sbm
REAL ESTATE SERVICES

Stallion Business Park

Flex Condominiums

4300 US Highway 377, Aubrey, Texas

DELIVERING
Feb. 2026

FOR SALE/LEASE

Shell Buildings

www.AubreyStallionBusinessPark.com

Empty Shell Units For Sale

Own the Space You Work In—Invest in Yourself.

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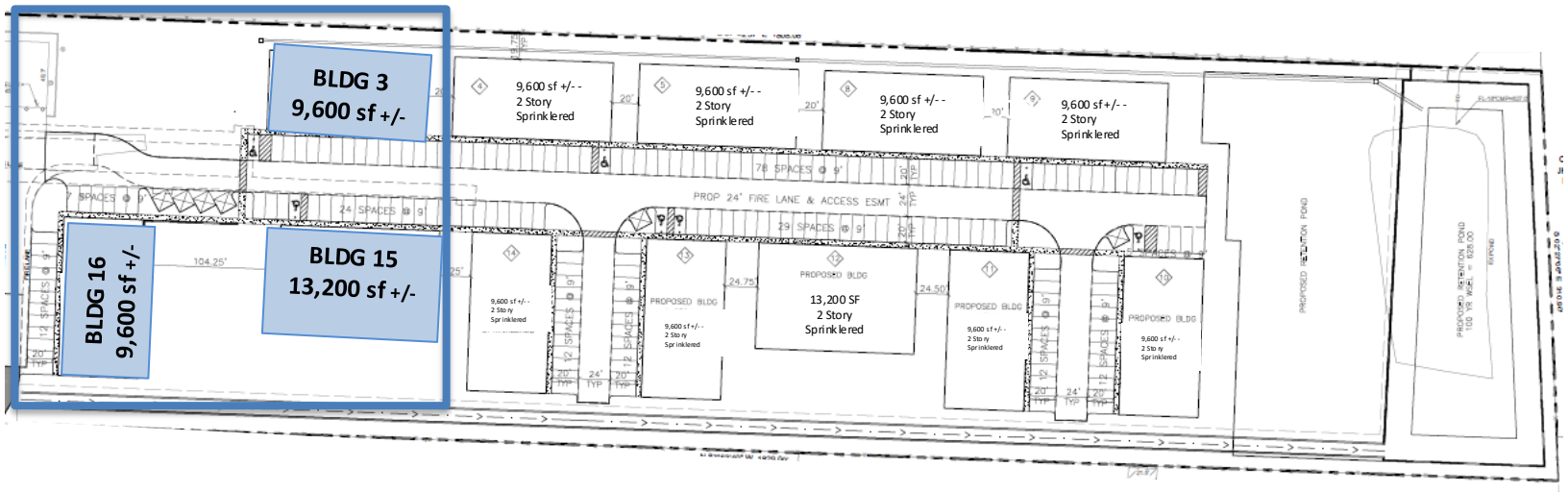
Shell Buildings

Aubrey Stallion Business Park is offering for sale shell condominiums with an innovative flexible design that fits the needs of companies across industries. Shell buildings includes a useable second-floor mezzanine. Units range from 2,400 to 13,200 s.f. +/-. Shell buildings allow buyers to customize the space to meet the specific demands of their business. SBM Real Estate Services offers tenant improvement construction services for hire, or a buyer may elect to use another licensed general contractor.

The store front package with entry door is inviting and attractive to many business owners including showrooms. The glass front allows natural lighting to flood the front reception area. End units benefit from the large side window line.

Each shell building will have usable square footage which includes first and second floor mezzanine. The sloped roof line is approximately 23' feet at the front of the building and 20' feet at the back. The front building elevation includes a store front package with a front entry door and an insulated 12' x 14' roll up door. The shell buildings include a fire sprinkler system.

