

Site

**SALE**

# For Sale or Build-to-Suit

**1730 OLD JUSTIN RD**

Argyle, TX 76226



**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$29.00 / SF
<b>LOT SIZE:</b>	53,616 SF

## PROPERTY DESCRIPTION

Your opportunity to locate in the heart of Harvest by Hillwood and Robson Ranch. This site is ready to go whether you want to build yourself or have the owner build-to-suit your business needs. No city limits here so you can maximize the space & reduce your costs. Given the surrounding rooftops, this site is ideal for daycare, medical or any neighborhood service business.

## PROPERTY HIGHLIGHTS

- Ready to Build 1.23 Acre Pad
- Surrounded by Tons of Rooftops
- Hard Corner Intersection
- Across from Elementary School
- In county, so no building restrictions

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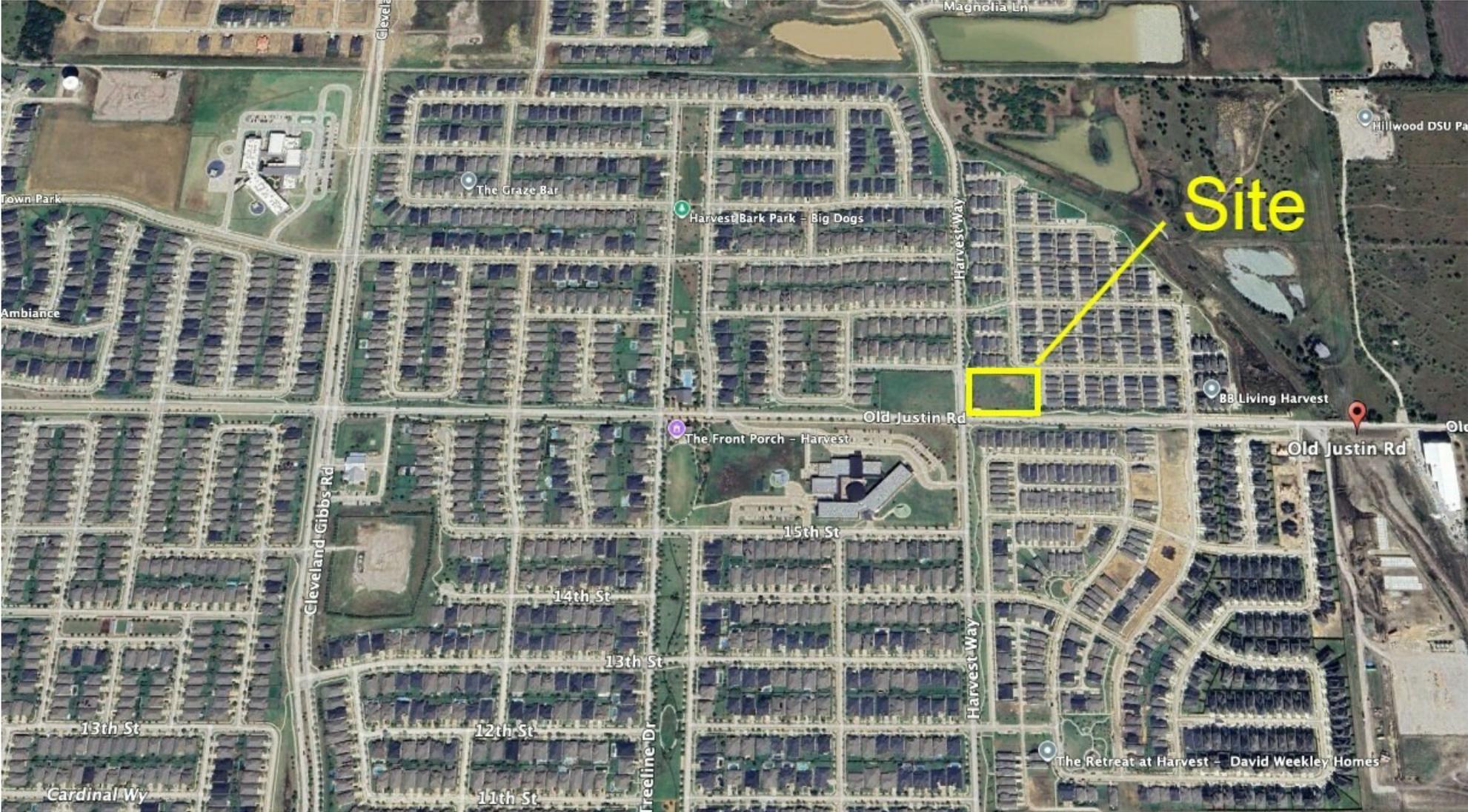
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SVN | VERUS COMMERCIAL 2

