

COMING SOON



ARGYLE MARKET PLACE

ARGYLE

MARKETPLACE

COMING SUMMER 2027  
403 US-377, ARGYLE TX 76226



# HIGHLIGHTS

- Located in the heart of fast-growing Argyle
- Positioned at the high-visibility intersection of US 377 & FM 407
- Mixed use retail building for office, retail, restaurant and medical
- Designed for modern mixed commercial use with delivery slated for Summer 2027
- Planned adjacent green space and Argyle Nature Trail connections enhance walkability, visibility, and overall site appeal for tenants and customers

## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,583	27,210	68,549

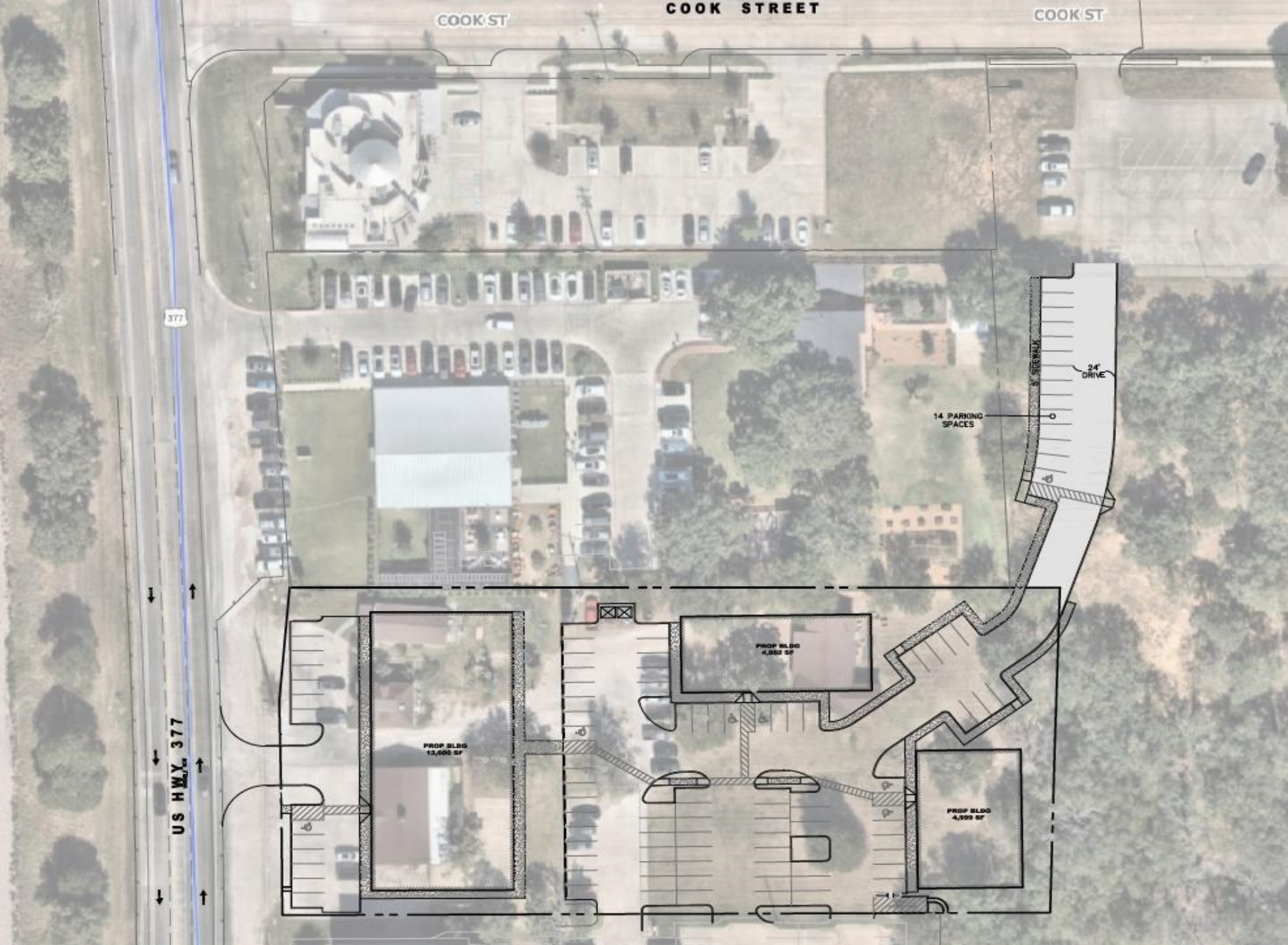
## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$225,538	\$207,698	\$195,276

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
817	8,907	24,288

Tenant Name	Sq Ft	Rent Per SF (Annual)	Lease Type	Notes
Building 1	13,600 SF	\$40.00 PSF (Yearly)	NNN	Spaces starting at 1,200 SF
Building 2	4,900 SF	\$32.00 PSF (Yearly)	NNN	1,250-4,900 SF Available
Building 3	4,900 SF	\$32.00 PSF (Yearly)	NNN	1,250-4,900 SF Available



