

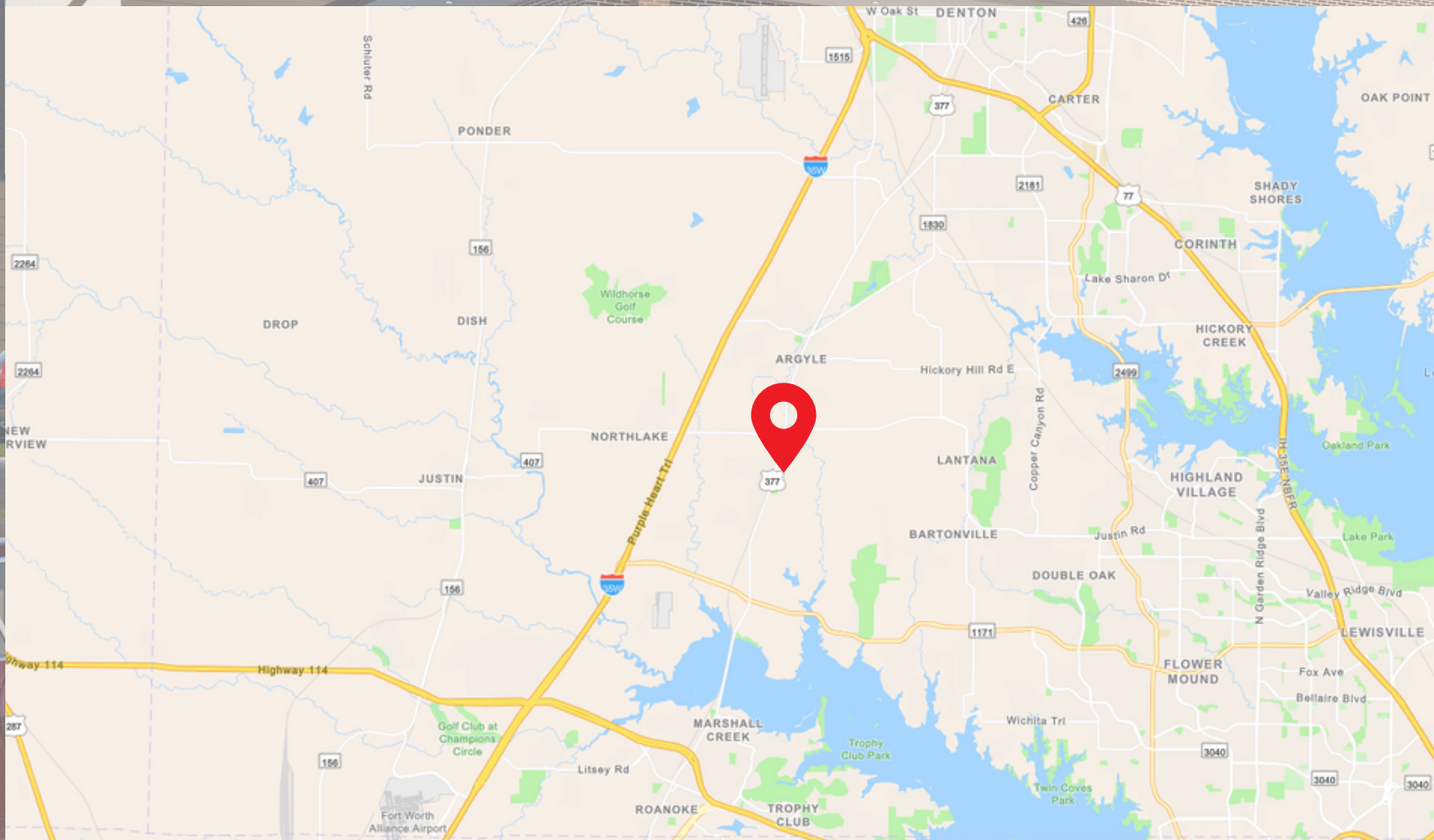
