



VR Estates LLC

AMENITIES

- Individual office suites
- Shared amenities
- WiFi throughout the building
- Conference rooms
- Lockable suites
- Main key-fob entrances
- Kitchenette
- Security system

EXECUTIVE OFFICE SUITE

26875 US-380 #112, Aubrey, TX 76227

OFFICE SPACES FOR RENT

One office with shared amenities at **750\$ / month**



TOTAL AVAILABLE SPACE

2067 sqft

LEASE TYPE

Full Service

PROPERTY DESCRIPTION

- High-End Executive Office Suites with shared conference room, reception desk, breakroom restroom.
- Newly constructed
- Professionally landscaped
- Conveniently located on the NW corner of US Highway 380 and Gardenia Road
- Great highway exposure on Hwy 380, approximately 54,451 vehicles per day
- Positioned in close proximity to the entrance of Savannah, a master planned subdivision, with over 5,000 homes
- Texas Health Resources is located just east of this location
- 12'x13' office - \$800/month + electricity (2 offices available)
- 12'x10' office - \$750/month + electricity (5 offices available)
- Complimentary WiFi in all offices

RAVI POLISHETTY

PRINCIPAL MANAGING PARTNER

FOR MORE INFORMATION PLEASE CONTACT

Office No +1-972 968 9025

ravi@fortuneminds.com

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COMMERCIAL OFFICE SPACES FOR RENT

PROPERTY PHOTOS

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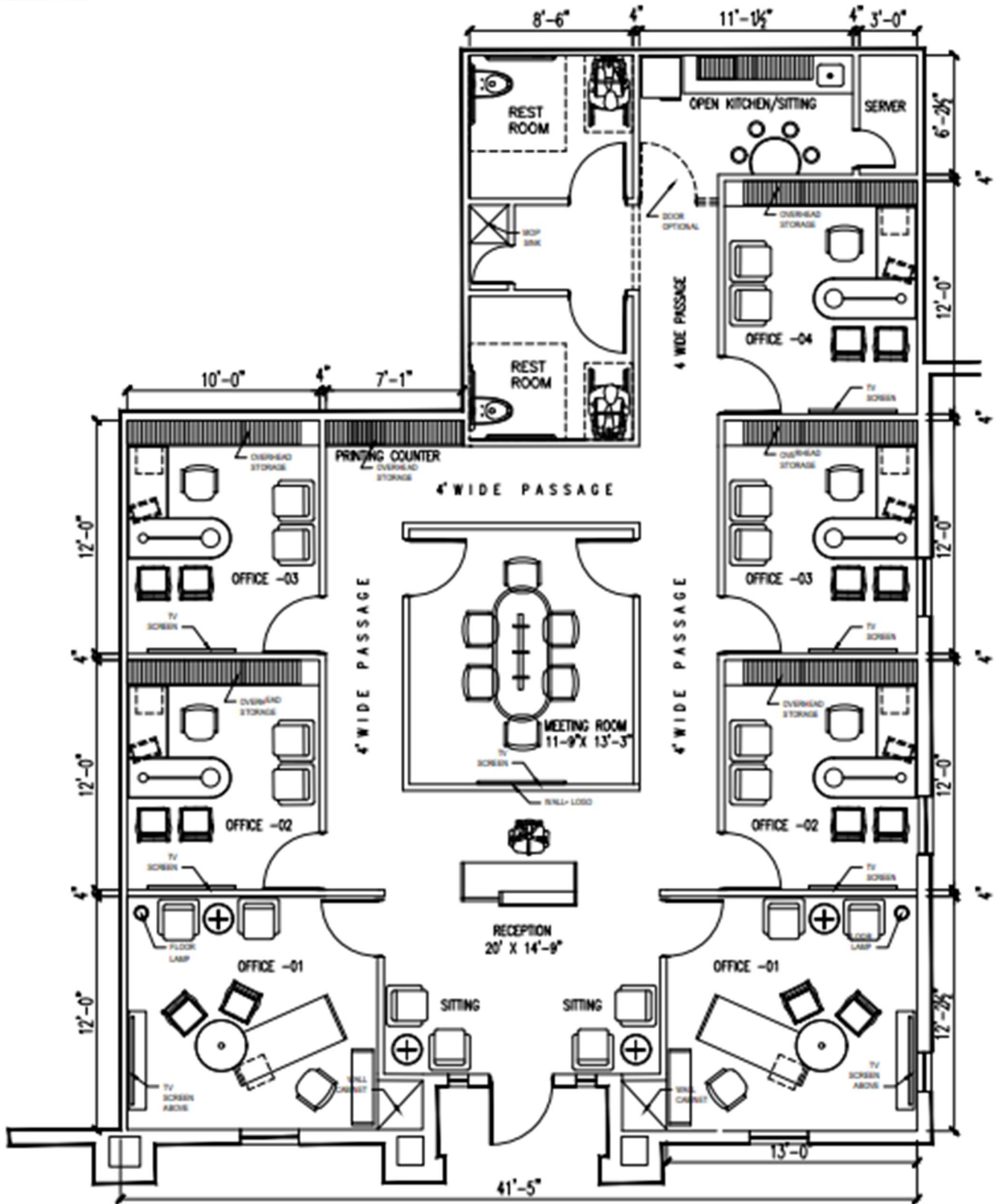
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DEMOGRAPHICS

