



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

SIZE

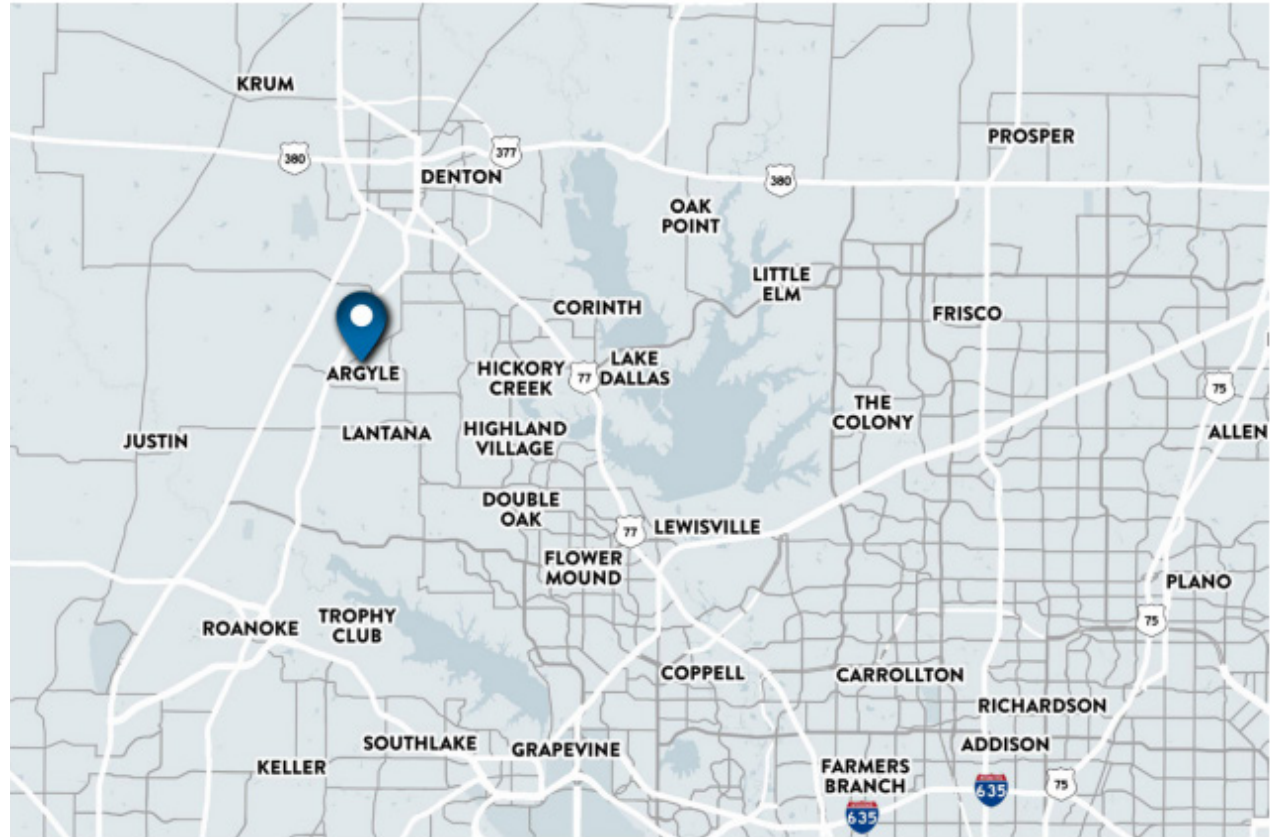
23,450 SF

TRAFFIC COUNTS

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

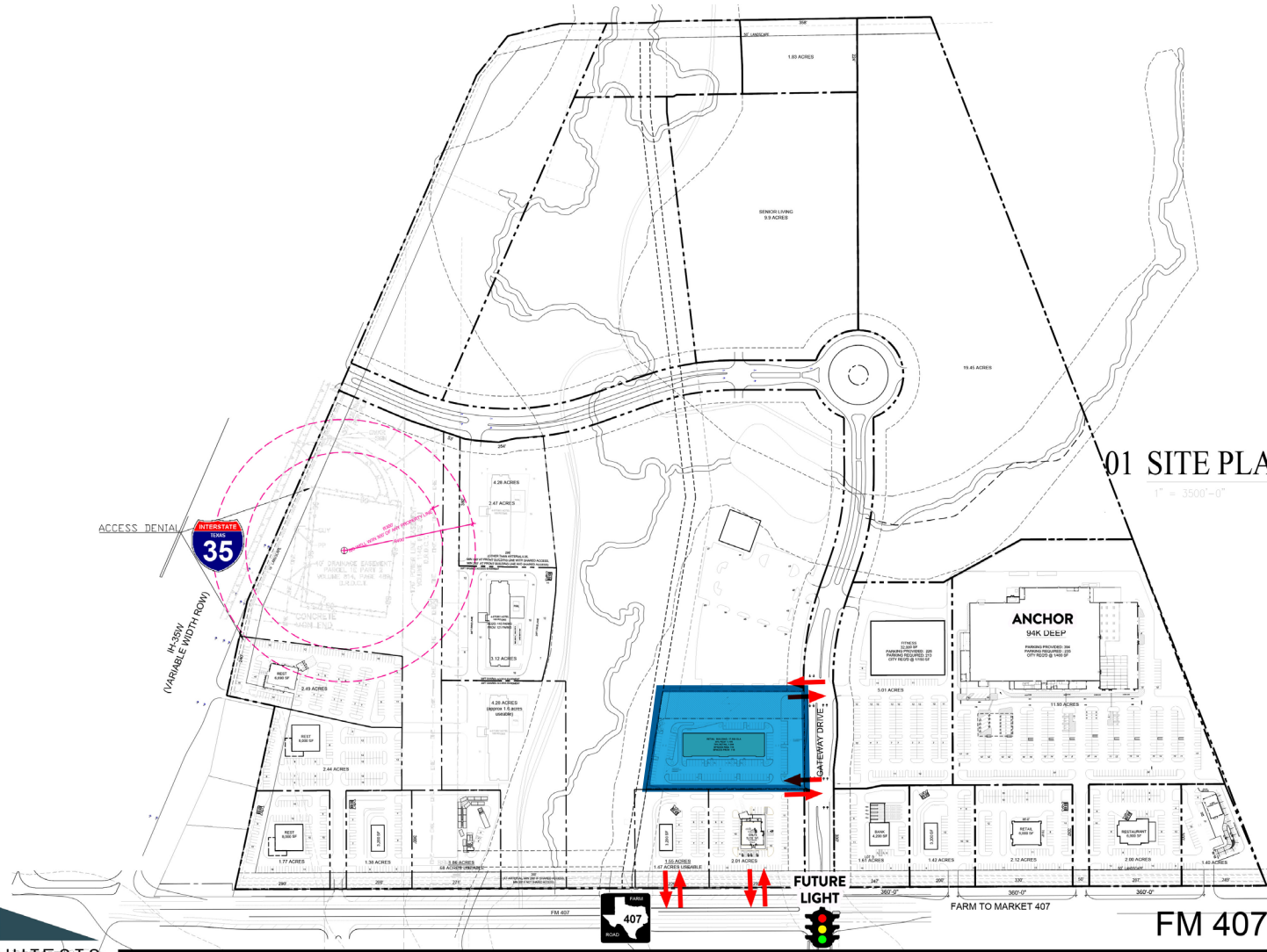
PROPERTY HIGHLIGHTS

- ★ 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.



2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,570	22,943	38,057
EST. DAYTIME POPULATION	472	3,213	8,050
EST. AVG. HH INCOME	\$165,328	\$155,214	\$163,134







