



1 - FRONT ELEVATION (SOUTH) SCALE 3/16"=1'-0"



1 - SIDE ELEVATION (EAST) SCALE 3/16"=1'-0"

# ARGYLE NEIGHBORHOOD SHOPS FOR LEASE

NEQ US HWY 377 & FM 407  
ARGYLE, TX

**SLATE**

LOCATION

NEQ US HWY 377 & FM 407

SIZE

**LAND** 1.88 AC      **BUILDING** 19,653 SF

AVAILABLE SPACES

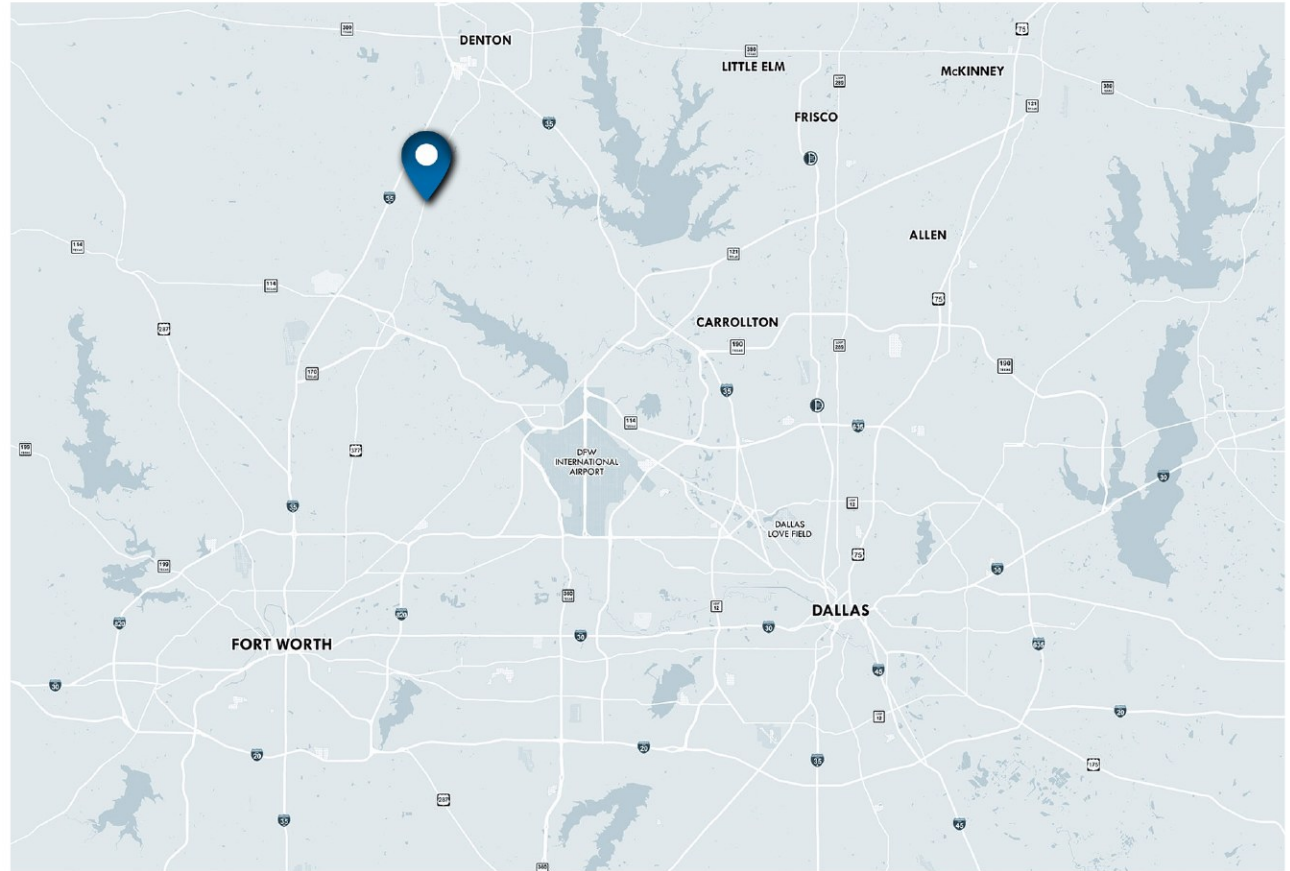
**SUITE 104** 1,789 USF (1,539 RSF)      **SUITE 108** 1,453 USF (1,396 RSF)  
**SUITE 110** 1,525 USF (1,525 RSF)  
**SUITE 200** 1,625 SF      **SUITE 202** 1,532 SF (AT LOI)  
**SUITE 204** 1,440 SF (AT LOI)

