



**FOR LEASE**  
**1,625 SF - 12,675 SF**

# **Argyle Business Park (Retail-Flex)**



**1921 Business Park Blvd Argyle, TX 76226**

**Contact Jen Martin: 817-210-2054**

**[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)**



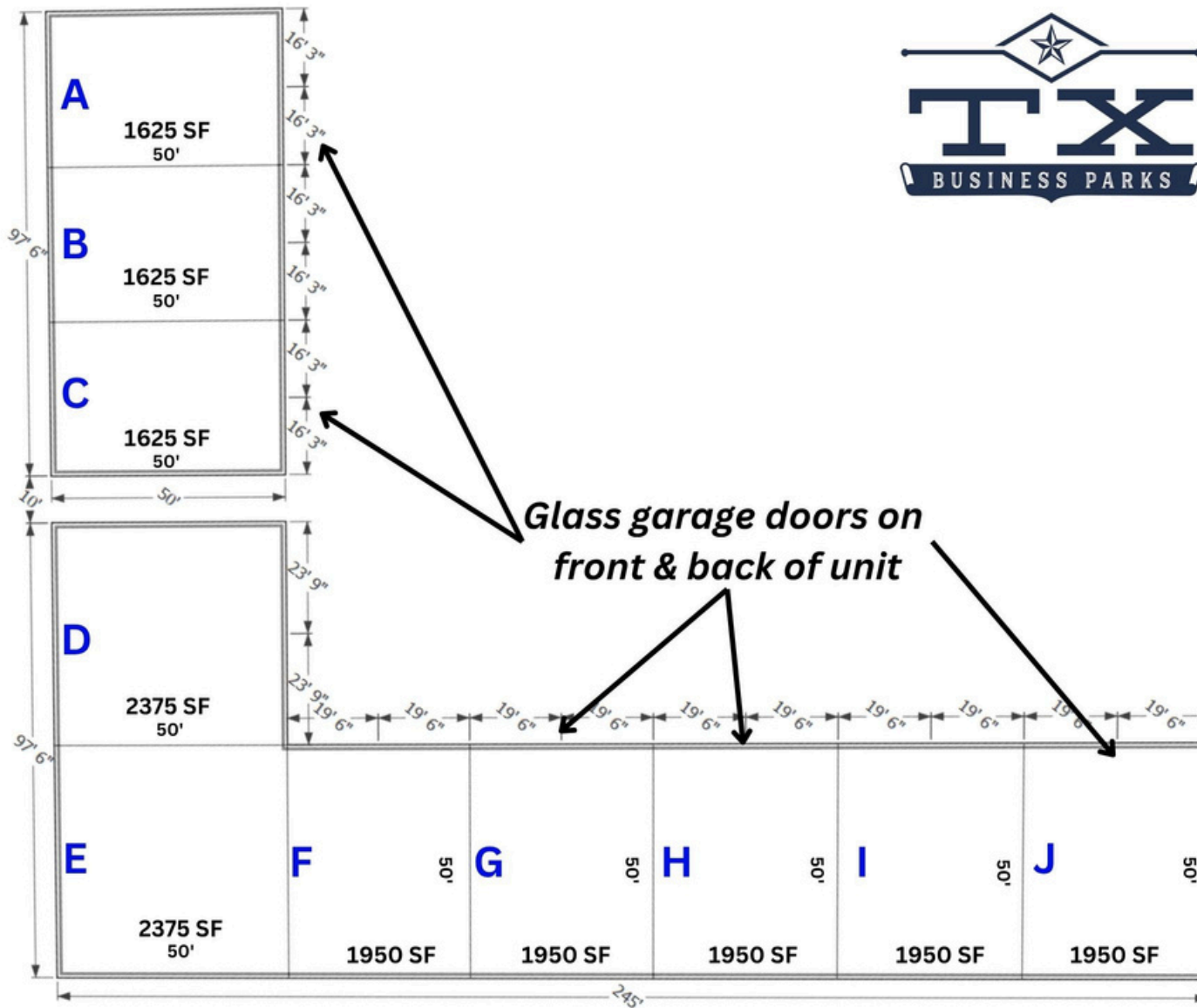
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# Site Plan



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# Best of Industrial Flex & Retail

- Roadside Frontage off FM1830 - 10k+ cars per day
- 1,625 SF - 12,675 SF Units
- 9' x 12' Glass Store Frontage
- Roll up glass garage doors on both sides of units
- Tall Ceilings (23 feet peak height)
- Fully Insulated
- Three Phase Power
- Full HVAC throughout Unit
- Overflow Parking in Rear

