



ARGYLE ISD
MIDDLE SCHOOL
EST. OPENING AUGUST '26
1,200 STUDENT CAPACITY

HEATH ESTATES
2 OCCUPIED
19 PLANNED

MIXED-USE
ANCHOR DEVELOPMENT

SITE

AVALON
401 HOMES

35W 67,154 VPD

(FUTURE 6-LANE) 21,044 VPD

35W

FUTURE HILLWOOD
MIXED-USE DEVELOPMENT

HILLWOOD HARVEST HOUSE
259 APARTMENTS
90 TOWNHOMES

Tom Thumb
EST. OPENING
SPRING '26

CHASE

Chick-fil-A

McDonald's

SEQ I-35 & FM 407

ARGYLE, TX 76226

PROPERTY HIGHLIGHTS

LAND SIZE	Tract 1 – 1.38 AC Tract 3 – 1.34 AC Tract 4 – 3.53 AC
JURISDICTION	City of Argyle / Argyle ISD
LAND USE	Community Retail
UTILITIES	On Site
PRICING	Contact Brokers
NOTES	Restaurant with/without drive thru, Bank, Auto, Daycare, Medical, Office Divisible pads

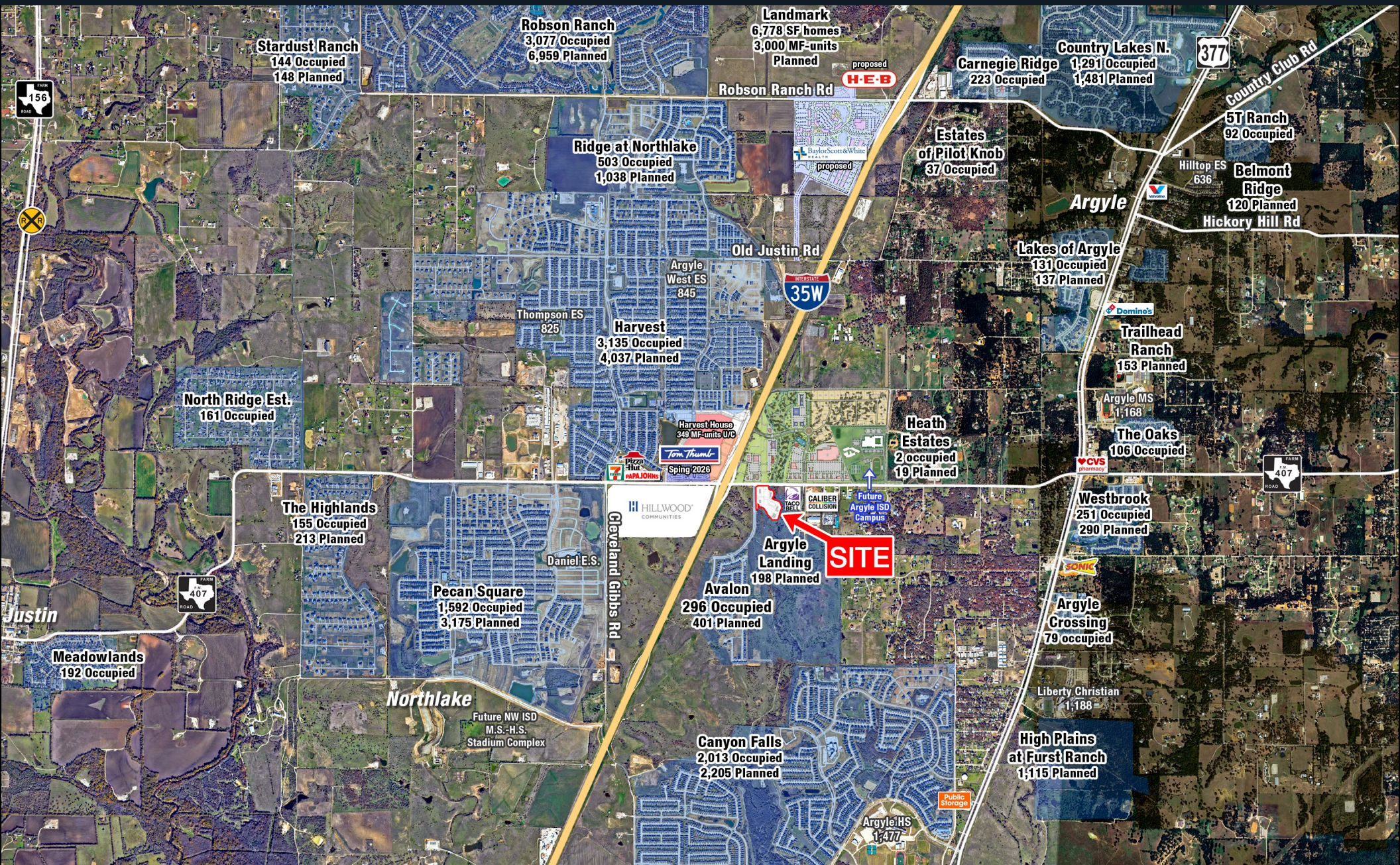
- FM 407 widening underway. Right-of-way already acquired by TxDOT
- For Sale or Lease
- + 343' of frontage along FM 407
- Divisible pads
- Seller shall deliver a rough graded pad with utilities stubbed
- Site work/utilities underway with internal roundabout and roadways completed
- Fast Lane Car Wash under construction



