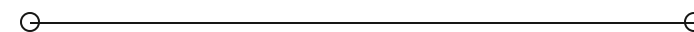


SALE / LEASE

Argyle Freestanding Restaurant

421 U.S. 377

Argyle, TX 76226

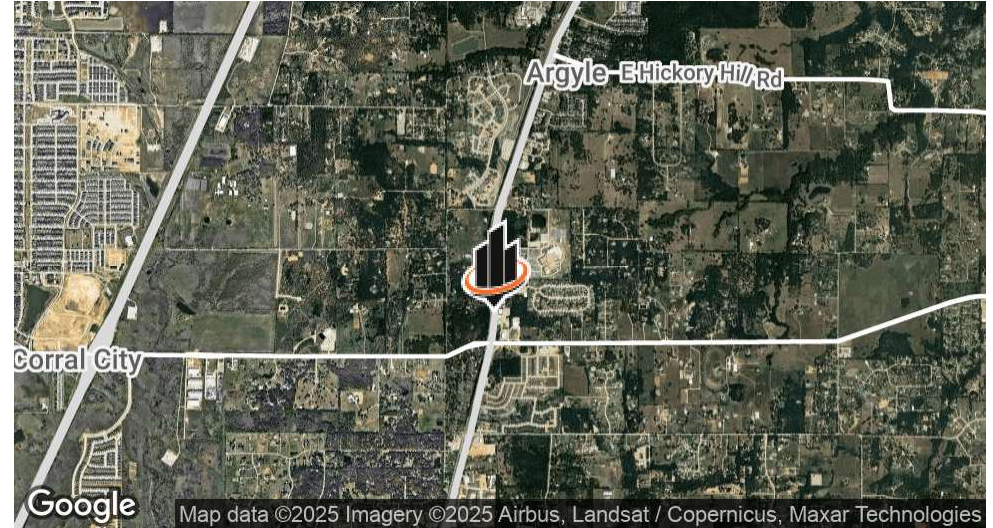


PRESENTED BY:

BRAD TYNDALL
O: 940.381.2220
brad.tyndall@svn.com

NATHAN TUNE
O: 940.381.2220
nathan.tune@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Call for pricing
AVAILABLE SF:	4,983 SF
BUILDING SIZE:	4,983 SF

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.

The Waterbrook and Canyon Falls residential developments are located nearby along US 377 and the property is just under 2 miles from I-35W and the Harvest and Pecan Square developments. Additionally, the Furst Ranch project is set to kick off their initial development of over 1,000 acres in the immediate future less than 2 miles south of the subject property.

BRAD TYNDALL
O: 940.381.2220
brad.tyndall@svn.com

NATHAN TUNE
O: 940.381.2220
nathan.tune@svn.com

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	4,983 SF	LEASE RATE:	Call for pricing

AVAILABLE SPACES
SUITE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Argyle Freestanding Restaurant	Available	4,983 SF	NNN	Call for pricing	2nd Generation Restaurant with Patio

