

100 Acre Mixed Use Retail Development

# NEQ I-35W & FM 407

Anchor & Pad  
Opportunities  
Argyle, Texas 76226

# Metrics

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Argyle, TX 76226

## Location

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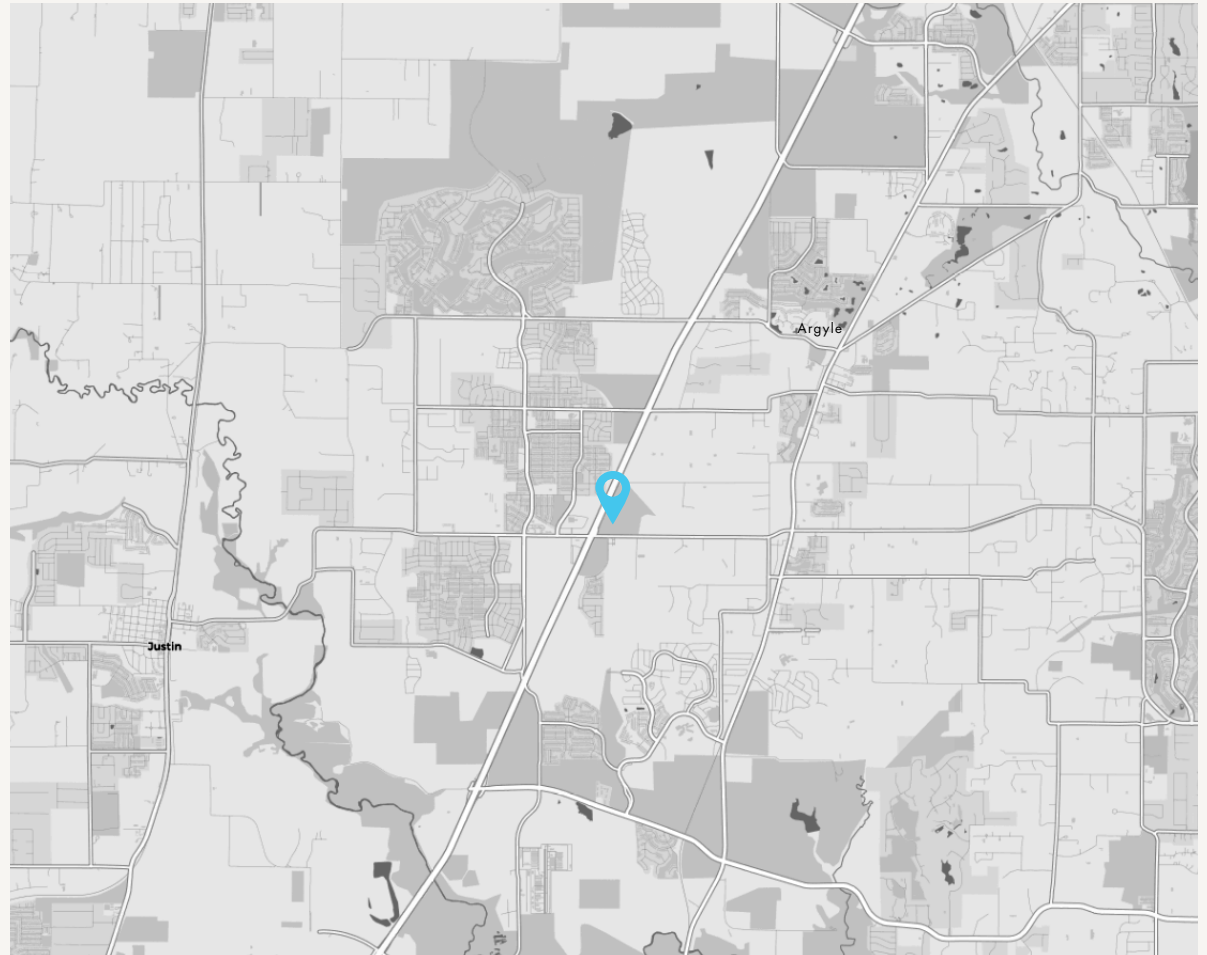
## Zoning

CR - Commercial Retail

Permits uses including restaurant with drive-thru, office, bank, hotel/motel, quick lube, and fuel station

