



# FOR LEASE

**SITE**  
Fossil Creek  
LIQUOR  
Sugar @ boy

## FM-1385 RETAIL SWQ OF FM-1385 & BRYAN RD/FRONTIER PKWY

### AUBREY, TEXAS

# DUWEST

CREATING, ENHANCING & PROTECTING VALUE

**SCOTT RODGERS** Partner  
scottrodgers@duwestrealty.com | 214.720.0004

**DOYLE MCALPIN** Senior Associate  
doyle@duwestrealty.com | 214.720.0004

4403 North Central Expressway #200 Dallas Texas 75205  
**duwestrealty.com**

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# FM-1385 RETAIL | SWQ of FM-1385 & Bryan Rd/Frontier Pkwy, Aubrey, Texas

## OVERVIEW

- 14,049 SF Retail Strip located at the southwest quadrant of FM-1385 & Bryan Rd/Frontier Pkwy
- 1,066 SF - 2,842 SF Available
- Endcap Drive-thru Available
- Join Fossil Creek Liquor & Sugar Boy
- Adjacent to Aubrey Montessori School
- Estimated Delivery: Summer 2023
- Call for Info & Price

## TRAFFIC COUNTS

FM-1385 north of site: 9,779 VPD (TXDOT 2021)

FM-1385 @ US-380: 17,200 VPD (TXDOT 2021)

US-380/E University Dr: 50,076 VPD (TXDOT, 2021)

## DEMOGRAPHICS

|                     | 1-mile    | 3-mile    | 5-mile    |
|---------------------|-----------|-----------|-----------|
| 2022 Population     | 5,644     | 44,172    | 113,465   |
| 2027 Projected Pop. | 8,496     | 61,310    | 144,953   |
| Daytime Pop.        | 3,515     | 29,825    | 76,656    |
| Avg HH Income       | \$128,566 | \$139,668 | \$148,757 |



