

SHOP SPACE COMING SOON - NOW PRE-LEASING
HIGH GROWTH UNDERSERVED RETAIL MARKET



SHOPS AT 407 FOR LEASE

214.378.1212

NEQ I-35W & FM 407
ARGYLE, TX

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LOCATION

NEQ I-35 & FM 407
ARGYLE, TX

AVAILABLE SPACE

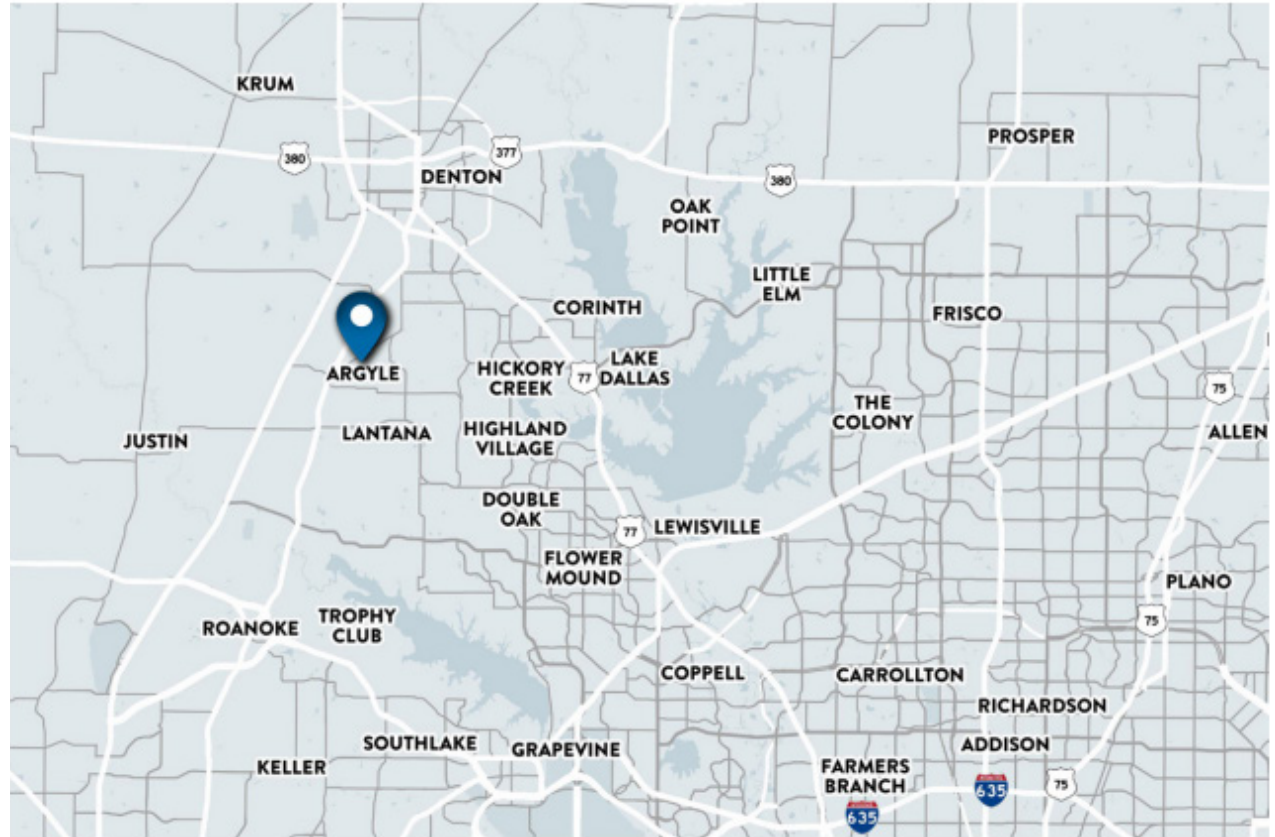
16,000 SF

TRAFFIC COUNTS

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

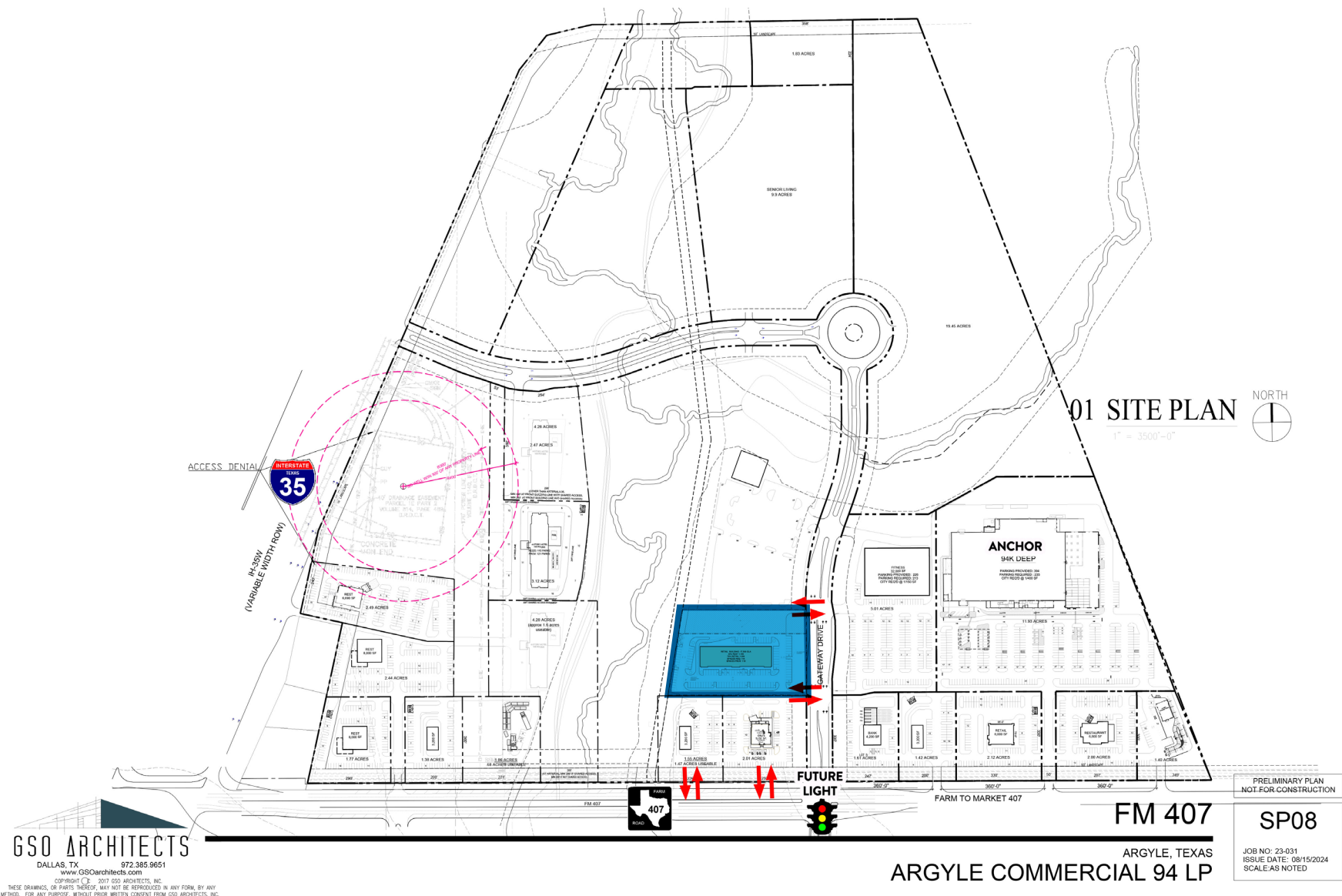
PROPERTY HIGHLIGHTS

- ★ STRATEGICALLY LOCATED IN DENTON COUNTY, ONE OF THE FASTEST GROWING COUNTIES IN THE US, IN THE CITY OF ARGYLE / ARGYLE ISD
- ★ UNDERSERVED RETAIL AREA WITH SIGNIFICANT RESIDENTIAL GROWTH
- ★ 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)
- ★ 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.
- ★ ARGYLE ISD BROKE GROUND ON NEW MIDDLE SCHOOL TO SERVE 1,200 STUDENTS. SCHEDULED TO OPEN AUGUST 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



