

# Gardenia Village Office Park

Medical Office for Lease  
2,535 SF

AMAZING  
EXPOSURE!!



## Location:

Gardenia Village Office Park  
26875 US Hwy 380,  
Suite 116  
Aubrey, Texas 76227



## Space Available:

Fully Finished Out  
Medical Office Available  
2,535 SF  
\$32 - \$34 + NNN for Lease

- Upscale fully finished medical office available for occupancy
- Direct exposure to US Hwy 380 / University Drive
- New construction with two entries/exits
- Close proximity to the Dallas North Tollway, Preston Road & I-35
- Neighbors master planned communities of Providence Village, Savannah, Union Park, and Windsong Ranch
- Building & Monument signage available

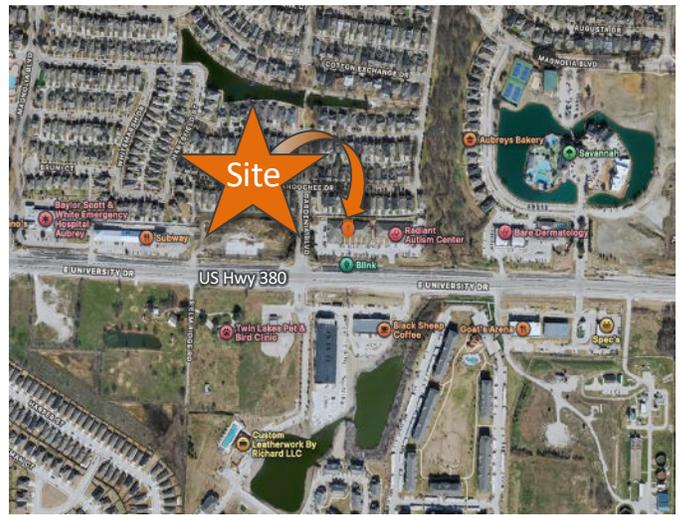
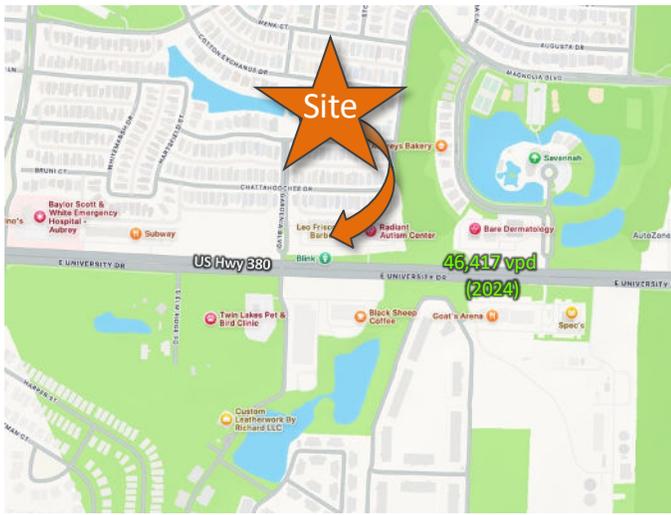
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FOR MORE INFORMATION CONTACT

O: 972.292.1220 / [www.LCRTEXAS.com](http://www.LCRTEXAS.com)

Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621

[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tito@LCRTexas.com](mailto:Tito@LCRTexas.com)



- Service to growing communities of Frisco, Prosper, Little Elm, Denton & McKinney
- High traffic counts on US Hwy 380 with 46,417 VPD (2024)
- Place your business in the fastest growing corridor in the Metroplex!

