

**100 ACRE MIXED USE RETAIL DEVELOPMENT
ANCHOR & PAD OPPORTUNITIES**

SITE



NEQ I-35W & FM 407 SITES AVAILABLE

214.378.1212

GROCERY ANCHORED DEVELOPMENT
ARGYLE, TX

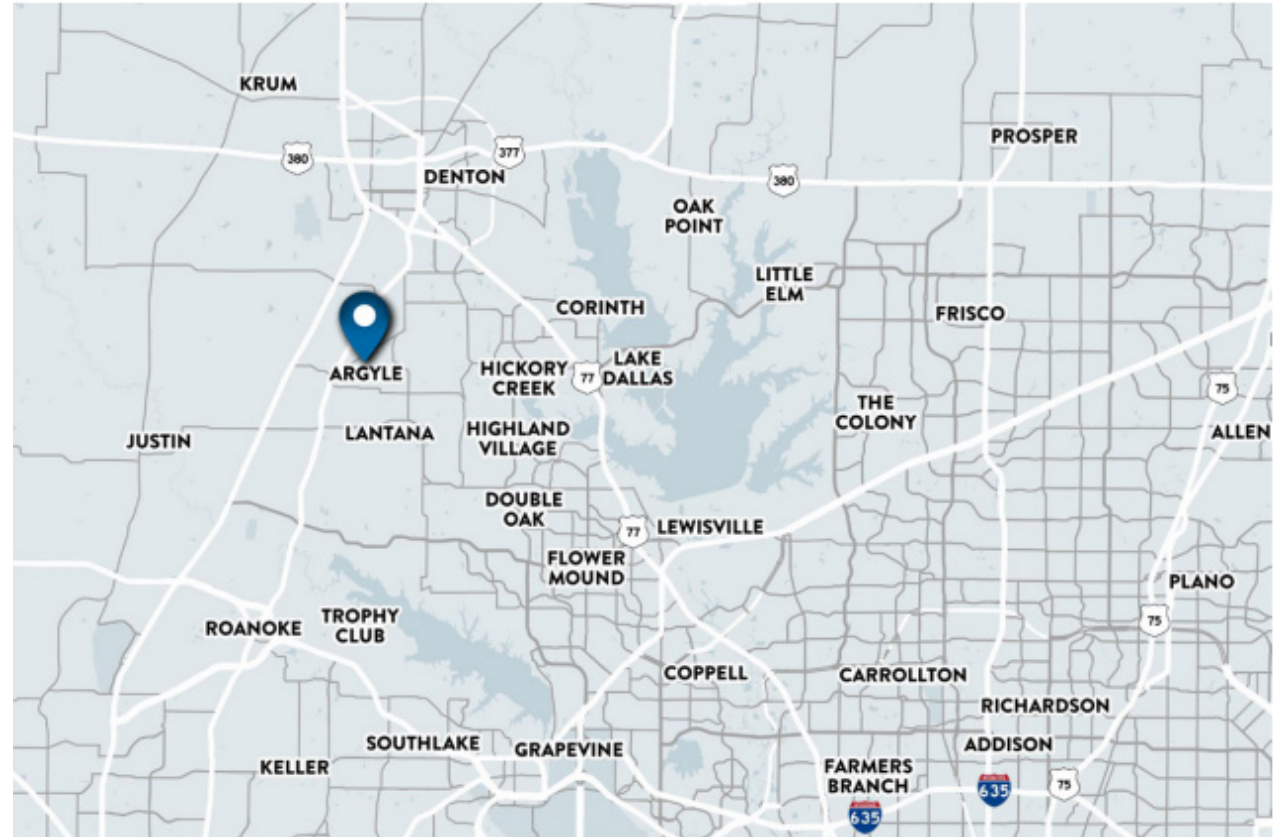
KEN REIMER
KREIMER@VENTURELANDGROUP.NET

AMY PJETROVIC
APJETROVIC@VENTUREDFFW.COM

MIA UREÑA
MURENA@VENTUREDFFW.COM

PROPERTY HIGHLIGHTS

- ★ LOCATED IN THE CITY OF ARGYLE / ARGYLE ISD
- ★ UNDERSERVED RETAIL AREA WITH SIGNIFICANT RESIDENTIAL GROWTH
- ★ UTILITIES TO SITE
- ★ FLEXIBLE COMMERCIAL ZONING
- ★ SIGNIFICANT SINGLE FAMILY DEVELOPMENT IN THE TRADE AREA INCLUDING HARVEST (3,500 LOTS), ROBSON RANCH (7,000 LOTS), PECAN SQUARE (3,000+ LOTS), AVALON (700 LOTS), AND HUNTER RANCH AND COLE RANCH (15,000 LOTS)
- ★ TXDOT IS PLANNING SIGNIFICANT I-35 IMPROVEMENTS INCLUDING 407 INTERCHANGE AND ACCESS ROADS. FM 407 WILL BECOME 6 LANES DIVIDED WITH CONSTRUCTION BEGINNING SEPTEMBER 2023 AND COMPLETING AUGUST 2024. I-35 PHASE I FRONTAGE ROAD CONSTRUCTION BEGINS IN 2023.



