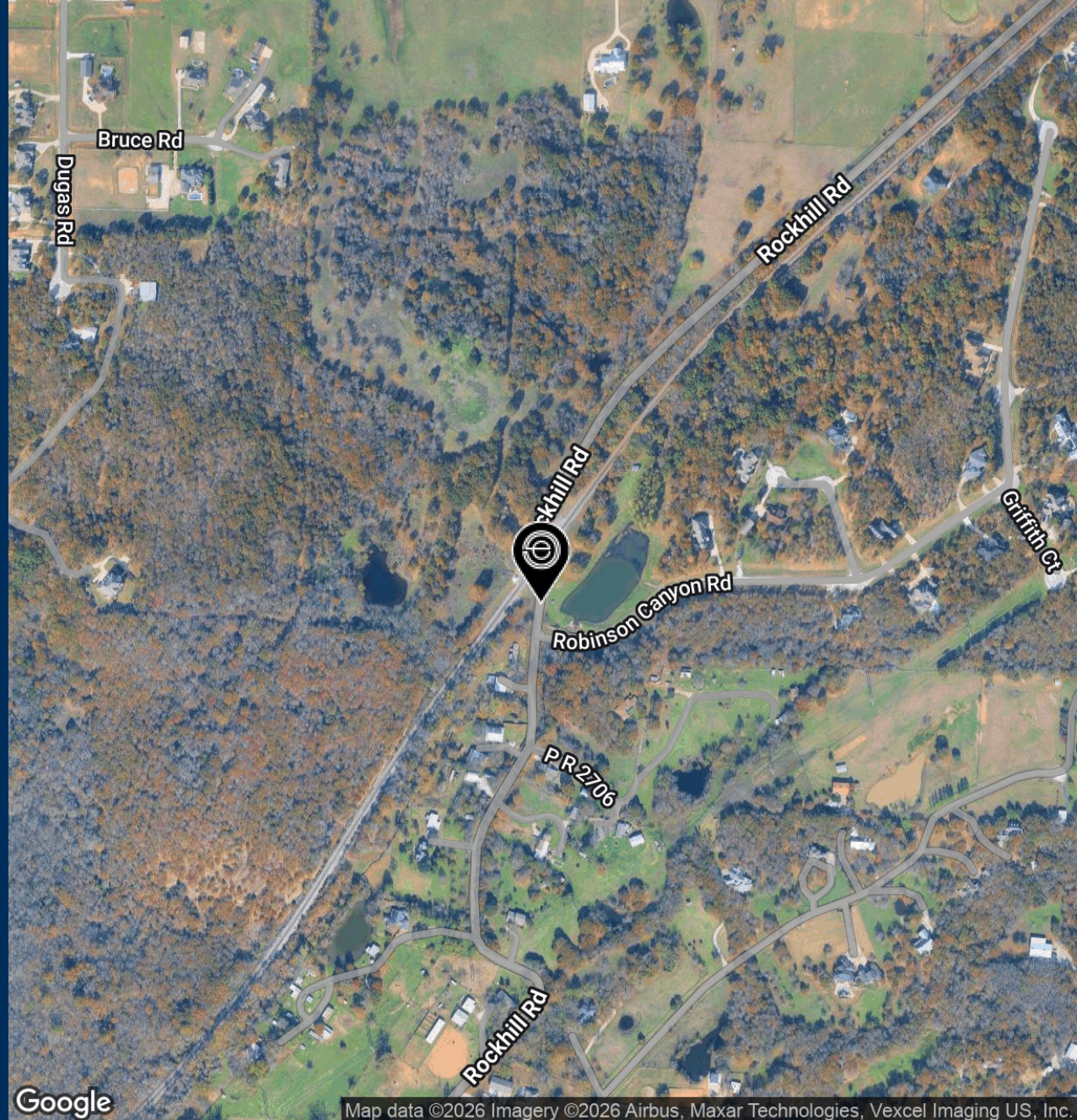




For Sale

6100 Rock Hill Road

CROSSROADS, TX 76227

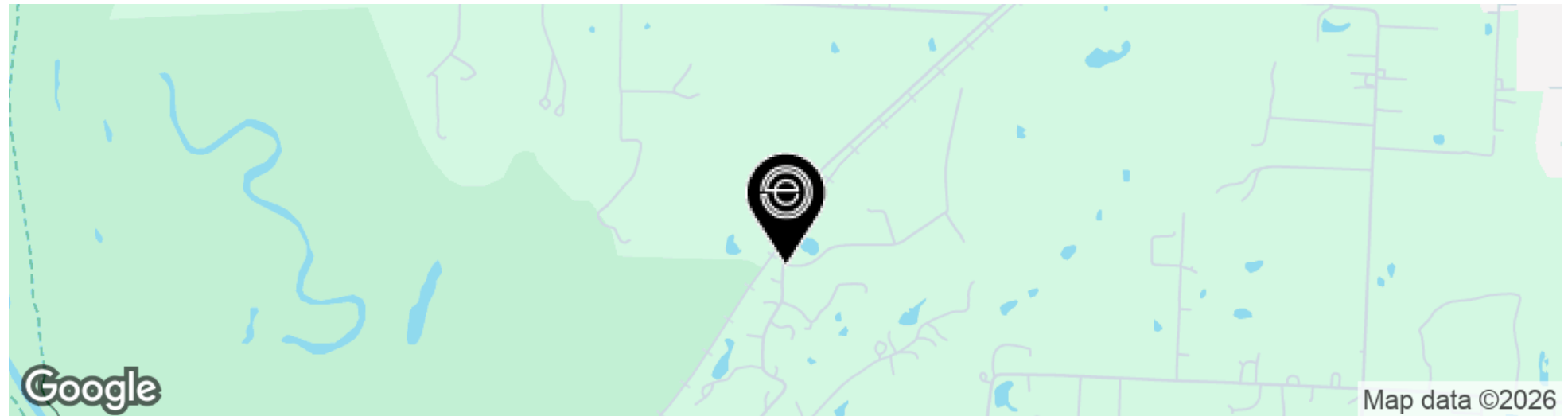


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6100 ROCK HILL ROAD



PROPERTY DESCRIPTION

6100 Rock Hill Road in Crossroads, TX offers a prime investment opportunity for Land/Residential developers. Situated in a rapidly growing area with scenic surroundings and close to essential amenities, the property is ideal for residential development. Its location positions it as a strategic choice for investors looking to capitalize on the region's growth and appeal.

PROPERTY HIGHLIGHTS

- Prime location, 0.44 miles from Hwy 377
- Multiple road access: Entry from Rockhill Rd and Spring Mountain Rd
- Scenic views of Lewisville Lake
- Strategic proximity: 2 miles to Cross Roads, TX, 8 miles to Denton Downtown, 8 miles to Aubrey City

OFFERING SUMMARY

Sale Price:	\$9,800,000
Lot Size:	93.22 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	51	158
Total Population	29	124	388
Average HH Income	\$115,430	\$115,372	\$114,252