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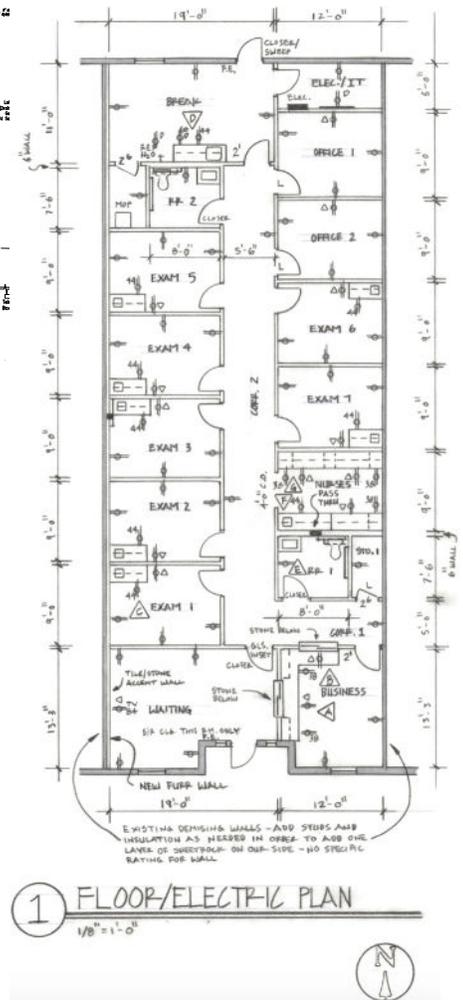
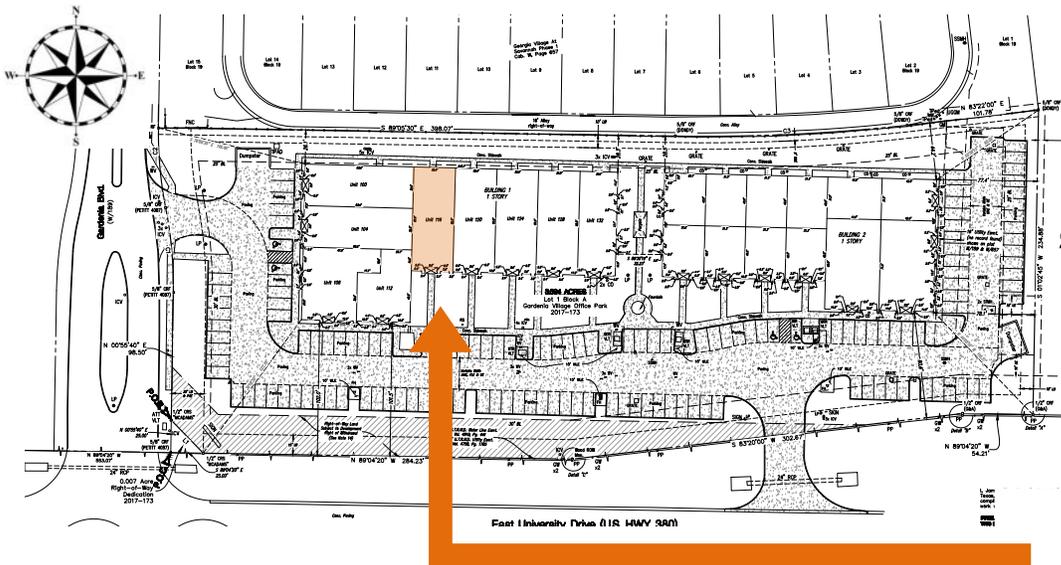
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# Site & Floor Plan



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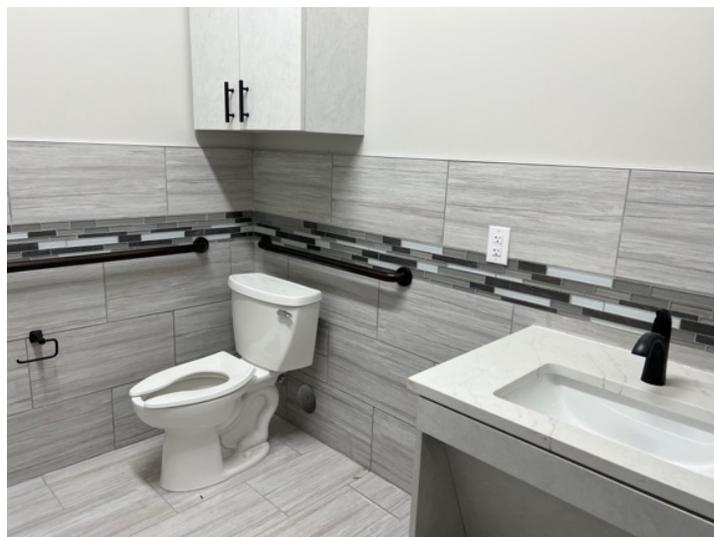
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## Medical Space Available for Lease



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## Medical Space Available for Lease