COOK ST

COOK STREET

COOK ST

377

US HWY. 377

14 PARKING SPACES

24' DRIVE

PROP BLDG  
13,605 SF

PROP BLDG  
4,882 SF

PROP BLDG  
4,899 SF



COOK ST

377



COOK ST

NORA LN

BOONESVILLE BEND

S US HWY 377



377

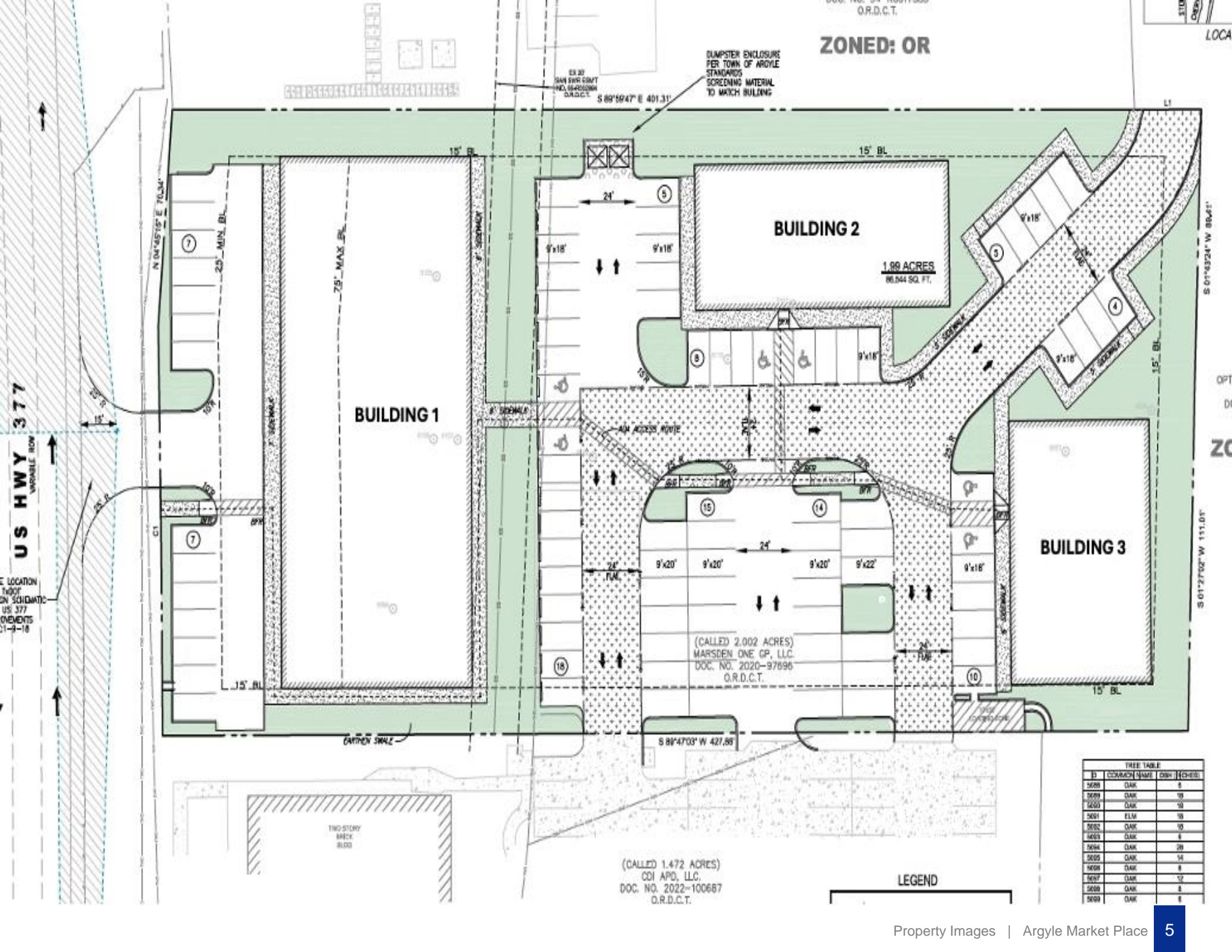


E FM 407

FM 407

FM 407

O.R.D.C.T.  
**ZONED: OR**



DUMPSTER ENCLOSURE  
 PER TOWN OF ARGYLE  
 STANDARDS  
 SCREENING MATERIAL  
 TO MATCH BUILDING

EX 30  
 SAN SWR CONV  
 NO. 94-02094  
 O.R.D.C.T.

**BUILDING 2**  
 1.89 ACRES  
 86,044 SQ. FT.

**BUILDING 1**

**BUILDING 3**

(CALLED 2.002 ACRES)  
 MARSDEN ONE GP, LLC.  
 DOC. NO. 2020-97696  
 O.R.D.C.T.

(CALLED 1.472 ACRES)  
 COI APD, LLC.  
 DOC. NO. 2022-100687  
 O.R.D.C.T.

LEGEND

ID	COMMON NAME	DBH (INCHES)
5089	DAK	8
5089	DAK	10
5090	DAK	10
5091	ELM	10
5092	DAK	10
5093	DAK	8
5094	DAK	20
5095	DAK	14
5096	DAK	8
5097	DAK	12
5098	DAK	8
5099	DAK	8

**US HWY 377**  
 VARIABLE ROW

LOCATION  
 TYPED  
 ON SCHEDULE  
 US 377  
 MOVEMENTS  
 11-9-18

TWO STORY  
 BRICK  
 BLDG

CATHERINE SWALK

LEGEND