LOCATION

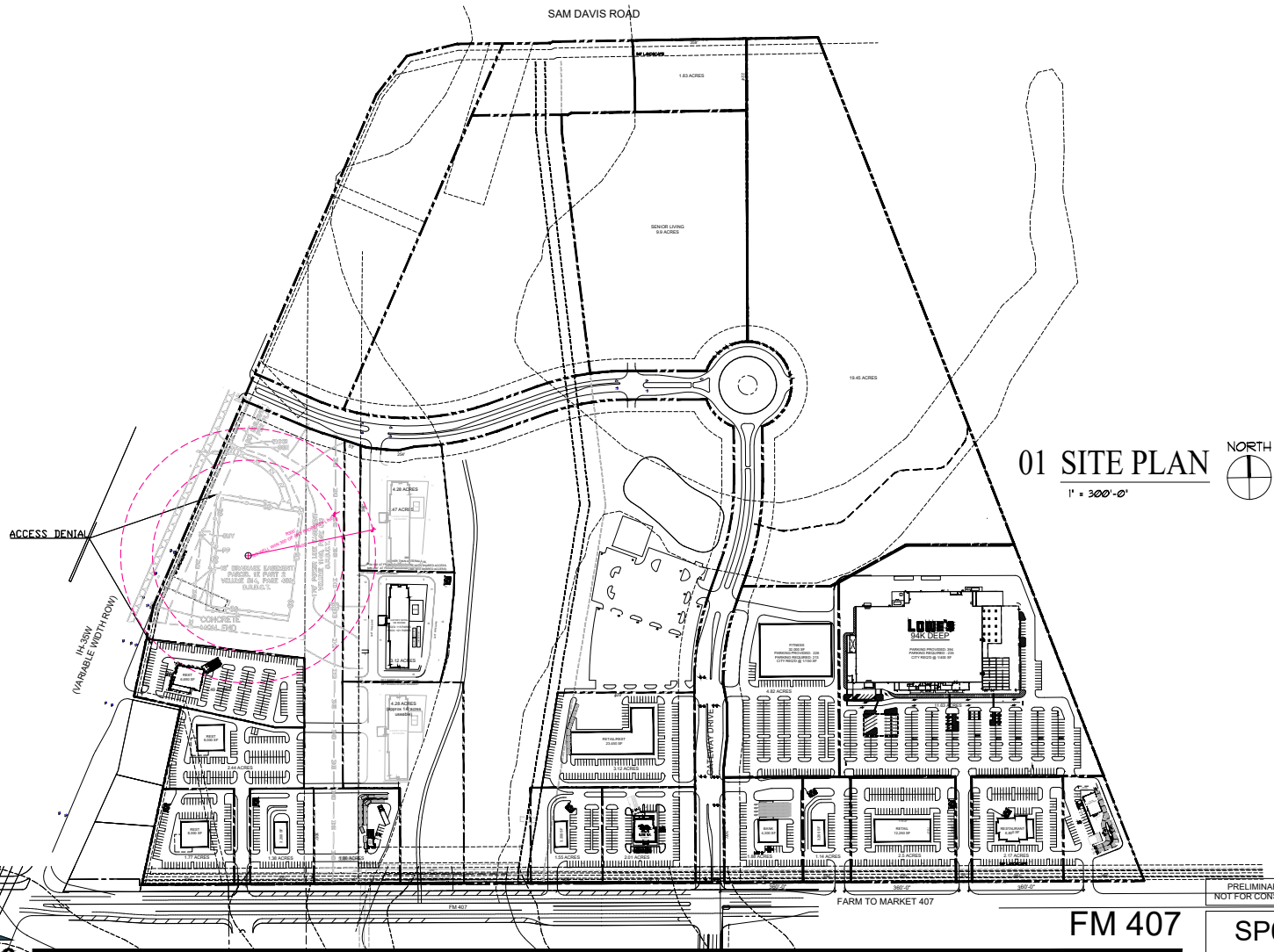
- ★ NEQ I-35 & FM 407
- ★ STRATEGICALLY LOCATED IN DENTON COUNTY, ONE OF THE FASTEST GROWING COUNTIES IN THE US

