



SEC FM 407 & US 377, ARGYLE, TX

A Development by:

Blazing
HOSPITALITY

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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PAD SITES & ANCHOR SPACE | SEC of FM 407 & US 377, Argyle, Texas 76226

OVERVIEW

- ±17.93 Acre Retail Development
- Retail Pad Sites and Anchor Space Available
- Argyle ISD
- Zoning: Village Center Form Based District - Mixed-Use: Retail, Office, Service Uses
- All Utilities Available
- At the entrance of Waterbrook with 290 single family lots
- Call for Info & Price

TRAFFIC COUNTS

US Hwy 377: 16,864 VPD south of FM 407 (TXDOT 2022)
FM 407: 14,210 VPD east of US Hwy 377 (TXDOT 2022)
US Hwy 377: 13,324 VPD north of FM 407 (TXDOT 2022)

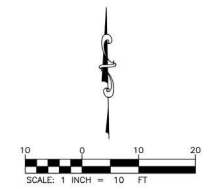
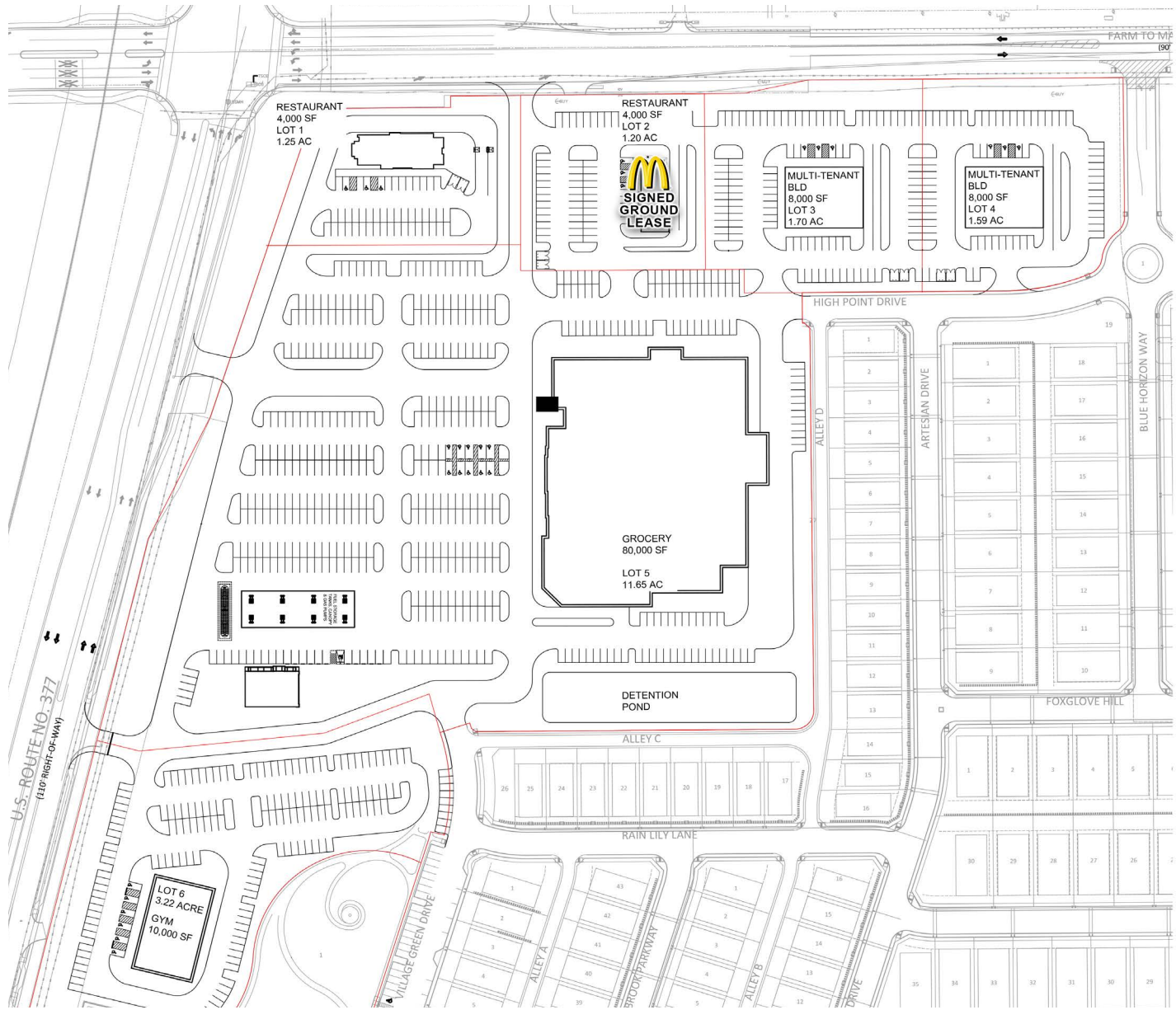
DEMOGRAPHICS

	1-mile	3-mile	5-mile
2024 Population	2,058	25,854	61,749
2029 Projected Pop.	2,174	29,525	75,800
Daytime Pop.	1,647	18,790	46,749
Avg HH Income	\$233,782	\$194,256	\$191,315



