



FOR LEASE
1,625 SF - 12,675 SF

Argyle Business Park (Retail-Flex)



304 E FM 1830 Argyle, TX 76226

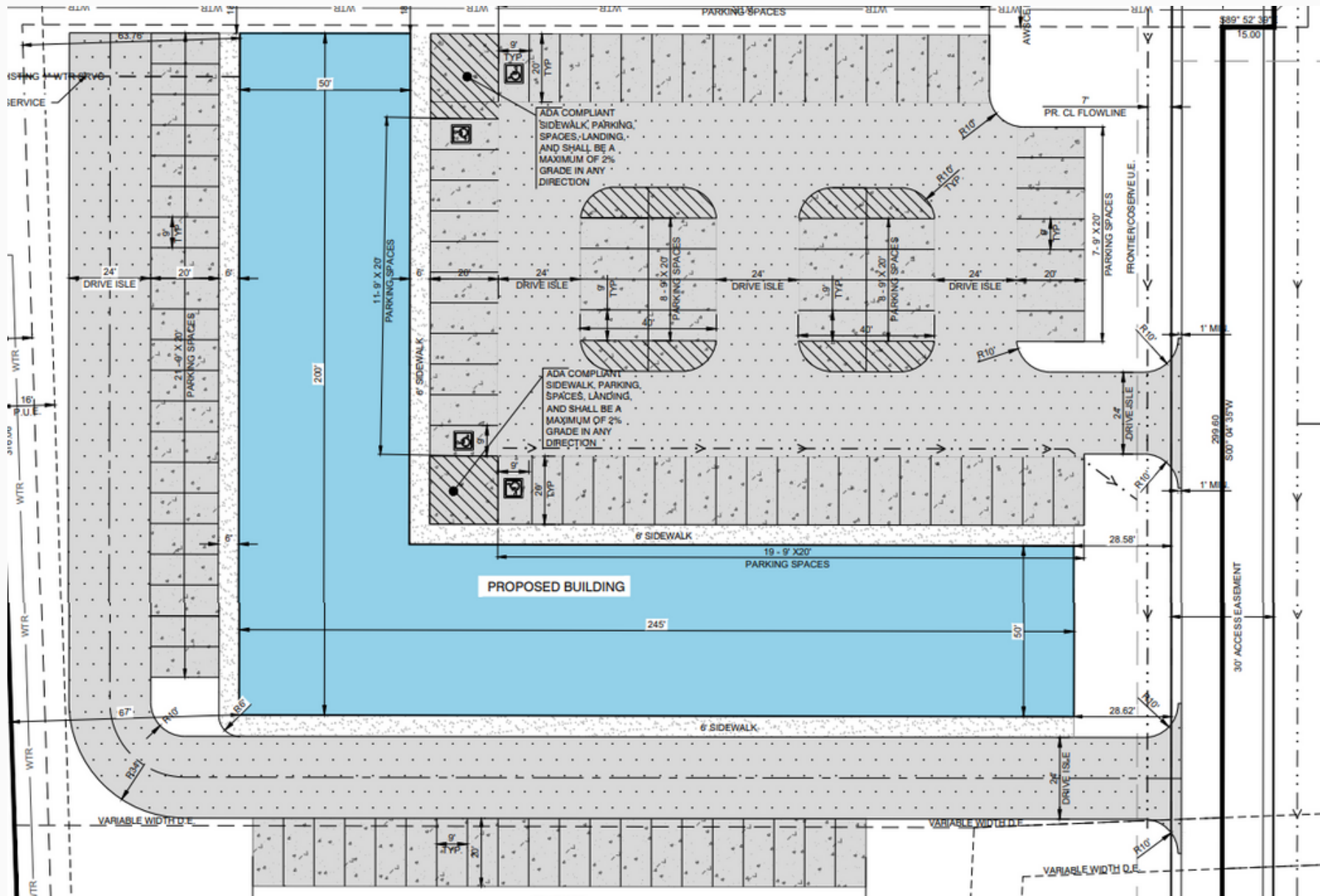
Contact Michael Carter: 817-210-2054

info@txbusinessparks.com / www.txbusinessparks.com



