

CENTURY 21[®]

Judge Fite Company



11698 FM 428

AUBREY, TX 76227



\$1,600,000



1 acres

DESCRIPTION

This prime 5.675-acre investment tract is strategically positioned along the alignment path of the expanding Denton-Collin County Outer Loop—a major regional freeway initiative connecting I-35 to the Dallas North Tollway and beyond, driving massive growth in North Texas. As of early 2026, portions of the Collin County Outer Loop (including Segment 3C from Custer Rd. to US 75) are complete and open, with additional segments in design ROW phases and construction slated for 2026+. The Denton County section is advancing through environmental review, with study completion expected Fall 2026 and long-term buildout fueling east-west connectivity and population surges. These assets support interim operations or adaptive reuse while offering prime redevelopment potential: commercial, industrial, logistics, mixed-use, or residential—amplified by Outer Loop access improvements boosting traffic, visibility, and land values in this high-growth corridor. Pair with adjacent 17.858 acres (MLS#21188068) for 23.5 acres total—ideal for larger-scale projects like retail centers, distribution, or multifamily in booming North Texas.

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 21188259

YEAR BUILT:

COUNTY: Denton

TRACT OR SUBDIVIION: Fh Pollard

LIST DATE: 02/23/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 5.68

LOT SIZE (SQFT): 247,203

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Level
- Other
- Pasture
- FewTrees

FENCING:

- BarbedWire
- CrossFenced
- Pipe

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- Other
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Adam Lile 

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BROKERED BY: Real Broker, LLC

century21judgefite.com

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