

Pre-Leasing - High Growth
Underserved Retail Market

SHOPS AT 407

For lease:
NEQ I-35W &
FM 407
Argyle, TX 76226

Metrics

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Location

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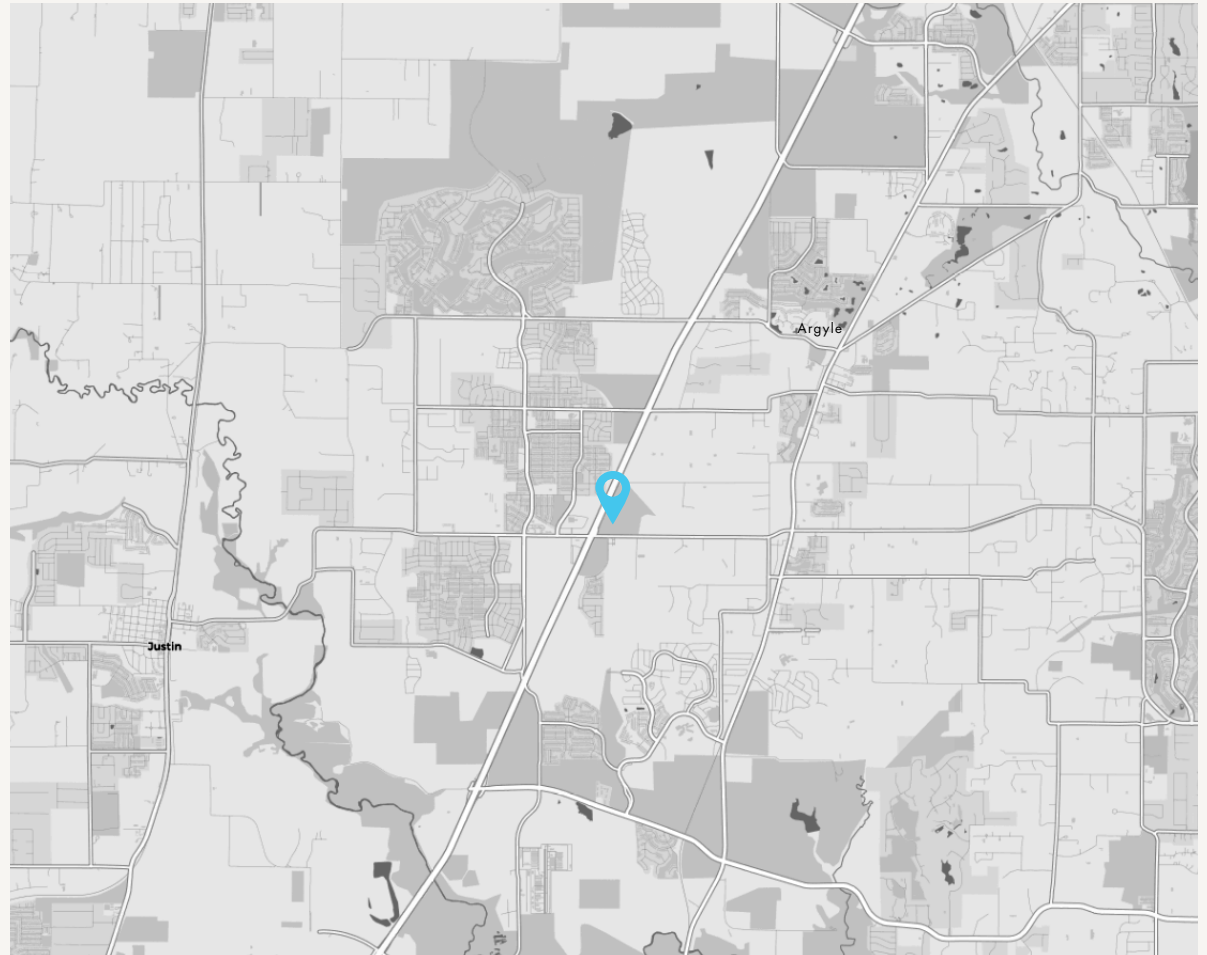
Available Space

