



FOR LEASE

THE OAK BUILDING

151 FM 407 E, ARGYLE TX 76226

THE SPACE

Location	151 FM 407 E Argyle, TX 76226
County	Denton
Square Feet	8500
Annual Rent PSF	\$24.00
Lease Type	NNN

HIGHLIGHTS

- Located in the heart of Argyle, offering convenience and visibility
- Multiple private offices and conference rooms
- Large break room, copy room, and kitchen
- High-quality finishes and efficient layout
- Multiple private offices and conference rooms
- Modern restrooms with shower

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,096	27,188	68,976

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$224,083	\$207,890	\$195,633

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
654	8,899	24,432

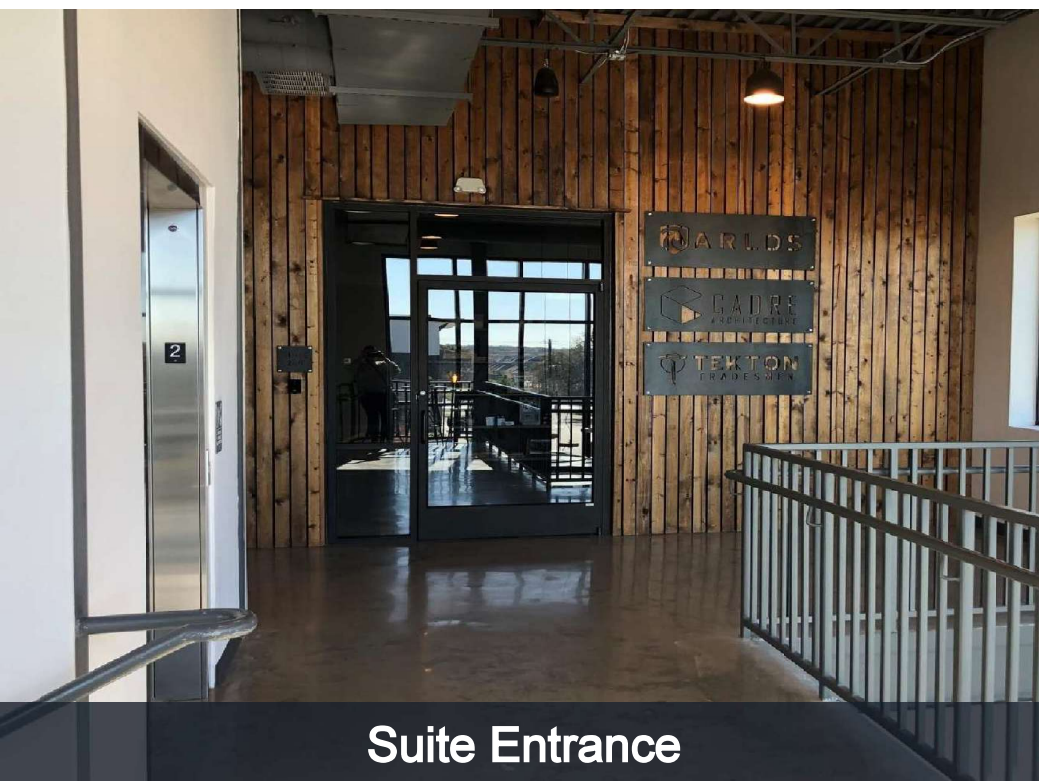




Building Exterior



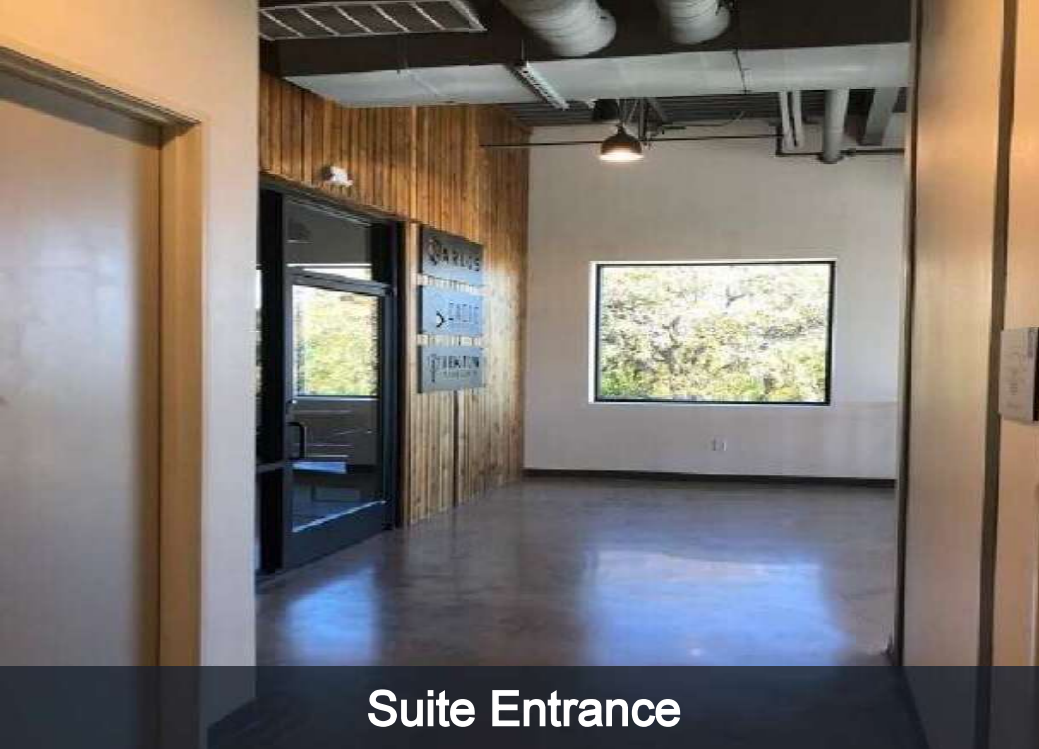
Main Lobby



Suite Entrance



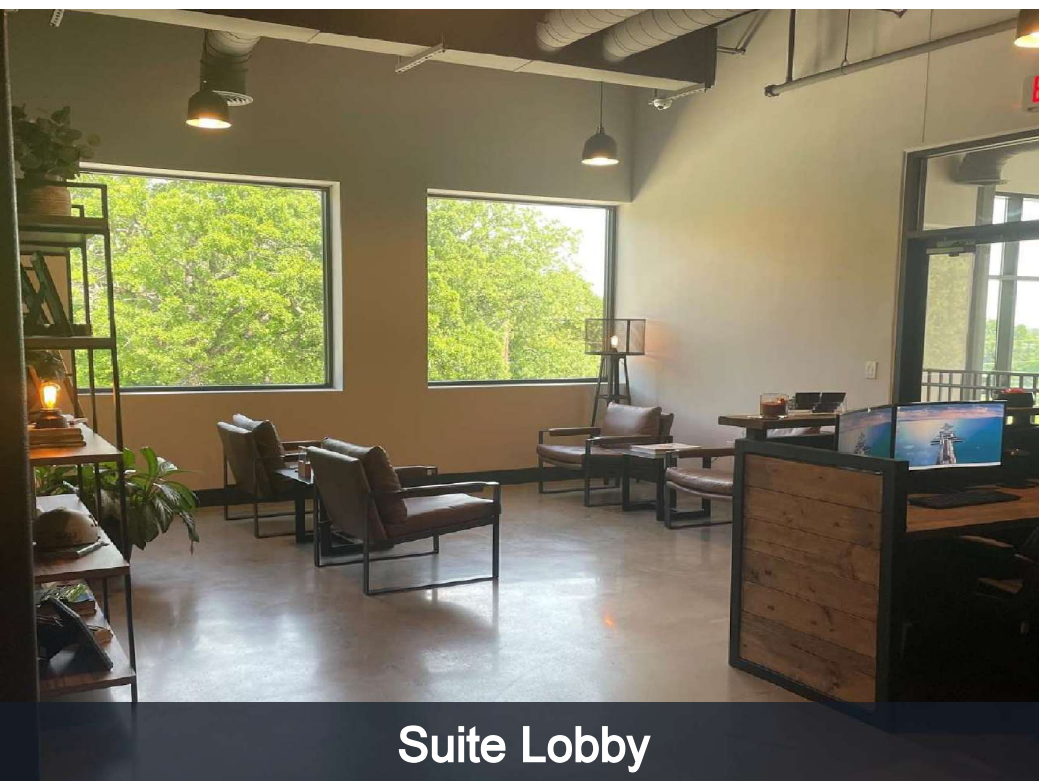
Front of Building



Suite Entrance



Suite Lobby



Suite Lobby



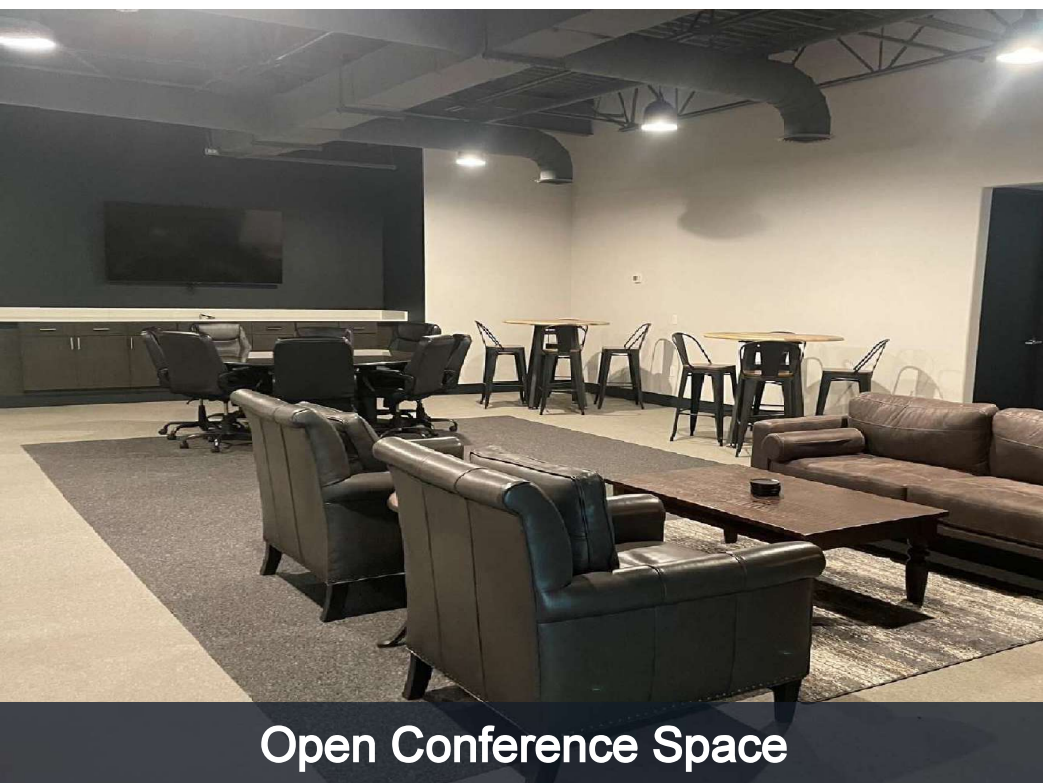
Main Conference Room



Main Conference Room



Open Conference Space



Open Conference Space



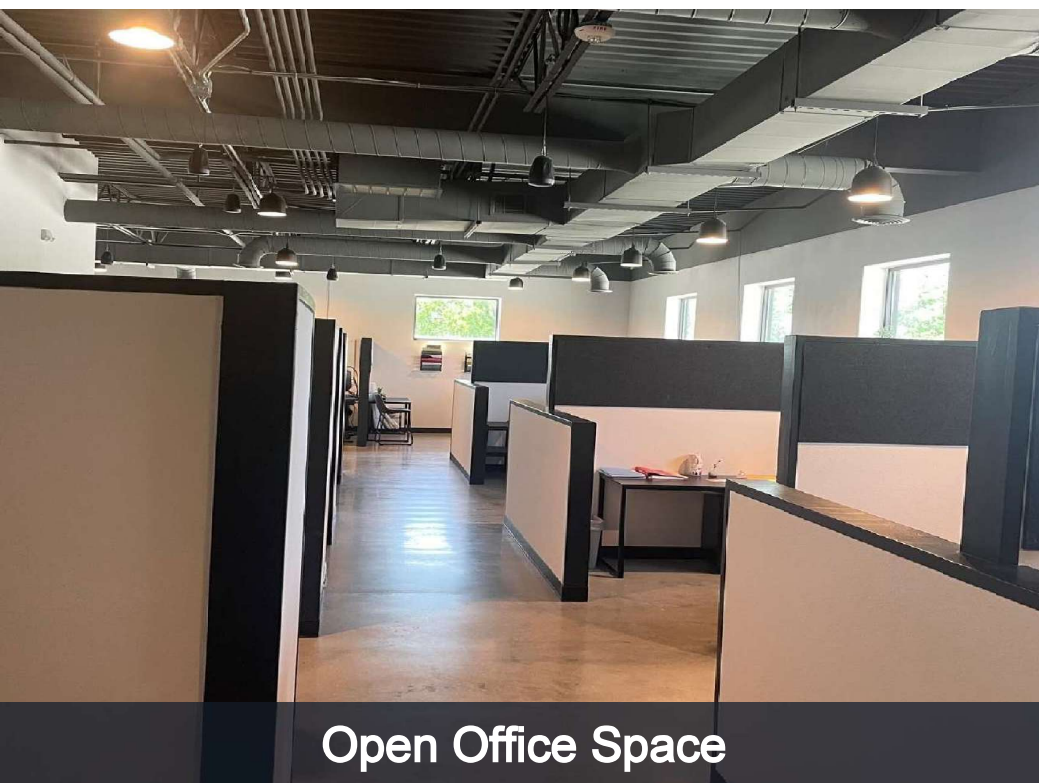
Kitchen/Break Room



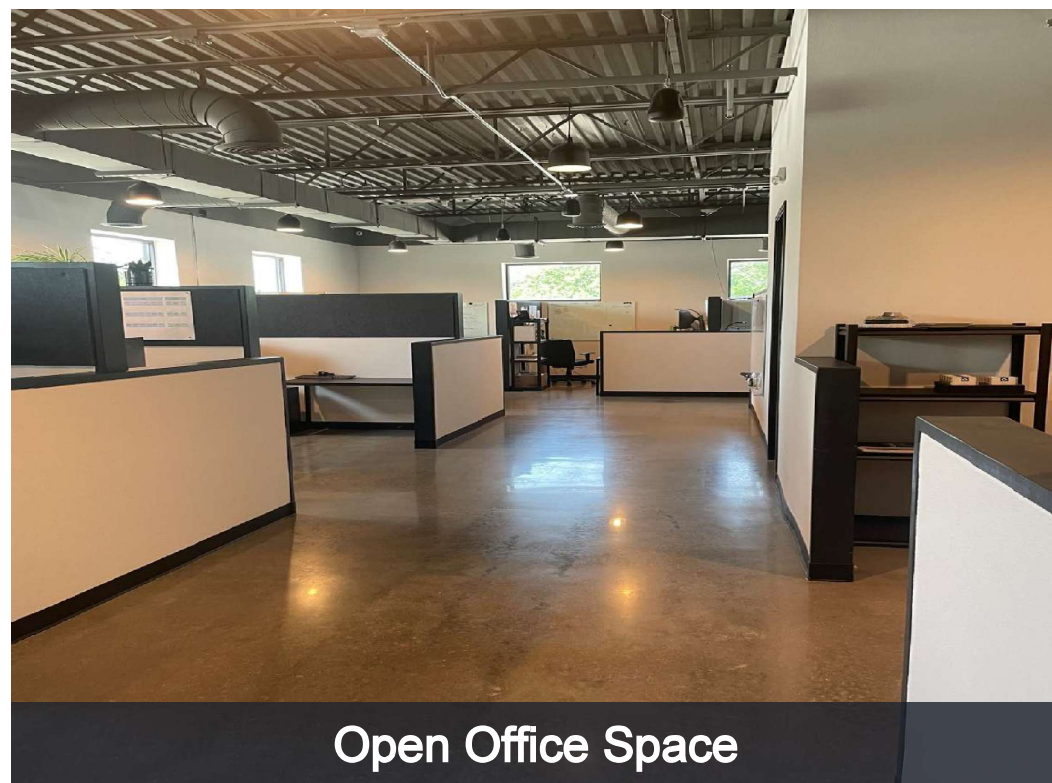
Copy Room