## Traffic Counts

I-35W	FM 407
61,818 VPD	20,949 VPD



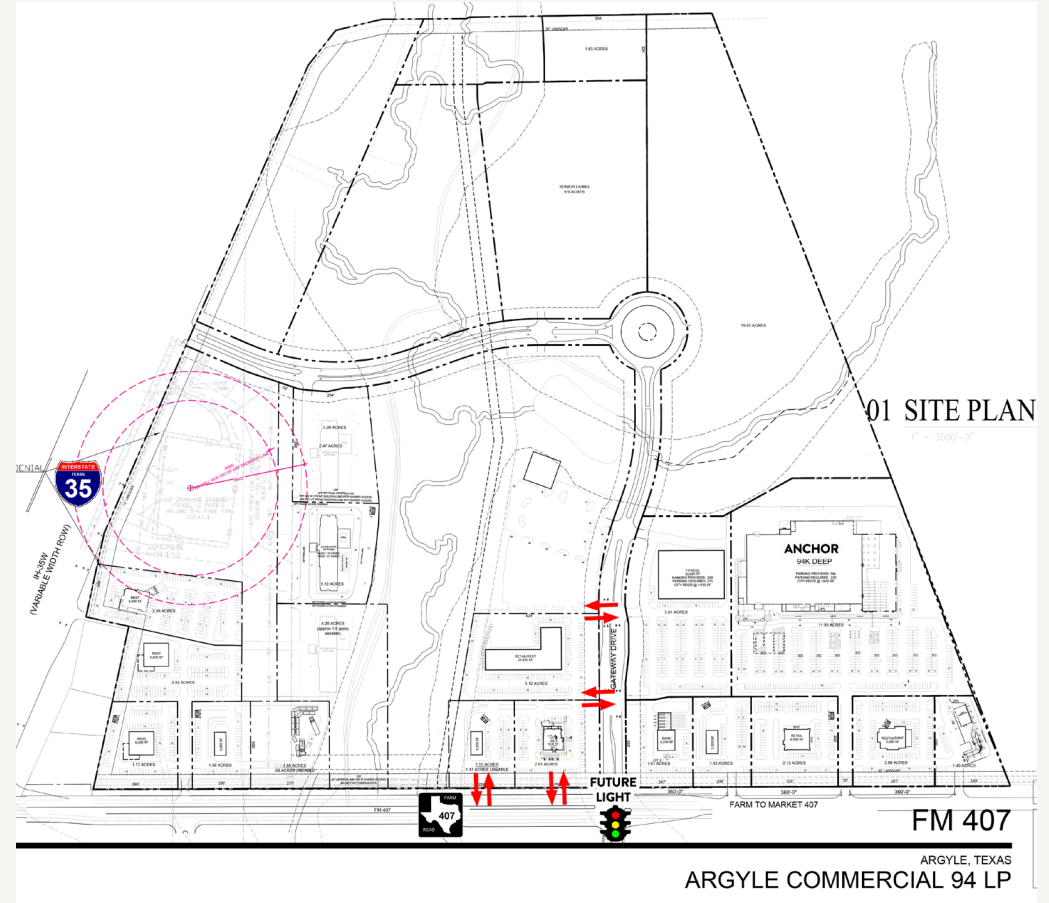
## Area Attractions



# Property Highlights

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1. Located in the city of Argyle/Argyle ISD and in Denton County, one of the fastest growing counties in the US
2. Underserved retail area with significant residential growth
3. Water & sewer on 407
4. Flexible commercial zoning
5. Significant single family development in the trade area including Harvest (3,500 lots), Robson Ranch (7,000 lots), Pecan Square (3,000+ lots), Avalon (700 lots), and Hunter Ranch and Cole Ranch (15,000 lots)
6. TxDot is planning I-35 improvements including 407 interchange and access roads. FM 407 will become 6 lanes divided with construction estimated to begin 2027. I-35 Phase 1 frontage road construction estimated to begin 2026.