16,000 SF

Traffic Counts

I-35W
61,818 VPD

FM 407
20,949 VPD



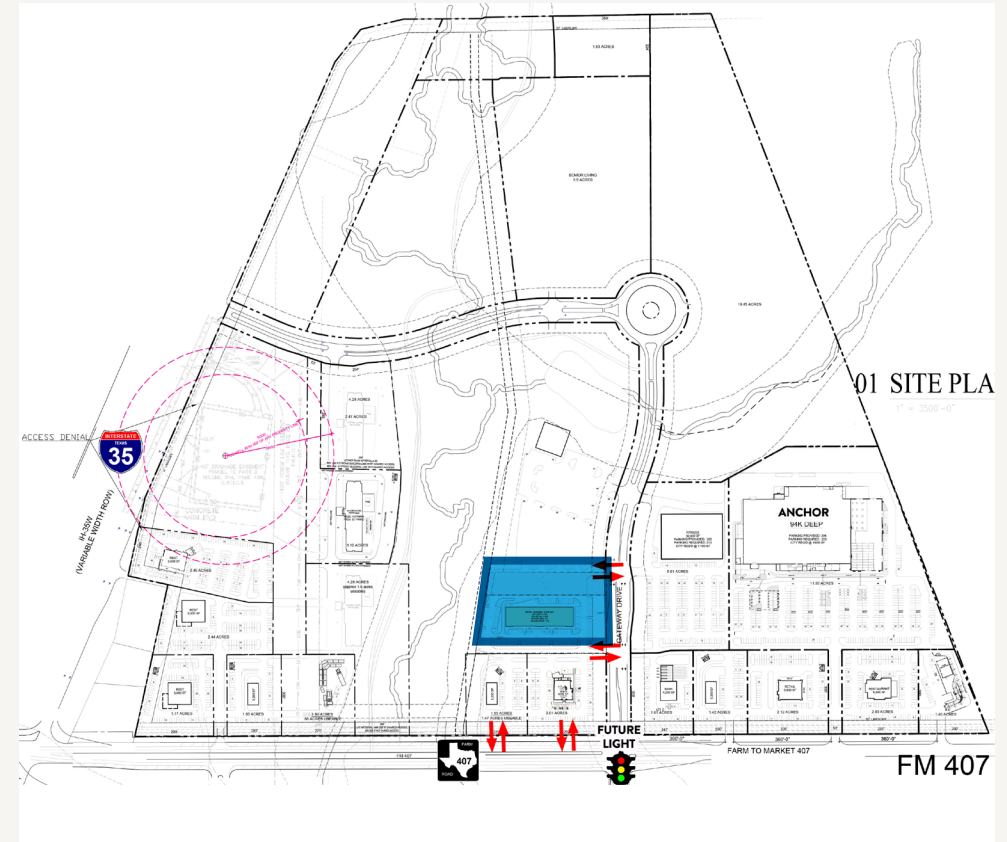
Area Attractions



Property Highlights

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1. Strategically located in Denton County, one of the fastest growing counties in the US, in the city of Argyle / Argyle ISD
2. Underserved retail area with significant residential growth
3. 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)
4. TxDOT is planning I-35 improvements including 407 interchange and access roads. FM 407 will become 6 lanes divided with construction estimated to begin 2027. I-35 Phase 1 frontage road construction estimated to begin 2026.
5. Argyle ISD broke ground on new middle school to serve 1,200 students. Scheduled to open August 2026.

