



FOR LEASE

5:18 Plaza

1730 OLD JUSTIN ROAD

Argyle, TX 76226



PRESENTED BY:

GREG JOHNSON
Phone: 940.381.2220
greg.johnson@svn.com

DANIEL MCDONALD
Phone: 940.381.2220
daniel.mcdonald@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$38-45 SF NNN
AVAILABLE SF:	1,200 up to 10,000 SF
BUILDING SIZE:	+/- 18,000 SF

PROPERTY DESCRIPTION

This +/- 18,000 sf Neighborhood Services Center is set to deliver Summer 2027. A high-end food focused gathering place in the heart of Hillwood's Harvest Community provides access to thousands of households boasting some of the best demographics in DFW. Unlike traditional basic exterior finished strip centers, 5:18 Plaza will have Class-A exterior elevations catching every eye that passes. Claim your spot early or miss the chance to take advantage of this unique opportunity.

PROPERTY HIGHLIGHTS

- - In the heart of Hillwood's Harvest Community
- - Hard Corner Site (northwest)
- - Across the street from Argyle West Elementary

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SVN | VERUS COMMERCIAL 2

ADDITIONAL PHOTOS



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RETAILER MAP



GREG JOHNSON

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ADDITIONAL PHOTOS



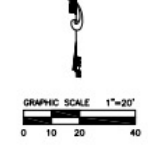
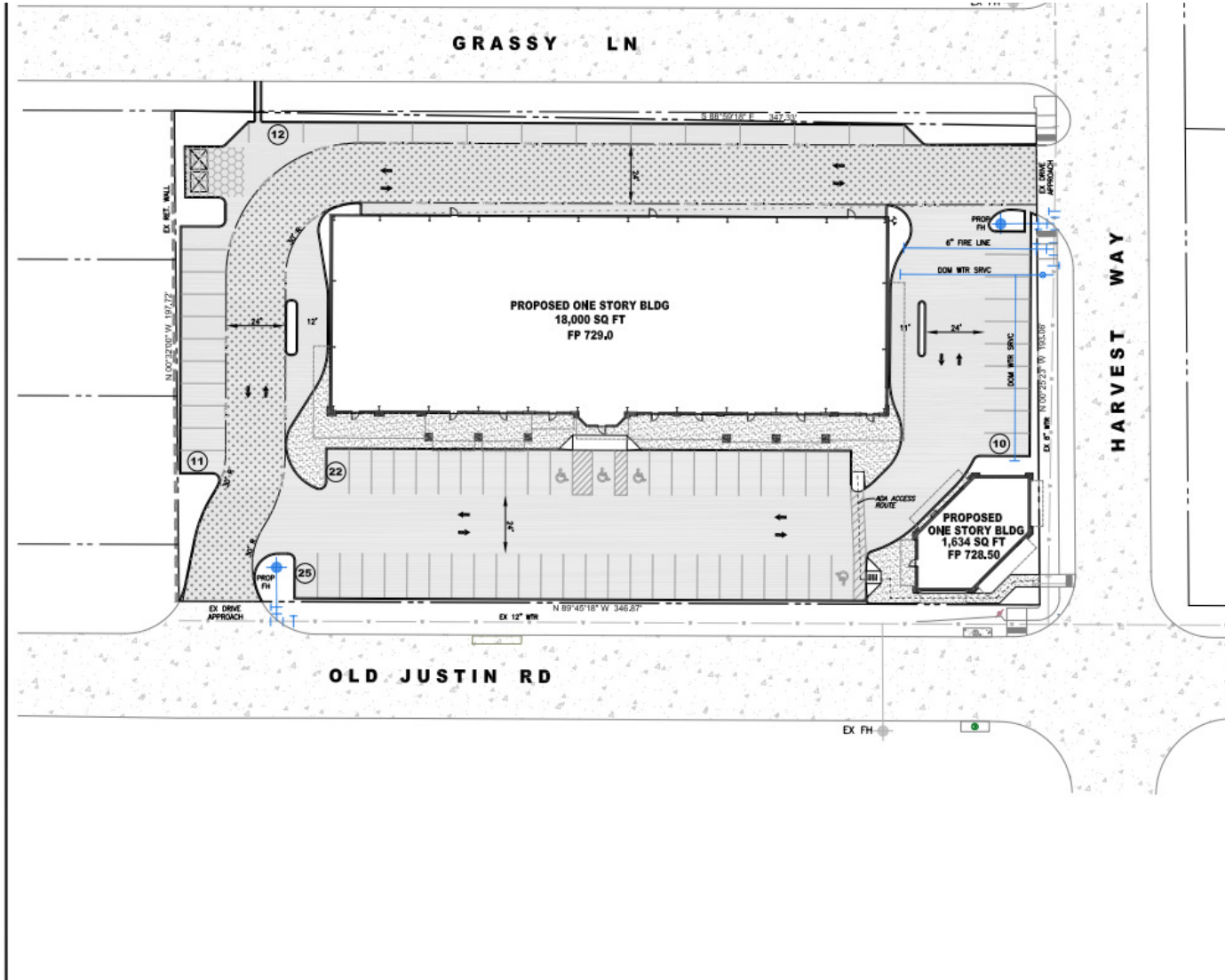
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SITE PLAN



PAVING LEGEND

	LIGHT DUTY PAVEMENT 3" - 3000 P.S.I. CONCRETE REINFORCED WITH #3 BARS @ 18" O.C.E.W. REF. PROJECT GEOTECH REPORT FOR SUBGRADE PREPARATION
	FIRE LANE PAVEMENT 6" - 3,800 P.S.I. CONCRETE PAVEMENT REINFORCED WITH #3 BARS @ 18" O.C.E.W. REF. PROJECT GEOTECH REPORT FOR SUBGRADE PREPARATION
	DUMPSTER PAD PAVEMENT 7" - 4,000 P.S.I. CONCRETE REINFORCED WITH #3 BARS @ 18" O.C.E.W. REF. PROJECT GEOTECH REPORT FOR SUBGRADE PREPARATION
	EXISTING CONCRETE PAVEMENT
	SIDEWALK PAVEMENT 4" - 3,000 P.S.I. CONCRETE SIDEWALK REINFORCED WITH #3 BARS @ 18" O.C.E.W.