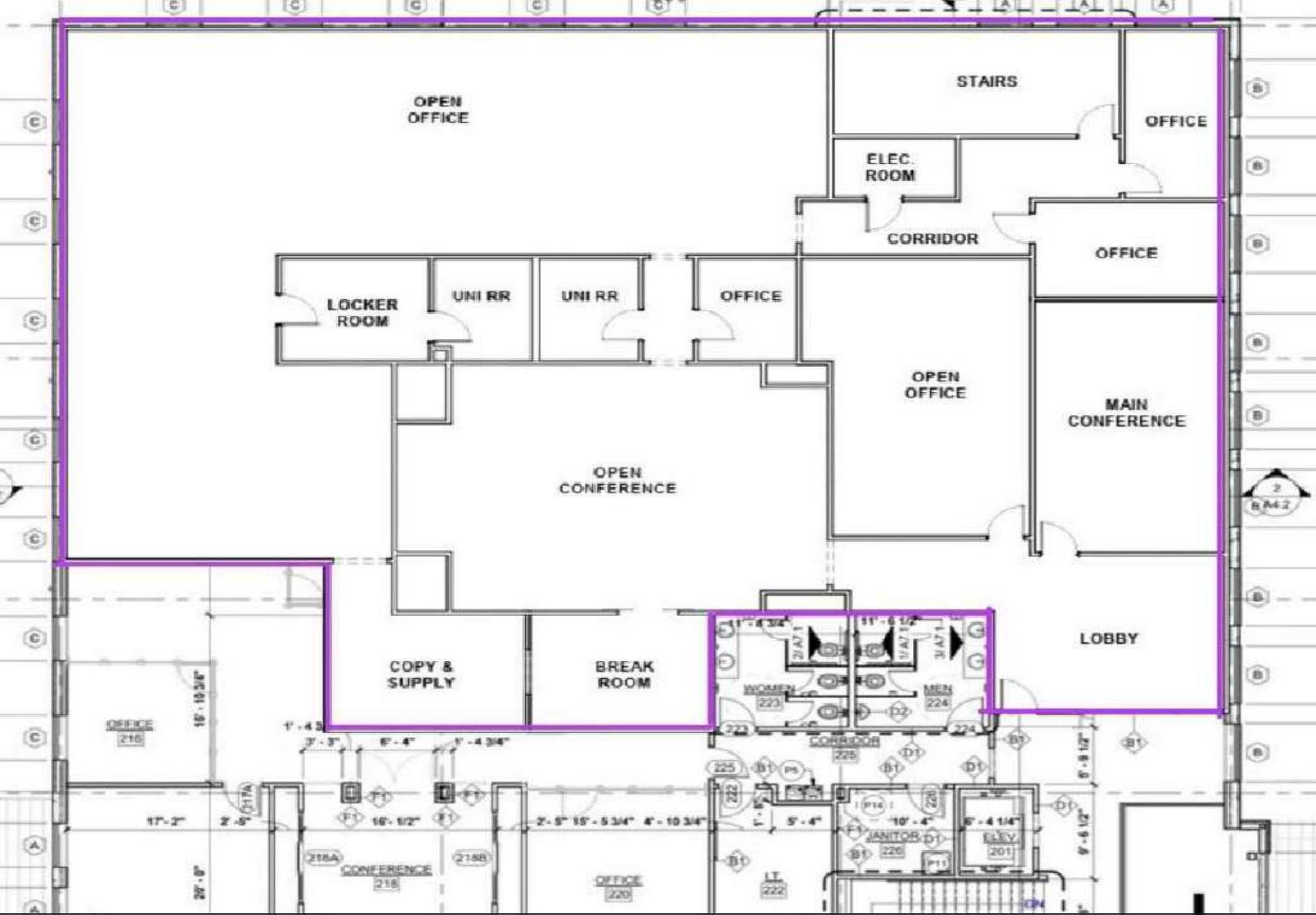
Private Office



Open Office Space



Open Office Space

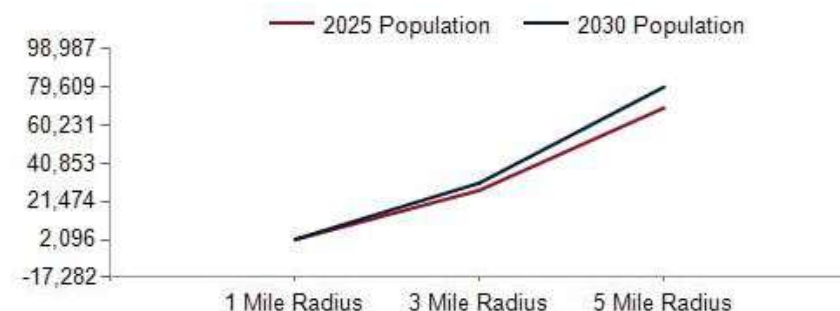


Floor Plan

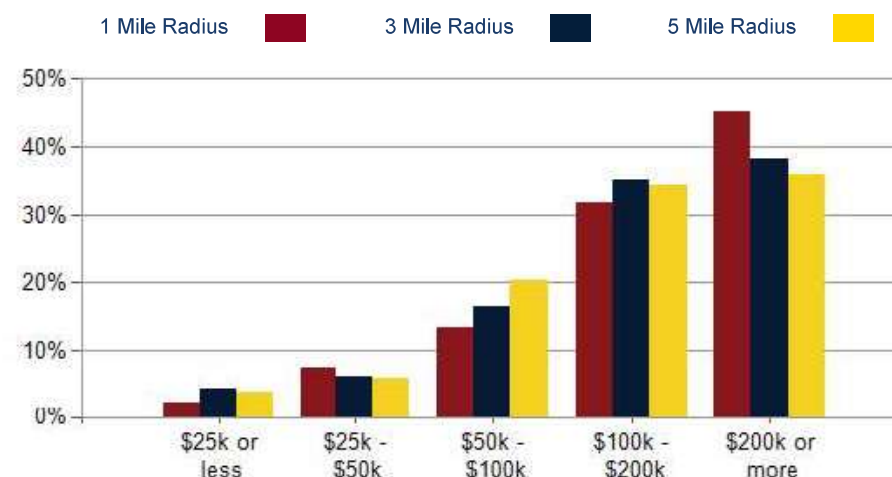
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	870	4,333	9,444
2010 Population	1,085	7,123	25,444
2025 Population	2,096	27,188	68,976
2030 Population	2,295	30,895	79,609
2025-2030: Population: Growth Rate	9.15%	12.95%	14.55%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2	214	465
\$15,000-\$24,999	12	163	483
\$25,000-\$34,999	27	205	558
\$35,000-\$49,999	22	330	860
\$50,000-\$74,999	39	638	2,195
\$75,000-\$99,999	48	824	2,756
