

Savannah Crossing

Professional / Medical Office for Lease

1,273 SF

CORNER OFFICE
OPPORTUNITY



Location:

Savannah Crossing
27045 E. University Drive,
Suite 1E
Aubrey, Texas 76227



Space Available:

Fully Finished Out
Medical Office Available
1,273 SF
\$31 - \$33 + NNN for Lease

- Premium corner shell space ready for custom finish out with aggressive TI package available
- Excellent location in one of the highest growth areas of North Texas with exposure to US Hwy 380 / University Drive
- New construction with multiple entries/exits
- Close proximity to the Dallas North Tollway and Preston Road
- Neighbors master planned communities of Providence Village, Savannah, Union Park, and Windsong Ranch
- Building & Monument signage available

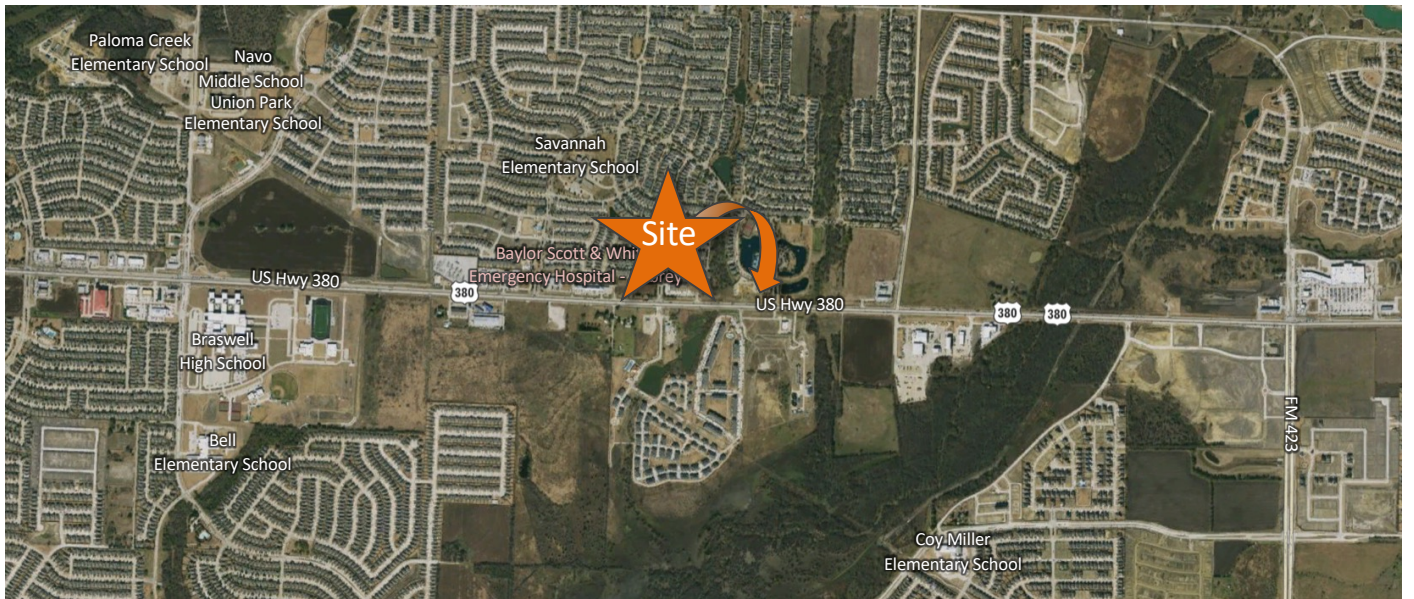
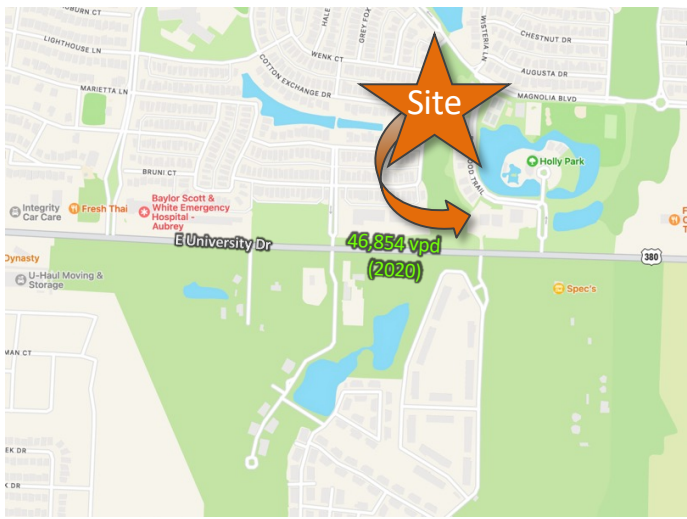
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FOR MORE INFORMATION CONTACT

O: 972.292.1220

Joe Martinez C: 214.535.1876 / Tonya La Barbera C: 469.323.2615

Martinez@LCRTexas.com / Tonya@LCRTexas.com



- Service to growing communities of Frisco, Prosper, Little Elm, Denton & McKinney
- High traffic counts on US Hwy 380 with 46,854 VPD (2020)
- Place your business in the fastest growing corridor in the Metroplex!

