



PECAN SQUARE
1,410 OCCUPIED
3,756 PLANNED

**HILLWOOD
CORRAL CITY**
75 AC

35W 67,154 VPD

AVALON
89 OCCUPIED
401 PLANNED

AVALON BLVD

**ARGYLE
LANDING**
198 PLANNED

GATEWAY DR (FUTURE 4-LANE)

**FUTURE 90,000 SF
GATEWAY BUSINESS PARK**

HARVEST
2,804 OCCUPIED
4,031 PLANNED

Tom Thumb
FUTURE
PROPOSED

SITE

**RIDGE AT
NORTHLAKE**
386 OCCUPIED
958 PLANNED

**FUTURE
ANCHOR
DEVELOPMENT**

35W
FARM ROAD 407
(FUTURE 6-LANE)
21,444 VPD

FUTURE

SEC FM 407 & AVALON BLVD

ARGYLE, TX 76226

PROPERTY HIGHLIGHTS

ADDRESS SEC FM 407 & Avalon Blvd
Argyle, TX 76226

PROPERTY TYPE Land/Pad Sites

LAND AVAILABLE Tract 1 – Hard Corner – 1.38 AC
Tract 3 – Fronting Avalon Blvd – 1.34 AC
Tract 4 – Rear Land – 3.53 AC

ZONING PD (Planned Development) "Community Retail"

PROPOSED USES Restaurant, QSR, Retail, Daycare, Medical, School, Entertainment

PRICING Contact Brokers

- For Sale or Lease
- + 343' of frontage along FM 407
- Divisible pads
- Seller shall deliver a rough graded pad with utilities stubbed
- Site work/utilities underway with internal roundabout and roadways to be completed Q2 2024
- Fast Lane Car Wash beginning construction Spring 2024 with estimated opening of Spring 2025



