Available Land Summary
Cross Roads, Texas

This is a summary of available land that is either zoned or Land Use Planned (LUP) for commercial uses

Information is collected from sources deemed reliable. No assurances are given as to the accuracy of the information. Please contact the Town Administrator if you are aware of incorrect or missing information. (Properties with * did not confirm or provided updated information)

<table>
<thead>
<tr>
<th>Ref</th>
<th>Cross Roads, Texas 76227</th>
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<tbody>
<tr>
<td>1</td>
<td><strong>20.41 Acres</strong></td>
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<tr>
<td></td>
<td>– NWC US 380 &amp; US 377</td>
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<tr>
<td></td>
<td>– DCAD: 175420 - 175427</td>
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<tr>
<td></td>
<td>• Zoning: C-2 Commercial</td>
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<tr>
<td></td>
<td>• LUP: Commercial</td>
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<tr>
<td></td>
<td>• 7 lots, access only from 377</td>
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<tr>
<td></td>
<td>McLeod/Texas Realtors: Cortland McLeod</td>
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<tr>
<td></td>
<td>(972) 392-2000 / C: (469) 831-1906</td>
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<tr>
<td></td>
<td><a href="mailto:Cortland@BigDDevelopment.com">Cortland@BigDDevelopment.com</a></td>
</tr>
<tr>
<td>2</td>
<td><strong>3 Acres</strong></td>
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<td></td>
<td>– 101 S. Hwy 377</td>
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<td></td>
<td>– DCAD: 279940</td>
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<td>• Zoning: C-2 Commercial</td>
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<td></td>
<td>• LUP: Commercial</td>
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<td></td>
<td>• Owner financing</td>
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<tr>
<td></td>
<td>Doug Daffron</td>
</tr>
<tr>
<td></td>
<td>(940) 367-0107 / (940) 363-9752</td>
</tr>
<tr>
<td></td>
<td>EM: <a href="mailto:ldaffr@yahoo.com">ldaffr@yahoo.com</a></td>
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<tr>
<td>3</td>
<td><strong>38.2 Acres</strong></td>
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<td></td>
<td>– 801 Fishtrap Road</td>
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<td></td>
<td>– DCAD: 38303, 585039</td>
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<td>• Zoning: C-2 Commercial</td>
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<td>• LUP: Commercial</td>
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<tr>
<td></td>
<td>Capstone Commercial: Simone Beakley</td>
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<tr>
<td></td>
<td>(972) 250-5800</td>
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<td>EM:</td>
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<td>Acres</td>
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<td>4</td>
<td>30</td>
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<tr>
<td>5</td>
<td>10</td>
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<tr>
<td>6a</td>
<td>3.075</td>
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<tr>
<td>6b</td>
<td>5</td>
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<tr>
<td>6c</td>
<td>3.652</td>
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<tr>
<td>7b</td>
<td>1.07</td>
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<td>7c</td>
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<td>8</td>
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<td>9</td>
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<td>10</td>
<td>2</td>
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<tr>
<td>11a</td>
<td>1.201</td>
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<tr>
<td>11b</td>
<td>1.44</td>
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<tr>
<td>12</td>
<td>3.36</td>
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<td>13</td>
<td>57.115</td>
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<td>Page</td>
<td>Description</td>
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</tbody>
</table>
| 14   | **114 Acres** | S. of 380, Pottershop to Naylor  
DCAD: 206233, 38362 | Zoning: Agricultural  
LUP: Commercial / Residential  
400’ on Naylor, 2000’ on 380, 2,500’ on Pottershop | Dennis Stallings  
(214) 912-0940  
dstallingsdym77@hotmail.com |
| 15   | **17.48 Acres** | 9400 Hwy 380  
DCAD: 38336 | Zoning: Agricultural  
LUP: Commercial | Monk Property: Olga Lund  