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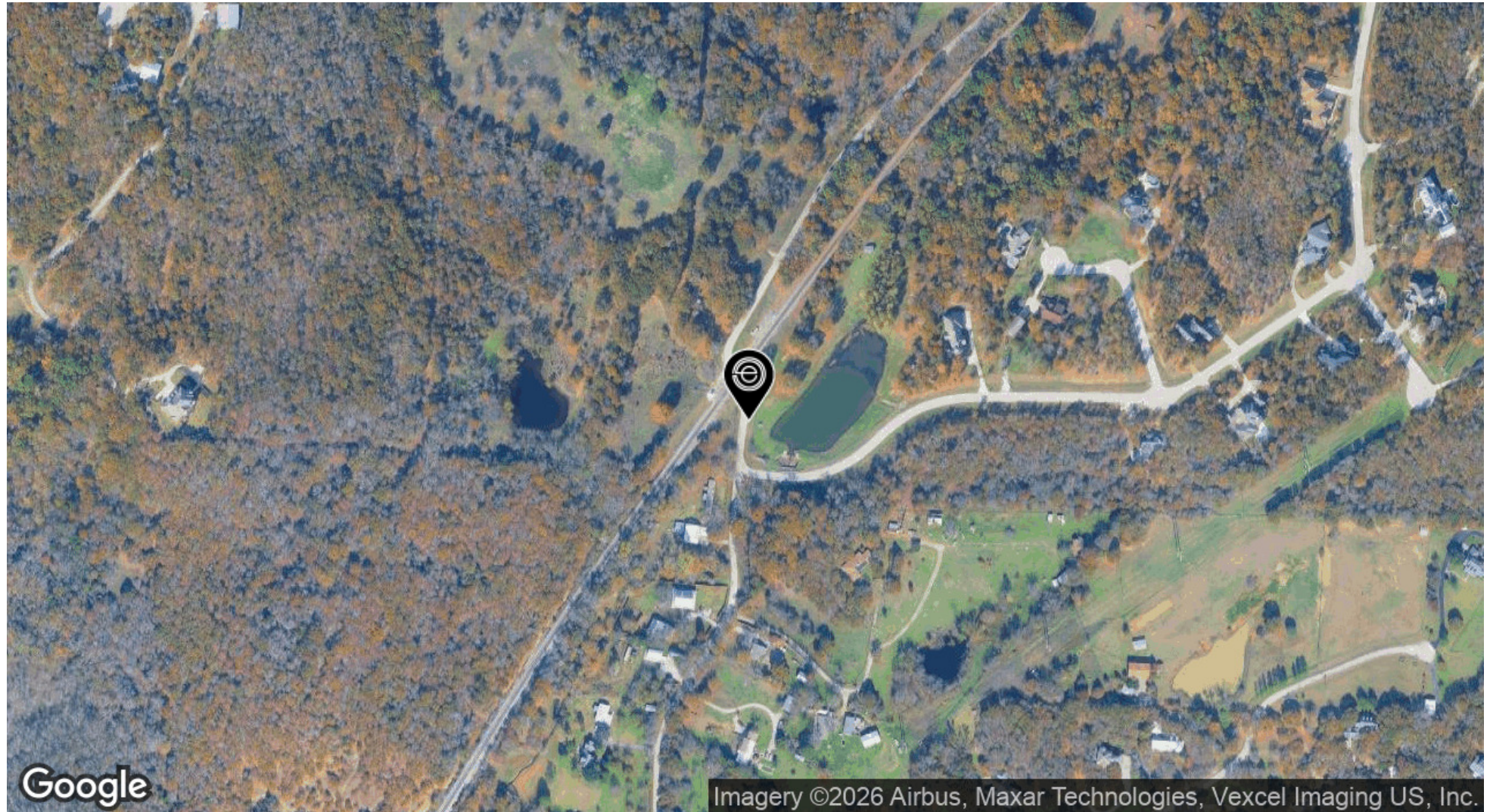