01 SITE PLAN
1" = 3500'-0"
NORTH

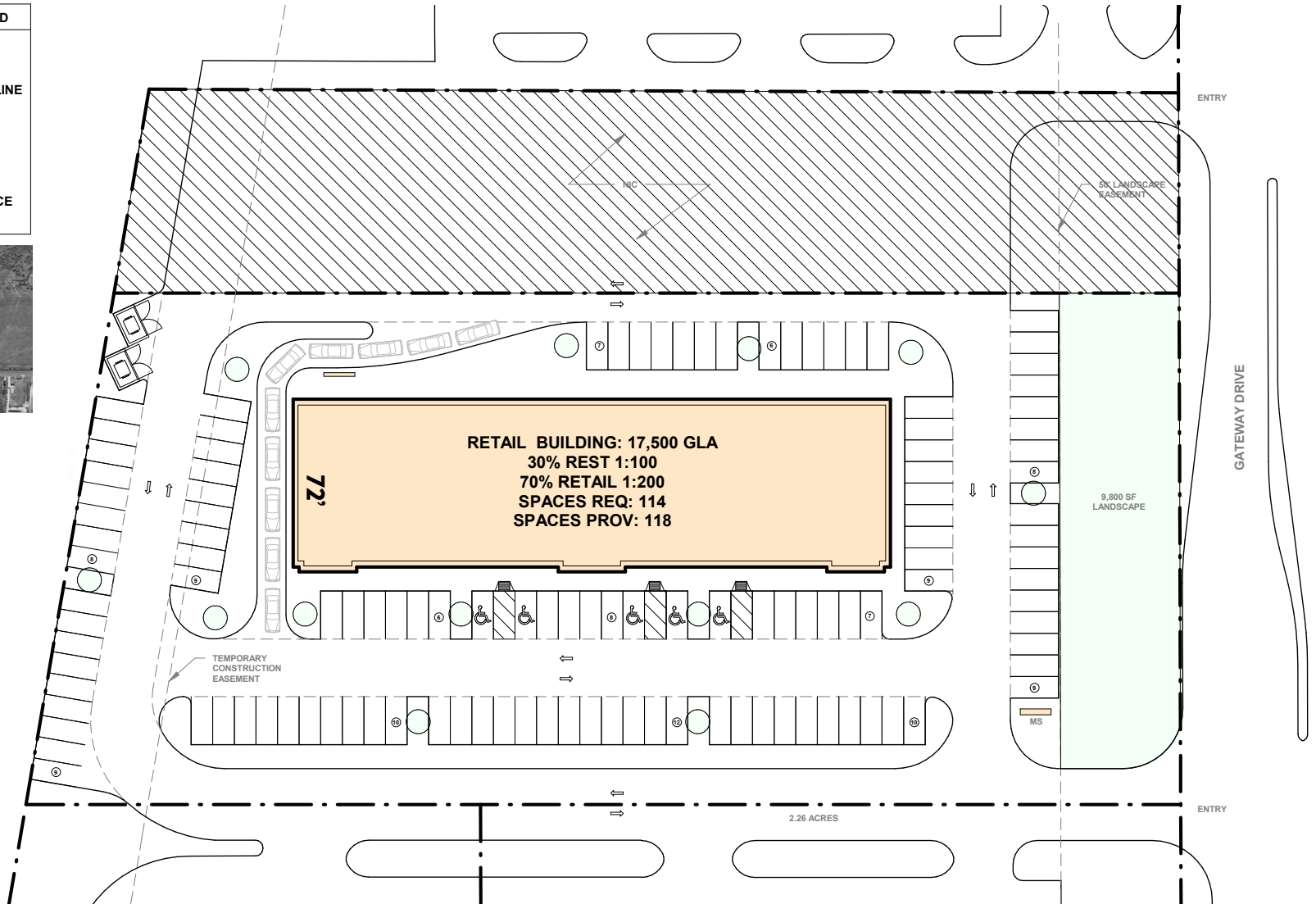
PRELIMINARY PLAN
NOT FOR CONSTRUCTION
SP08
JOB NO: 23-031
ISSUE DATE: 08/15/2024
SCALE AS NOTED