\$100,000-\$149,999	100	1,700	4,498
\$150,000-\$199,999	108	1,428	3,878
\$200,000 or greater	296	3,397	8,738
Median HH Income	\$182,658	\$160,286	\$153,839
Average HH Income	\$224,083	\$207,890	\$195,633

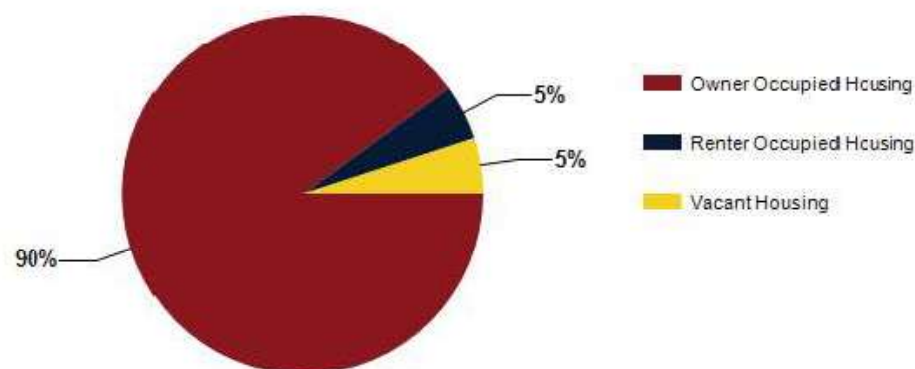
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	295	1,566	3,442
2010 Total Households	350	2,364	8,748
2025 Total Households	654	8,899	24,432
2030 Total Households	731	10,363	29,454
2025 Average Household Size	3.20	3.06	2.82
2025-2030: Households: Growth Rate	11.25%	15.45%	19.05%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	72	1,438	3,388