Aubrey Demographics

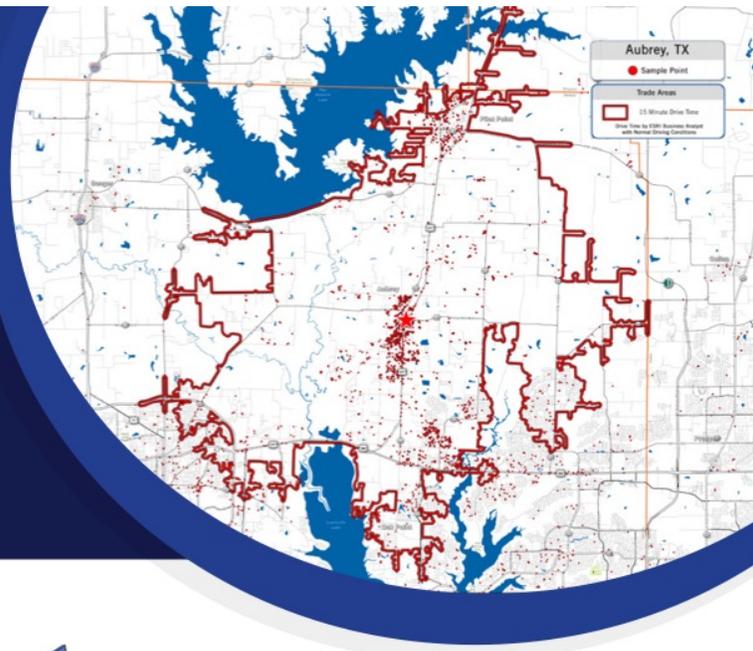


## Aubrey, Texas

The City of Aubrey is located in northern Denton County along US Highway 377, north of US Highway 380, with regional access to Denton, Fort Worth, and Dallas. Aubrey benefits from its location in the Dallas-Fort Worth Metroplex, the fastest growing metro area in the nation, and is located in one of the fastest growing areas of Dallas-Fort Worth.

Aubrey cherishes its rural heritage with festivals and events that celebrate its agricultural roots and prime location for recreation and hospitality. Aubrey is home to multiple special event and wedding venues on picturesque farms and ranches, as well as opportunities for equestrian recreation.

Low tax rates and a business-friendly atmosphere welcomes commercial development. Aubrey's primary retail node is at the intersection of US Highway 377 and FM 428 / Spring Hill Road. Just minutes away from the beauty and recreational opportunities of both Lake Ray Roberts and Lake Lewisville, and a short drive from Interstate 35, the Dallas North Tollway, and US Highway 380.



**Average Household Income**  
**\$148,183**  
**Median Household Income**  
**\$114,599**



**Median Age**  
**35.2**



**Owner-Occupied**  
**89.9%**



**Growth (2025-2030)**  
**10.2%**

### DEMOGRAPHICS

Location	City	City+ETJ	PTA (15 min)
Population	13,077	26,444	87,017
2024-2029 Annual Growth Rate	2.0%	2.2%	4.9%
2029 Population	14,415	29,534	110,511
Daytime Population	9,134	17,608	62,246
Median Household Income	\$114,599	\$126,049	\$111,407
Average Household Income	\$148,183	\$156,945	\$140,475

Source: Esri

### TRAFFIC COUNTS

Location	Vehicle Count
US Hwy 377, south of Highmeadow	17,863
US Hwy 377, north of Blackjack	11,456
FM 428, west of Main	7,858
FM 428, east of US Hwy 377	6,853
FM 428, west of FM 1385	6,658
FM 1385, south of FM 428	6,199
Main, north of Commerce (Downtown)	5,714

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# Information About Brokerage Services

Texas law requires all real estate licensees 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Legacy Commercial Realty, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>0588681</b> License No.	<b>martinez@LCRTexas.com</b> Email	<b>(972)292-1220</b> Phone
<b>Joe Martinez</b> Designated Broker of Firm	<b>455942</b> License No.	<b>martinez@LCRTexas.com</b> Email	<b>(214)535-1876</b> Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Tito Martinez</b> Sales Agent/Associate's Name	<b>788375</b> License No.	<b>Tito@LCRTexas.com</b> Email	<b>(972)533-3621</b> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date