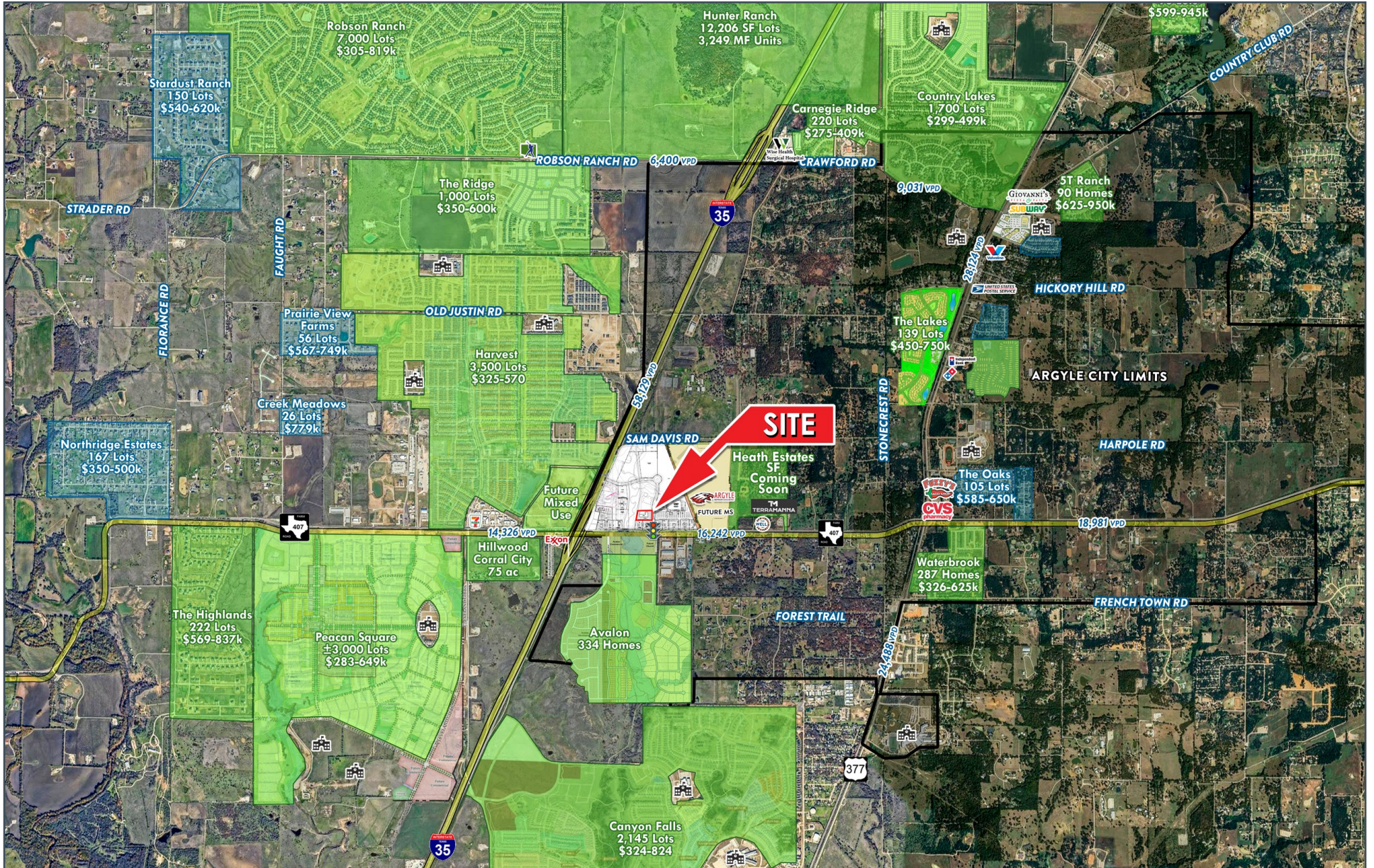
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www.GSOarchitects.com
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FM 407
ARGYLE, TEXAS
ARGYLE COMMERCIAL 94 LP

LINE AND SYMBOL LEGEND

	EASEMENT
	PROPERTY LINE
	BUILDING
	GREEN SPACE







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SUITE 720
DALLAS, TEXAS 75225
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MIA UREÑA

Transaction Manager
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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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

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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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent's Supervisor's Name	License No.	Email	Phone
Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

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Agent's Supervisor's Name	License No.	Email	Phone
Mia Ureña	748118	murena@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

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