



PROPERTY SUMMARY

PROPERTY:	US-377 Development Site Argyle
LOCATION:	8955 US 377, ARGYLE TX 76226
TYPE:	Commercial Land
ZONING:	Argyle ETJ
POTENTIAL USE:	Retail, Restaurant, Medical, Office, or Mixed-Use Development
AVAILABLE:	Immediately
LAND:	±0.798 AC 34,870 SF
TOPOGRAPHY:	Level
FRONTAGE/ACCESS:	US Hwy 377
VISIBILITY:	High
UTILITIES:	Water & Electric on site Sewer - not available
TAXES:	Tax Parcel ID: 677960
PRICING:	\$1,046,100 \$1,306,800/AC
TERMS:	Cash at closing
LISTED:	LoopNet, Costar, Crexi and many more
COMMENTS:	Prime development site available in one of Argyle's fastest growing corridors along US-377. High traffic count, high visibility, and direct frontage on one of Denton County's most traveled thoroughfares. Located just south of the newly developed Starbucks, with Argyle Crossing neighborhood directly behind the site and Liberty Christian School just down the street. Surrounded by significant residential growth including the nearby Furst Ranch master planned community providing a strong and expanding rooftop base. Property is well suited for a wide range of commercial uses including Retail, Restaurant, Medical, Office, or Drive-Thru Facility.
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