DEMOGRAPHICS	1 Mile	3 Mile	5 Miles
Population	8,497	46,731	109,393
Households	2,870	14,559	33,790
Median Age	31.6	31.3	31.9
Average HH Income	\$97,642	\$102,711	\$112,999

KEY FACTS

46,731
Population

3.2
Average Household Size

31.3
Median Age

\$97,138
Median Household Income

EDUCATION

3%
No High School Diploma

18%
High School Graduate

36%
Some College

43%
Bachelor's/Grad/Prof Degree

BUSINESS

267
Total Businesses

2,101
Total Employees

EMPLOYMENT

76%
White Collar

13%
Blue Collar

12%
Services

4.3%
Unemployment Rate

INCOME

\$90,198
Median Household Income

\$32,236
Per Capita Income

\$196,391
Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (35.1%)
The smallest group: \$15,000 - \$24,999 (2.7%)

Indicator	Value	Difference	
<\$15,000	2.8%	-3.2%	
\$15,000 - \$24,999	2.7%	-3.5%	
\$25,000 - \$34,999	3.9%	-3.1%	
\$35,000 - \$49,999	6.6%	-4.0%	
\$50,000 - \$74,999	17.9%	+0.9%	
\$75,000 - \$99,999	17.5%	+4.3%	
\$100,000 - \$149,999	35.1%	+14.8%	
\$150,000 - \$199,999	8.6%	-0.8%	
\$200,000+	4.8%	-5.5%	

Bars show deviation from Denton County

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Demographic and Income Comparison Profile

26795 US Highway 380 E, Aubrey, Texas, 76227
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.22001
Longitude: -96.91249

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	3,577	24,106	67,434
Households	1,166	7,642	21,030
Families	936	6,323	17,594
Average Household Size	3.07	3.15	3.20
Owner Occupied Housing Units	1,025	6,626	18,242
Renter Occupied Housing Units	141	1,016	2,788
Median Age	30.6	30.3	31.1
2017 Summary			
Population	8,497	46,731	109,393
Households	2,870	14,559	33,790
Families	2,273	11,836	27,819
Average Household Size	2.96	3.21	3.23
Owner Occupied Housing Units	2,460	12,138	28,330
Renter Occupied Housing Units	410	2,420	5,460
Median Age	31.6	31.3	31.9
Median Household Income	\$90,198	\$97,138	\$99,566
Average Household Income	\$97,642	\$102,711	\$112,999
2022 Summary			
Population	15,952	65,242	142,236
Households	5,323	20,385	44,097
Families	4,218	16,444	35,974
Average Household Size	3.00	3.20	3.22
Owner Occupied Housing Units	4,434	16,714	36,403
Renter Occupied Housing Units	889	3,671	7,694
Median Age	30.6	30.9	31.4
Median Household Income	\$90,122	\$101,341	\$103,585
Average Household Income	\$107,385	\$113,420	\$125,366
Trends: 2017-2022 Annual Rate			
Population	13.43%	6.90%	5.39%
Households	13.15%	6.96%	5.47%
Families	13.16%	6.80%	5.28%
Owner Households	12.51%	6.61%	5.14%
Median Household Income	-0.02%	0.85%	0.79%