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CONCEPTUAL SITE PLAN



PROPOSED LEGEND	
PROPOSED BUILDING	
PROPERTY LINE	
STD. 6" CONCRETE CURB	
PARKING SPACE COUNT	
CONCRETE SIDEWALK	
SITE	
SITE NAME: MARKET STREET ARGYLE	
LOCATION: SW QUADRANT FM407 & US377	
ZONING: PLANNED DEVELOPMENT	
PARKING	
LOT 1 - RESTAURANT W/ DRIVE-THROUGH	
1.25 ACRE	
REQUIRED SPACES:	1 PER 100 GFA
	4,000 SF/ 100 = 40 SPACES
PROPOSED SPACES:	48 SPACES (PROPOSED)
LOT 2 - RESTAURANT W/ DRIVE-THROUGH	
1.20 ACRE	
REQUIRED SPACES:	1 PER 100 GFA
	4,000 SF/ 100 = 40 SPACES
PROPOSED SPACES:	63 SPACES (PROPOSED)
TRACT 3 - MULTI-TENANT BUILDING	
1.70 ACRE	
REQUIRED SPACES:	1 PER 250 GFA
	8,000 SF/ 250 = 32 SPACES
PROPOSED SPACES:	80 SPACES (PROPOSED)
LOT 4 - MULTI-TENANT BUILDING	
1.59 ACRE	
REQUIRED SPACES:	1 PER 250 GFA
	8,000 SF/ 250 = 32 SPACES
PROPOSED SPACES:	77 SPACES (PROPOSED)
LOT 5 - GROCERY	
11.65 ACRE	
REQUIRED SPACES:	1 PER 250 GFA
	80,000 SF/ 250 = 320 SPACES
PROPOSED SPACES:	450 SPACES (PROPOSED)
FUEL STATION	
REQUIRED SPACES:	1 PER 250 GFA
	3,500 SF/ 200 = 18 SPACES
PROPOSED SPACES:	43 SPACES (PROPOSED)
LOT 8 - GYM	
3.22 ACRE	
REQUIRED SPACES:	1 PER 150 GFA
	10,000 SF/ 150 = 67 SPACES
PROPOSED SPACES:	163 SPACES (PROPOSED)

CONCEPTUAL PLAN NOTES:

CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. BOHMAN DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.

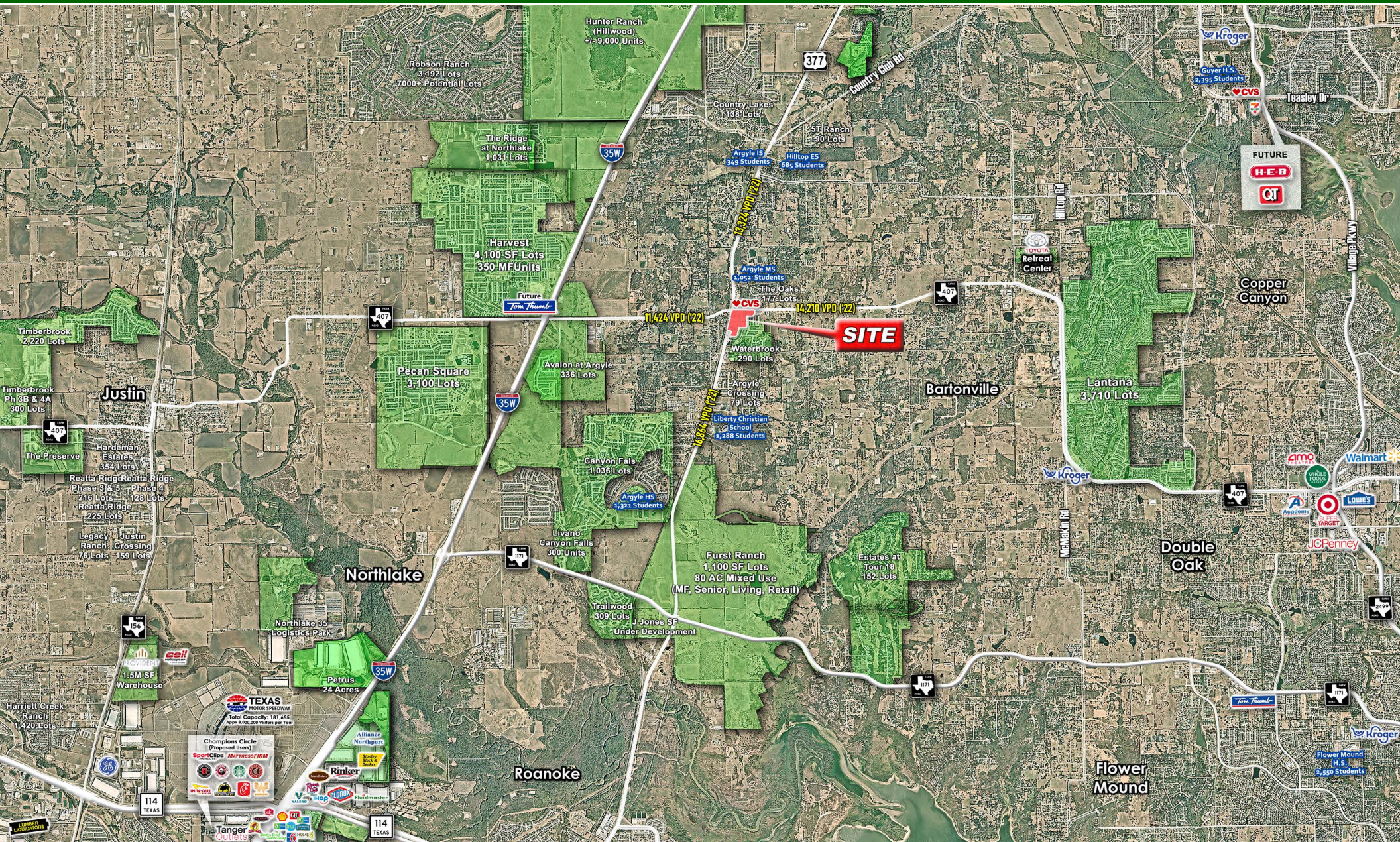
NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.

THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DuWest Management Inc.	605046		214.720.0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date