



**SALE / LEASE**

# Argyle Freestanding Restaurant

**421 U.S. 377**

Argyle, TX 76226



**PRESENTED BY:**

**BRAD TYNDALL**

O: 940.381.2220

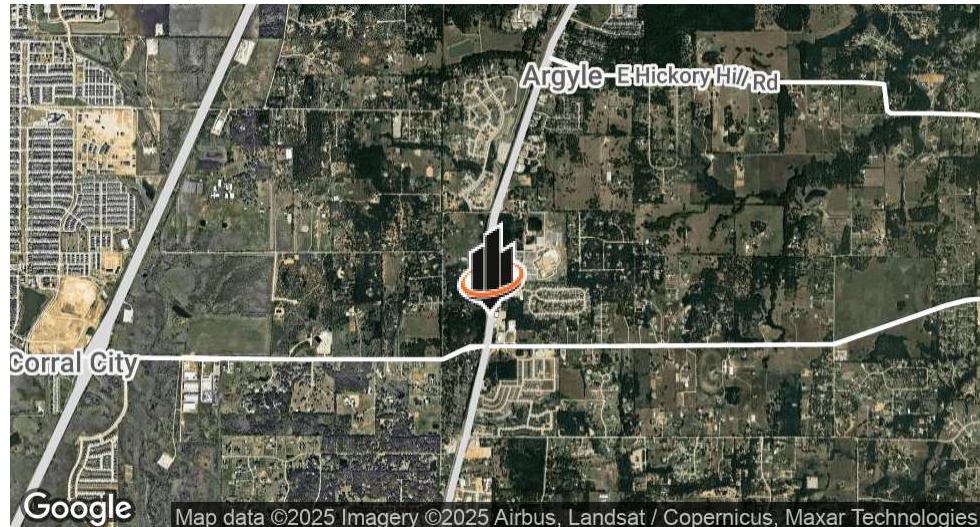
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**NATHAN TUNE**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Call for pricing
<b>AVAILABLE SF:</b>	4,983 SF
<b>BUILDING SIZE:</b>	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.

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## LEASE SPACES



### LEASE INFORMATION

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

### AVAILABLE SPACES

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

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## PROPERTY LOCATION



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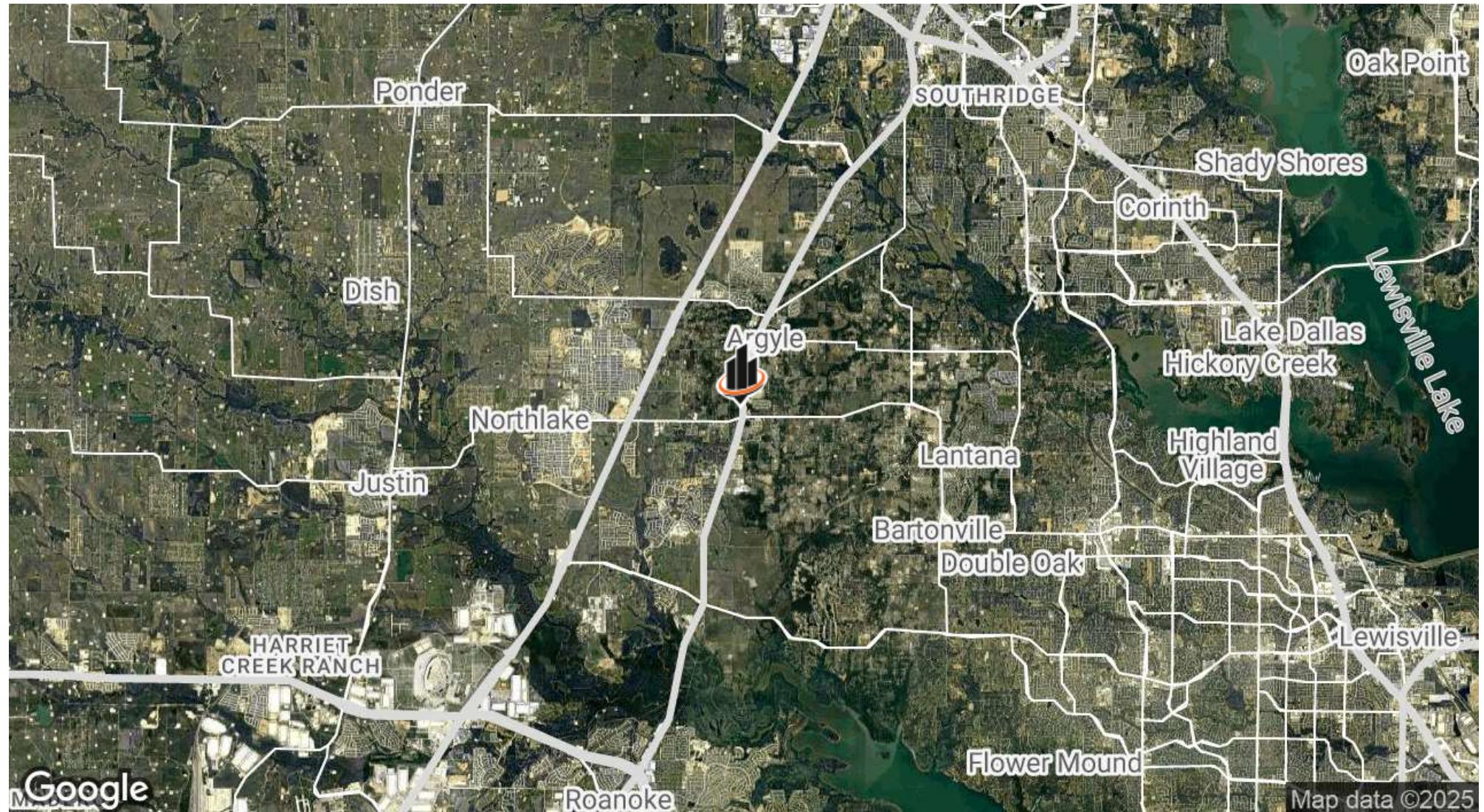
## ADDITIONAL PHOTOS