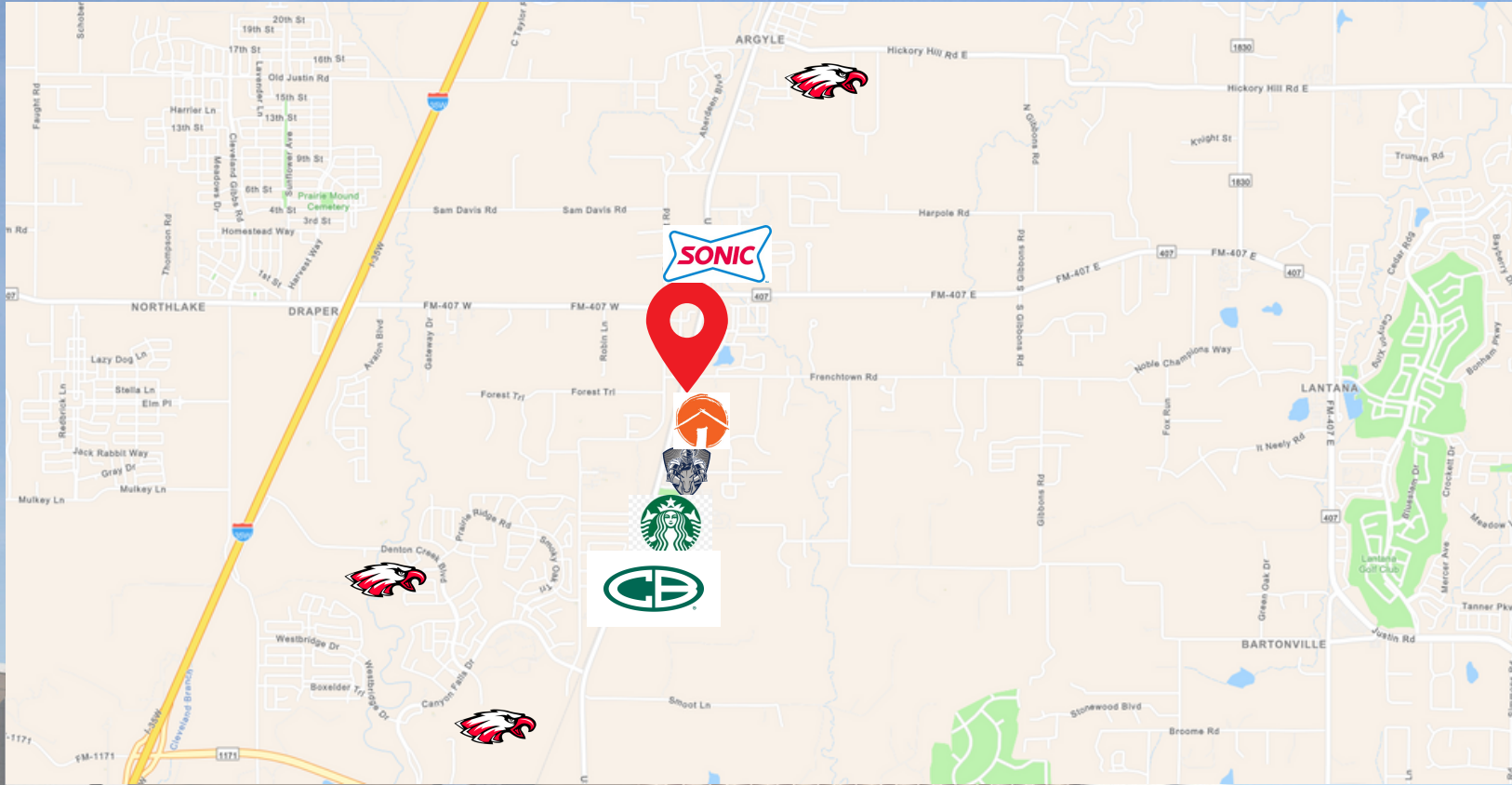
# Argyle Station