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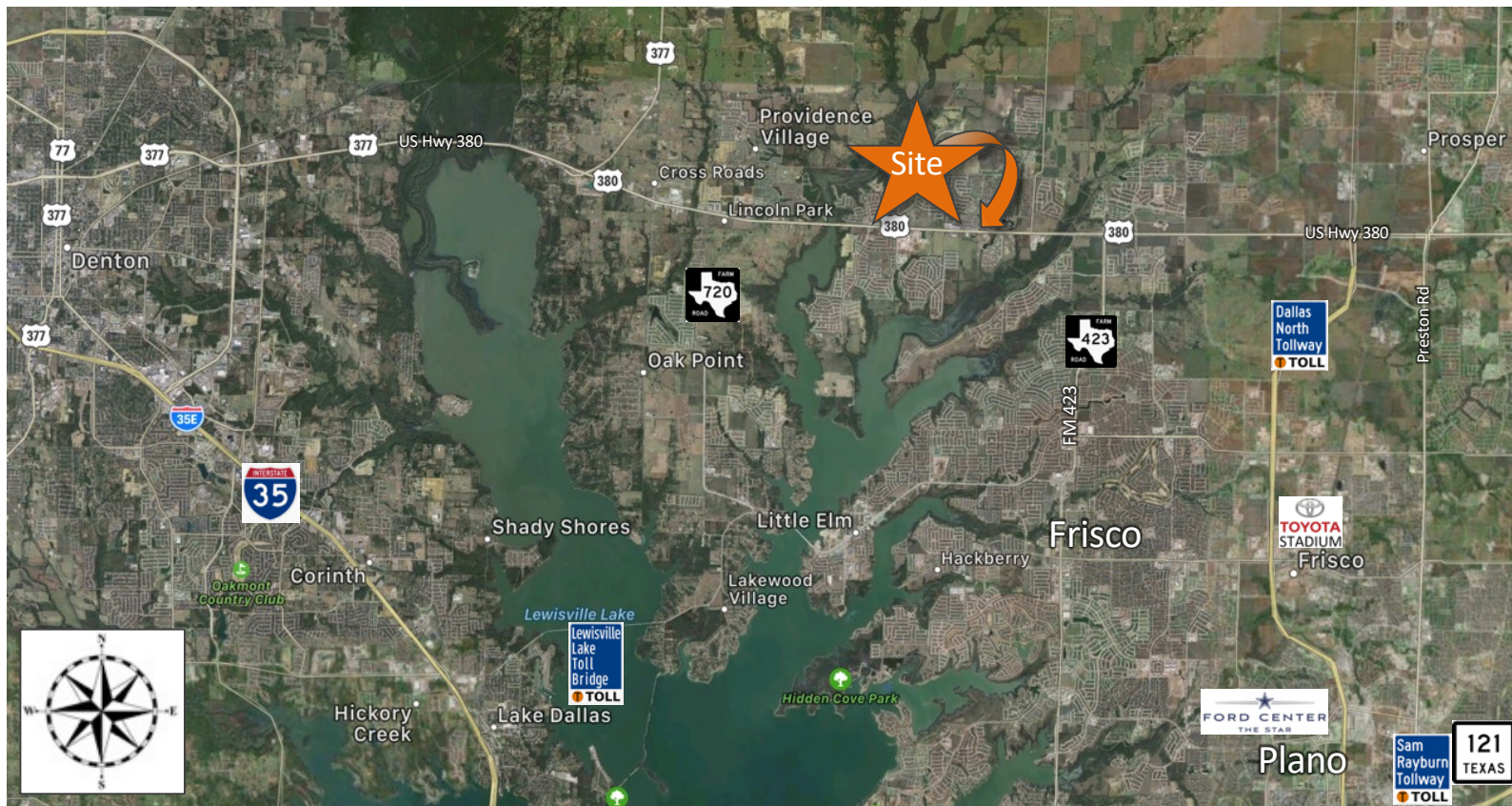
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Aerial View



