

# CENTURY 21<sup>®</sup>

Judge Fite Company



## TBD-LOT 4 STEWART RD

AUBREY, TX 76227



\$1,850,000



0 sqft

## DESCRIPTION

Fantastic opportunity on a major thoroughfare on very rare unrestricted land in Denton County!! Land is outside city limits, but is currently in Krugerville ETJ. Land currently has a tenant - tenants are not to be disturbed. The mobile home on this property will be removed prior to close. Located on Stewart Rd, a heavy duty concrete and curbed road. Land is ideal for light or heavy industrial location, or for your retail store front or business. This is Lot 4, please ask listing agent for other lots available off Stewart Rd. Preliminary plat has been submitted to City of Krugerville for approval in January. Sale of lots will be contingent on Krugerville approving this plat. 359ft road frontage on Stewart Rd.

**PROPERTY TYPE:** Commercial - Industrial  
**MLS STATUS:** Active  
**MLS:** 20492893  
**YEAR BUILT:**  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** Salmons Industrial  
**LIST DATE:** 06/05/2024

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 6  
**LOT SIZE (SQFT):** 261,360

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- CircularDriveway
- Driveway
- NoGarage
- None
- Open

### LOT DESCRIPTION:

- Acreage
- Agricultural
- BackYard
- Cleared
- Lawn
- Level
- Pasture
- FewTrees

### ROOF TYPE:

- Other

### SIDING:

- Other
- Rock
- Stone

### FOUNDATION:

- None

## UTILITIES

### HEATING/COOLING:

- None

### UTILITIES:

- ElectricityAvailable
- None
- OverheadUtilities
- WaterAvailable

**LISTED BY:** Heather Kingston 

**PHONE:** 817.946.7775

**BROKERED BY:** Cates & Company

century21judgefite.com

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