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SEC of HWY 377 and French Town Road



# Highlights



Cross Timbers Church



Liberty Christian School



Argyle Highschool



Argyle Middle School



Argyle South Elementary School

Argyle ISD student enrollment anticipated to triple within 10 years.

Affluent community with \$160K average household income within a 5 mile radius.

Underserviced community lacking close proximity to retail offerings.

Site has great frontage on the main arterial road of the community.

# Demographics

## Income

	<b>3 mile</b>	<b>5 mile</b>
Avg Household Income	\$160,725	\$158,413
Median Household Income	\$127,955	\$127,128

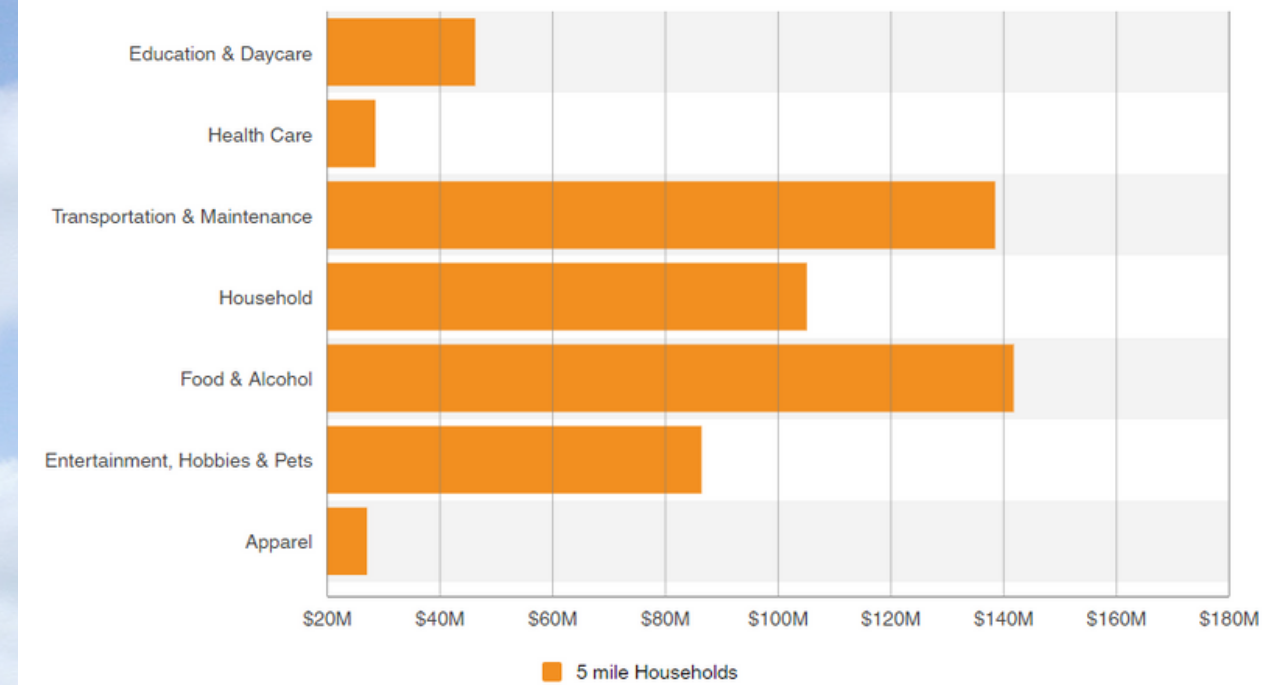
## Population

	<b>2 mile</b>	<b>3 mile</b>	<b>5 mile</b>
2010 Population	2,832	8,090	24,104
2022 Population	4,854	14,198	34,804