LAND FOR SALE

6100 ROCK HILL ROAD

CROSSROADS, TX 76227

AERIAL MAP | PAGE 3

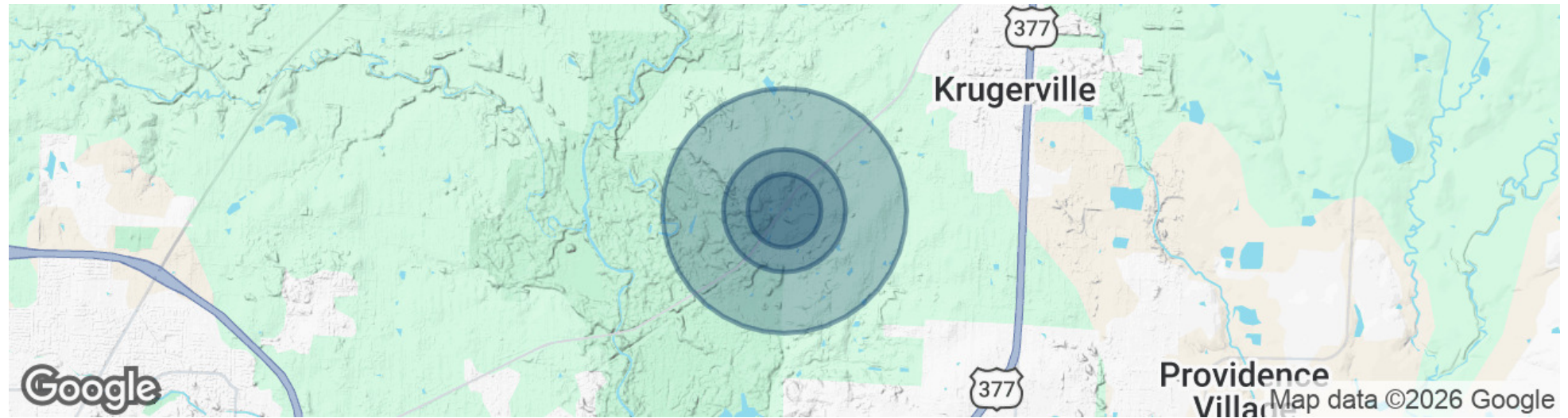


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6100 ROCK HILL ROAD



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	29	124	388
Average Age	36	36	37
Average Age (Male)	36	36	36
Average Age (Female)	37	37	37

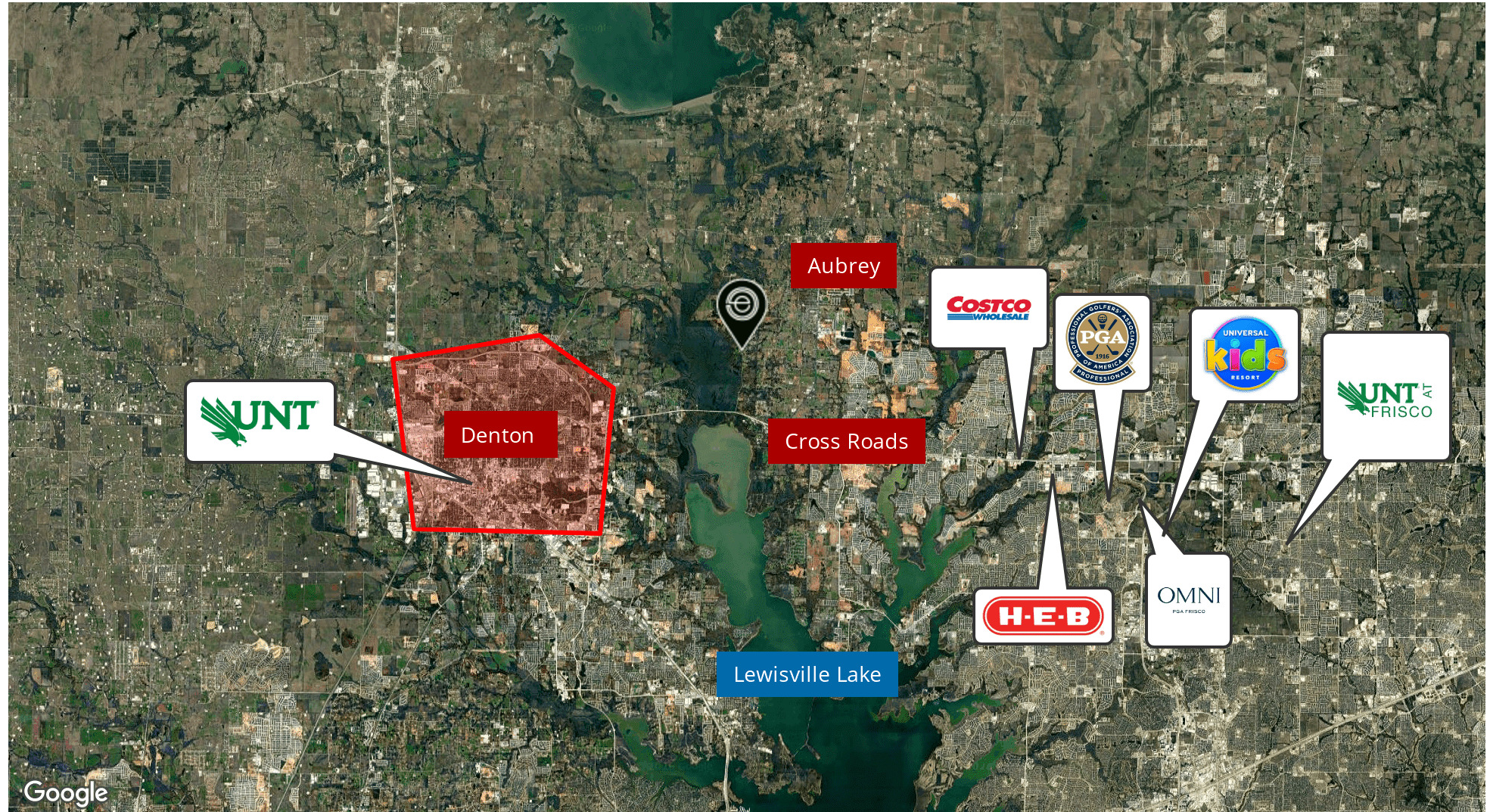
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	51	158
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$115,430	\$115,372	\$114,252
Average House Value	\$817,436	\$815,126	\$770,819