Phase 1



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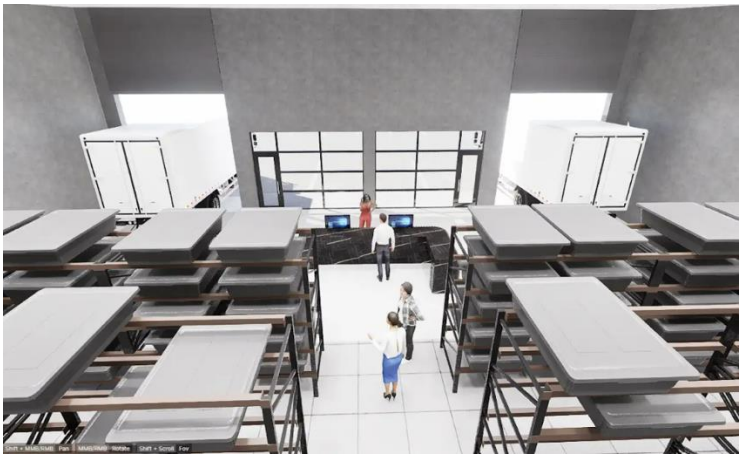
Shell Buildings

FLEXIBLE DESIGN

Owners and tenants from our SBM Real Estate Services other developments include eCommerce, robotics, janitorial services, high tech, private car collector, residential and commercial development company, light manufacturing, and many more.

The two-story shell building design allows owners to build out the space to cater to the specific needs of their business. Stairs and railings are not included in the sale of the shell buildings allowing buyers to