BRAD TYNDALL
O: 940.381.2220
brad.tyndall@svn.com

NATHAN TUNE
O: 940.381.2220
nathan.tune@svn.com

PROPERTY LOCATION



BRAD TYNDALL
O: 940.381.2220
brad.tyndall@svn.com

NATHAN TUNE
O: 940.381.2220
nathan.tune@svn.com

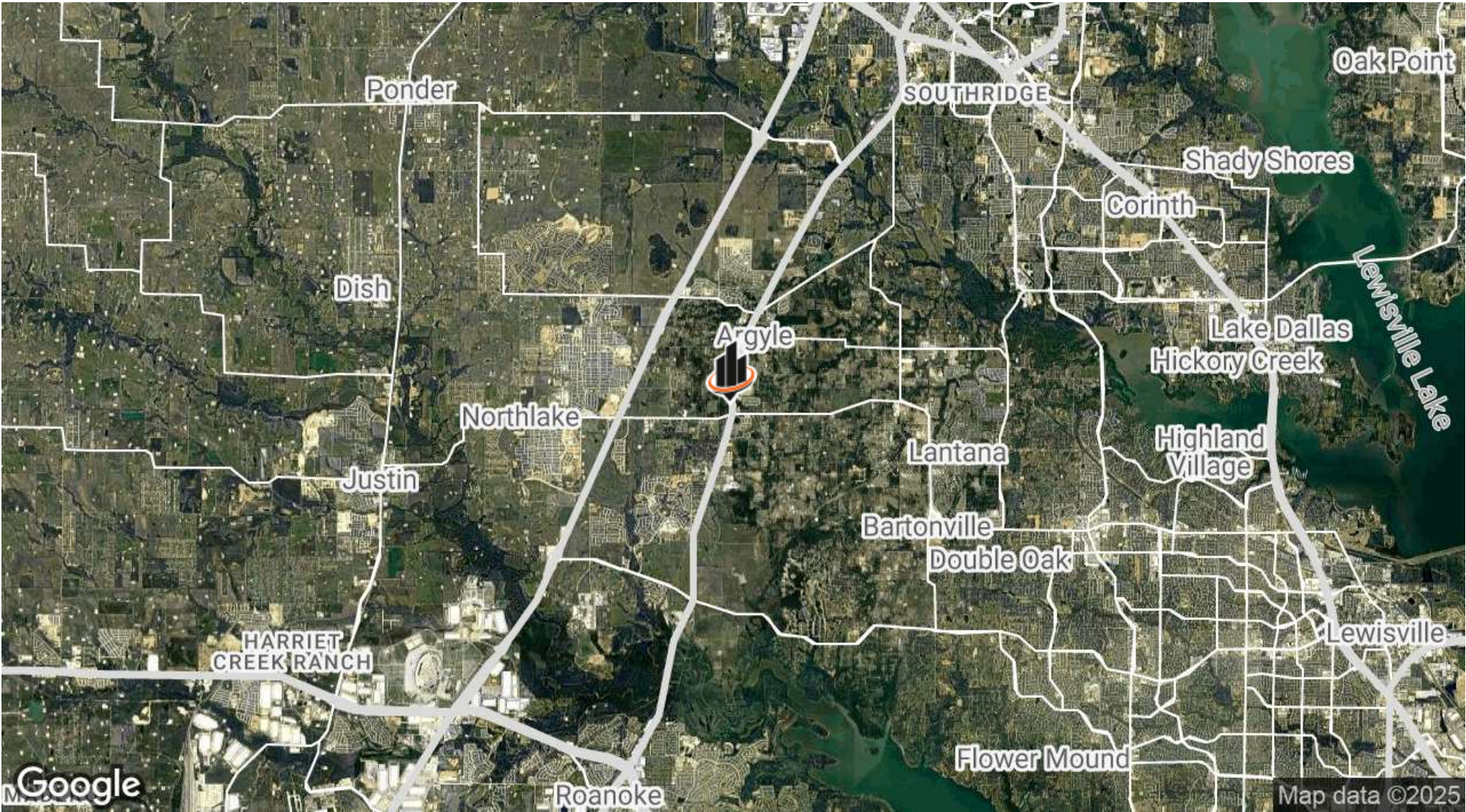
ADDITIONAL PHOTOS



BRAD TYNDALL
O: 940.381.2220
brad.tyndall@svn.com

NATHAN TUNE
O: 940.381.2220
nathan.tune@svn.com

LOCATION MAP



BRAD TYNDALL
O: 940.381.2220
brad.tyndall@svn.com

NATHAN TUNE
O: 940.381.2220
nathan.tune@svn.com

DEMOGRAPHICS MAP & REPORT

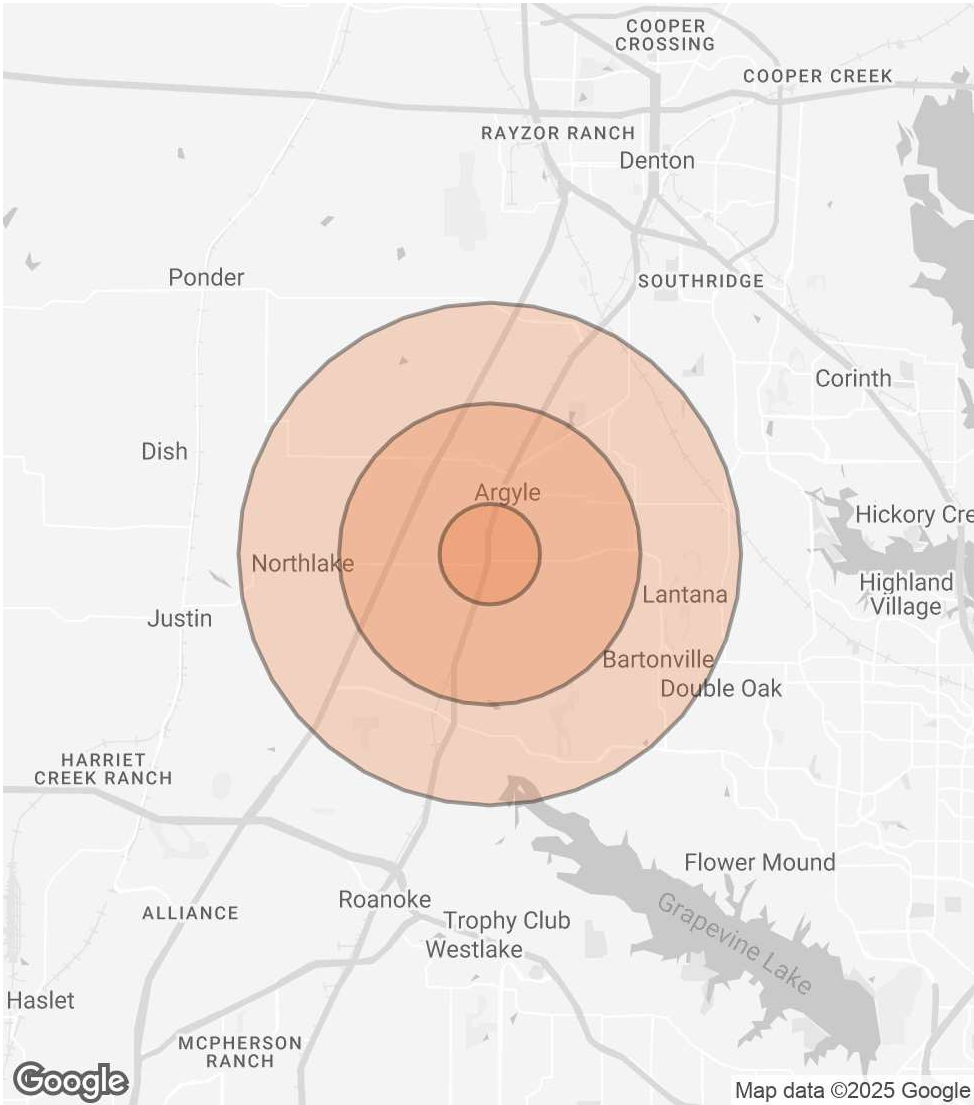
POPULATION 1 MILE 3 MILES 5 MILES

TOTAL POPULATION	1,387	20,885	55,488
AVERAGE AGE	42	37	41
AVERAGE AGE (MALE)	41	37	40
AVERAGE AGE (FEMALE)	43	38	41

HOUSEHOLDS & INCOME 1 MILE 3 MILES 5 MILES

TOTAL HOUSEHOLDS	472	6,741	19,109
# OF PERSONS PER HH	2.9	3.1	2.9
AVERAGE HH INCOME	\$208,581	\$181,544	\$187,968
AVERAGE HOUSE VALUE	\$979,881	\$688,196	\$649,249

Demographics data derived from AlphaMap



BRAD TYNDALL
O: 940.381.2220
brad.tyndall@svn.com

NATHAN TUNE
O: 940.381.2220
nathan.tune@svn.com

MEET THE TEAM



BRAD TYNDALL

Senior Advisor

Direct: 940.381.2220 Cell: 682.553.3766
brad.tyndall@svn.com



NATHAN TUNE

Senior Advisor

Direct: 940.381.2220 Cell: 214.578.3361
nathan.tune@svn.com

BRAD TYNDALL
O: 940.381.2220
brad.tyndall@svn.com

NATHAN TUNE
O: 940.381.2220
nathan.tune@svn.com