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## LOCATION MAP



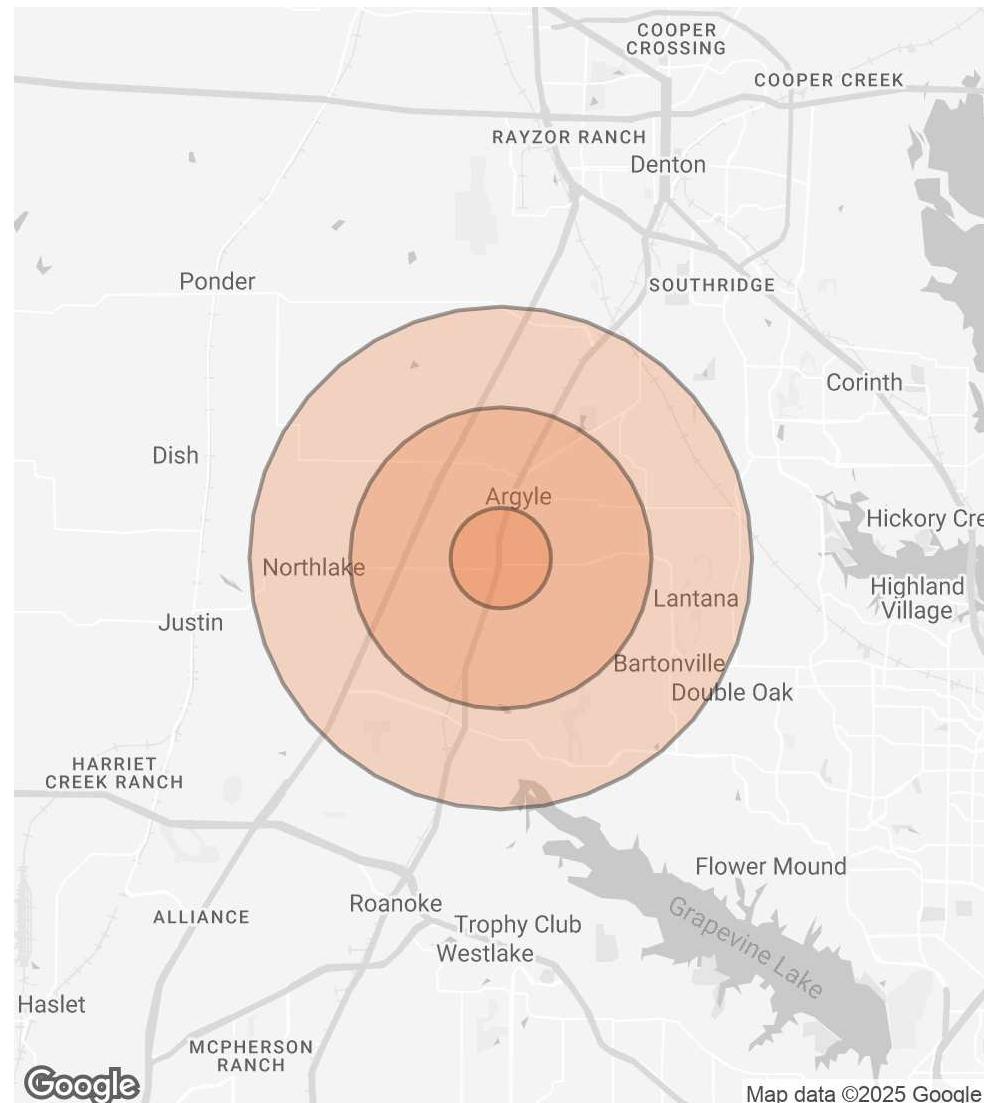
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	1,387	20,885	55,488
<b>AVERAGE AGE</b>	42	37	41
<b>AVERAGE AGE (MALE)</b>	41	37	40
<b>AVERAGE AGE (FEMALE)</b>	43	38	41
<b>HOUSEHOLDS &amp; INCOME</b>			
<b>TOTAL HOUSEHOLDS</b>	472	6,741	19,109
<b># OF PERSONS PER HH</b>	2.9	3.1	2.9
<b>AVERAGE HH INCOME</b>	\$208,581	\$181,544	\$187,968
<b>AVERAGE HOUSE VALUE</b>	\$979,881	\$688,196	\$649,249

Demographics data derived from AlphaMap



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## MEET THE TEAM



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