design and select a location which meets their business' needs. Owners can elect to build out the entire space, a portion of the space with heating, ventilation and air conditioning or none at all.



The office warehouse two-story shell building design allows for owners to also consider purchasing an additional unit(s) as an investment to rent by constructing a demising wall between the units. The additional unit(s) can be used for future expansion space.

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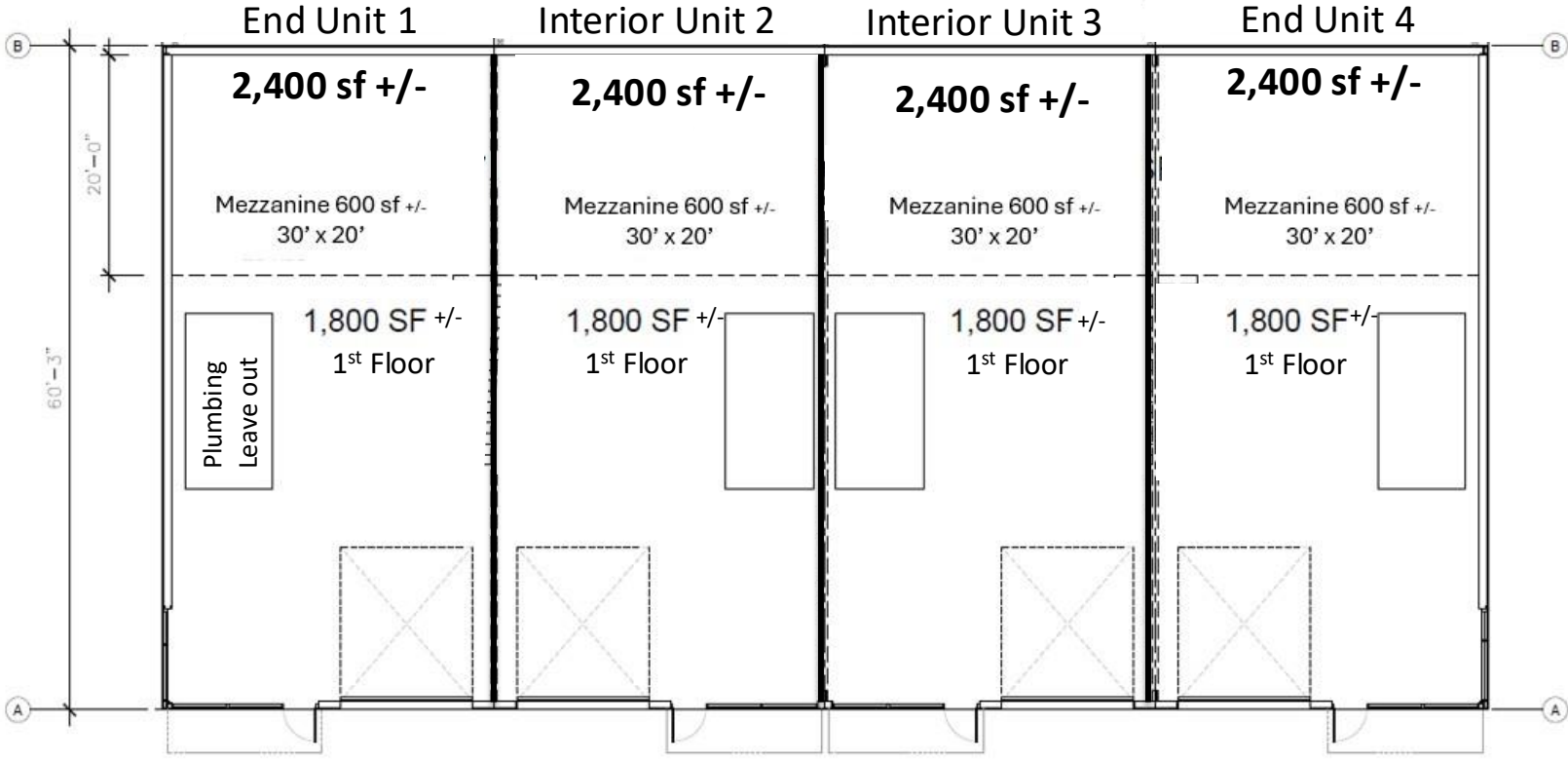
FOR SALE/LEASE
Shell Buildings 3 & 16