PROPERTY AERIAL



FUTURE ANCHOR
DEVELOPMENT

FUTURE ARGYLE ISD
ELEMENTARY & MIDDLE SCHOOLS
EST. AUG '25 OPENING

SITE

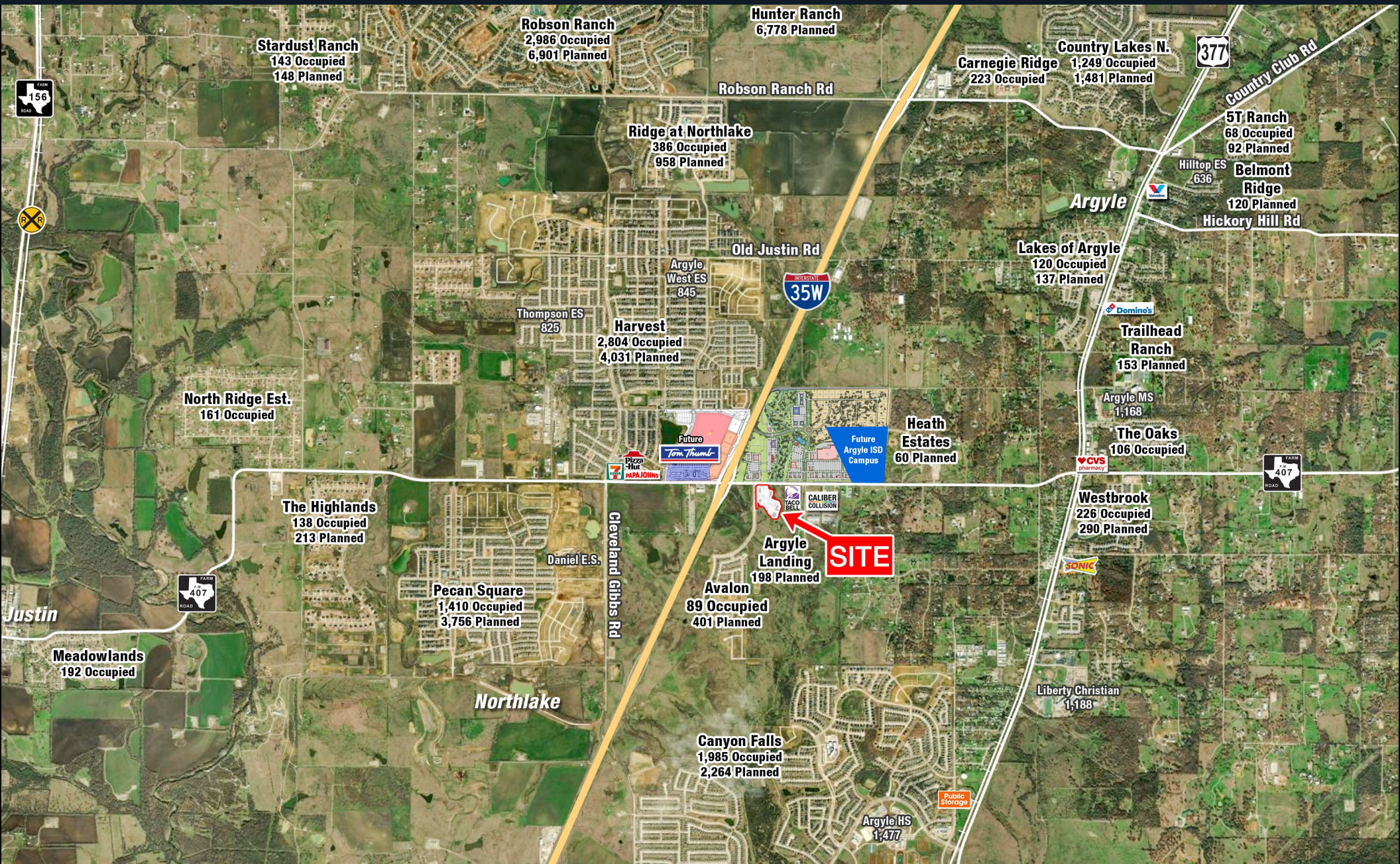
ARGYLE LANDING
198 PLANNED

AVALON
89 OCCUPIED
401 PLANNED

