



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 / www.txbusinessparks.com

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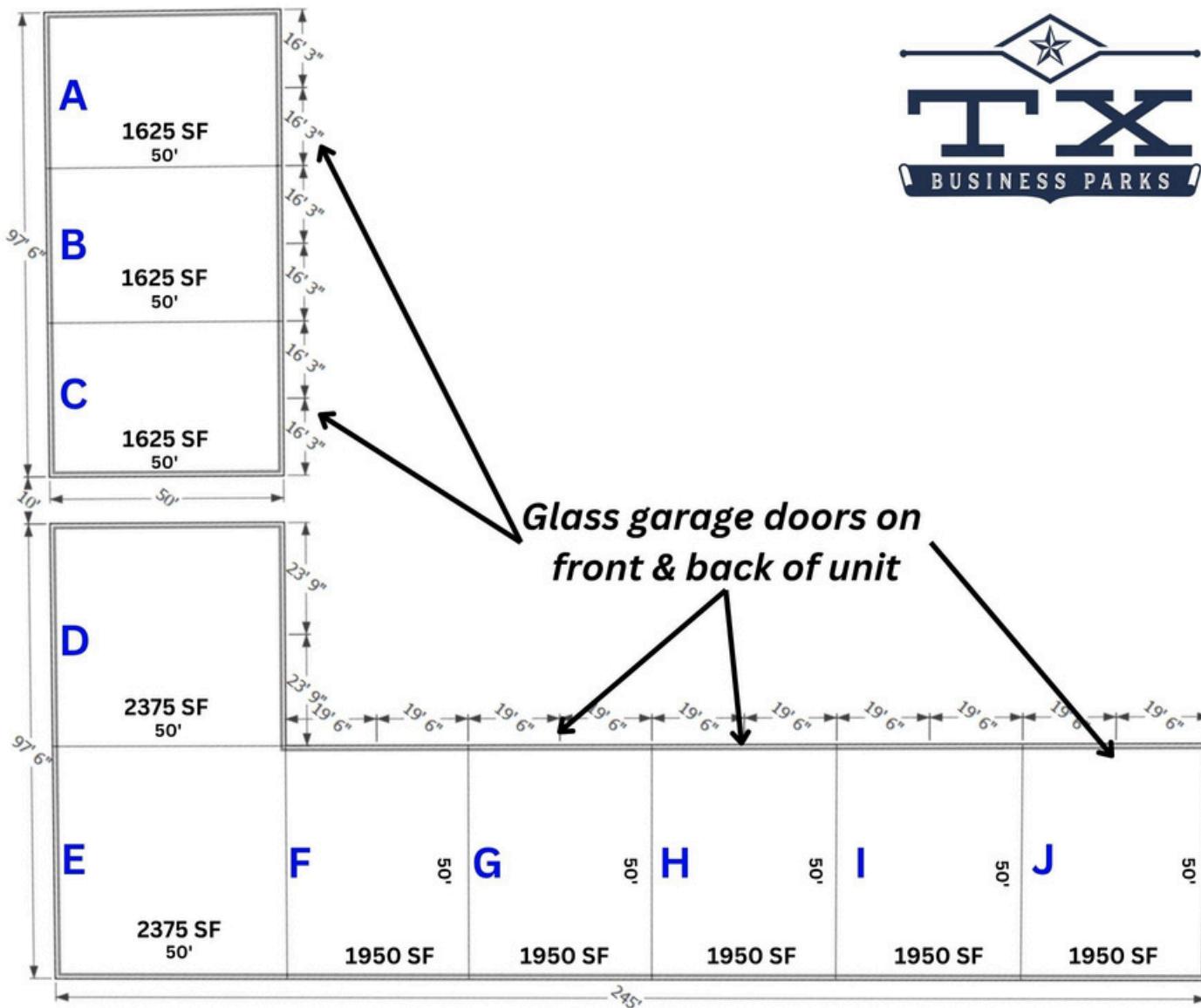


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Site Plan



FM 1830



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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**