TRAFFIC COUNTS

**HWY 377** 16,599 VPD      **FM 407** 13,891 VPD

PROPERTY HIGHLIGHTS

- ★ **FM 407 FRONTAGE**
- ★ **2 MILES FROM I-35W**
- ★ **UNDER-SERVED TRADE AREA**

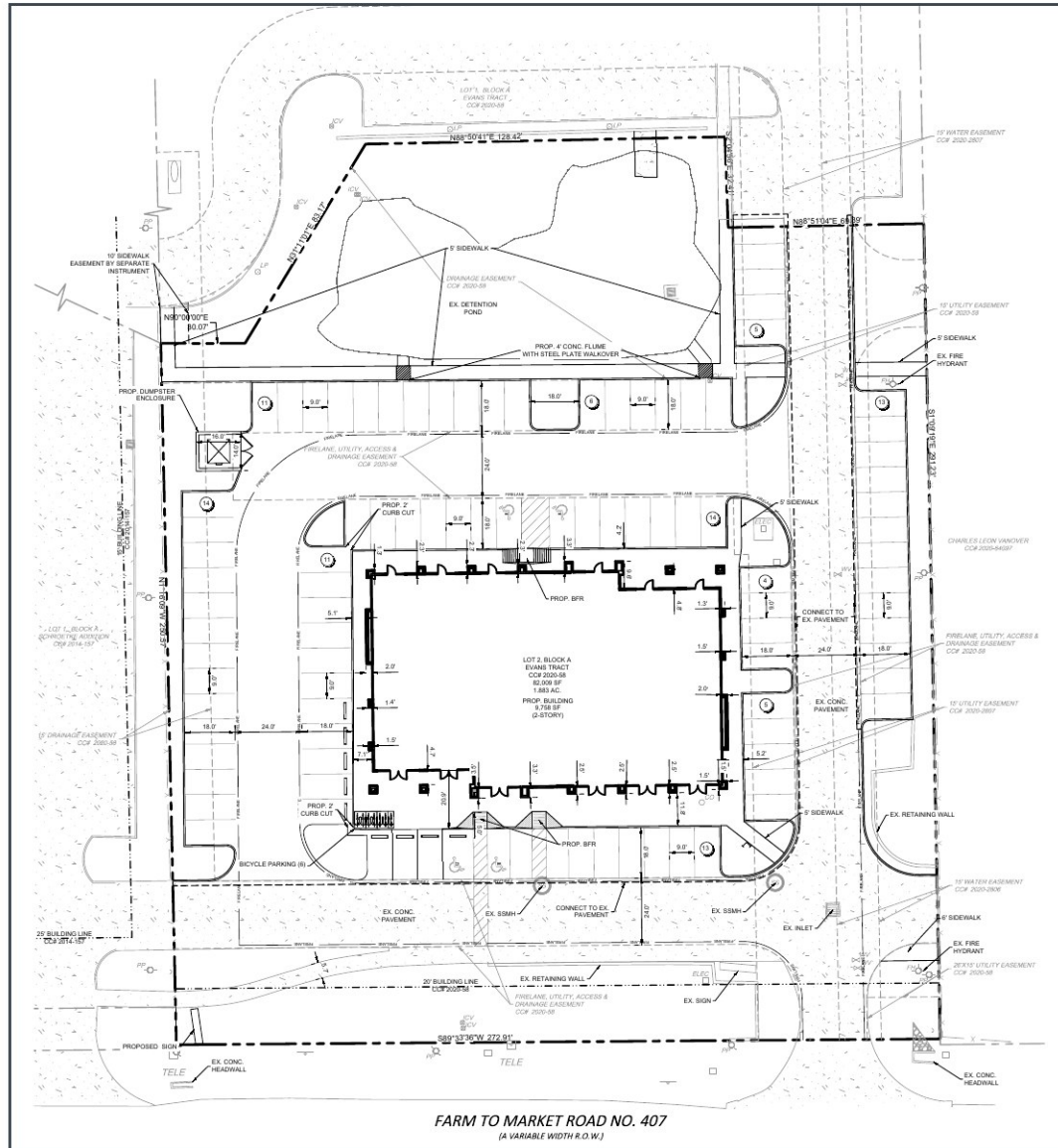


2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,299	18,848	48,722
EST. DAYTIME POPULATION	1,290	11,091	26,121
EST. AVG. HH INCOME	\$208,334	\$155,597	\$174,899

AREA ATTRACTIONS







UNIT	TENANTS	USF	RSF
<b>FIRST FLOOR</b>			
100	Branded Bowls	2,726	2,978
<b>104</b>	<b>AVAILABLE</b>	<b>1,409</b>	<b>1,539</b>
106	Nail Salon	2,059	2,250
<b>108</b>	<b>AVAILABLE</b>	<b>1,330</b>	<b>1,396</b>
<b>110</b>	<b>AVAILABLE</b>	<b>1,396</b>	<b>1,525</b>





