Savannah Crossing

Professional / Medical Office for Lease

1,273 SF

Location:

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

LEGACY
COMMERCIAL REALTY

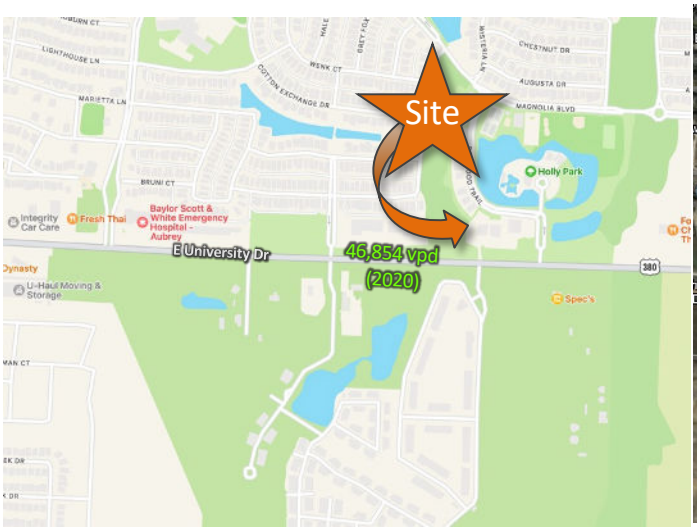
Space Available:

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

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

FOR MORE INFORMATION CONTACT
0: 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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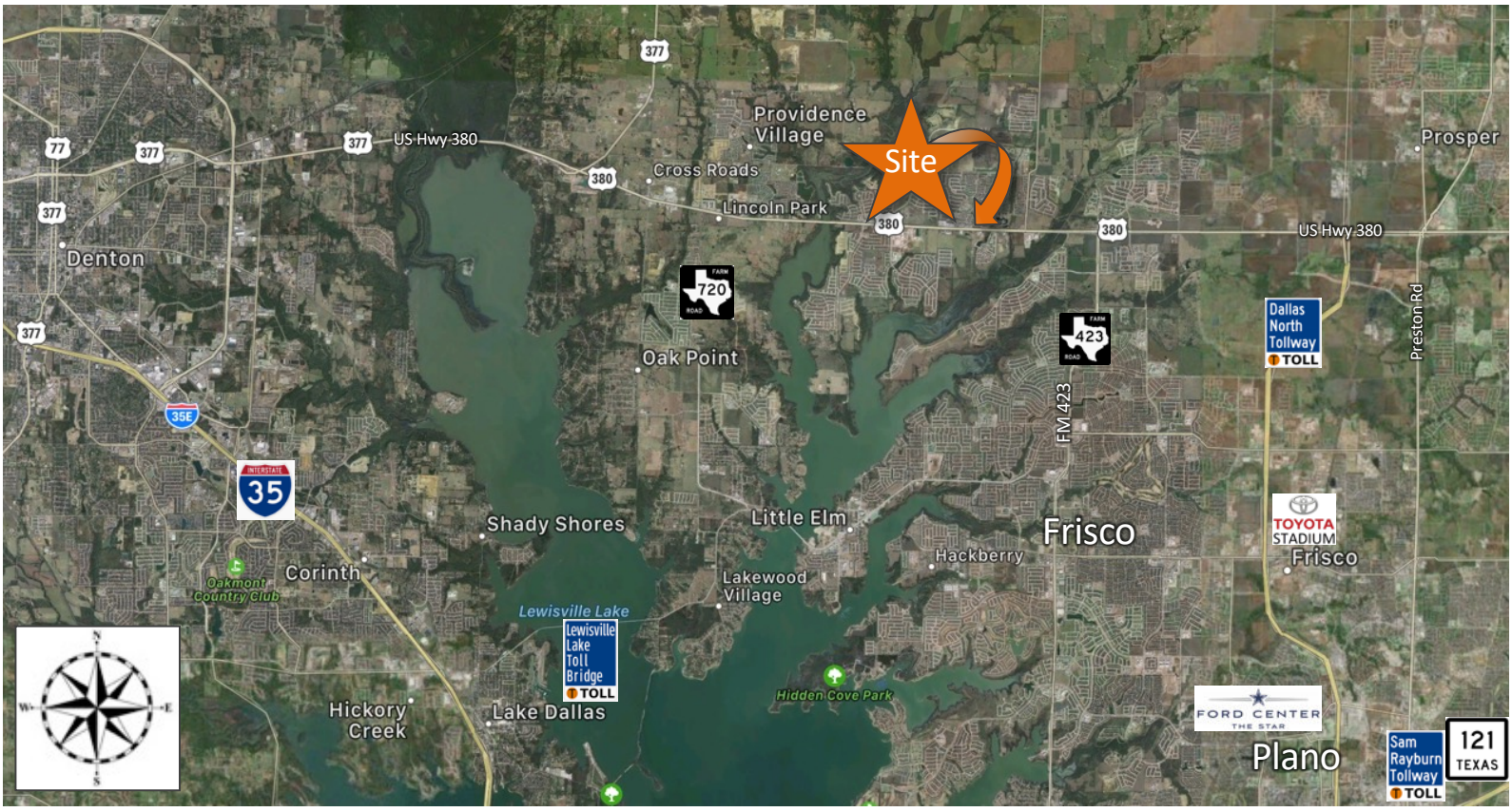
Aerial View