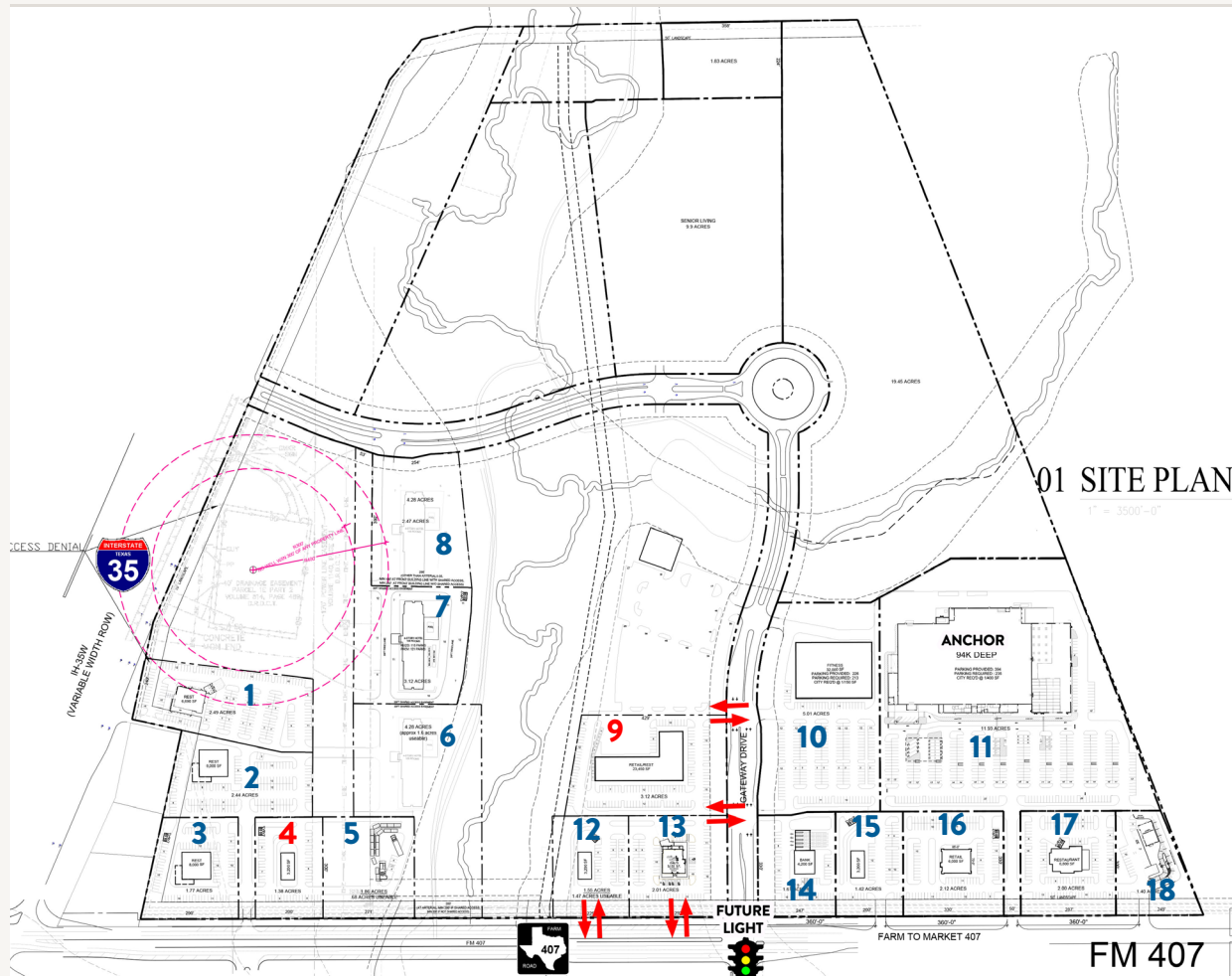


## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,813	29,211	44,644
EST. DAYTIME POPULATION	480	3,486	8,106
EST. AVG. HH INCOME	\$241,990	\$196,454	\$204,858