2025 Population Age 35-39	101	1,961	4,404
2025 Population Age 40-44	119	2,154	4,940
2025 Population Age 45-49	126	1,920	4,564
2025 Population Age 50-54	180	1,927	4,774
2025 Population Age 55-59	187	1,714	4,332
2025 Population Age 60-64	172	1,549	4,060
2025 Population Age 65-69	148	1,214	3,697
2025 Population Age 70-74	96	870	3,213
2025 Population Age 75-79	89	679	2,841
2025 Population Age 80-84	46	363	1,651
2025 Population Age 85+	28	197	916
2025 Population Age 18+	1,646	19,673	51,704
2025 Median Age	46	37	41
2030 Median Age	46	38	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$175,503	\$150,857	\$144,930
Average Household Income 25-34	\$220,041	\$195,819	\$188,309
Median Household Income 35-44	\$194,746	\$173,079	\$173,165
Average Household Income 35-44	\$233,683	\$219,995	\$216,116
Median Household Income 45-54	\$200,001	\$195,577	\$193,709
Average Household Income 45-54	\$269,760	\$242,903	\$235,852
Median Household Income 55-64	\$200,001	\$182,426	\$180,183
Average Household Income 55-64	\$264,759	\$230,035	\$221,935
Median Household Income 65-74	\$130,927	\$118,168	\$121,208
Average Household Income 65-74	\$185,267	\$170,496	\$164,662
Average Household Income 75+	\$113,070	\$110,595	\$112,729

