



# ARGYLE DEVELOPMENT SITE

1921-1951 LONE STAR WAY, ARGYLE TX 76226



## PROPERTY HIGHLIGHTS

Prime commercial development opportunity in one of Denton County's fastest-growing corridors. Ideal for retail, medical, or mixed-use projects, this site benefits from strong population growth, expanding rooftops, and a high-income surrounding area—making it well-suited for national tenants, regional developers, and long-term investors seeking scalable growth in North DFW.

### PRICE

\$6,000,000 | \$33.00/SF

### SIZE

+/- 4.08 Acres | 177,724 SF

### VISIBILITY

FM 407 & FM 1830

\*\*Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

**JENNIFER FOCKE**

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# PHOTOS

1921-1951 LONE STAR WAY, ARGYLE TX 76226



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# RENDERINGS

1921-1951 LONE STAR WAY, ARGYLE TX 76226



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Disclaimer:

This illustration is conceptual only and is not a representation of current or future improvements. All information is subject to change without notice. No reliance should be placed upon this illustration for development, construction, or investment decisions.



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# DEMOGRAPHICS

1921-1951 LONE STAR WAY, ARGYLE TX 76226

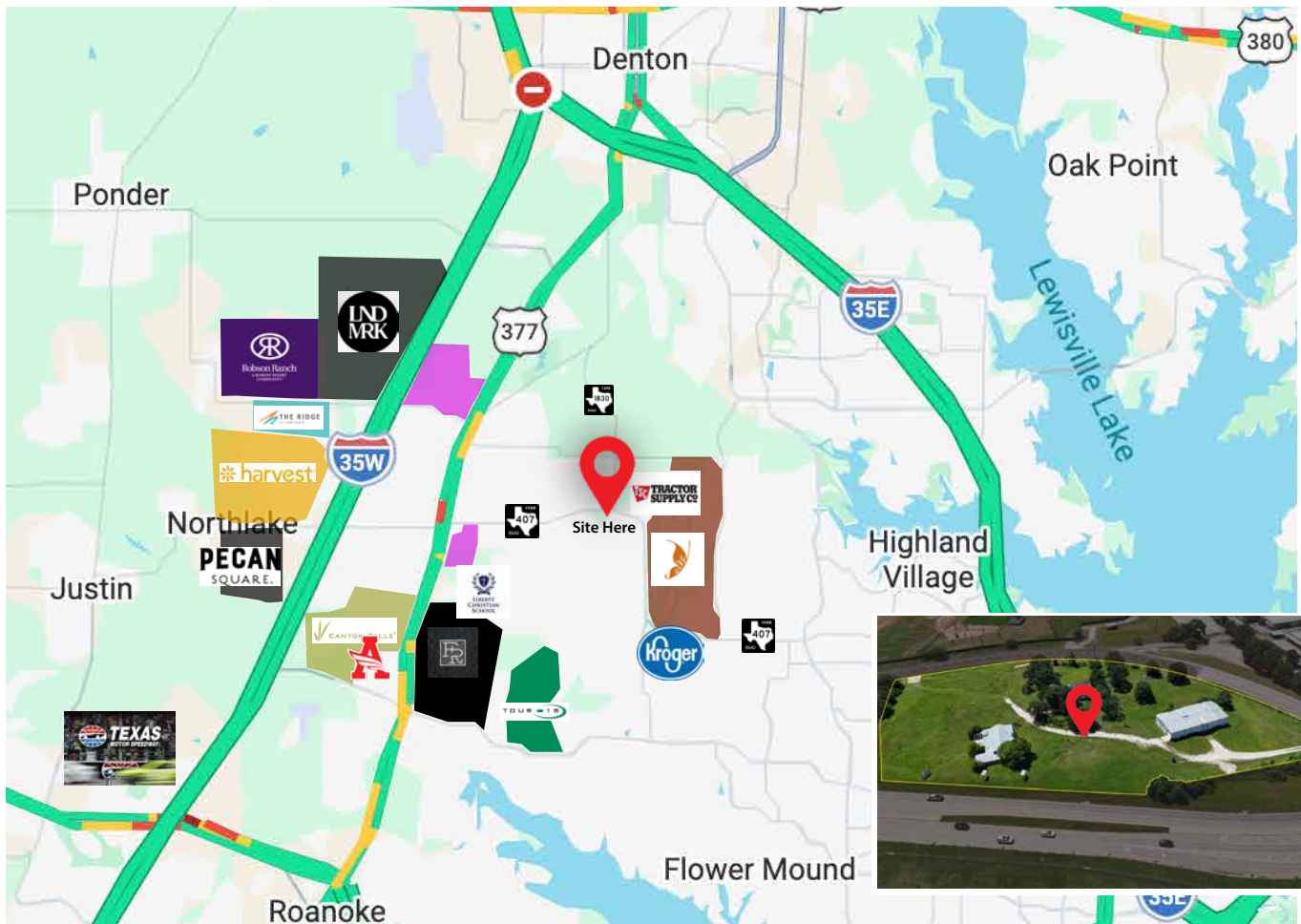


**80k+**

population within 5 miles of downtown by 2029 (66K now)

Nearby Rooftops (updated 2.23.26)

Northridge Estates 150 Homes	Stardust Ranch 167 Homes	<b>Robson Ranch</b> 7,000 Homes	Landmark 11,135 SF + 3249MF	Country Lakes 1672 Homes	Lantana 4000 Homes
Pecan Square 3899 Homes	The Ridge 1205 Homes	<b>Harvest</b> 4,400 Homes	Prairie View 56 Homes	Creek Meadow 26 Homes	Argyle Landing 198 Homes
Canyon Falls 2180 Homes	Furst Ranch 3352 Homes	The Highlands 227 Homes	Avalon 330 Homes	Brookview 1000 Homes	