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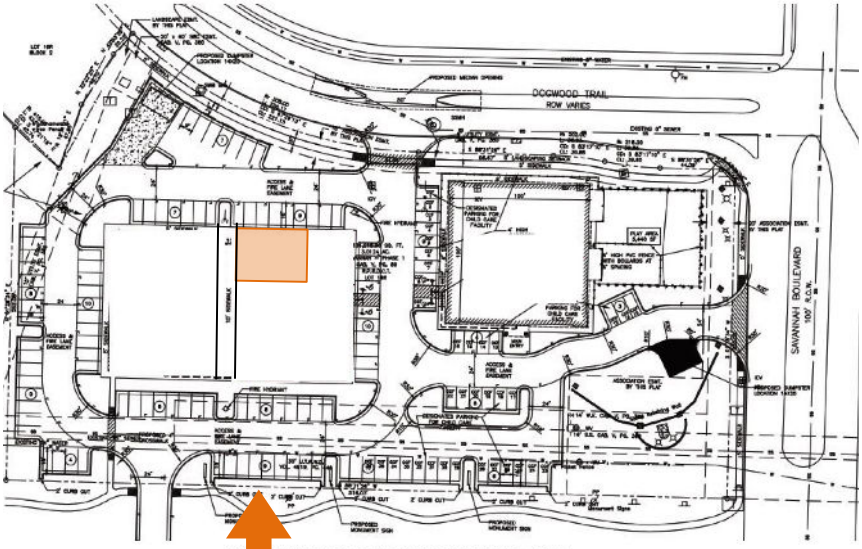
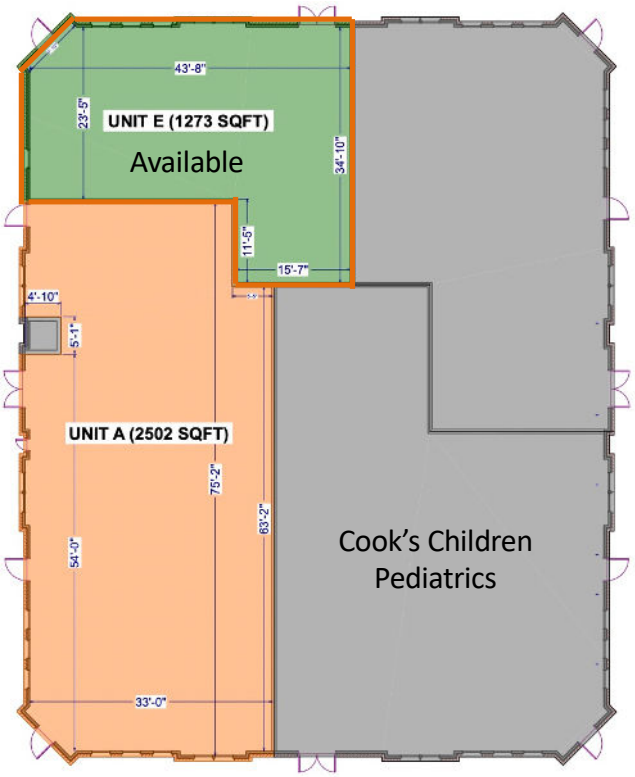
Site & Floor Plan





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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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LEGACY
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Information About Brokerage Services

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.

	License No.	Email	Phone
Licensed Broker / Broker Firm Name or Primary Assumed Business Name			
Legacy Commercial Realty, LLC	588681		(972)292-1220
Designated Broker of Firm			
Joe Martinez	455942	martinez@LCRTEXAS.COM	(214)535-1876
Sales Agent/Associate's Name			
Tonya LaBarbera	678307	tonya@LCRTEXAS.COM	(469)323-2615

Buyer/Tenant/Seller/Landlord Initials **Date**

Regulated by the Texas Real Estate Commission
IABS 1-0

Information available at www.trec.texas.gov