Entire Building $2,256,000

$588,000	$576,000	$576,000	$588,000
End Unit 1	Interior Unit 2	Interior Unit 3	End Unit 4
2,400 sf +/-	**2,400 sf +/-**	**2,400 sf +/-**	**2,400 sf +/-**
Mezzanine 600 sf +/- 30' x 20'	Mezzanine 600 sf +/- 30' x 20'	Mezzanine 600 sf +/- 30' x 20'	Mezzanine 600 sf +/- 30' x 20'
1,800 SF +/- 1st Floor	1,800 SF +/- 1st Floor	1,800 SF +/- 1st Floor	1,800 SF +/- 1st Floor
Plumbing Leave out			



4 unreserved parking spaces per unit. Fire sprinkler system and insulated walls included.
Stairs and railing are not included in the shell building allowing buyers to design
and locate them to fit the specific needs of their business.

7,200 sf + 2,400 sf = 9,600 sf +/-

1st Flr. 2nd Flr. Entire Building

PLANS AND SPECIFICATIONS MAY CHANGE WITHOUT NOTICE.
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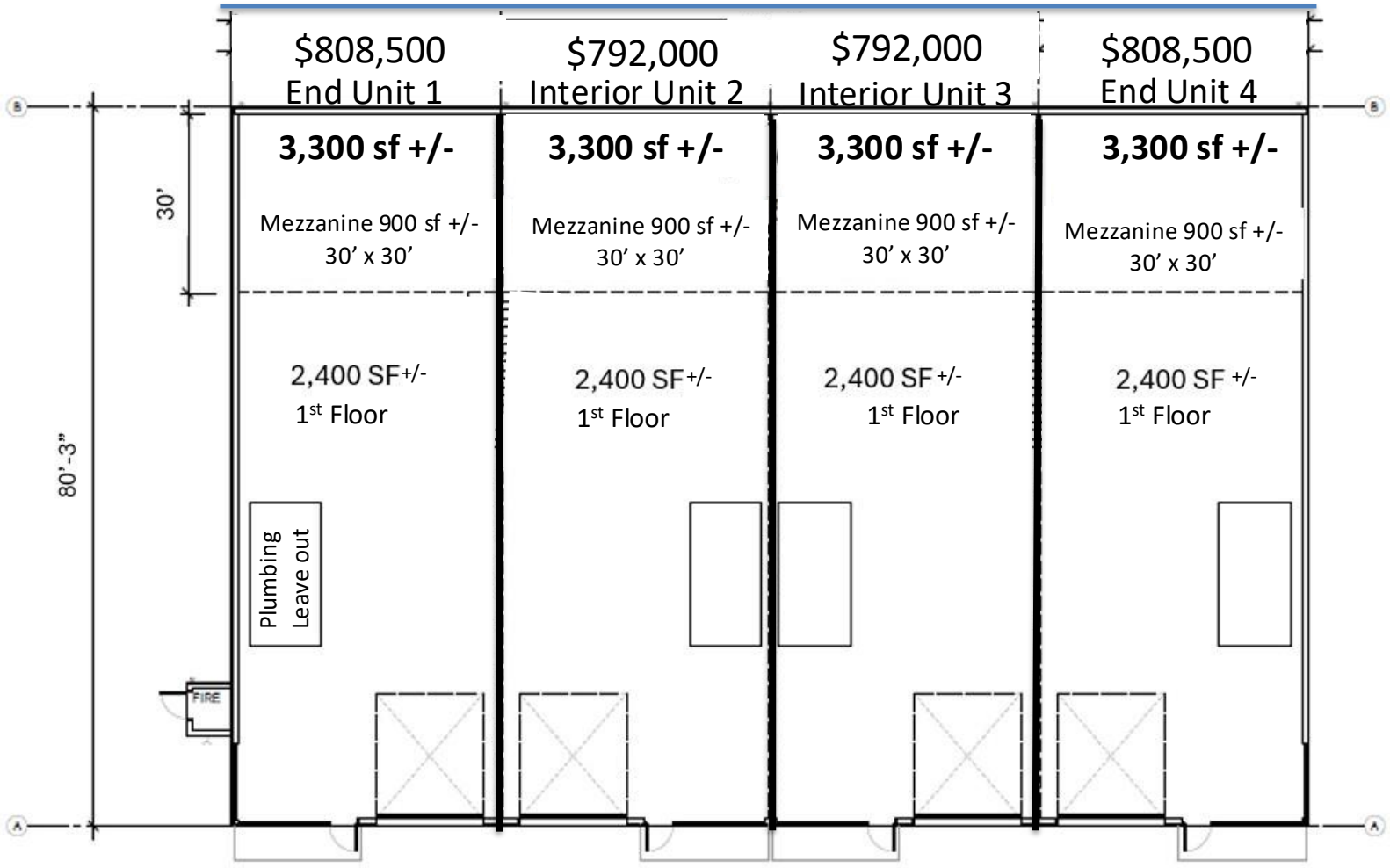
FOR SALE/LEASE
Shell Building 15

Entire Building $3,102,000



5 unreserved parking spaces per unit. Fire sprinkler system and insulated walls included. Stairs and mezzanine railing are not included in the shell building allowing buyers to design and locate them to fit the specific needs of their business.