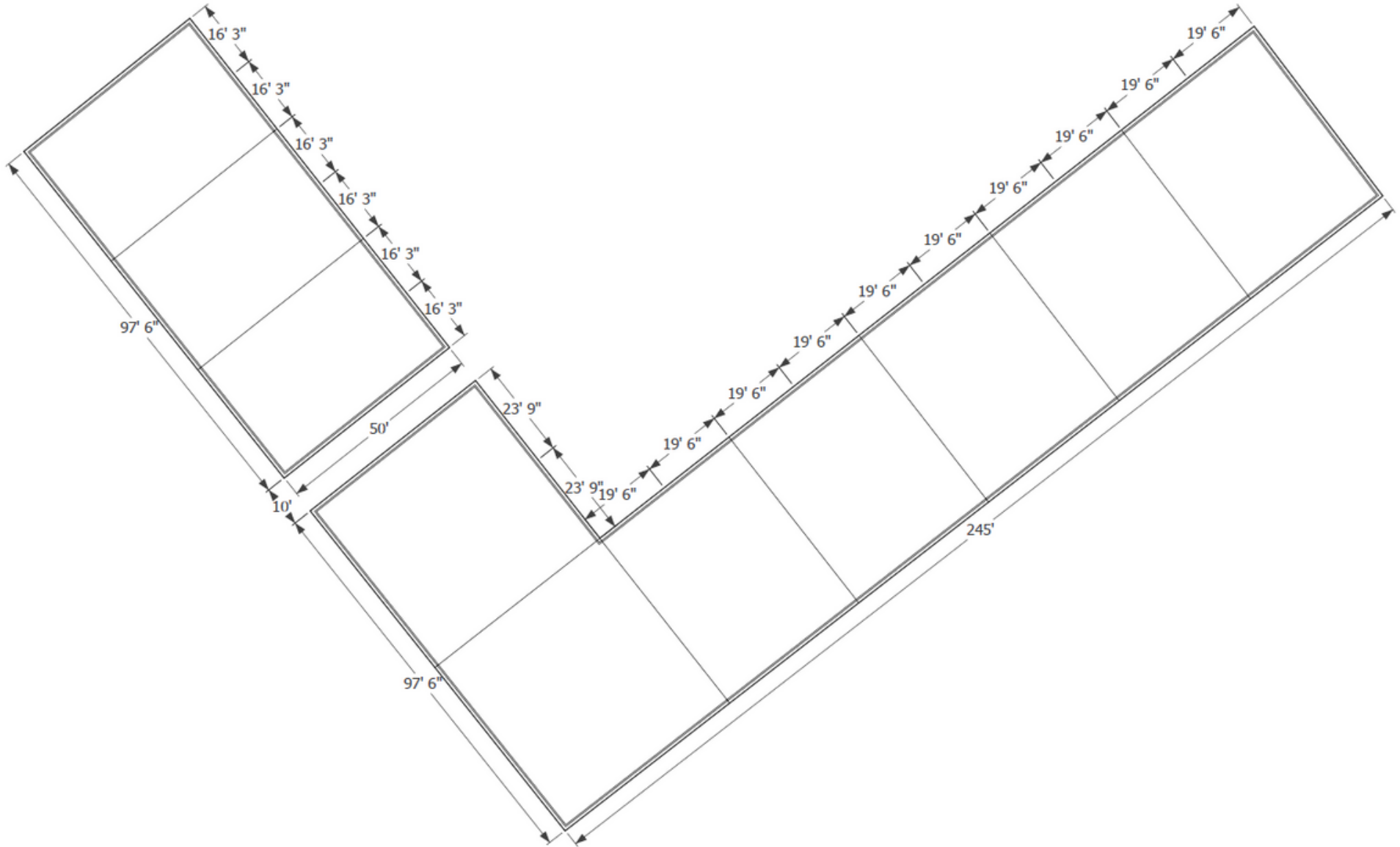
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Site Plan



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Building 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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