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• <https://dallasinnovates.com/wilks-development-partners-with-frisco-edc-on-firefly-park-development/>



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TOP-SELLING MASTER-PLANNED COMMUNITIES IN NORTH TEXAS

Several master-planned communities on the outskirts of Dallas-Fort Worth ranked among the nation's top-selling neighborhoods in the first half of 2023, according to a recent report by RCLCO Real Estate Consulting.

Developments in Aubrey, Little Elm, Northlake, Argyle, and Celina secured spots on the midyear ranking, highlighting the continued demand for new homes in the region.

WILKS DEVELOPMENT PARTNERS WITH FRISCO EDC ON FIREFLY PARK DEVELOPMENT

Firefly Park is set to transform 242 acres into a premier fixed-use development featuring 3 million square feet of Class A office space, 400,000 square feet of upscale retail, dining, and entertainment, plus luxury living with 1,200 hotel rooms, 230 townhomes, and nearly 2,000 mid-to-high-rise residences.

Developed by Wilks Development and Frisco EDC, this project is strategically located at U.S. 380 and Dallas North Tollway, near the PGA of America Headquarters and Omni PGA Frisco Resort.

Frisco Mayor Jeff Cheney emphasized the transformation of Wilks Development's vision, stating: "What began as a modest plan in 2015 has evolved into one of North Texas' most sought-after developments. Firefly Park is poised to become a premier destination, benefiting from the incredible momentum generated by the PGA of America's presence in Frisco."

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<https://orlandoparkstop.com/news/theme-park-news/universal-kids-resort-texas-update-vertical-construction-starts-new-hotel-art-and-site-plans/>

UNIVERSAL KIDS RESORT

The subject property is ideally located just 13 miles from the upcoming Universal Kids Resort in Frisco, Texas, set to open by summer 2026. The resort will feature themed areas like DreamWorks' Trolls, Jurassic World, and SpongeBob SquarePants, anchored by an on-site hotel with up to 600 rooms.

Infrastructure improvements, including the six-lane Universal Parkway, are already underway, enhancing accessibility. The surrounding area is experiencing steady growth, with new retail, dining, and entertainment options emerging alongside the resort's development.