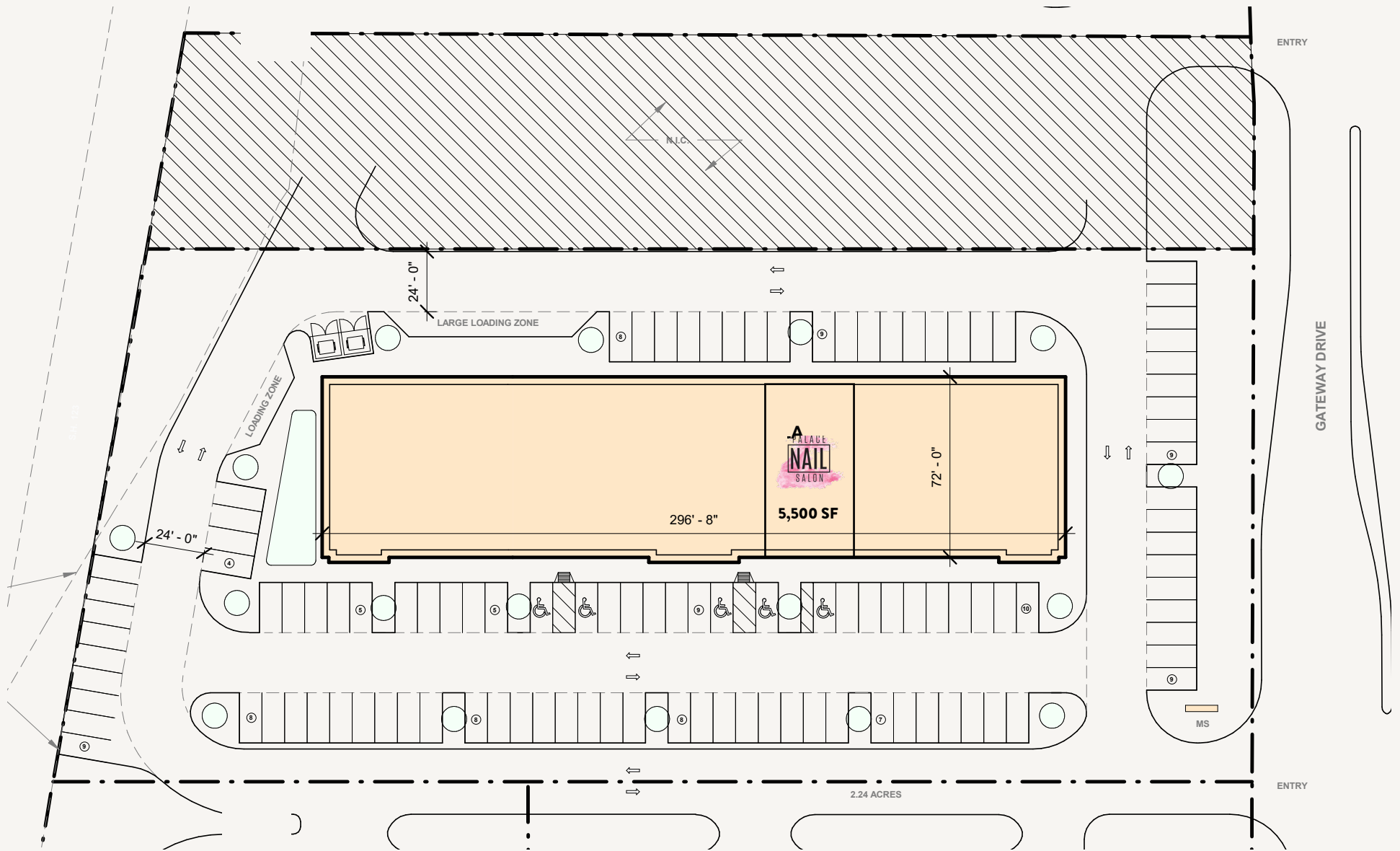


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,813	29,211	44,644
EST. DAYTIME POPULATION	480	3,486	8,106
EST. AVG. HH INCOME	\$241,990	\$196,454	\$204,858

