

COMING SOON



ARGYLE MARKET PLACE

ARGYLE
MARKETPLACE

COMING JANUARY 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

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,583	27,210	68,549

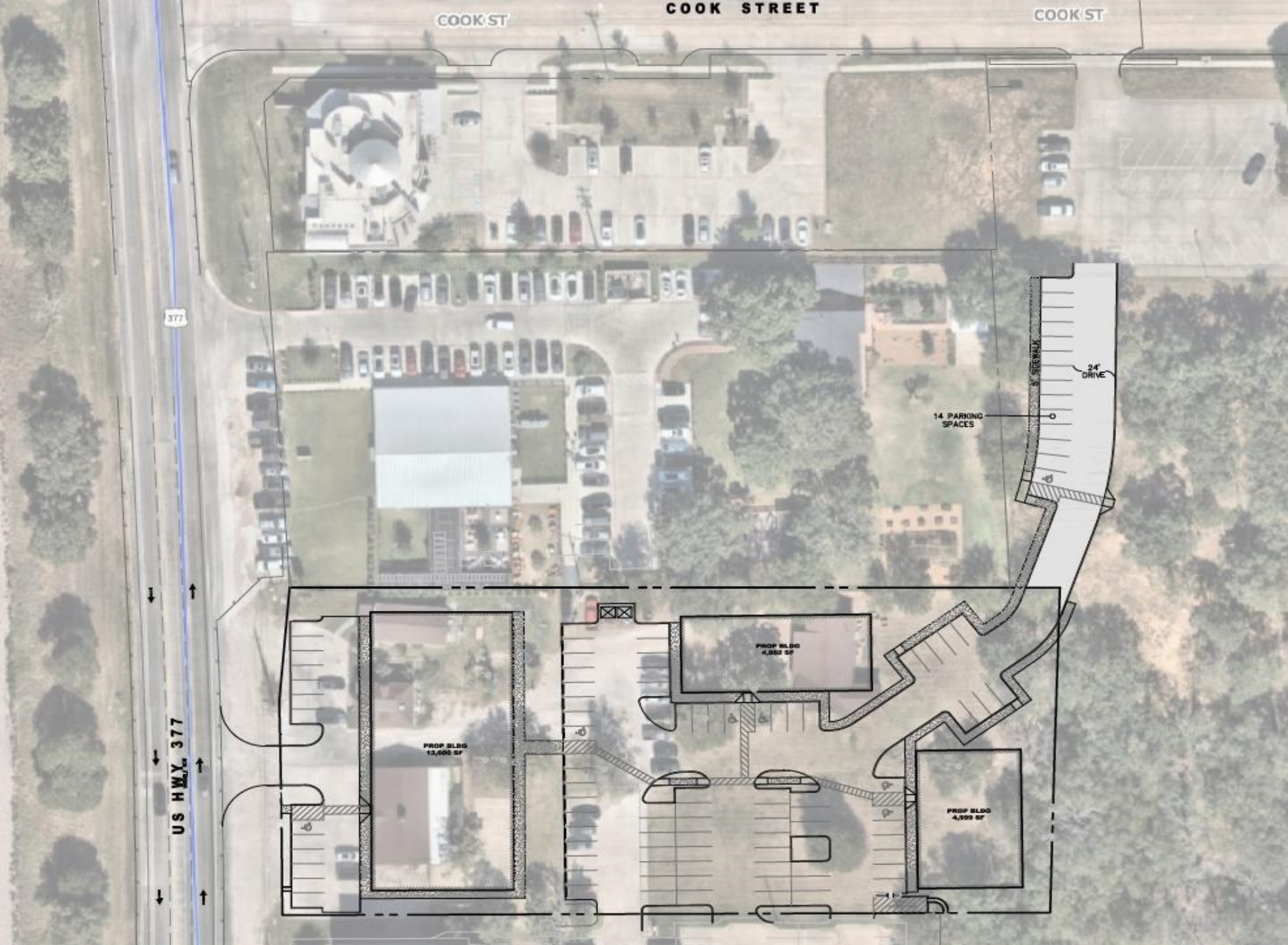
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$225,538	\$207,698	\$195,276