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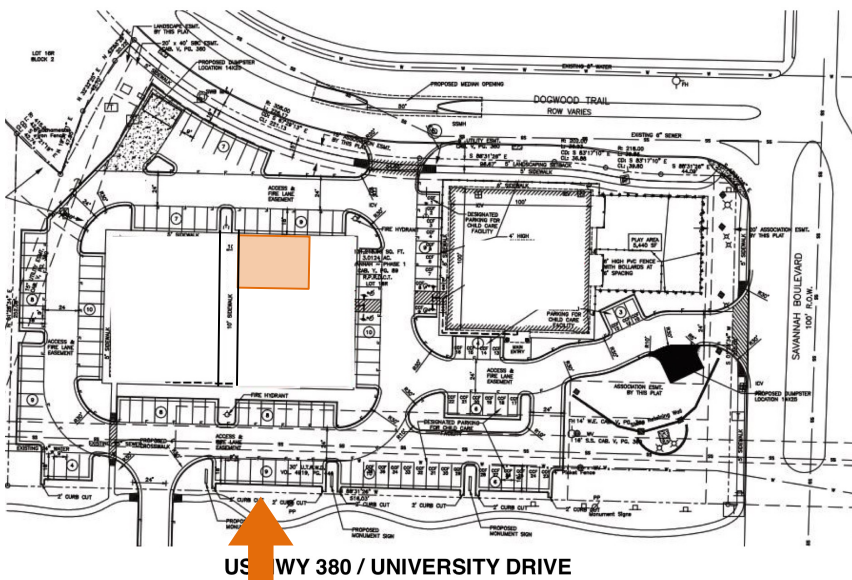
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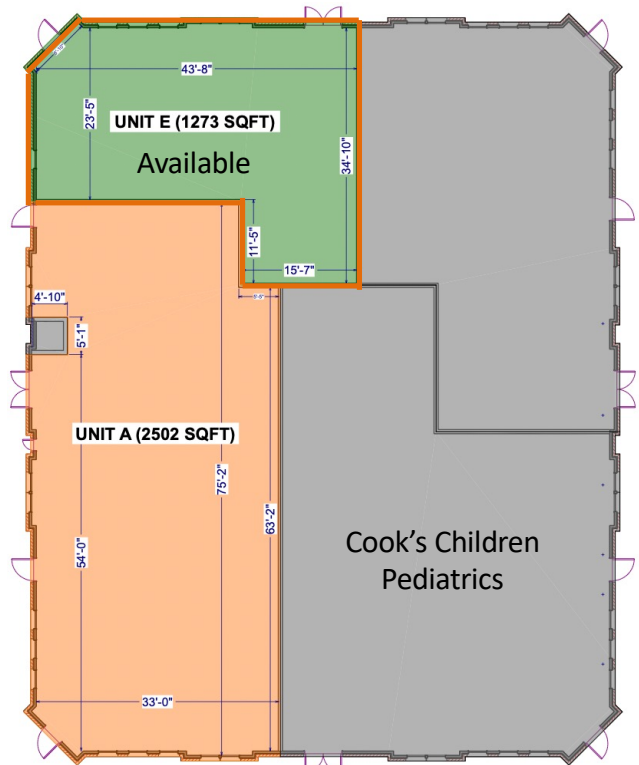


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Site & Floor Plan



US HWY 380 / UNIVERSITY DRIVE



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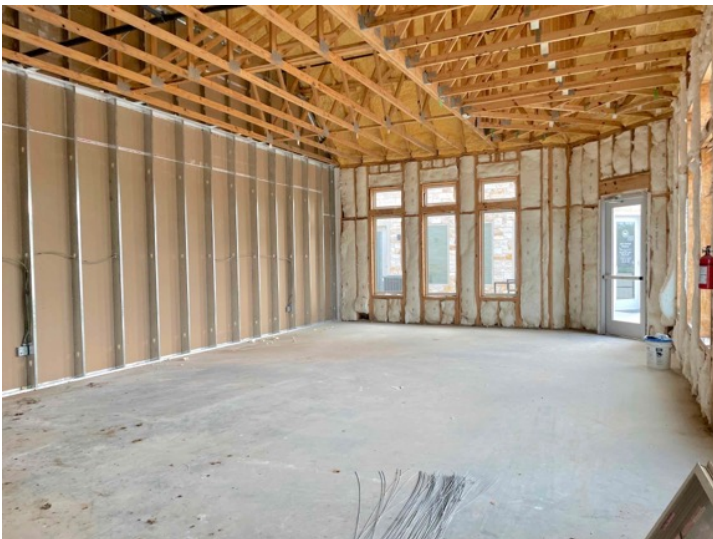
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Aubrey Demographics



POPULATION

ESTIMATED*	CITY	COUNTY
2016 POPULATION	3,352	*806,180
2010 CENSUS	2,595	662,614
2000 CENSUS	1,500	229,386

LABOR MARKET

COUNTY	DENTON
CIVILIAN LABOR FORCE	451,916
EMPLOYED LABOR FORCE	435,449
UNEMPLOYMENT RATE	3.78%

GEOGRAPHY

DENTON LAND AREA	953 SQ MILES
DENTON WATER AREA	75 SQ MILES
TOTAL:	1028 SQ MILES
CITY	AUBREY
AUBREY LONG/LAT	LONG-33.303 LAT -96.9844
AUBREY ELEVATION	689 FEET
AUBREY LAND AREA	1.99 SQ MILES
AUBREY WATER AREA	.01 SQ MILES
AUBREY ETJ	48 SQ MILES
TOTAL:	2 SQ MILES

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