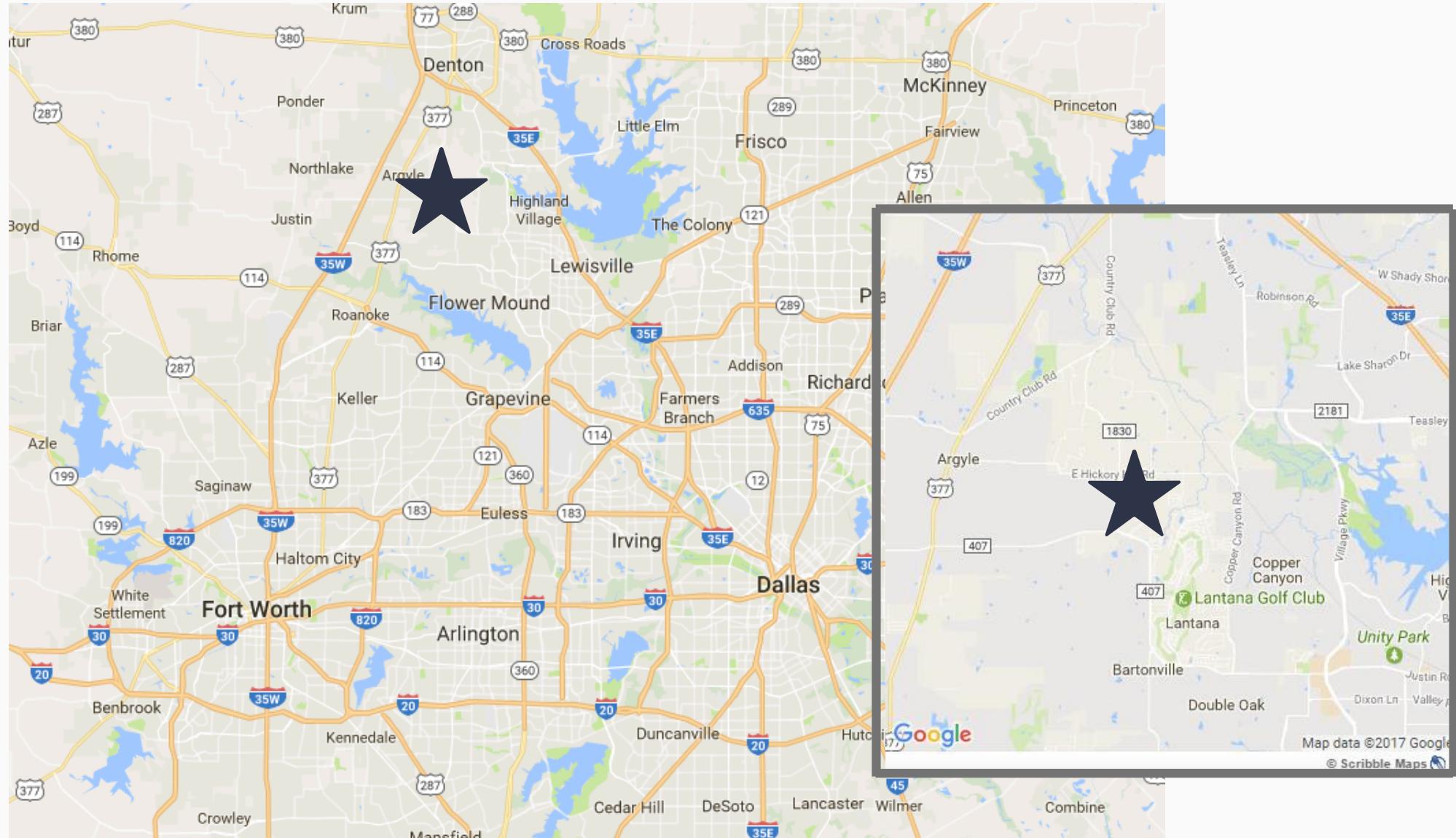
Property Information

- 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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