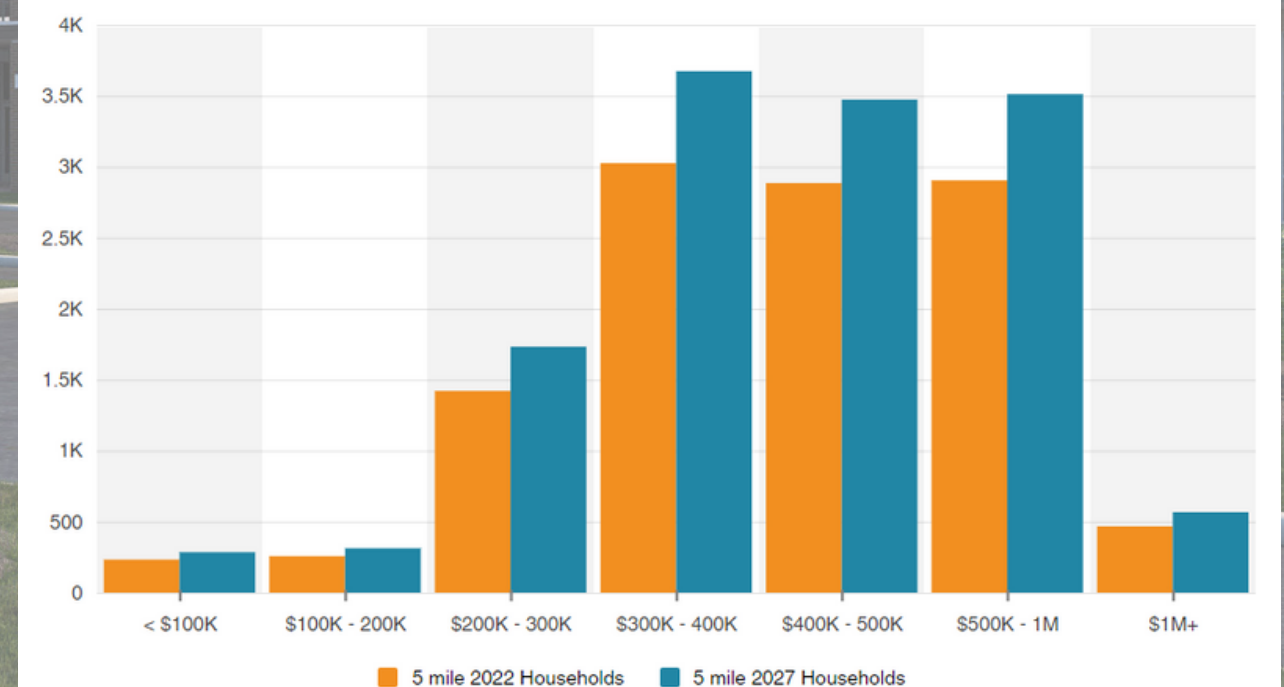
## Population By Race

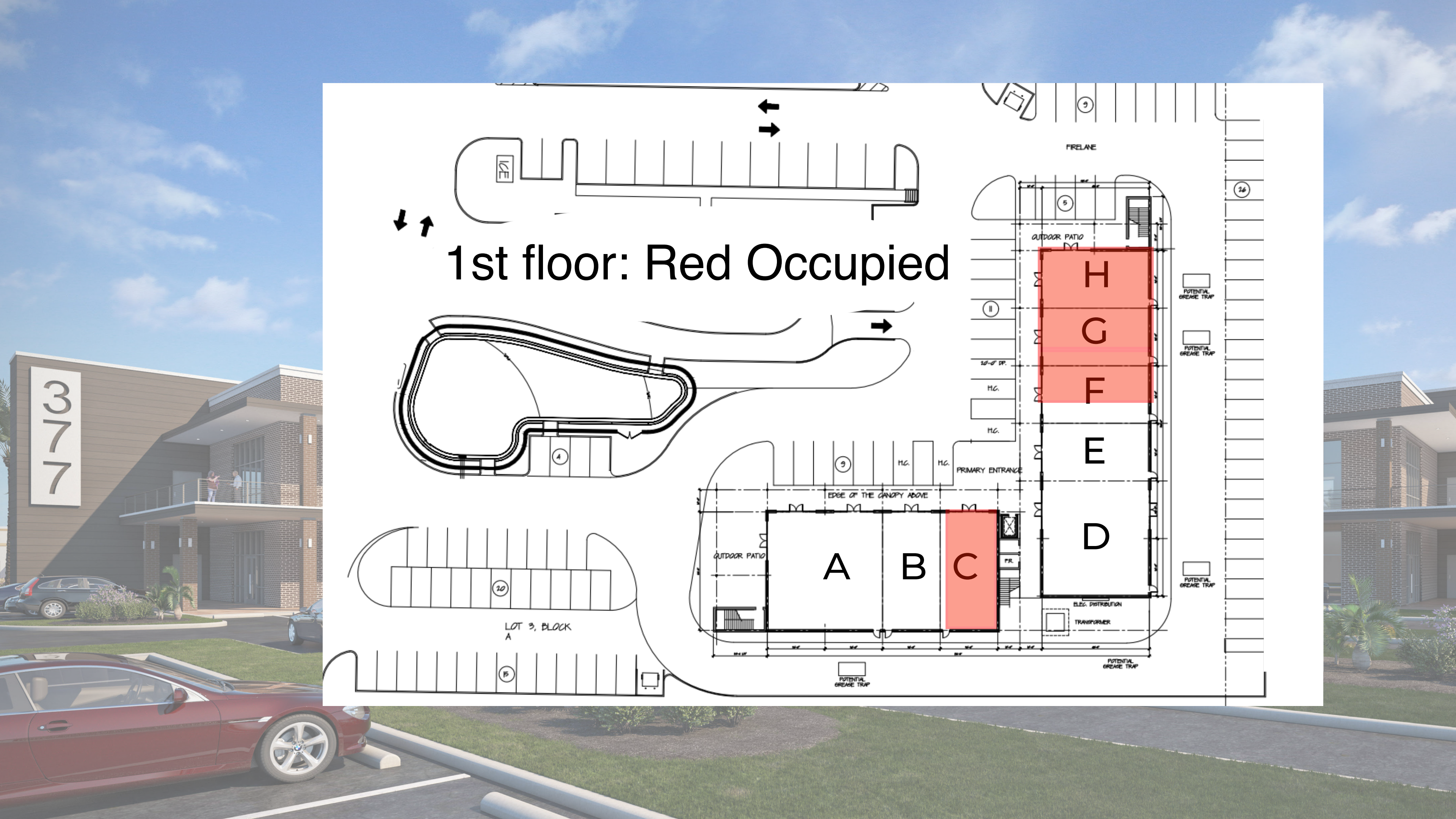
	<b>3 mile</b>	<b>5 mile</b>
White	13,251	31,884
Black	333	1,037
American Indian/Alaskan Native	94	218
Asian	248	971
Hawaiian & Pacific Islander	12	36
Two or More Races	260	657
Hispanic Origin	1,793	3,514

