

ARGYLE FREESTANDING RESTAURANT

421 U.S. 377

ARGYLE, TX 76226

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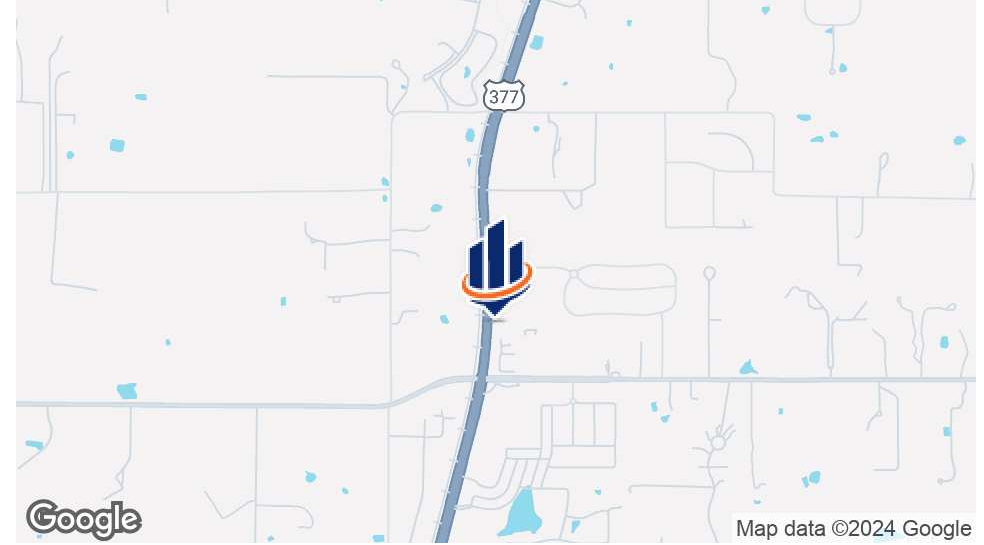
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Property Summary



OFFERING SUMMARY

Sale Price:	Call for pricing
Available SF:	4,983 SF
Building Size:	4,983 SF

PROPERTY DESCRIPTION

This is a rare opportunity to acquire a 2nd generation restaurant in a highly desirable market with limited inventory. The property is on a 0.67 acre lot with +/- 4,983 SF of restaurant space as well as outdoor covered patio space. The property benefits from excellent visibility on US 377, accessibility from both US 377 and FM 407 and an existing cross parking agreement with the neighboring office building. This property gives both owner users and investors the chance to benefit from this growing market with excellent demographics.

LOCATION DESCRIPTION

The subject property is located just north of the intersection of US 377 and FM 407 in Argyle, TX with approximately 115 feet of frontage on US 377. The town of Argyle boasts excellent demographics with currently limited restaurant opportunities. The property benefits from a cross parking agreement with the neighboring office building and dedicated access off of US 377. There is also a multiple parcel cross access agreement which allows for access from FM 407 where CVS is located at the hard corner.

Additional Photos



Demographics Map & Report

POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	158	622	1,387
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	53	210	472
# of Persons per HH	3	3	2.9
Average HH Income	\$230,621	\$223,376	\$208,581
Average House Value	\$1,030,058	\$1,013,528	\$979,881

Demographics data derived from AlphaMap

