



COOK ST

377



COOK ST

NORA LN

BOONESVILLE BEND

SUSHWY 377



377



E FM 407

FM 407

FM 407

FOR LEASE

# ARGYLE MARKET PLACE

COMING SUMMER 2027  
403 US-377, ARGYLE TX 76226



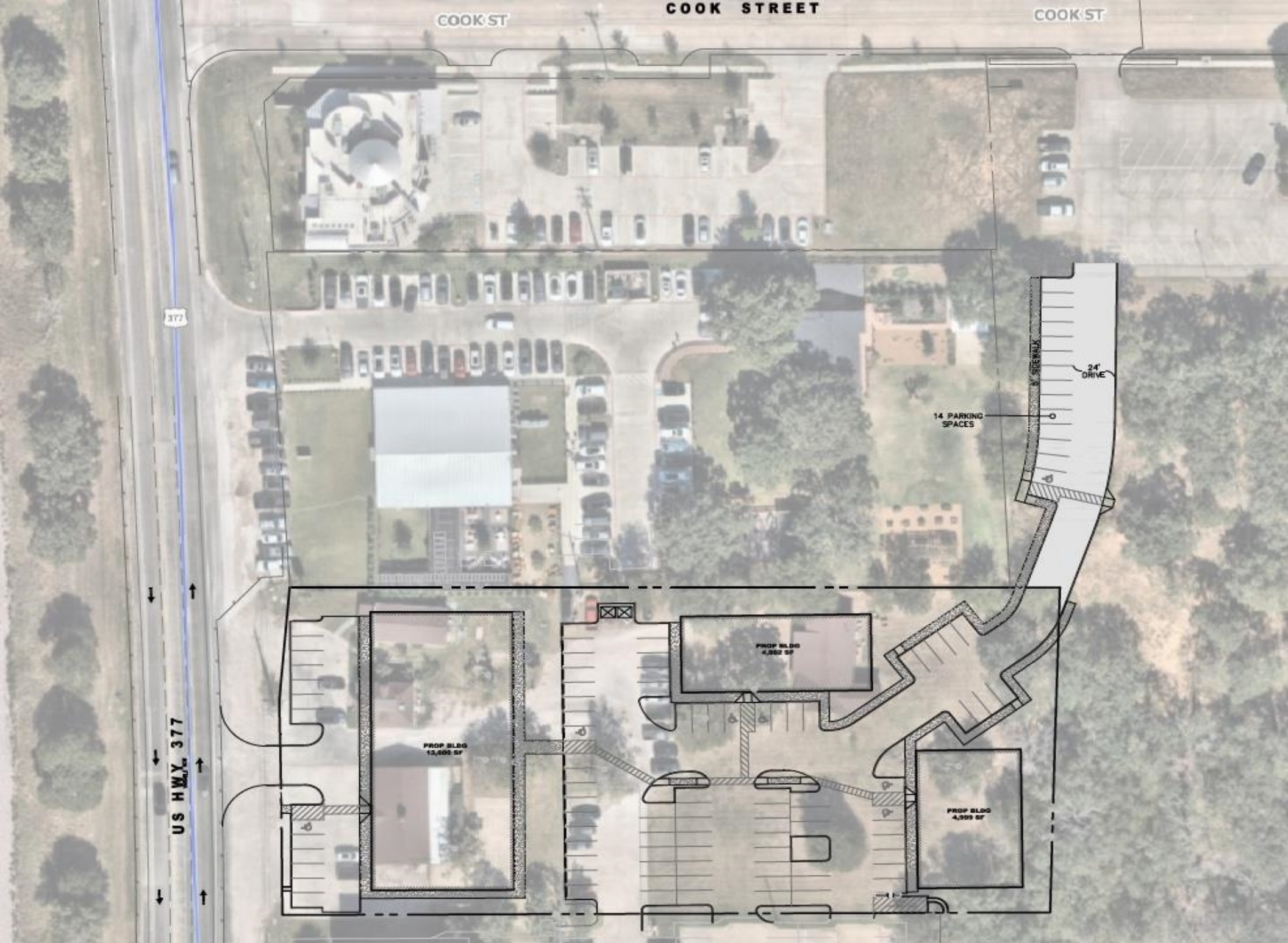
# HIGHLIGHTS

- Located in the heart of fast-growing Argyle
- Positioned at the high-visibility intersection of US 377 & FM 407
- Mixed use retail building for office, retail, restaurant and medical
- Designed for modern mixed commercial use with delivery slated for Summer 2027
- Planned adjacent green space and Argyle Nature Trail connections enhance walkability, visibility, and overall site appeal for tenants and customers