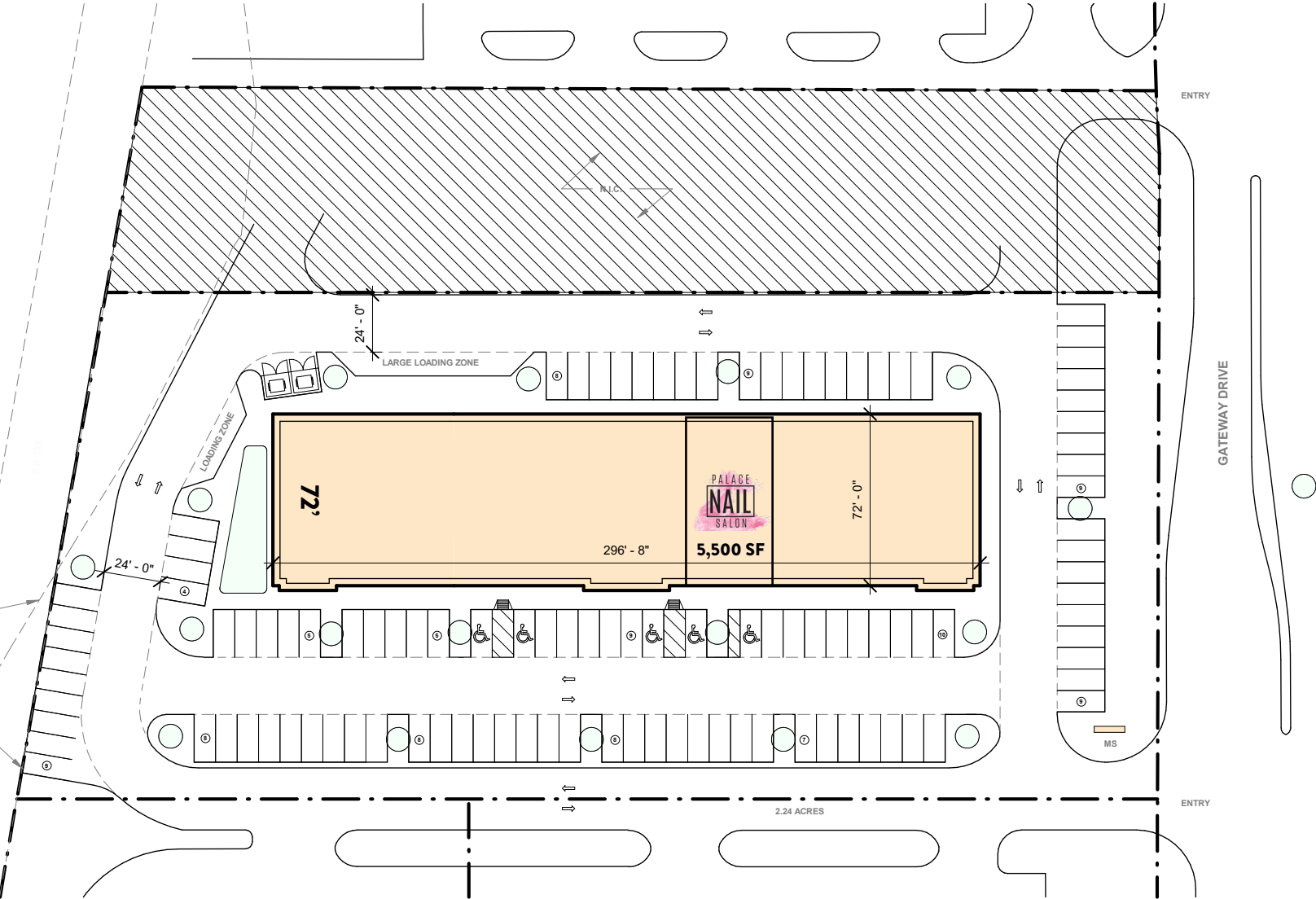
LINE AND SYMBOL LEGEND

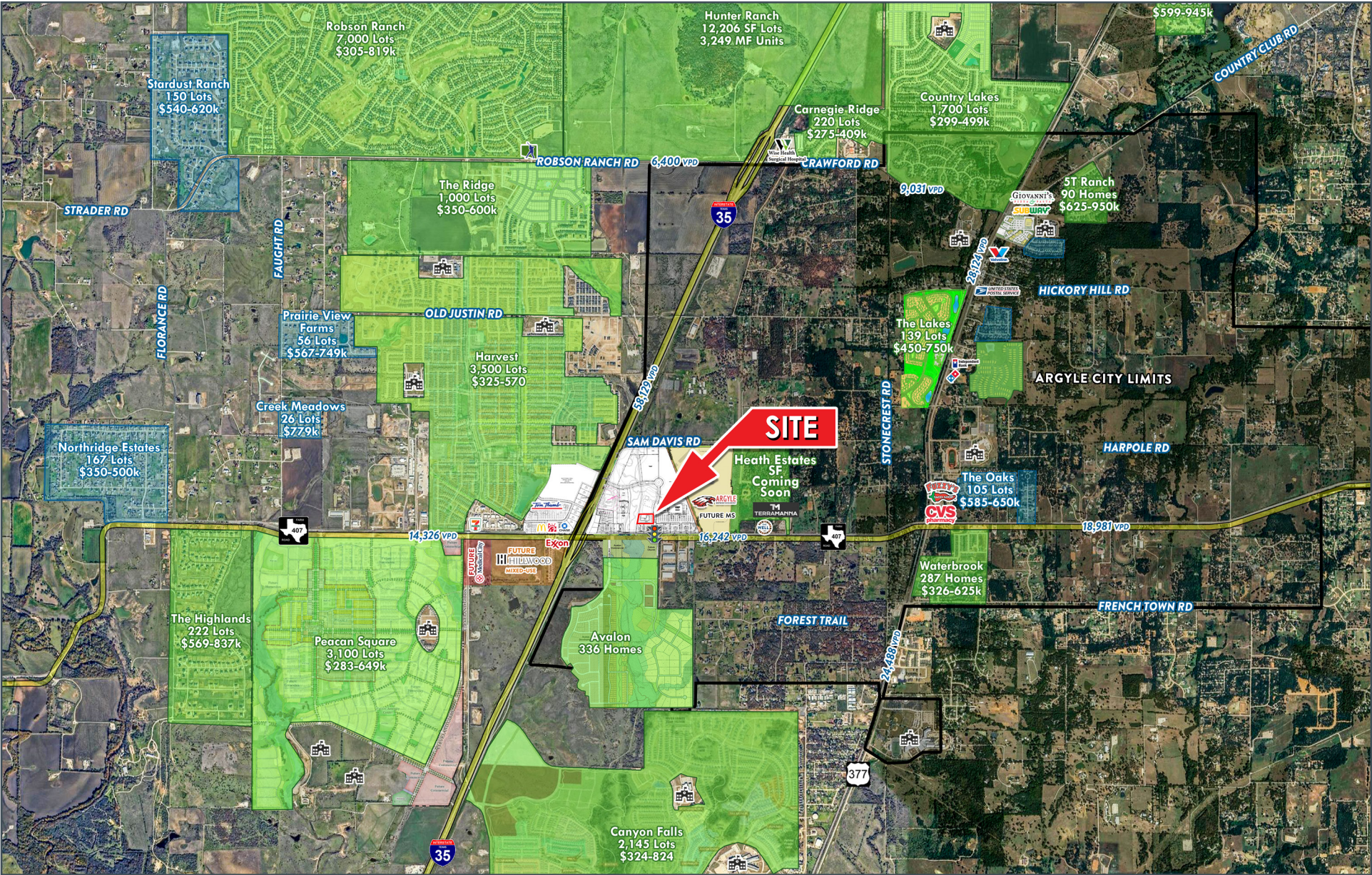
EASEMENT

PROPERTY LINE

FEMA 100 YEAR
FLOOD PLAN

30' SANITARY
EASEMENT







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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.



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.

2-10-2025



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.

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Buyer/Tenant/Seller/Landlord Initials

Date



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Date