This combination of proximity, connectivity, and regional expansion makes the property a strong opportunity for residential or mixed-use development, offering both lifestyle appeal and long-term investment potential.



<https://pgafirisco.com/about/>

PGA FRISCO

The subject property is just 11 miles from PGA Frisco, a 660-acre golf destination featuring two championship courses, a state-of-the-art clubhouse, and the PGA of America headquarters. The Omni PGA Frisco Resort offers 500 luxury rooms, exclusive Ranch Houses, pools, a spa, and extensive event spaces.

PGA Frisco hosts top tournaments attracting global players and spectators, while nearby Dallas attractions—like The Star in Frisco and Legacy West—add lifestyle value. The area is experiencing rapid growth, with new retail, dining, and recreational options enhancing the community.

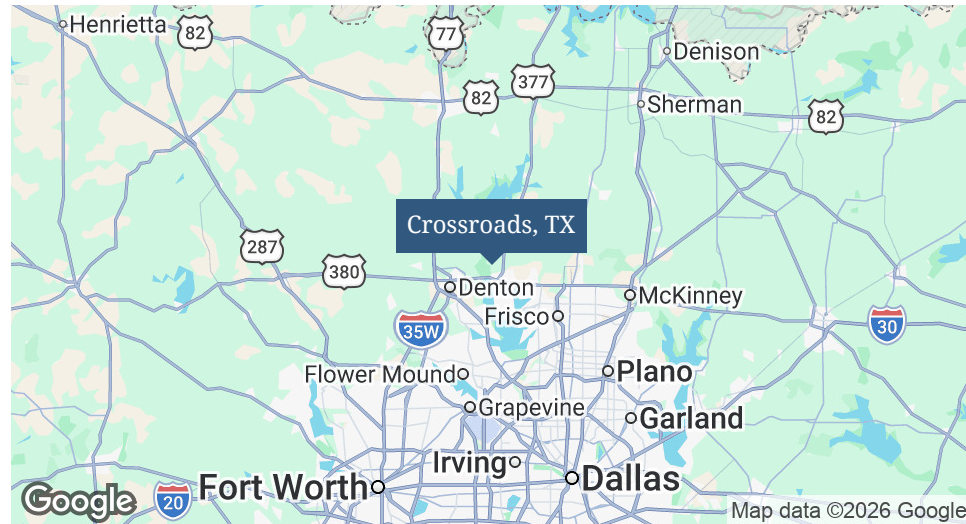
This mix of elite sports, luxury amenities, and regional development makes the property highly attractive for residential or mixed-use development, offering both lifestyle appeal and strong long-term investment potential.

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6100 ROCK HILL ROAD



CITY DESCRIPTION

The subject property is located in Crossroads, Texas, a growing Denton County community offering peaceful, rural living with easy access to the Dallas-Fort Worth Metroplex. Known for scenic landscapes, wide-open spaces, and a tight-knit feel, the area provides a tranquil retreat while remaining connected via major highways. Residents benefit from nearby schools, shopping, dining, recreation, and cultural attractions in Aubrey, Denton, and Frisco. With ongoing residential and commercial growth, Crossroads presents opportunities for homeowners and investors seeking a blend of country charm, modern conveniences, and long-term value.