9,600 sf + 3,600 sf = 13,200 sf +/-

1st Flr. **2nd Flr.** **Entire Building**

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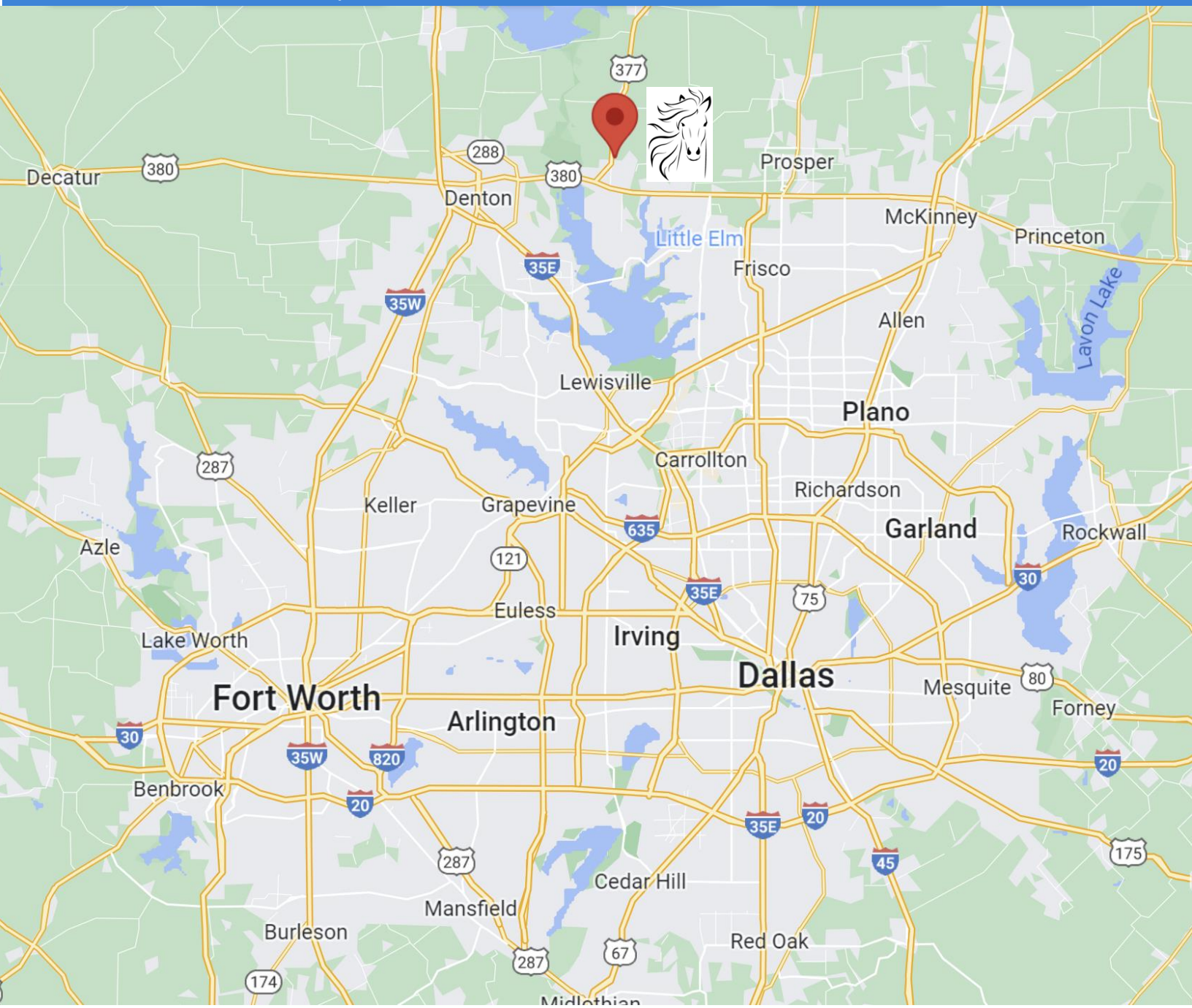
LOCATION – Denton County, Texas