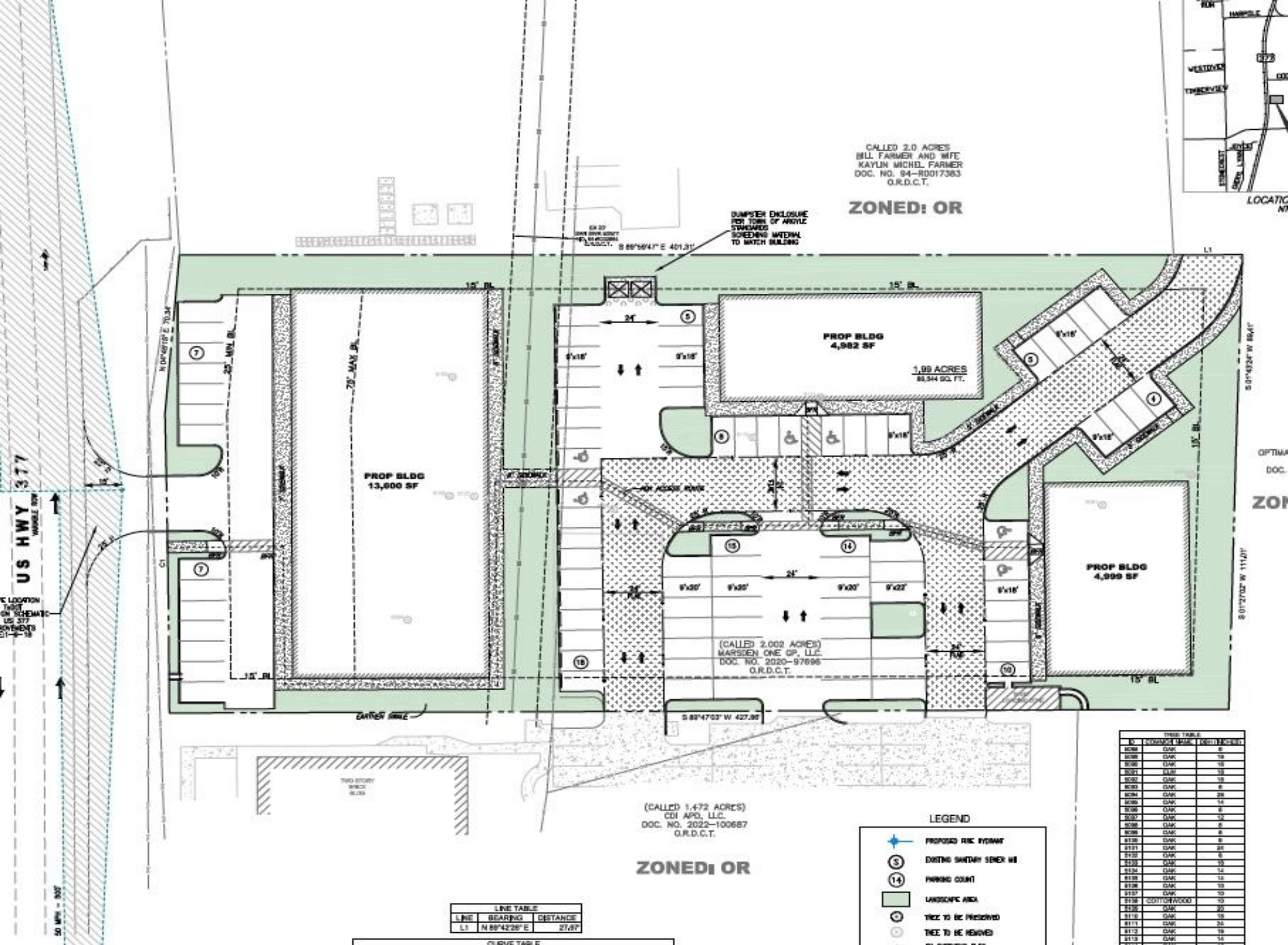
Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
Building 1	13,600	\$40.00	NNN	Spaces starting at 1,200 SF
Building 2	4,900	\$32.00	NNN	1,250-4,900 SF Available
Building 3	4,900	\$32.00	NNN	1,250-4,900 SF Available



**BUILDING 1 FRONT ELEVATION (WEST)**  
N.T.S.







CALLED 2.0 ACRES  
 BILL FARMER AND WIFE  
 KAYLIN MICHEL FARMER  
 DOC. NO. 94-RD017363  
 O.R.D.C.T.

**ZONED: OR**

DUMPER ENCLOSURE  
 PER TOWN OF ARGYLE  
 STANDARDS  
 SCHEDING MATERIAL  
 TO MATCH BUILDING

**PROP BLDG**  
 4,982 SF  
 1.99 ACRES  
 88,544 SQ. FT.

**PROP BLDG**  
 13,600 SF

**PROP BLDG**  
 4,999 SF

(CALLED 2.002 ACRES)  
 MARSDEN ONE OP, LLC.  
 DOC. NO. 2020-97695  
 O.R.D.C.T.

(CALLED 1.472 ACRES)  
 CDI APO, LLC.  
 DOC. NO. 2022-100687  
 O.R.D.C.T.

**ZONED: OR**

**LEGEND**

- PROPOSED RISE HYDRAV
- EXISTING SANITARY SEWER M
- PARKING COUNT
- LANDSCAPE AREA
- TREE TO BE PRESERVED
- TREE TO BE REMOVED
- PROPERTY LINE

TREE TABLE		
N	COMMIT NAME	IDENT NUMBER
8088	DAK	18
8089	DAK	18
8090	DAK	18
8091	DAK	18
8092	DAK	18
8093	DAK	6
8094	DAK	28
8095	DAK	14
8096	DAK	6
8097	DAK	12
8098	DAK	6
8099	DAK	6
8100	DAK	6
8101	DAK	28
8102	DAK	6
8103	DAK	18
8104	DAK	14
8105	DAK	18
8106	DAK	18
8107	DAK	10
8108	DOY/STRAWWOOD	10
8109	DAK	20
8110	DAK	18
8111	DAK	20
8112	DAK	18
8113	DAK	14
8114	DAK	18

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°42'28"E	27.87'

CURVE TABLE