## Consumer Spending

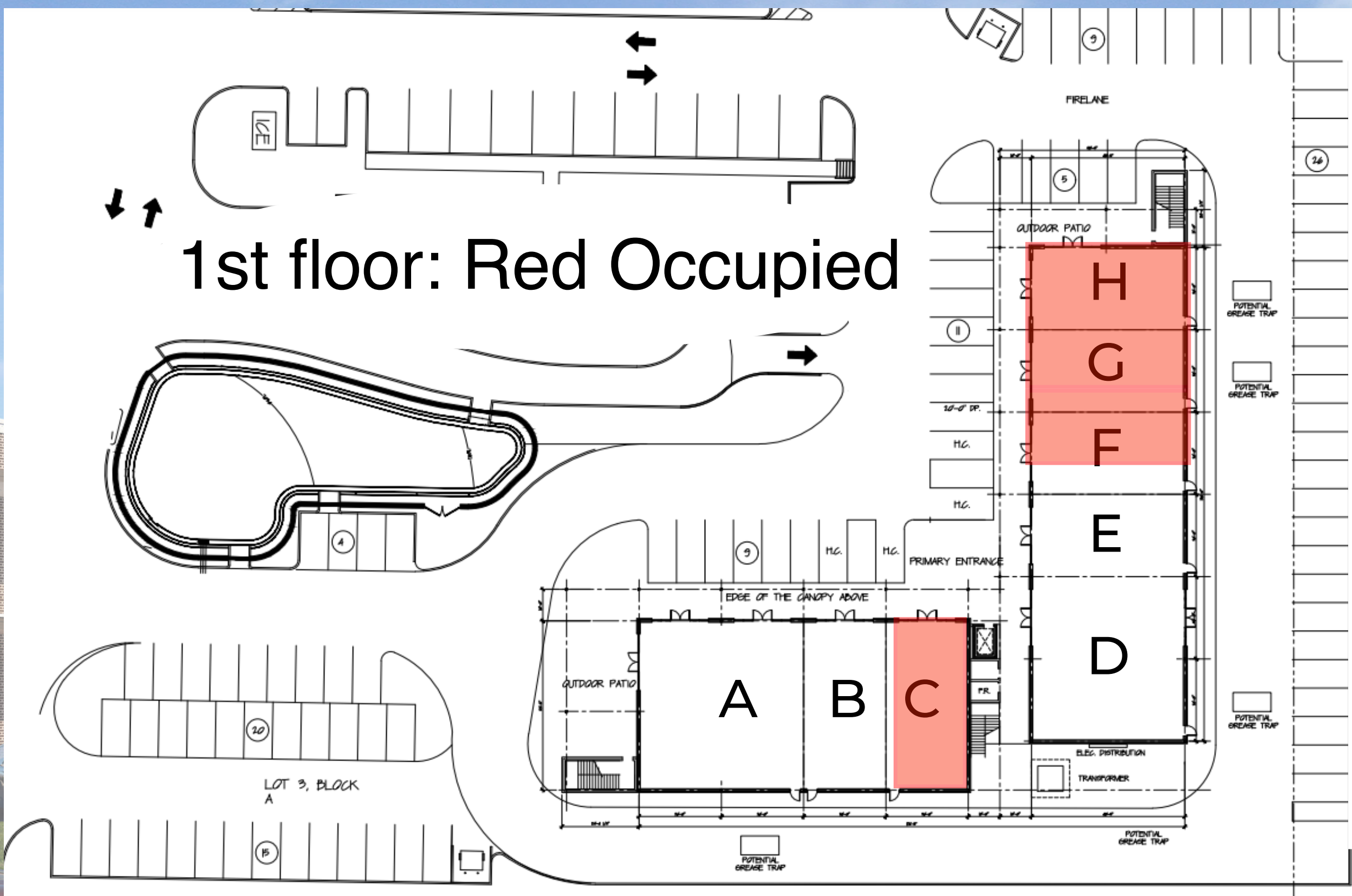


## Home Values

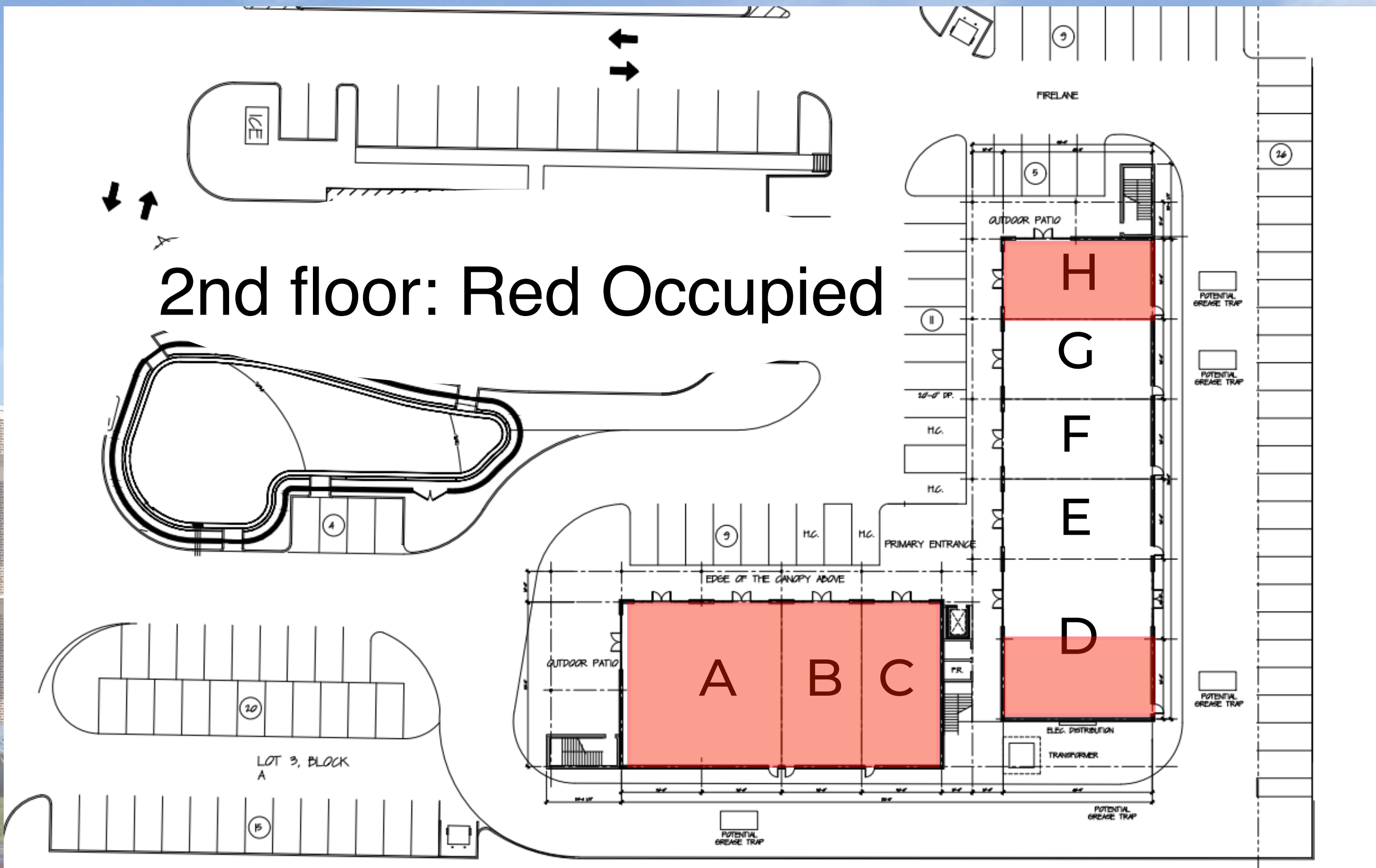




1st floor: Red Occupied



2nd floor: Red Occupied



# Facts and Features

See grease trap locations on 'Rates'

One exterior elevator

Dedicated turn lane from 377

Access from French Town Rd

Skybridge connecting both buildings

13' Ceilings

Denton County, Argyle ETJ

Four way intersection with traffic lights at hard corner.



# Contact

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