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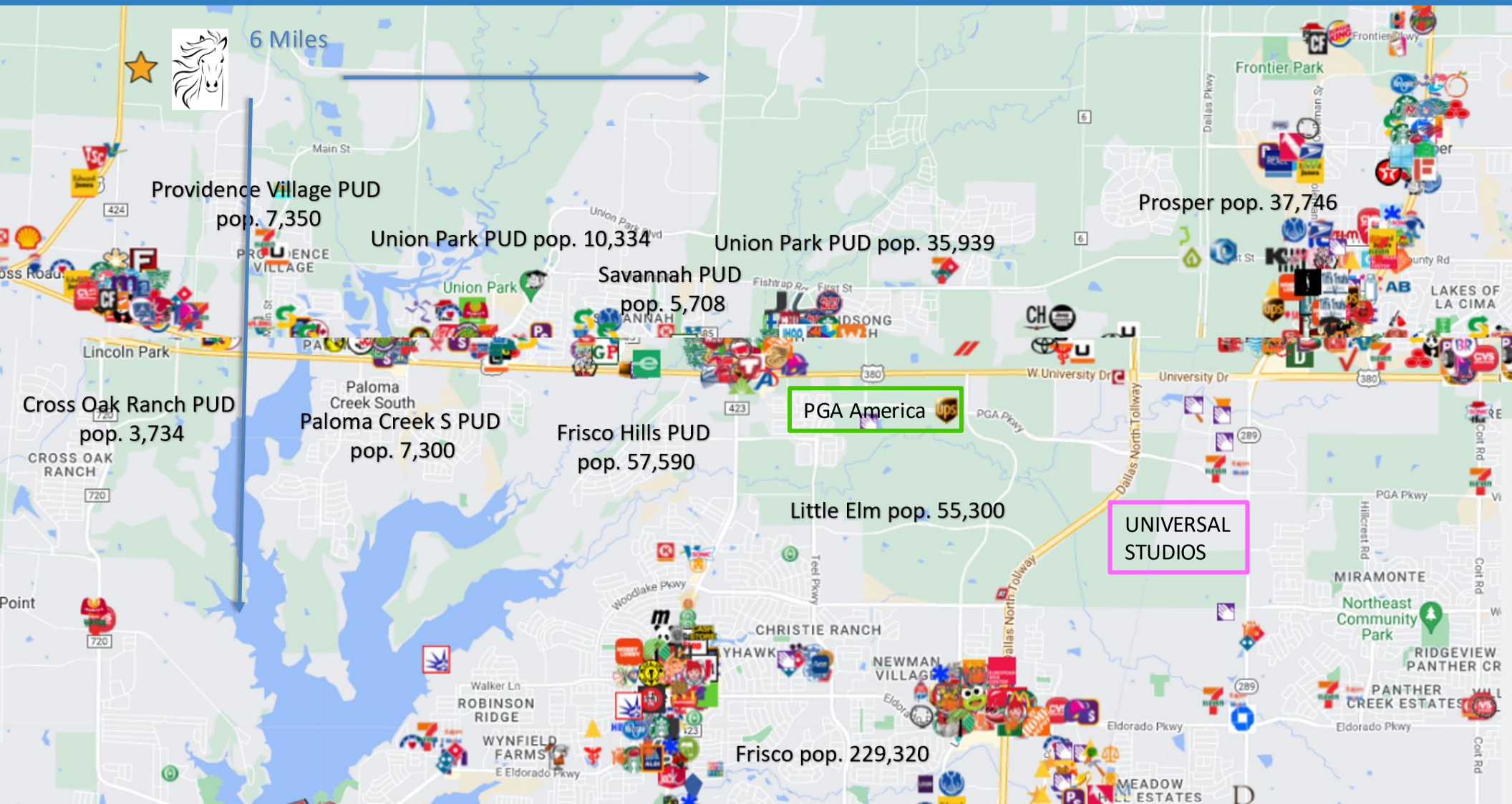
Stallion Business Park

Aubrey Stallion Business Park is located in the growing tertiary market of Denton, County. There are several planned unit development (PUDs) communities, retail and commercial developments within minutes of the property. Neighboring cities within eight miles of Stallion Business Park include the Little Elm, Prosper and Frisco with a total population of ~322,000.