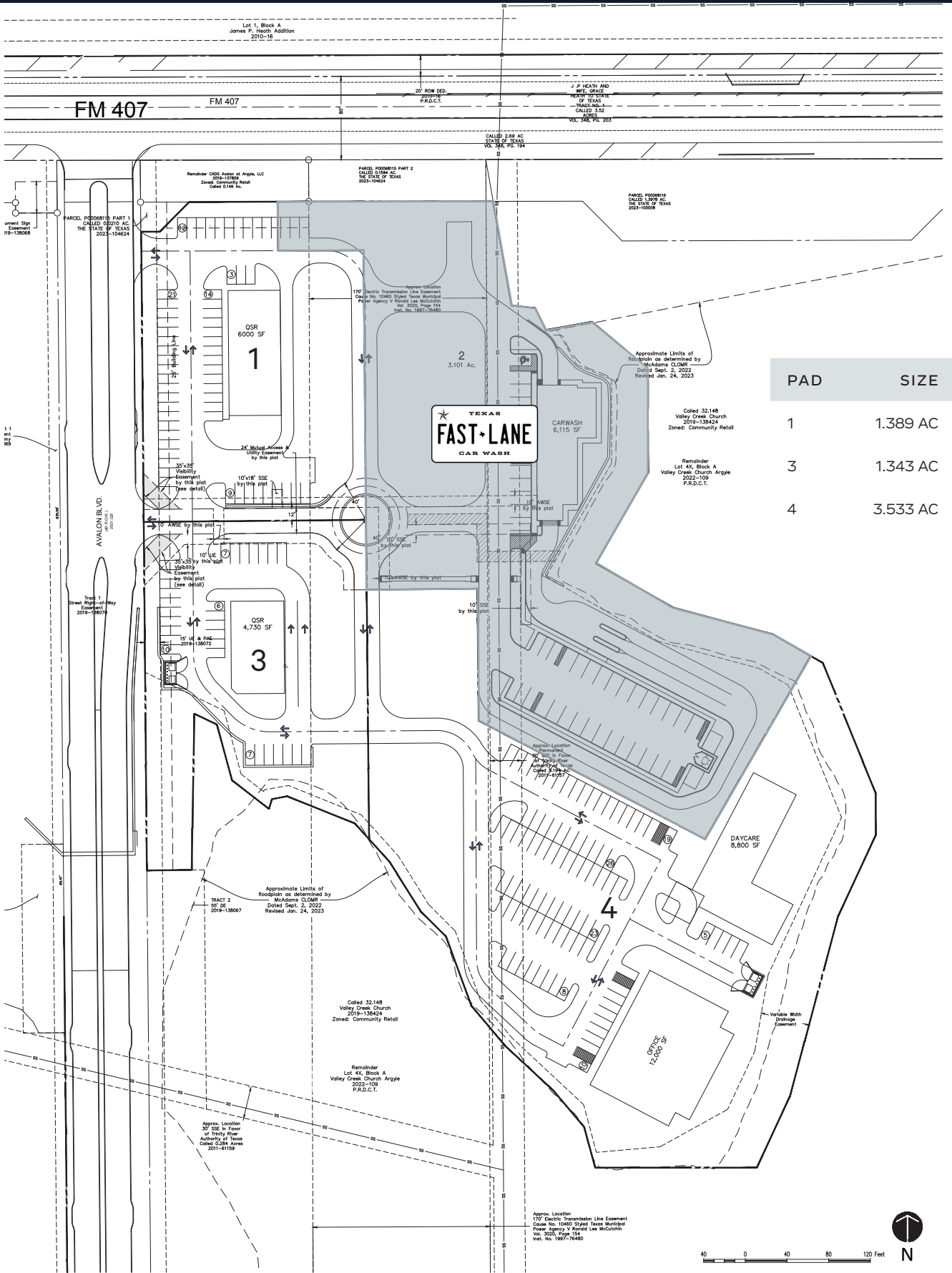
67,154 VPD



PROPERTY AERIAL



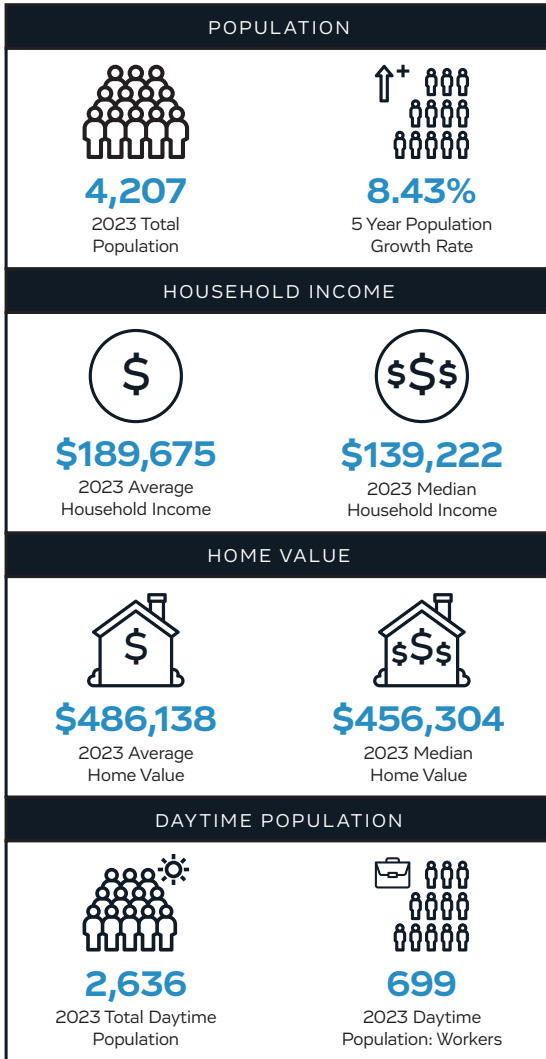
SURVEY



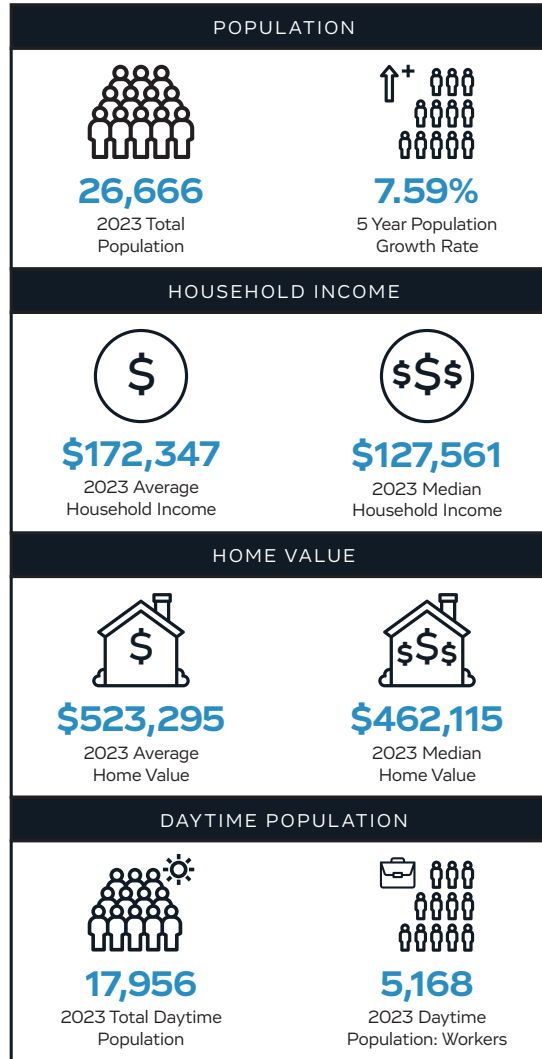
PAD	SIZE
1	1.389 AC
3	1.343 AC
4	3.533 AC