LOCATION DETAILS	
County	Denton

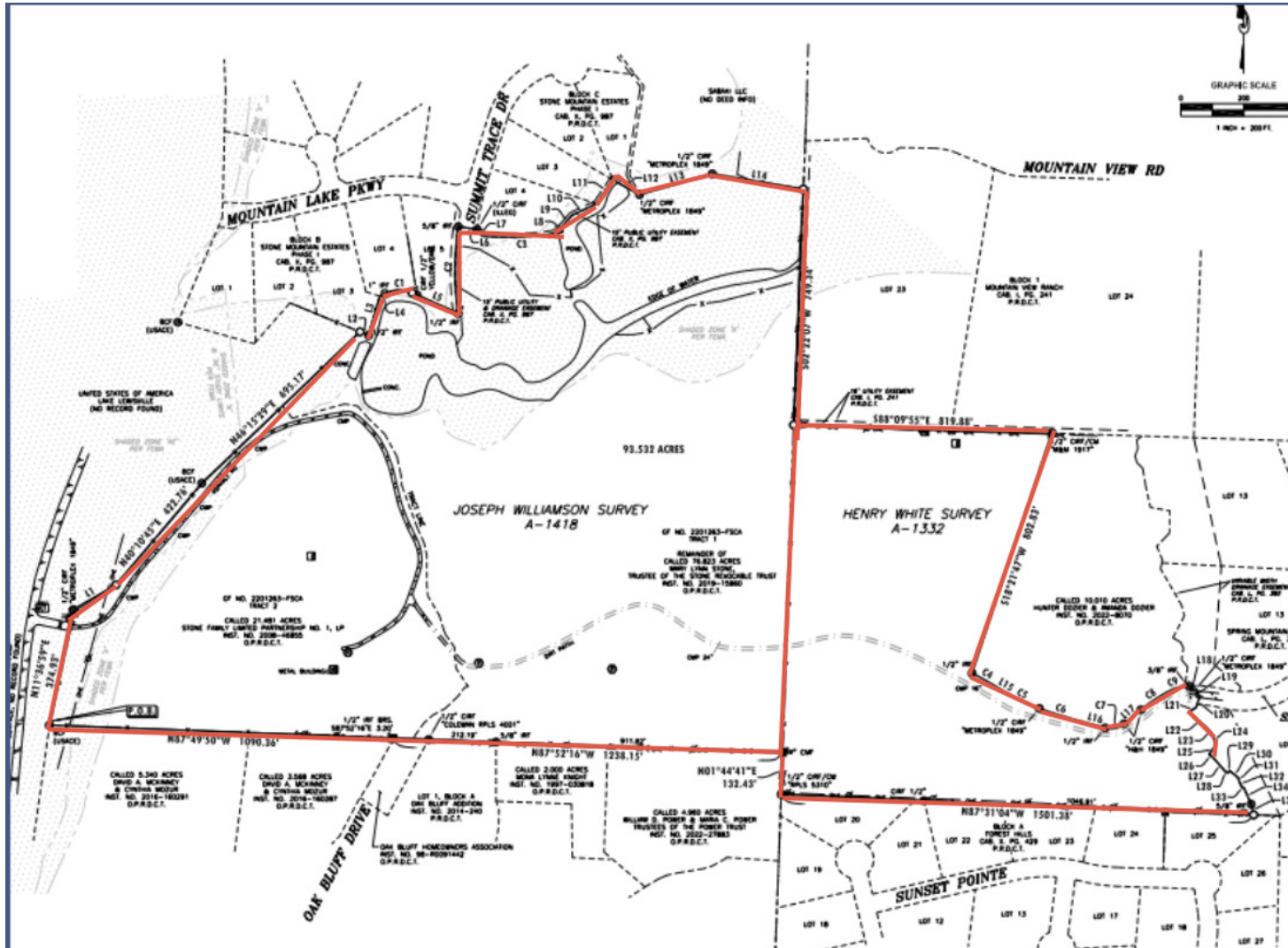
COMMUNITY & LIFESTYLE HIGHLIGHTS

- Enjoy peaceful country living while staying connected to the Dallas-Fort Worth Metroplex.
- Ongoing residential and commercial development is increasing local amenities and property values.
- Access to highly-rated public and private schools in Denton County.
- Parks, trails, and open spaces provide family-friendly activities and natural beauty.
- Close to Aubrey, Denton, and Frisco retail, restaurants, and entertainment districts.
- Easy access to highways for commuting, regional travel, and weekend excursions.
- Combines tranquility, scenic landscapes, and modern conveniences for residents and investors alike.