ZONING

- ★ CR -COMMUNITY RETAIL
- ★ PERMITS USES INCLUDING RESTAURANT WITH DRIVE-THRU, OFFICE, BANK, HOTEL/MOTEL, QUICK LUBE, AND FUEL STATION

2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,907	19,864	35,467
EST. DAYTIME POPULATION	239	3,002	7,008
EST. AVG. HH INCOME	\$75,513	\$138,197	\$147,541



01 SITE PLAN
1" = 300'-0"



PRELIMINARY PLAN
NOT FOR CONSTRUCTION

SP07

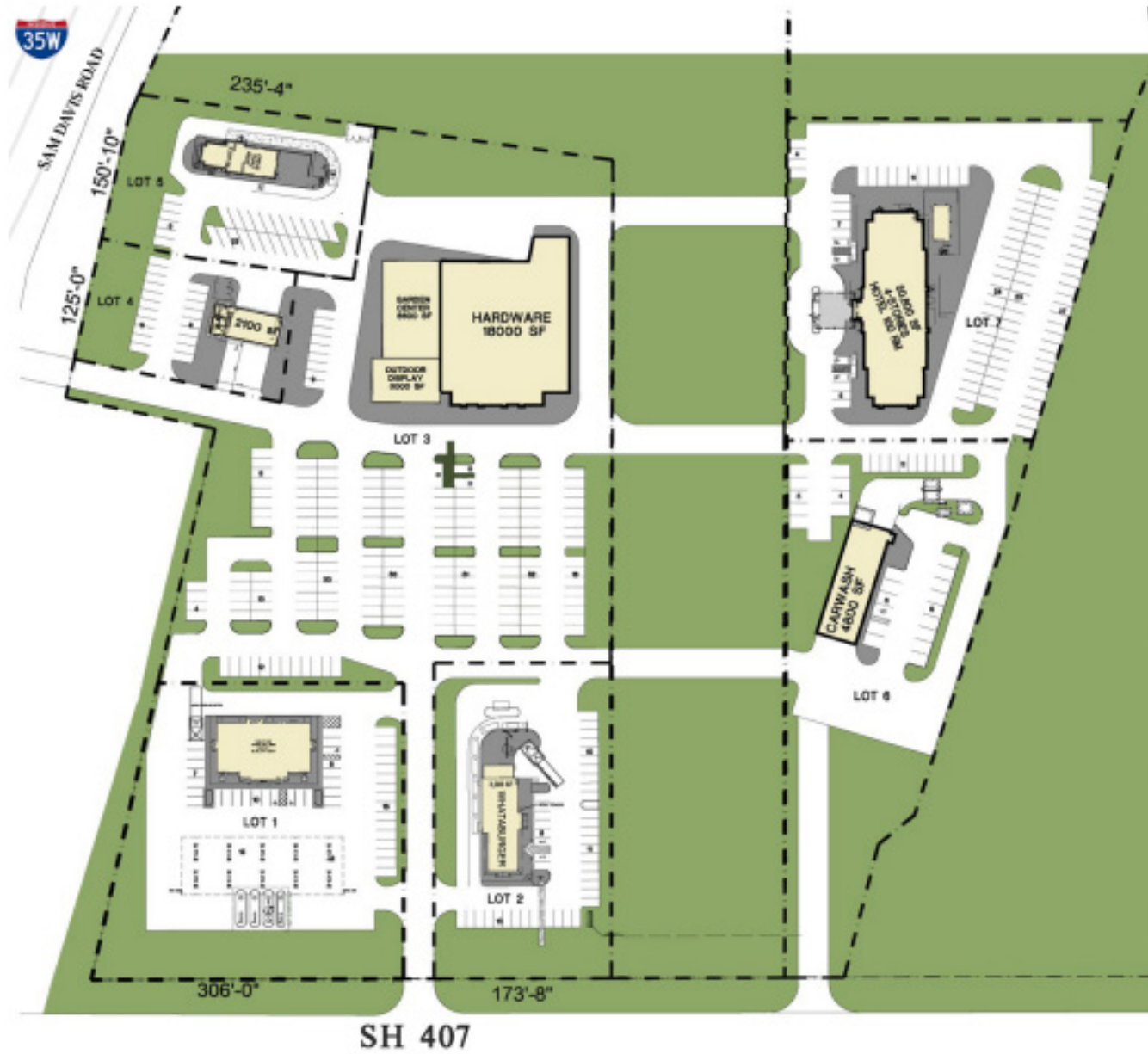
JOB NO: 23-023
ISSUE DATE: 10/31/23
SCALE: AS NOTED