# FM-1385 RETAIL | SWQ of FM-1385 & Bryan Rd/Frontier Pkwy, Aubrey, Texas

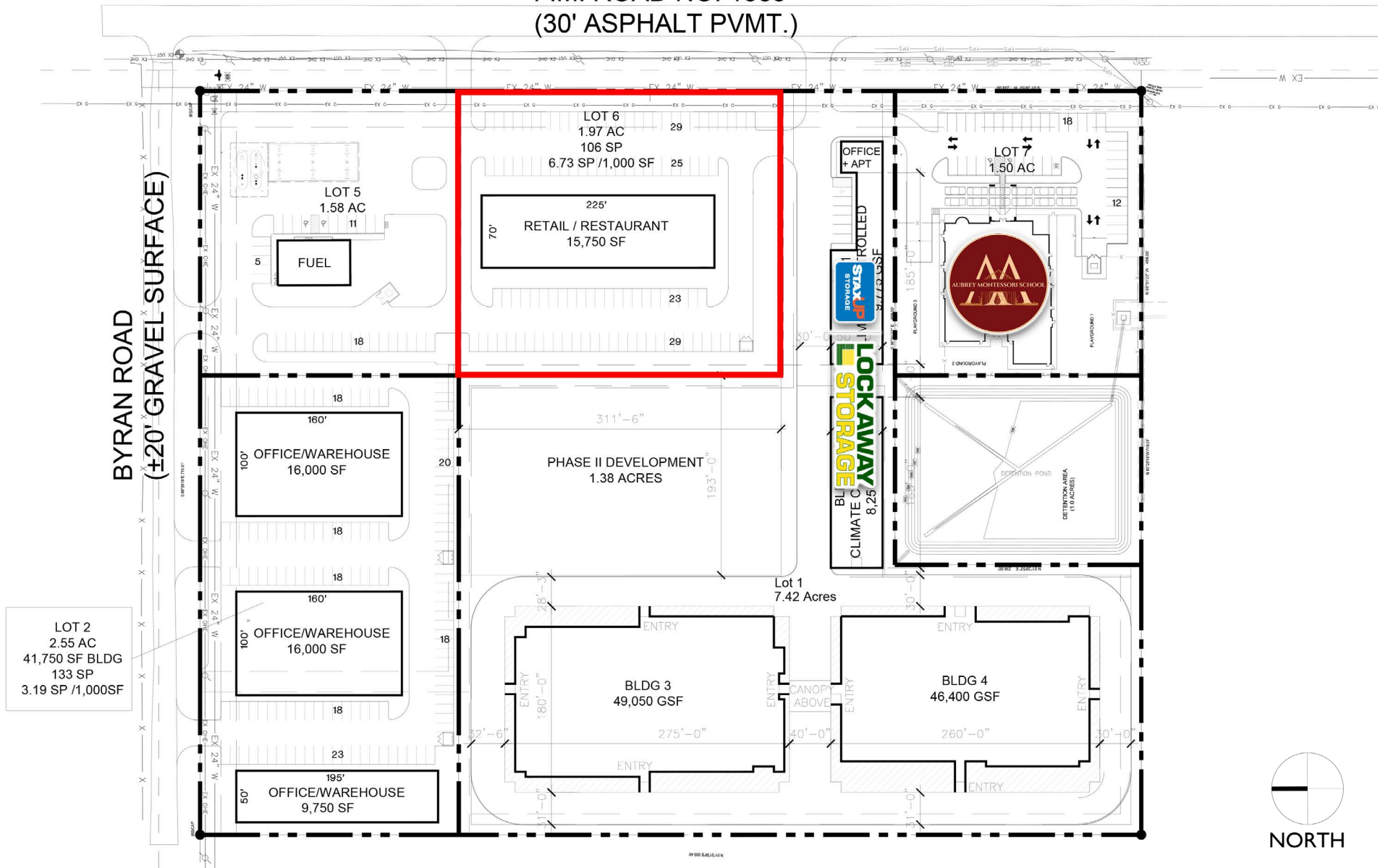


Available Summer 2023

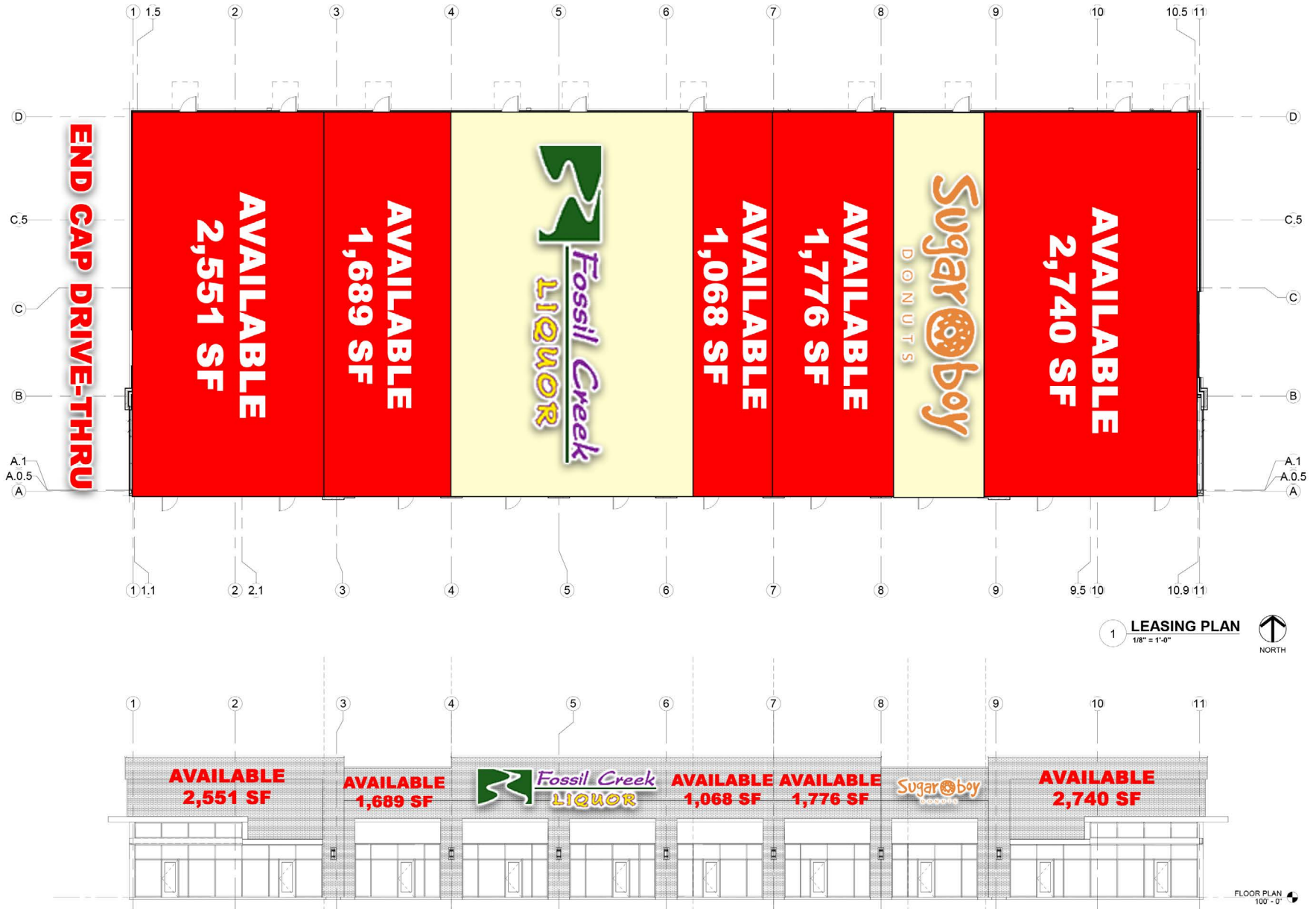


# FM-1385 RETAIL | SWQ of FM-1385 & Bryan Rd/Frontier Pkwy, Aubrey, Texas

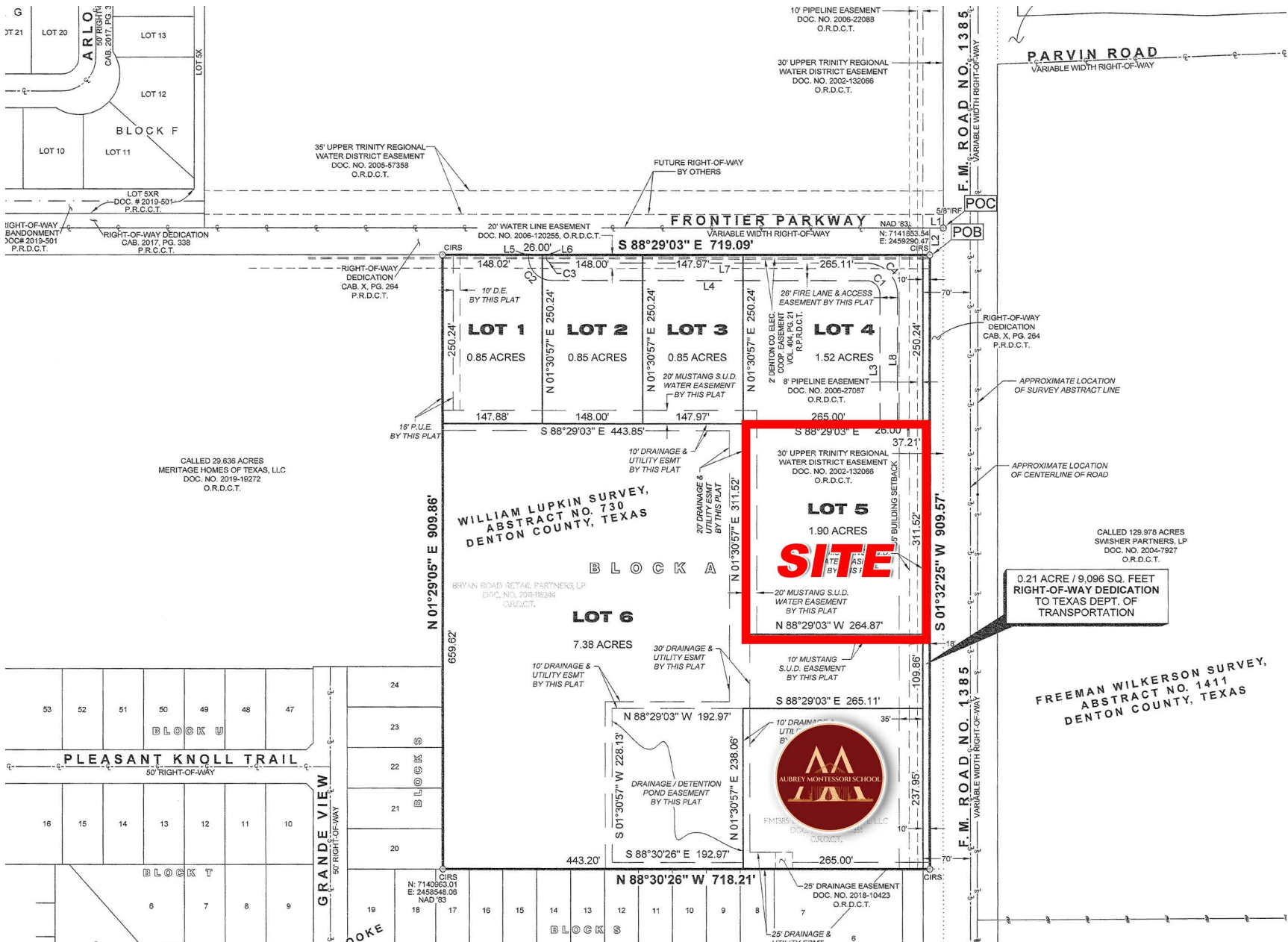
F.M. ROAD NO. 1385  
(30' ASPHALT PVMT.)



# FM-1385 RETAIL | SWQ of FM-1385 & Bryan Rd/Frontier Pkwy, Aubrey, Texas



# FM-1385 RETAIL | SWQ of FM-1385 & Bryan Rd/Frontier Pkwy, Aubrey, Texas



# FM-1385 RETAIL | SWQ of FM-1385 & Bryan Rd/Frontier Pkwy, Aubrey, Texas



# FM-1385 RETAIL | SWQ of FM-1385 & Bryan Rd/Frontier Pkwy, Aubrey, Texas