REVISIONS DURING PLAN REVIEW		 Marshall Gage LLC civil engineering planning 207 E. Virginia Suite 216 McKinney, TX 75069 Main 214-956-9018
NO.	DATE	
REVISIONS DURING CONSTRUCTION		HARVEST RETAIL DENTON COUNTY, TEXAS SITE PLAN
NO.	DATE	

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DEMOGRAPHICS MAP & REPORT

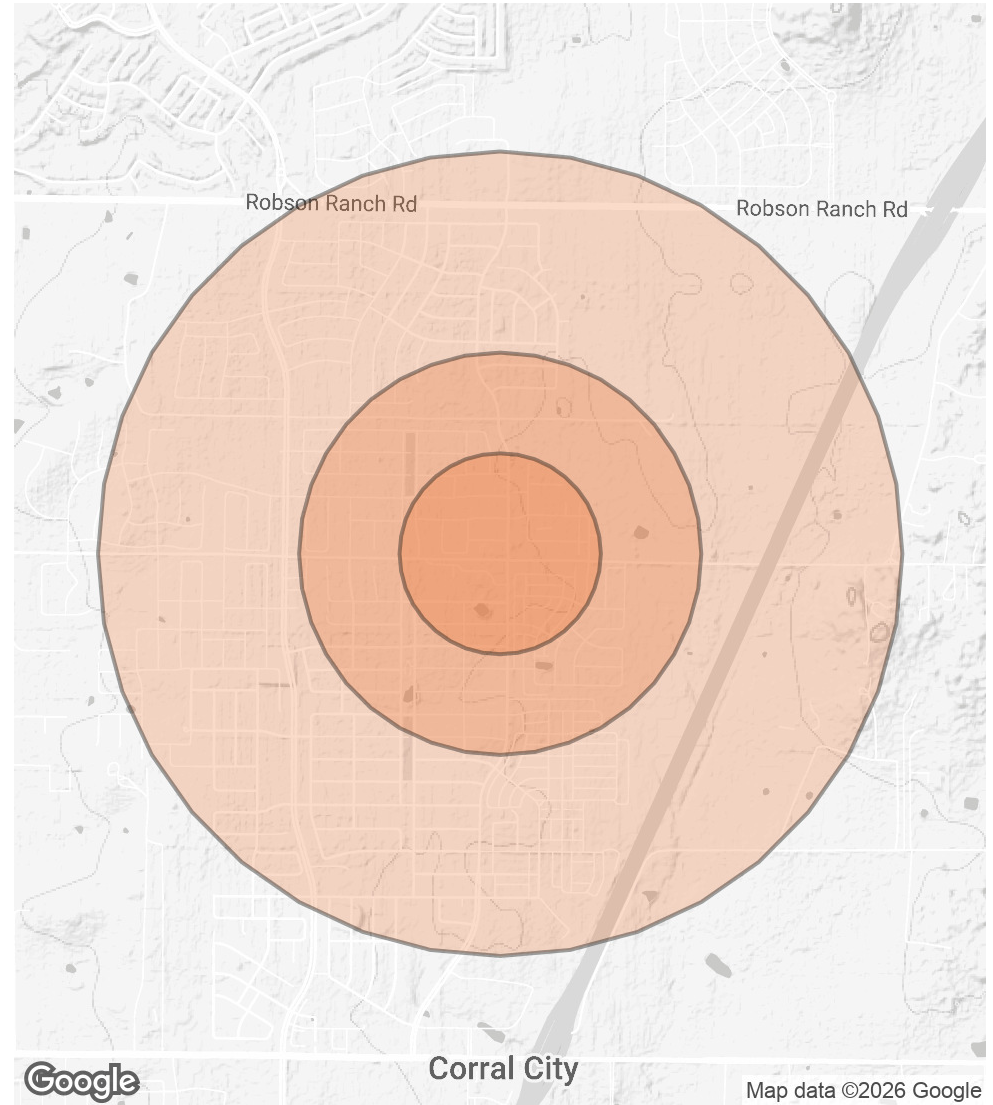
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	307	1,259	3,745
AVERAGE AGE	37.1	37.0	37.5
AVERAGE AGE (MALE)	38.9	38.8	39.3
AVERAGE AGE (FEMALE)	35.4	35.4	36.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	104	432	1,290
# OF PERSONS PER HH	3.0	2.9	2.9
AVERAGE HH INCOME	\$220,080	\$217,746	\$206,624
AVERAGE HOUSE VALUE	\$532,952	\$529,124	\$520,006

2023 American Community Survey (ACS)



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MEET THE TEAM



GREG JOHNSON

Managing Director

Direct: 940.381.2220 **Cell:** 940.594.7717
greg.johnson@svn.com



DANIEL MCDONALD

Associate Advisor

Direct: 940.381.2220 **Cell:** 940.735.9229
daniel.mcdonald@svn.com

GREG JOHNSON

O: 940.381.2220

greg.johnson@svn.com

DANIEL MCDONALD

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