DEMOGRAPHICS

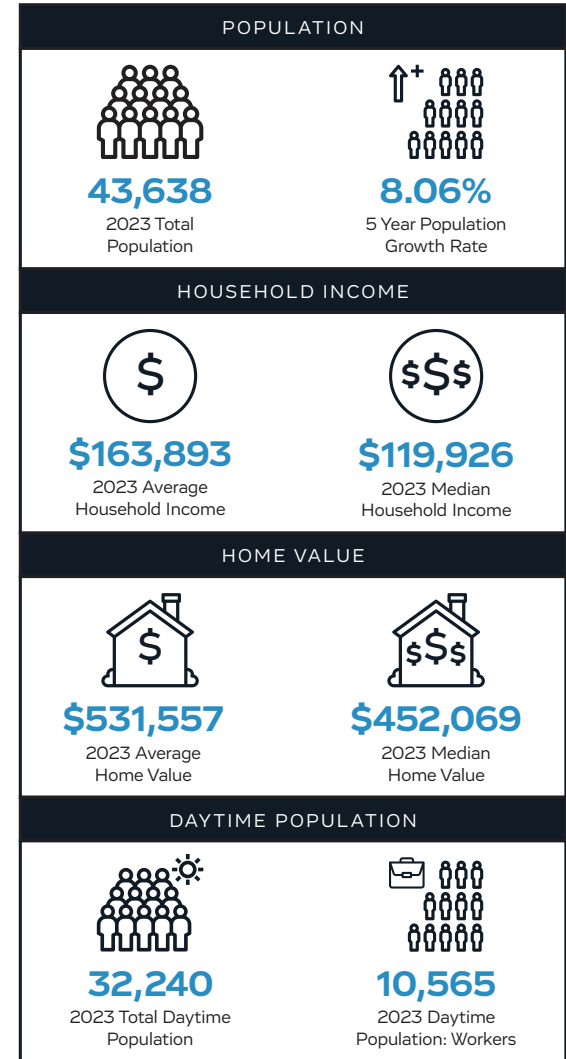
1 MILE



3 MILE



5 MILE



ARGYLE OVERVIEW

UPSCALE RESIDENTIAL GROWTH

Argyle, a growing community located in Denton County, benefits from its rolling hills and rural feel while also providing easy access to key areas like Denton, Fort Worth, Las Colinas, Dallas, Dallas-Fort Worth International Airport, Alliance Airport and other key employment centers due to its position along and proximity to major thoroughfares like IH-35W, SH-114, FM 407 and FM 157.

As a result of its location and amenities, Argyle and the surrounding area is one of D-FW's most active residential development submarkets, ranking eighth due to annual starts of 1,680, an increase of 8.3 percent over the previous year. The median home price in Argyle for new development is \$535,000.

Argyle is also home to D-FW's fourth-most-active master-planned community, Harvest. Harvest currently has annual starts of 488, followed by Argyle's Pecan Square with 393 starts and Robson Ranch with 131 starts.

The retail development site at FM 407 and Avalon Boulevard will directly benefit from this residential growth, as it is in proximity to Harvest, Pecan Square, Argyle Landing and other residential communities. Within a three-mile radius of the property, there are approximately 27,000 residents with an affluent average household income of more than \$172,000.

The property, due to its location along key east-west thoroughfare FM 407, also reports daytime population of approximately 18,000. Daytime population is a metric that helps drive traffic throughout the day.

The property at 201 FM 156 (Blue Mound Road) in Haslet, Texas, is ideally situated along a key thoroughfare in a high-growth trade area.



weitzman[®]

GREG BLANDFORD

SENIOR VICE PRESIDENT

gblandford@weitzmangroup.com

214.720.6692

SCOTT SMITH

VICE PRESIDENT

ssmith@weitzmangroup.com

214.720.3663

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party

to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Gregory Blandford

Sales Agent/Associate's Name

372620

License No.

gblandford@weitzmangroup.com

Email

214-954-0600

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Sales Agent/Associate's Name

701664

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ssmith@weitzmangroup.com

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