



PROPERTY SUMMARY

PROPERTY:	Argyle Development Site
LOCATION:	1921-1951 Lone Star Way, Argyle TX 76226
TYPE/ZONING:	Commercial Denton County ETJ
POTENTIAL USE:	Commercial Retail Office Medical Mixed use Restaurant QSR Automotive Services Daycare Early Education Multi-family Flex Industrial
AVAILABLE:	+/- 4.08 Acres 177,724 SF land ±5,000 SF metal building with integrated HVAC office space, ideal for operations, storage, or contractor use ±2,200 SF fully climate-controlled building offering immediate office, administrative, or flex-use potential
TOPOGRAPHY:	Gently rolling topography with select mature trees, providing an attractive setting for commercial, medical, or mixed-use development.
FRONTAGE/VISIBILITY:	FM 407 & FM 1830 with additional access on Lone Star Way
UTILITIES:	Water, electricity, and natural gas on site
TAXES:	Parcel ID: 121271
PRICING:	\$6,000,000 \$33.00/SF
TERMS:	Cash at Closing
LISTED:	LoopNet, Costar, Crexi, and many other sites
COMMENTS:	<p>A prime commercial development opportunity in High-Growth area of Denton County. Located in one of the fastest-growing corridors in Denton County, a rare opportunity for a multitude of commercial developments, retail, medical, and mixed-use development. Strong population growth and expanding rooftops in the surrounding area, the property is ideally suited for national users, regional developers, and long-term investors seeking strategic positioning and scalable growth in North DFW.</p> <p>Surrounded by affluent, established residential communities and located within a high-income trade area, providing strong demographics that support national tenants, retail development, medical users, and mixed-use opportunities.</p>

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