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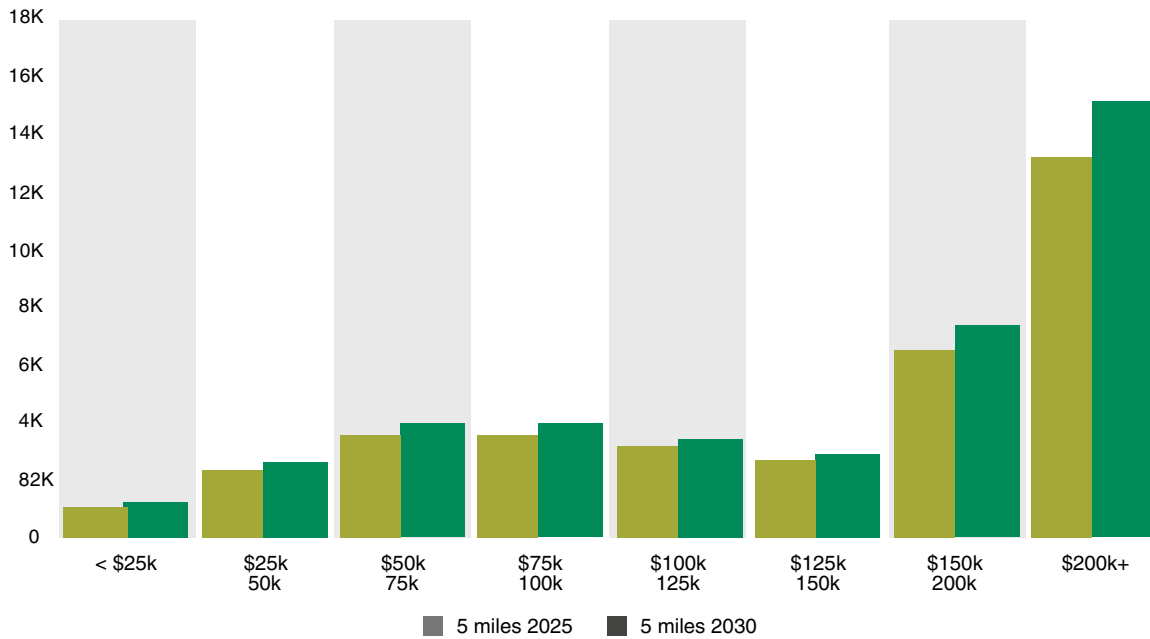
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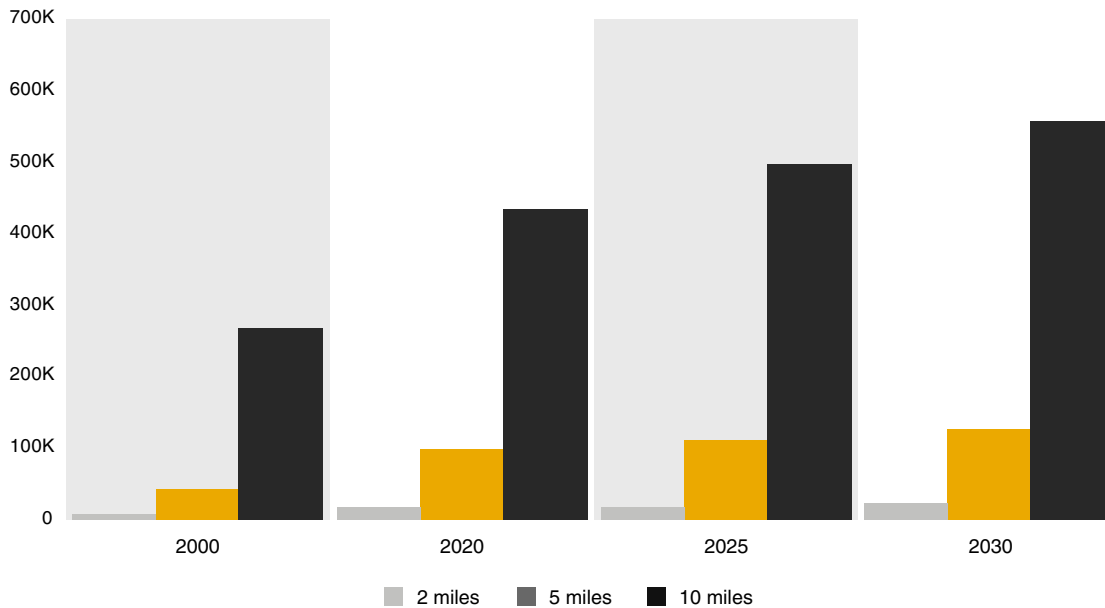
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## Households By Income



## Population



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# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Argyle Development Site</b>
<b>LOCATION:</b>	1921-1951 Lone Star Way, Argyle TX 76226
<b>TYPE/ZONING:</b>	Commercial   Denton County ETJ
<b>POTENTIAL USE:</b>	Commercial   Retail   Office   Medical   Mixed use   Restaurant   QSR Automotive Services   Daycare   Early Education   Multi-family   Flex   Industrial
<b>AVAILABLE:</b>	+/- 4.08 Acres   177,724 SF
<b>TOPOGRAPHY:</b>	Gently rolling topography with select mature trees, providing an attractive setting for commercial, medical, or mixed-use development.
<b>FRONTAGE/ACCESS:</b>	FM 407 & Lone Star Way
<b>VISIBILITY:</b>	FM 407 & FM 1830
<b>UTILITIES:</b>	Water, electricity, and natural gas on site
<b>TAXES:</b>	Parcel ID: 121271
<b>PRICING:</b>	\$6,000,000   \$33.00/SF
<b>TERMS:</b>	Cash at Closing
<b>LISTED:</b>	LoopNet, Costar, Crexi, and many other sites
<b>COMMENTS:</b>	<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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## 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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