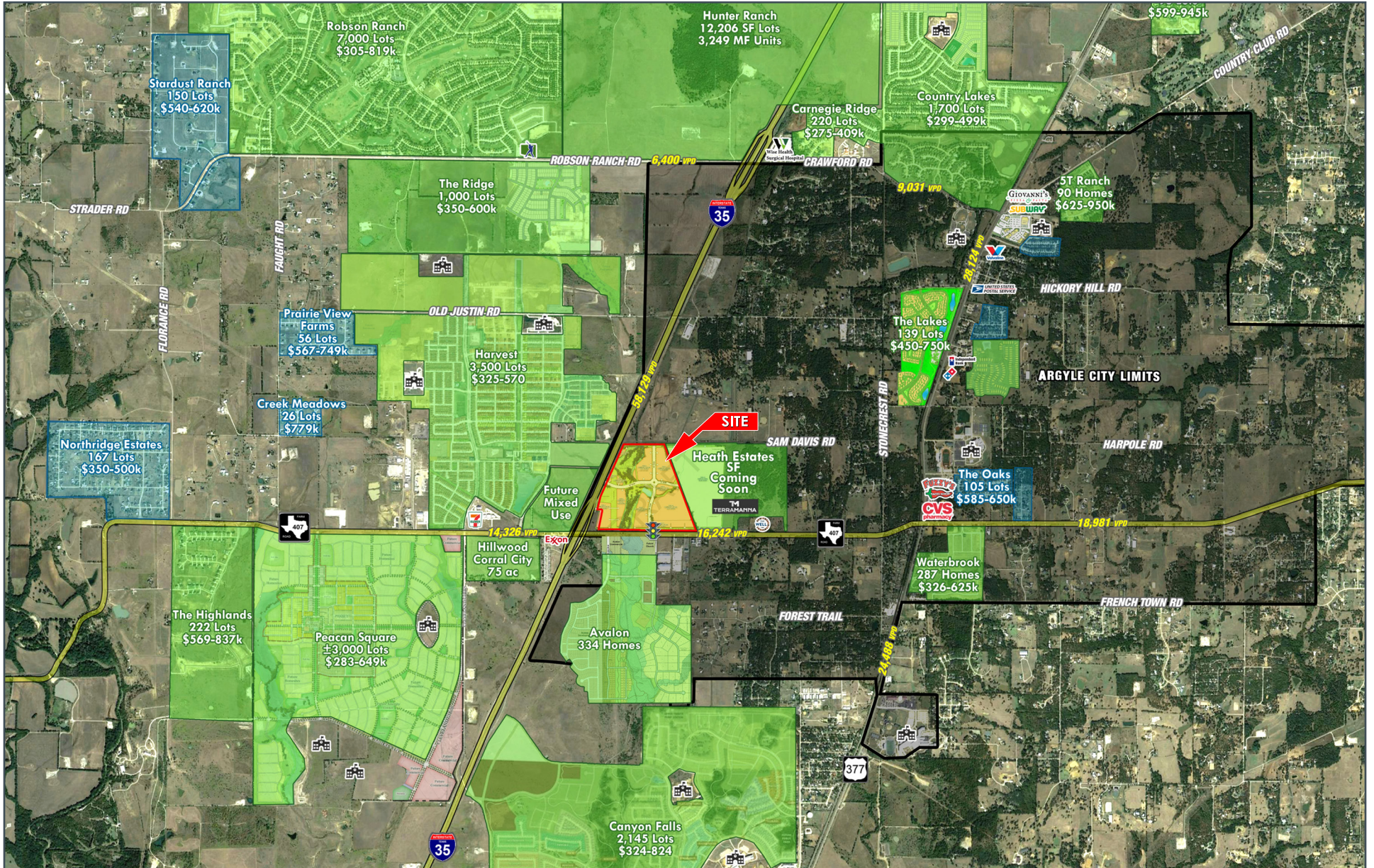
FM 407

ARGYLE, TEXAS
ARGYLE COMMERCIAL 94 LP

GSO ARCHITECTS
DALLAS, TX 972.385.9651
www.GSOarchitects.com

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8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTURELANDGROUP.NET

KEN REIMER

Founding Principal
214.378.1212
kreimer@venturelandgroup.net

AMY PJETROVIC

Principal
214.378.1212
apjetrovic@venturedfw.com

MIA UREÑA

Transaction Manager
214.378.1212
murena@venturedfw.com



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.



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Kenneth Edward Reimer	428933	kreimer@venturelandgroup.net	214-378-1212
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Designated Broker of Firm	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
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



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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Mia Ureña	748118	murena@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date