(817) 829-2386 |
| 16   | **3.55 Acres** | 8800 Hwy 380  
DCAD: 38343 | Zoning: Commercial  
LUP: Commercial  
Sale or lease  
The Presidio @ 380, PH 2 | Axis Realty Group: Alex Payne  
(940) 891-2947  
sharitrusty@realtor.com  
(940) 367-9604  
sharitrusty@hotmail.com |
| 17b  | **1.01 Acres** | 7800 Hwy 380  
DCAD: 38370 | Zoning: Agricultural  
LUP: Commercial | ReMax: Jim Bruner  
(940) 365-6300  
toptexasteam@gmail.com |
| 17c  | **1.175 Acres** | 7950 Hwy 380  
DCAD: 38369 | Zoning: Agricultural  
LUP: Commercial | Carol Roberts, CPA  
(214) 287-9700  
carol@carolrobertsCPA.com |
| 17d  | **4.5 Acres** | 7900 Hwy 380  
DCAD: 38385, 38380 | Zoning: Agricultural  
LUP: Commercial | TRO Property Company: Tom O’Dwyer  
(214) 415-7104  
todwyer@tropproperty.com  
tom.odwyer@C12Group.com |
| *18  | **9.49 Acres – NO SIGN** | NEC 380 at 377  
DCAD: 147911 | Zoning: Agricultural  
LUP: Commercial | TBD |
| 19   | **3.54 Acres** | 8801 Hwy 380  
DCAD: * | Zoning: C2-Commercial  
LUP: Commercial 2  
May not be available? | Sylvia Phillips  
(940) 365-0056 / C: (817) 903-1003  
sylviamphillips@gmail.com |
| 20a  | **40 Acres** | SEQ U.S. 380 at Naylor  
DCAD: 37966, 37974, 37983, 126418, 82799, 286261, 254247, 286222, 254246 | Zoning: Commercial / AG  
LUP: Commercial / Residential  
Across from Walmart | Davidson & Bogel Real Estate:  
David Davidson / Edward Bogel  
(214) 526-3626 – ebogel@db2re.com |
| 20b  | **2.0 Acres (two lots)** | – | Zoning:  
LUP: Commercial 2  
Two one-acre lots  
Sell separate or together | JT Evans Real Estate  
Tom Paredes – (214) 727-4303  
tom@JTEvans.com |
| *20c | **Acres** | SEC 380 @ Walmart Drive | Zoning:  
LUP: Commercial 2  
Pad Sites | Hardesty Realty Group  
Scott Sorrell – (972) 233-5300, ext. 1 |
| 21   | **4.83 Acres** | 7557 Hwy 377  
DCAD: 52602 | Zoning: Agricultural  
LUP: Commercial  
Currently has SUP | Sylvia Phillips  
(940) 365-0056 / C: (817) 903-1003  
sylviamphillips@gmail.com |
| *22  | **1.07 Acres** | NWC 380 at 720  
DCAD: 582519 | Zoning: Agricultural  
LUP: Commercial  
Pad site | Standridge Companies: Tommy Crowell(x4),  
Stacy O’Standridge(x1), Keeson Martin(x5)  
(214) 363-1998 - km@standridge-co.com |
| 23   | **2.42 Acres** | 1151 FM 424  
DCAD: 208171 | Zoning: Agricultural  
LUP: Commercial  
200' frontage  
Rental house w pool | Carol Roberts, CPA  
(214) 287-9700  
carol@carolrobertsCPA.com |
| *24 | **2.865 Acres** | **Zoning:** Agricultural  
| | **LUP:** Commercial  
| | **DCAD:** 38364  
| | Shari Trusty, Realtor  
| | (940) 367-9604  
| | ShariTrusty@hotmail.com  
| *25 | **2 Acres** | **Zoning:** Commercial  
| | **LUP:** Commercial  
| | **DCAD:** 154997  
| | Currently Big TX Trailers  
| | Shari Trusty, Realtor  
| | (940) 367-9604  
| | ShariTrusty@hotmail.com  
| *26a | **17.32 Acres** | **Zoning:** Commercial PD  
| | **LUP:** Commercial PD  
| | **DCAD:** 527459  
| | Edge Real Estate: David Copeland  
| | (214) 727-2083  
| | dcopeland@edge-re.com  
| *26b | **19.96 Acres** | **Zoning:** Commercial PD  
| | **LUP:** Commercial PD  
| | **DCAD:** Part of 527463  
| | Edge Real Estate: David Copeland  
| | (214) 727-2083  
| | dcopeland@edge-re.com  
| *27 | **44 Acres – Top Step Farm** | **Zoning:** Agricultural  
| | **LUP:** Residential  
| | **DCAD:** 38313, 38315, 38318, 38319  
| | Davidson & Bogel Real Estate:  
| | David Davidson / Edward Bogel  
| | (214) 526-3626  
| | ebogel@db2re.com  
| 28 | **1.4 Acres** | **Zoning:** PUD  
| | **LUP:** Commercial 2  
| | **NEC 380 @ 424**  
| | Gray & Company, Realtors Inc.  
| | Jeremy Gray – jgray@gray-re.com  
| | (214) 498-2979  
| 29 | **.9 Acres** | **Zoning:** Agricultural  
| | **LUP:** Mixed-Use  
| | **7801 Fishtrap**  
| | **SWC Fishtrap at 424**  
| | ReMax DFW - Kathy Croft  
| | kathyC@rmDFW.com  
| | C: (214) 264-8266, W: (972) 393-9606  
| 30 | **8.66 Acres** | **Zoning:** Agricultural  
| | **LUP:** Mixed-Use  
| | **4901 F.M. 424**  
| | **NWC Fishtrap at 424**  
| | Novus Realty Advisors  
| | Ben McCutchin / Michael Ytem  
| | michael@novustx.com  
| | (214) 238-8000  
| 31 | **60 Gross / 30 Net Acres** | **Zoning:**  
| | **LUP:**  
| | **NWQ 380 @ Oak Grove**  
| | **From 380 to Fishtrap**  
| | Standridge Companies:  
| | Tommy Crowell(x4), Stacy O’Standridge(x1), Keeson Martin(x5)  
| | (214) 363-1998  
| | km@standridge-co.com  

Please contact the Town of Cross Roads with any corrections or updated information.  

**Summary provided by:**  
EDT Best Practices, LLC  
Greg Last, CEO  
(817) 992-6156  
[www.EDTbestPractices.com](http://www.EDTbestPractices.com)
Existing Zoning Map

Please contact the Planning Director to confirm existing zoning.