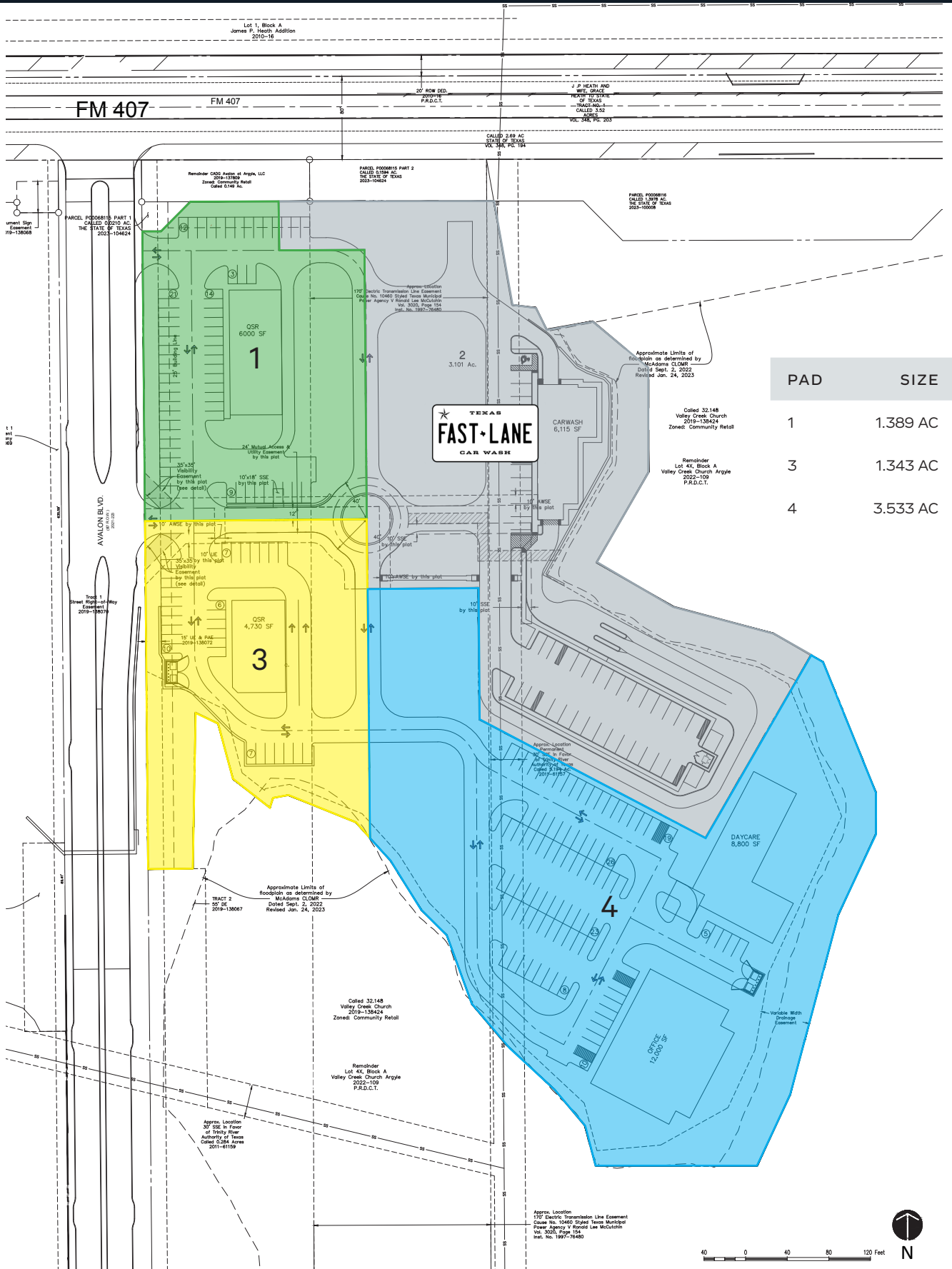
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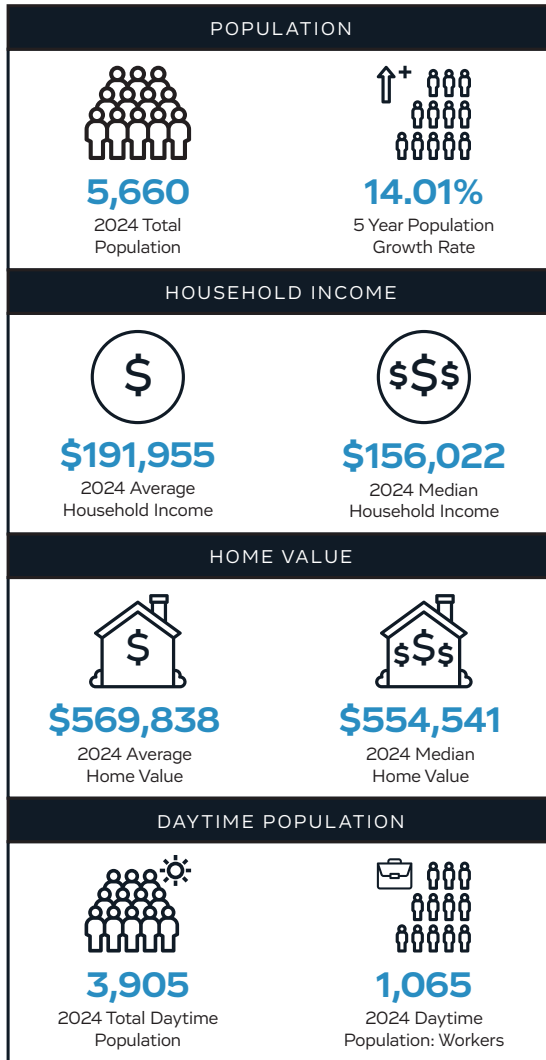