# Overall Concept Plan

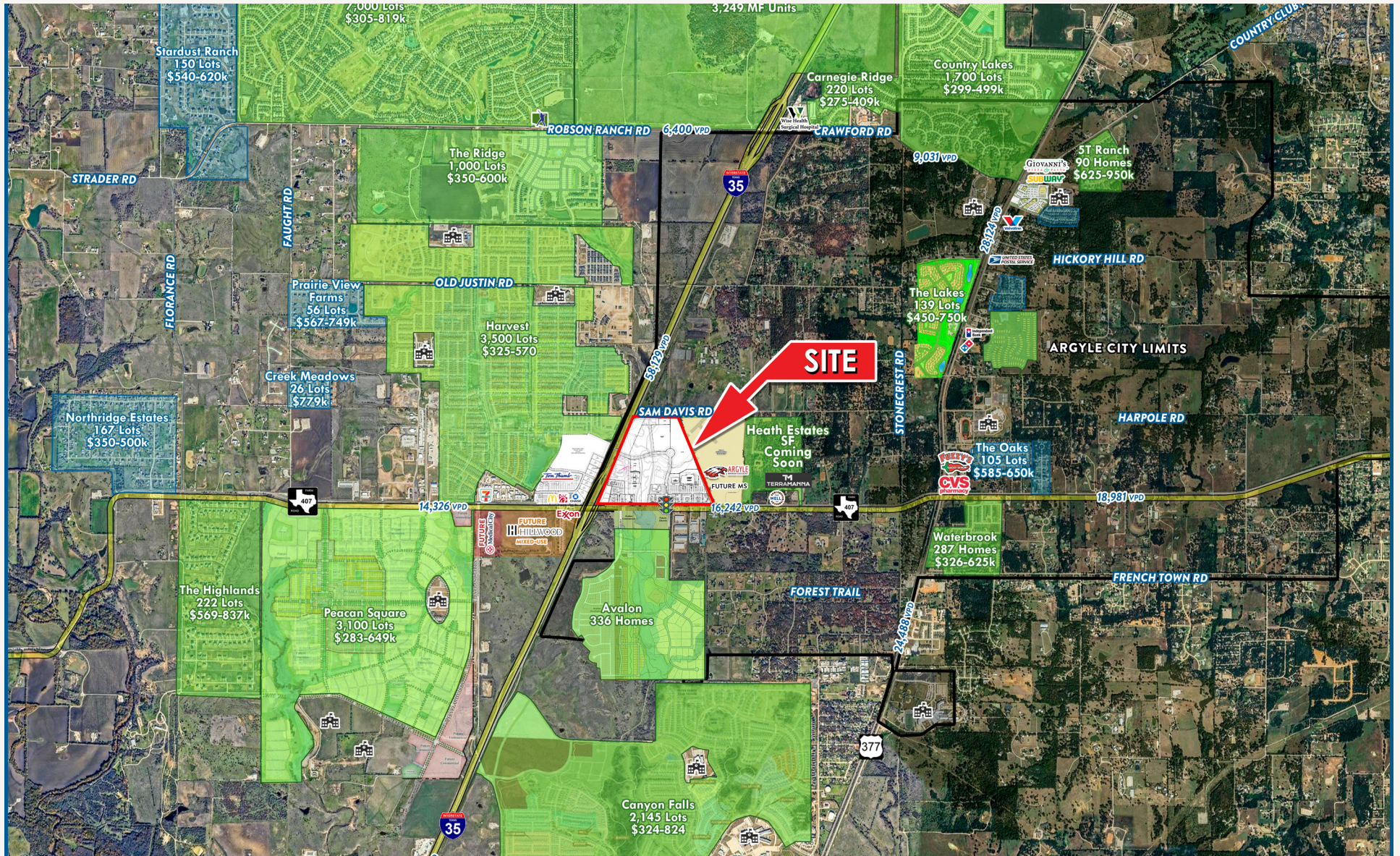
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PAD	SIZE
1	2.49 AC
2	2.44 AC
3	1.77 AC
4	1.38 AC (AT CONTRACT)
5	1.86 AC (.68 AC USEABLE)
6	4.28 AC (1.6 AC USEABLE)
7	3.12 AC
8	4.28 AC (2.47 AC USEABLE)
9	3.12 AC (AT CONTRACT)
10	5.01 AC
11	11.93 AC
12	1.55 AC (1.47 AC USEABLE)
13	2.01 AC
14	1.61 AC
15	1.42 AC
16	2.12 AC
17	2.00 AC
18	1.40 AC

# Aerial

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