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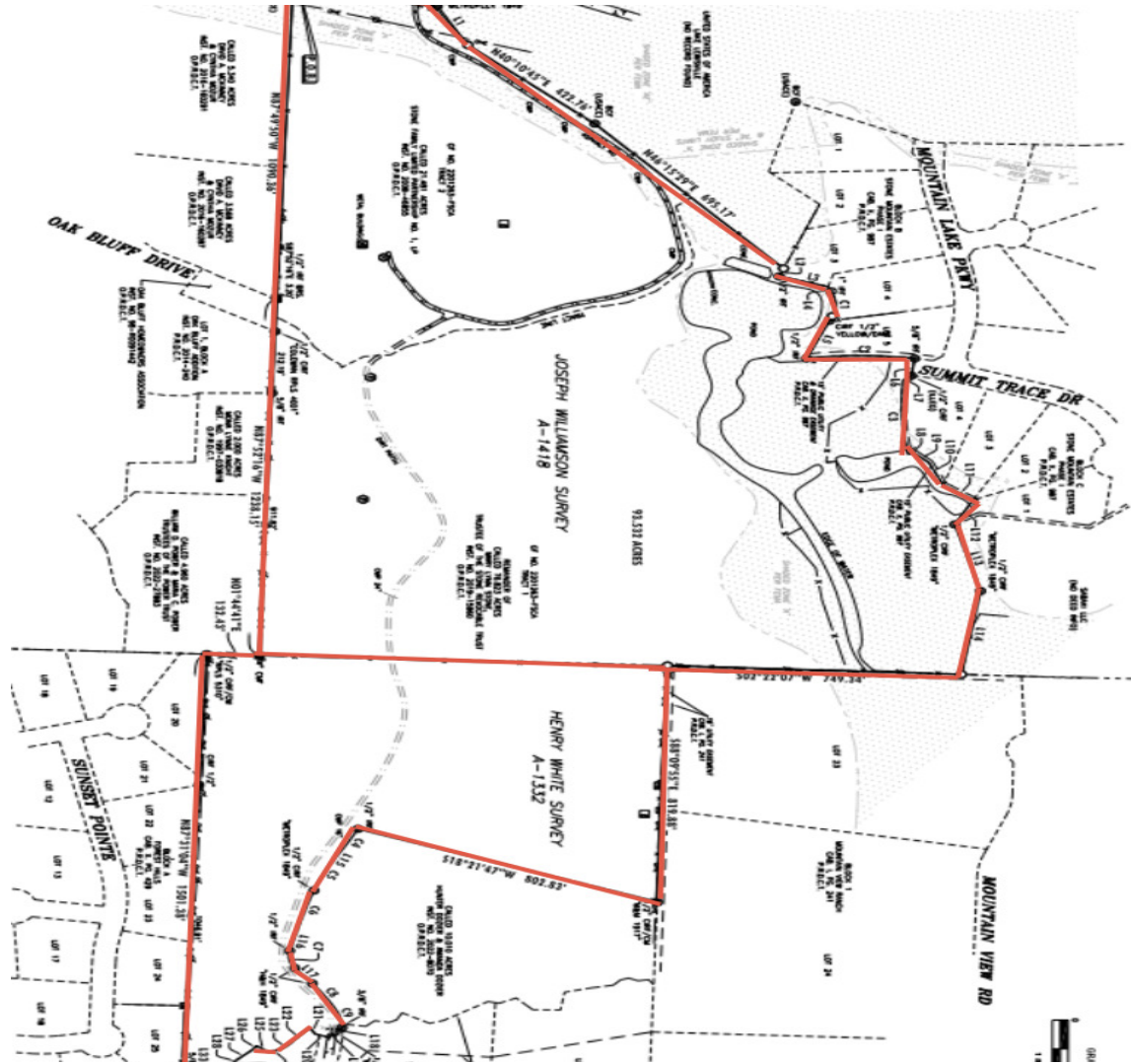


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LAND FOR SALE

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MEET THE TEAM | PAGE 11



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