SITE PLAN

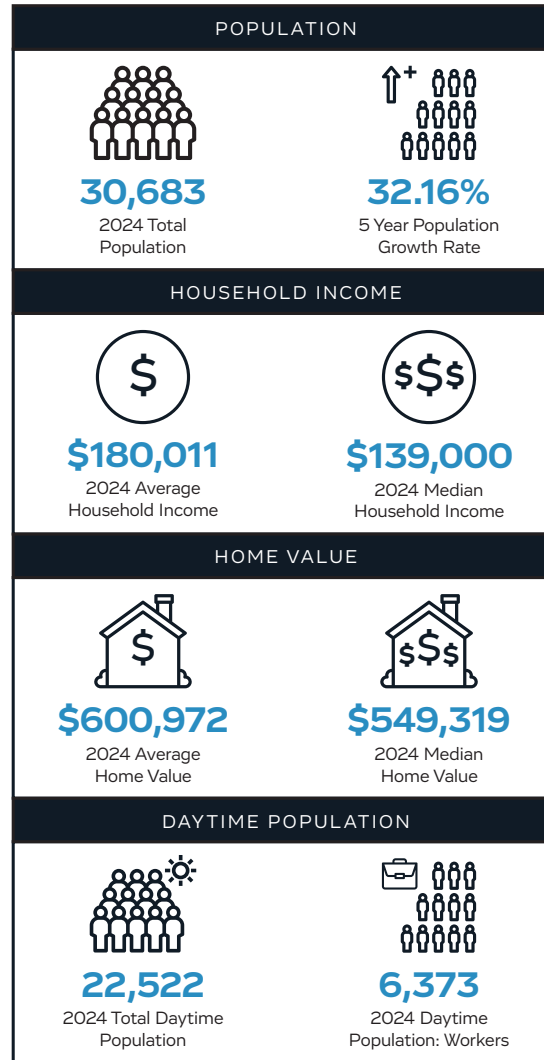


DEMOGRAPHICS

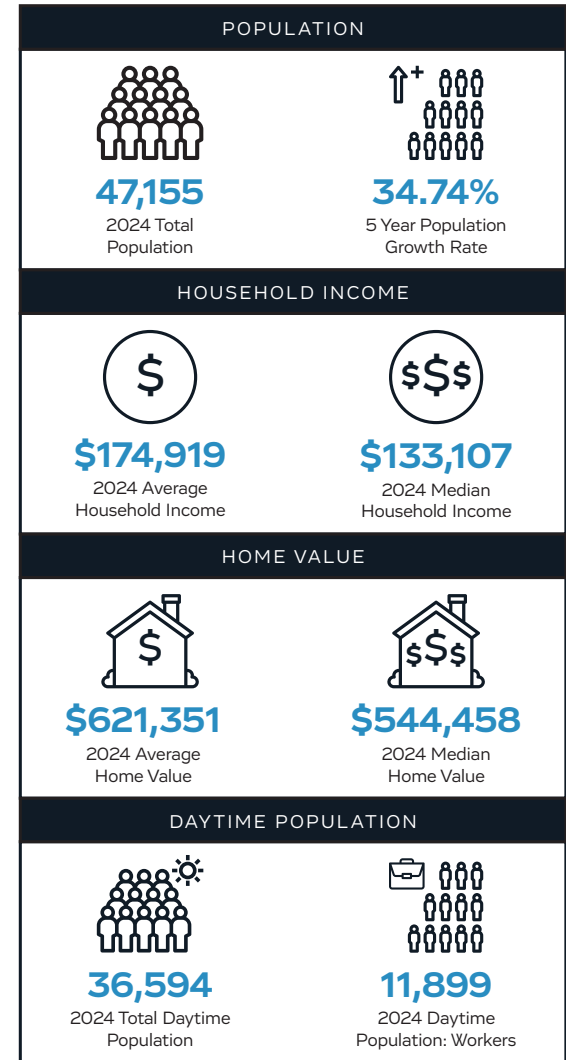
1 MILE



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 30,000 residents with an affluent average household income of more than \$180,000.

The property, due to its location along key east-west thoroughfare FM 407, also reports daytime population of approximately 22,000. 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.



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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 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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