Aubrey  
Middle School  
888 Students

7,858cpd/23

W Sherman Drive

N Magnolia St

Aubrey  
High School  
1,039 Students

6,853cpd/23

HighPointe  
Ranch  
1,450 Lots

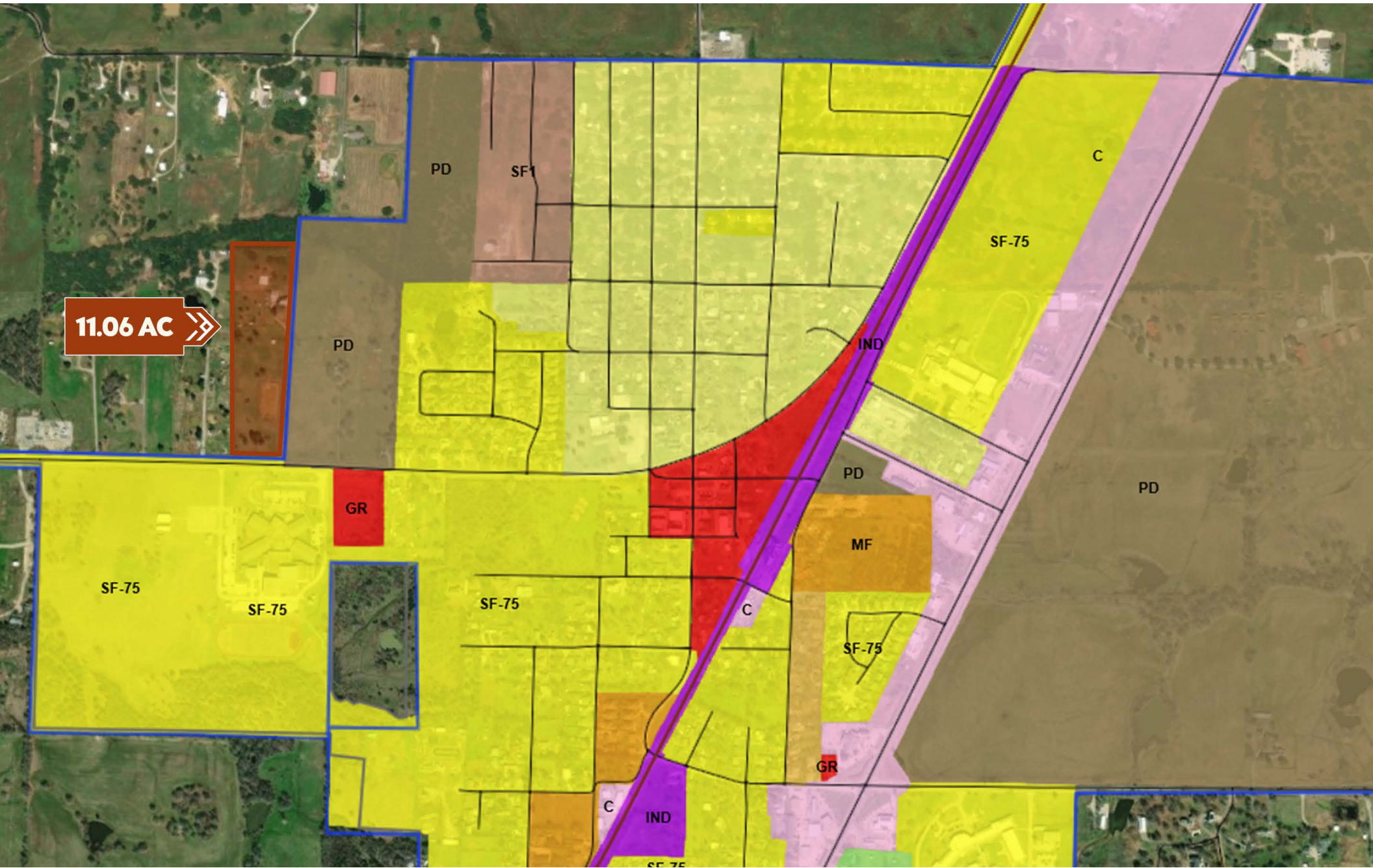
Smith Ranch  
± 450 AC

ETJ Boundary

ETJ Boundary



# Zoning Map





# Information About Brokerage Services

11-2-2015



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

## 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.

**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.

**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.

### Avid Real Estate Advisors, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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### Ryan Jordan

Designated broker of Firm

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Phone

Licensed Supervisor of Sales Agent/Associate

License No

E-mail

Phone

Sales Agent/Associate's Name

License No

E-mail

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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