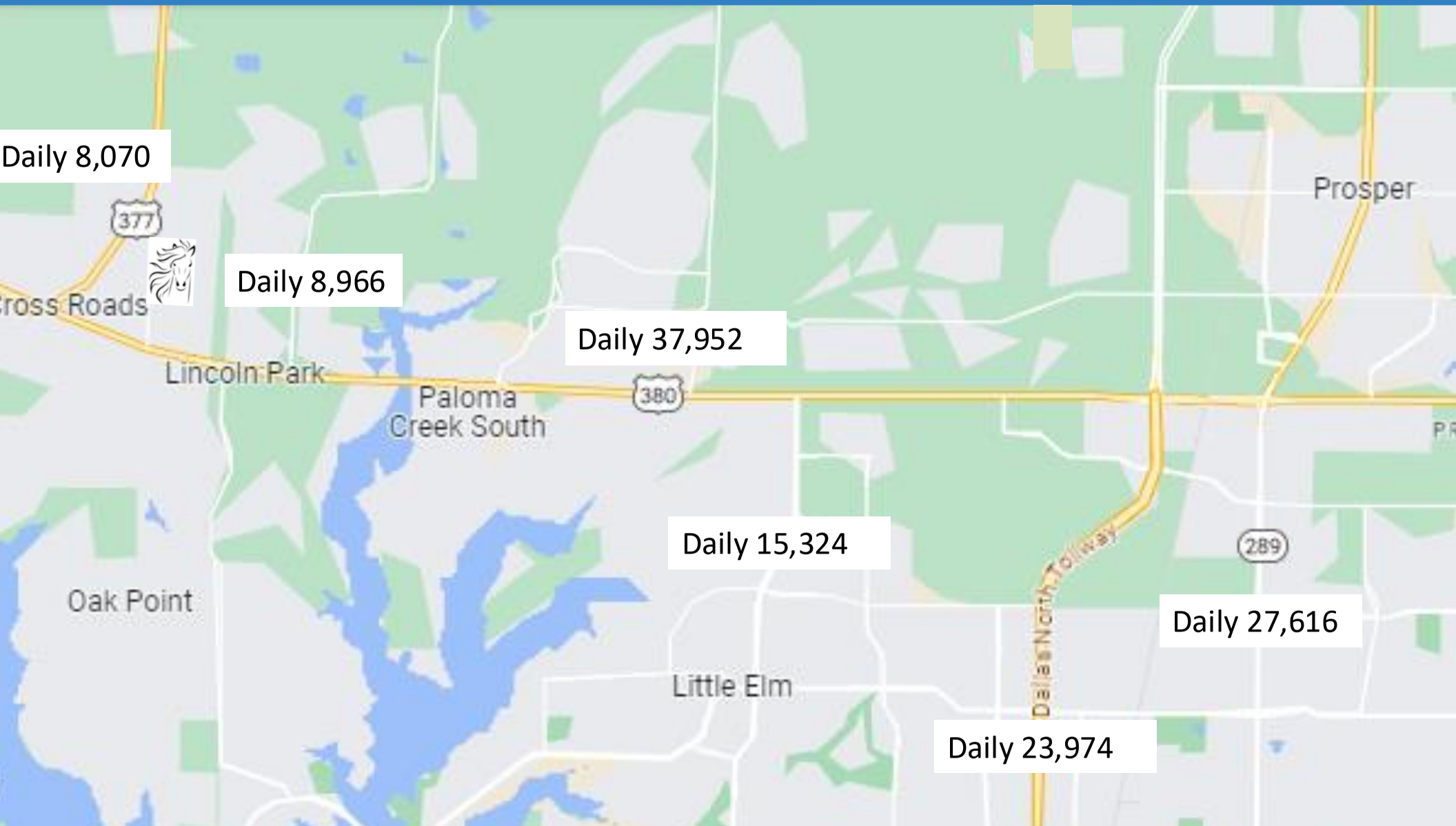
Major attractions include:

* **PGA of America headquarters and two champion golf courses**
* **Universal Studios breaking ground year end 2023 and expect to open 2026**



DAILY TRAFFIC COUNT

Aubrey Stallion Business Park is situated on U.S. Highway 377 which today is a two-lanes. TxDOT and Denton County are proposing the reconstruction and widening of US 377 to four lanes from SH 114 in Roanoke to just south of FM 1171 in Flower Mound within Denton County.

U.S. Route 380 (University Drive) eastern terminus is in Greenville, Texas at an intersection with Interstate 30, of which the easternmost 3–4 miles are concurrent with US 69 in a loop around the west and south sides of Greenville. Its western terminus is at San Antonio, New Mexico, south of Socorro at an intersection with Interstate 25.

Major north south highways and roads that feed into U.S. 380 on a daily basis are the North Dallas Parkway, Preston Road, 423 and 424.