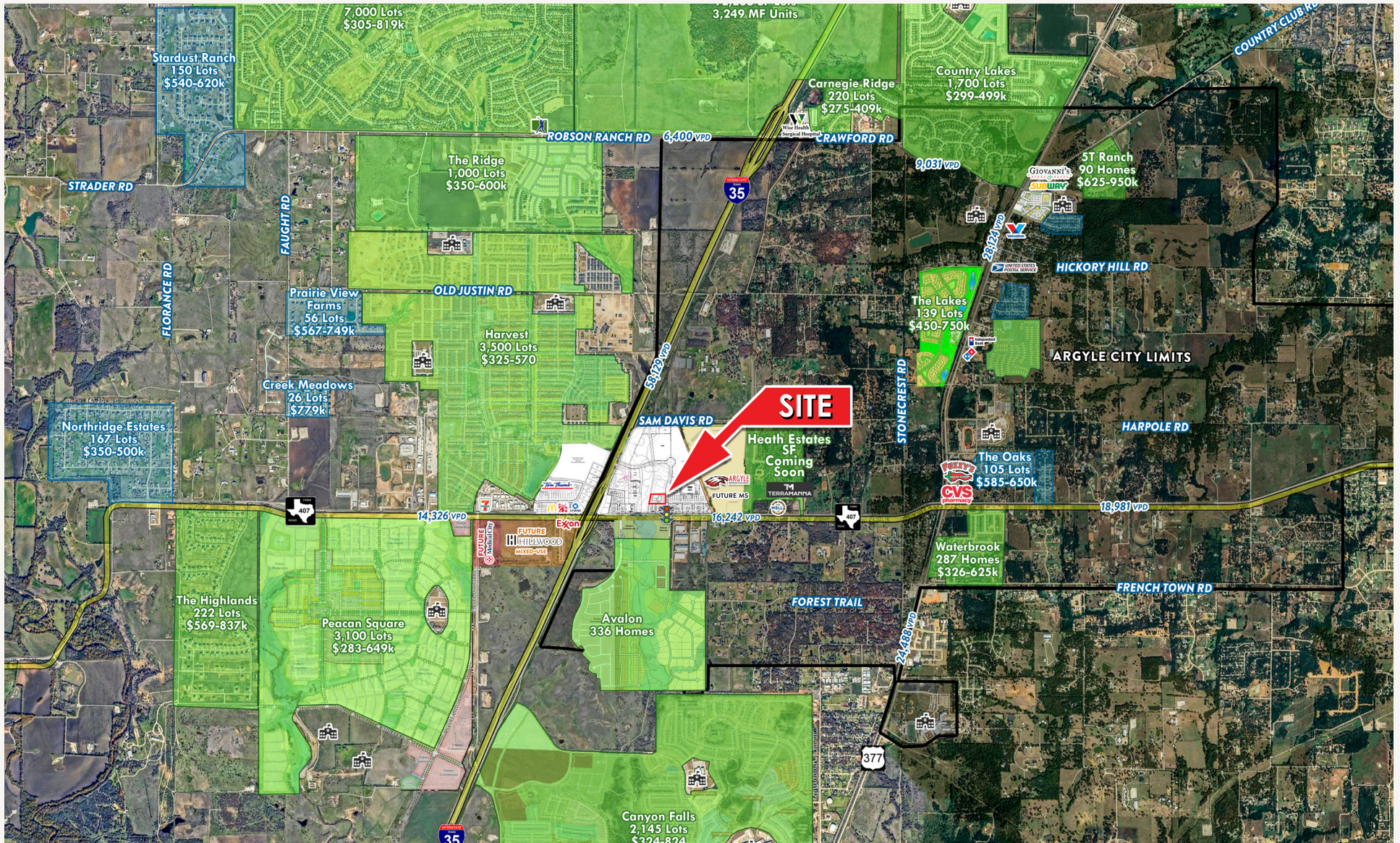
Site Plan

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Aerial

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Amy Pjetrovic
Principal

apjetrovic@venturedfw.com

Natalia Singer
Senior Vice President

nsinger@venturedfw.com

Mia Ureña
Transaction Manager

murena@venturedfw.com

(214) 378-1212

www.VentureDFW.com

8235 Douglas Ave
Suite 720
Dallas, Texas 75225

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