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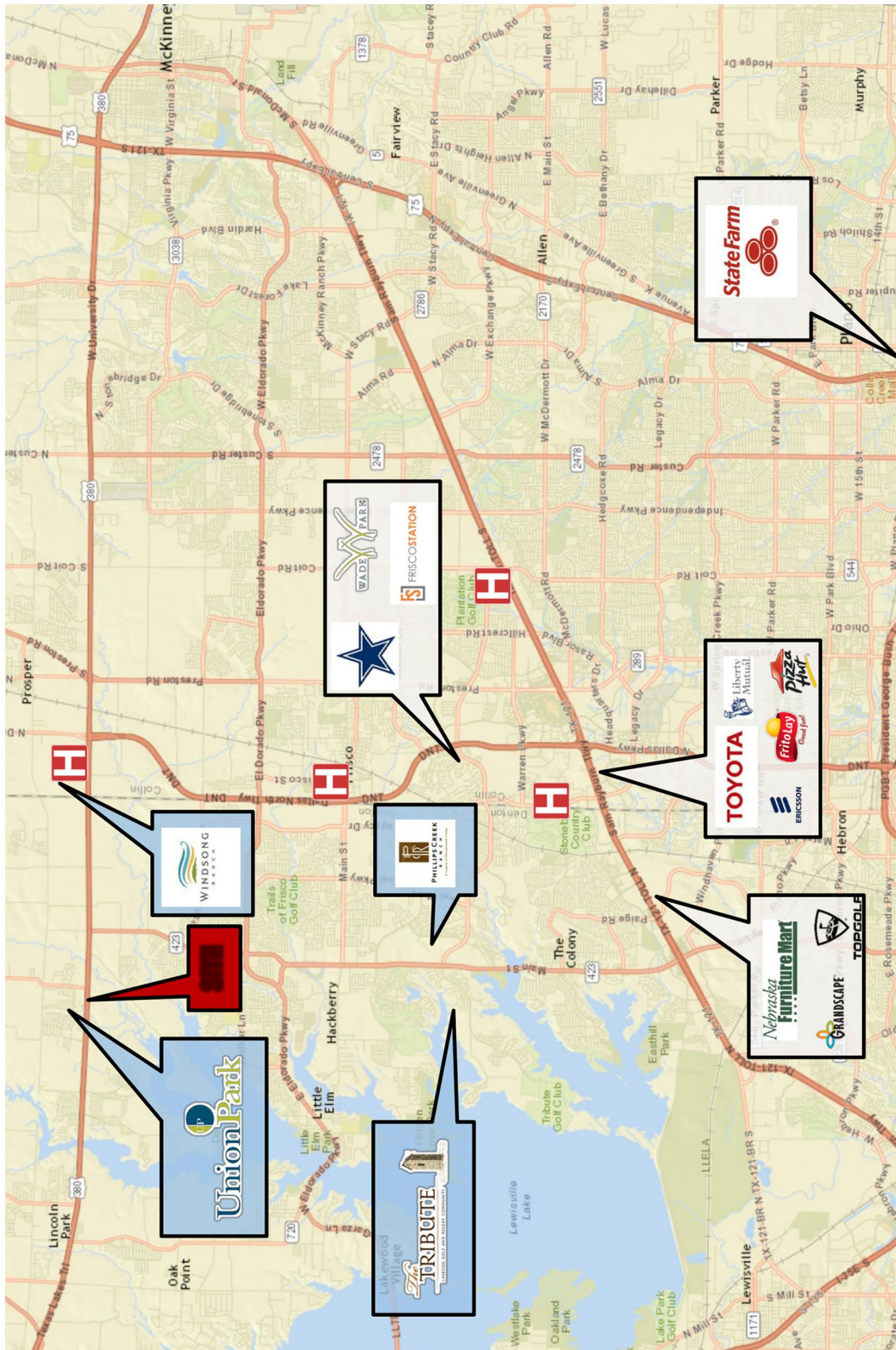
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