**ADDITIONAL PHOTOS**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

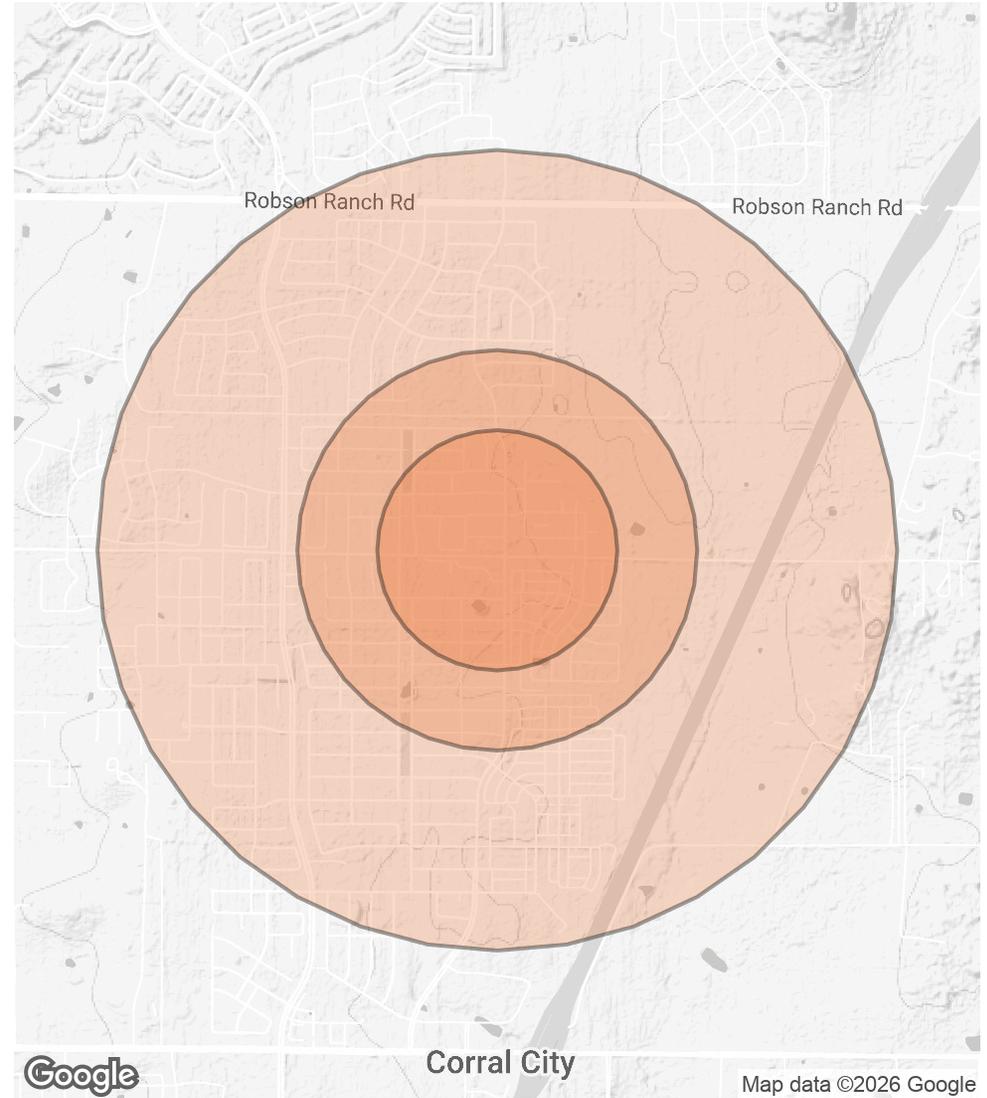
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	359	1,471	5,590
AVERAGE AGE	34	34	34
AVERAGE AGE (MALE)	33	33	34
AVERAGE AGE (FEMALE)	34	34	34

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	106	432	1,695
# OF PERSONS PER HH	3.4	3.4	3.3
AVERAGE HH INCOME	\$200,961	\$201,436	\$190,157
AVERAGE HOUSE VALUE	\$587,967	\$588,983	\$569,660

Demographics data derived from AlphaMap



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## LISTING CONTACTS



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