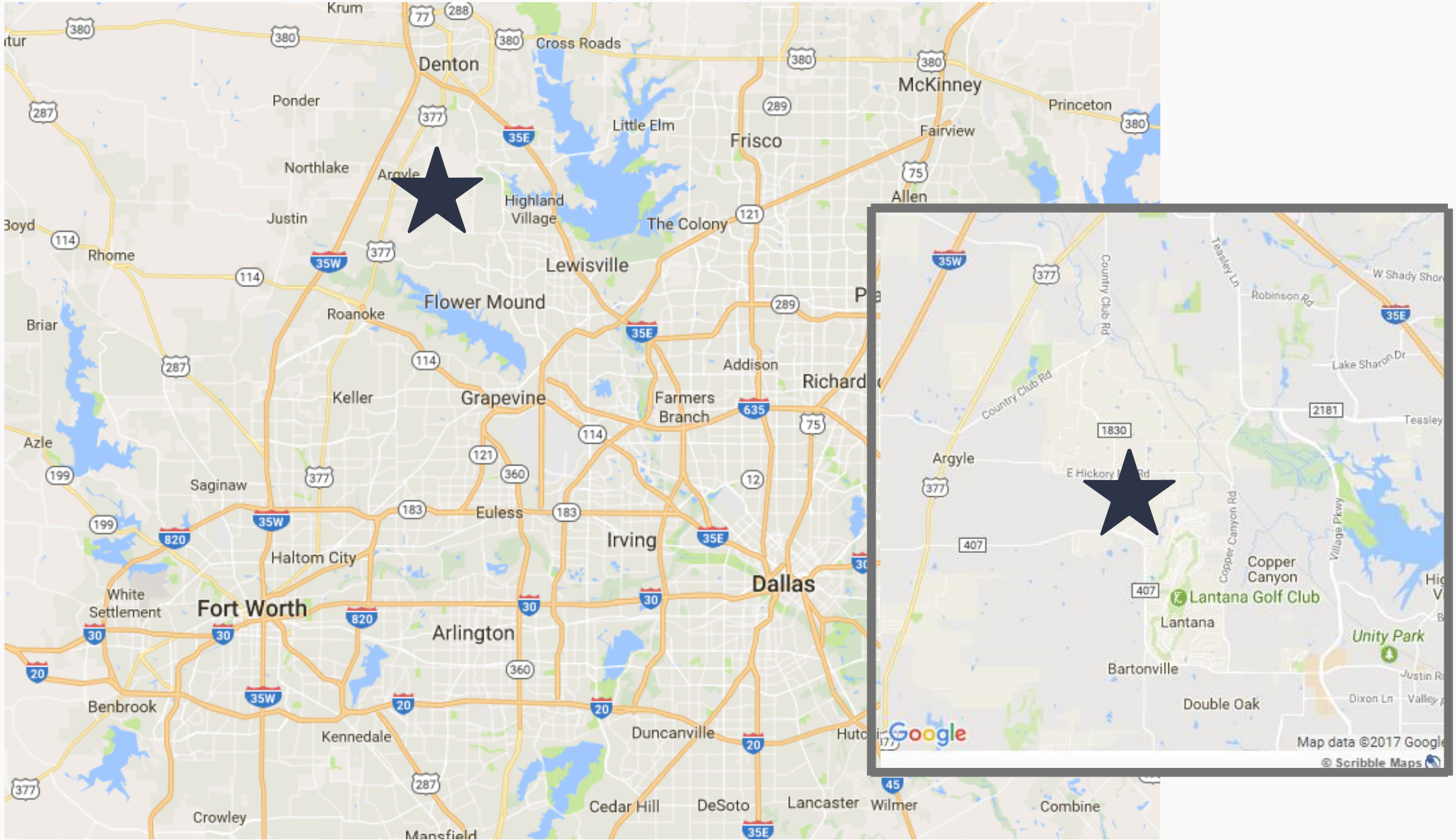
### ***Property Information***

- Argyle Business Park is a new light industrial, commercial office/warehouse development located in Argyle, TX just north of the intersection of FM 1830 & FM 407.
- Located in highly desirable Argyle, TX near Lantana, Bartonville, Flower Mound, Highland Village, & Denton, TX

### ***Property Details***

- Located within Denton County Jurisdiction
- Unincorporated land outside city limits
- No city zoning requirements
- Fire Sprinklers installed in all units
- City water provided by Argyle Water Supply
- Septic system
- Three Phase Electrical

# Location



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Demographics	1 Mile	3 Mile	5 Mile
Total Households	622	9,800	33,857
Total Population	1,869	30,655	101,543
Median Household Income	\$155,661	\$143,624	\$128,515
2027 Households	765	11,702	38,602
2027 Total Population	2,275	36,491	115,322

# Argyle Business Park

## Confidentiality

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