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
817	8,907	24,288

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



COOK ST

COOK STREET

COOK ST

377

US HWY. 377

14 PARKING SPACES

24' DRIVE

PROP BLDG
13,600 SF

PROP BLDG
4,800 SF

PROP BLDG
4,800 SF



COOK ST

377



COOK ST

NORA LN

BOONESVILLE BEND

S US HWY 377



377

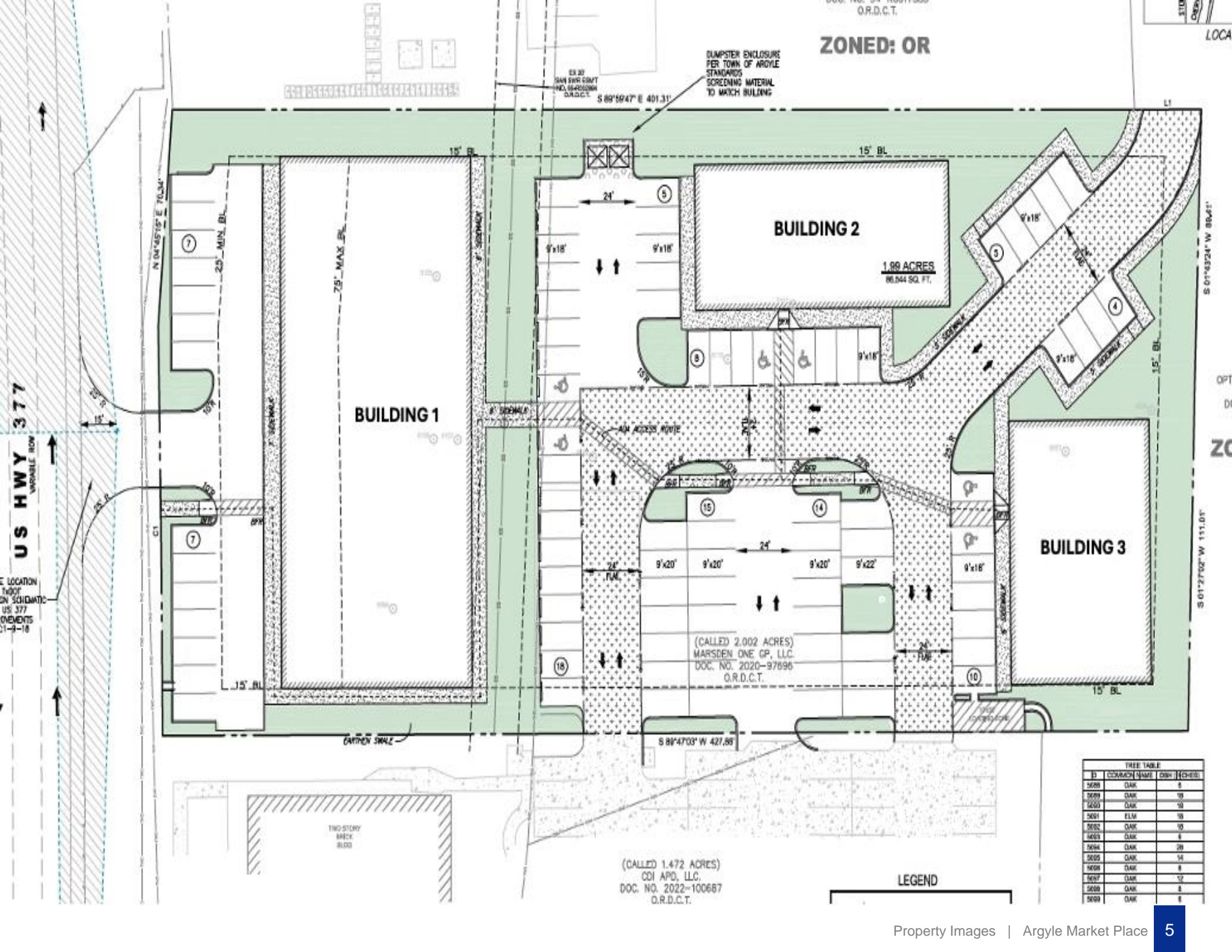


E FM 407

FM 407

FM 407

O.R.D.C.T.
ZONED: OR



DUMPSTER ENCLOSURE
 PER TOWN OF ARGYLE
 STANDARDS
 SCREENING MATERIAL
 TO MATCH BUILDING

EX 30
 SAN SWR CMT
 NO. 94-02094
 O.R.D.C.T.

BUILDING 2
 1.89 ACRES
 86,044 SQ. FT.

BUILDING 1

BUILDING 3

(CALLED 2.002 ACRES)
 MARSDEN ONE GP, LLC.
 DOC. NO. 2020-97696
 O.R.D.C.T.

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

LEGEND

ID	COMMON NAME	DBH (INCHES)
5089	DAK	8
5089	DAK	18
5090	DAK	18
5091	ELM	18
5092	DAK	18
5093	DAK	8
5094	DAK	28
5095	DAK	14
5096	DAK	8
5097	DAK	12
5098	DAK	8
5099	DAK	8

US HWY 377
 VARIABLE ROW

LOCATION
 TYPED
 ON SCHEDULE
 US 377
 MOVEMENTS
 11-9-18

TWO STORY
 BRICK
 BLDG

CATHERY SWALK

LEGEND