



NEC - I-35W & OLD JUSTIN RD.

ARGYLE, TX | DENTON COUNTY | ARGYLE I.S.D. | LAND FOR SALE / OFFICE SITES FOR SALE

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Robson Ranch Rd

+/- 330 AC Future Retail
& Mixed Use Development

SITE

1,258 VPD

63,300 VPD (~22)

I-35W Service Road Project
- Direct Exit To Site -
- Completion 2027

PROPERTY INFORMATION



SIZE:

± 49.8 Gross AC



TRAFFIC COUNTS:

I-35W: 63,300 VPD



ZONING:

Community Facilities



UTILITIES:

Water to Site

Professional, Medical Office Allowed by Right

"General Retail" Requires SUP

Restaurants Not Permitted

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	1,226	27,437	43,336
% Proj Growth 2023-2028	4.49%	8.82%	6.96%
2023 Average HH Income	\$185,038	\$164,610	\$166,991
2023 Median HH Income	\$140,938	\$119,487	\$122,378

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.
Davidson & Bogel Real Estate, LLC 2024

Site Data Table					
BLDG	Use	BLDG SF	Parking Ratio	Parking Required	Parking Provided
1	Commercial	16,000	1/250 SF	64	68
2	Medical Office	5,000	1/150 SF	204	298
3	Medical Office	5,000			
4	Medical Office	5,000			
5	Medical Office	5,000			
6	Medical Office	5,000			
7	Medical Office	5,000			



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BLDG	Use	BLDG SF	Parking Ratio	Parking Required	Parking provided
1	Commercial	16,000	1/150 SF	64	68
2	Medical Office	7,000		282	298
3	Medical Office	7,000			
4	Medical Office	7,000			
5	Medical Office	7,000			
6	Medical Office	7,000			
7	Medical Office	7,000			



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REPRESENTATIVE IMAGES FOR MARKETING PURPOSES ONLY



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6 NEW DFW NEIGHBORHOODS RANK AMONG NATION'S BESTSELLERS

INCLUDING ONE COMMUNITY THAT SAW 163% JUMP IN DEALS IN '23

DALLAS
BUSINESS JOURNAL



Six neighborhoods in Dallas-Fort Worth ranked among the 50 top-selling master-planned communities in the nation last year.

That's according to a report released Jan. 4 by RCLCO Real Estate Consulting, a Maryland-based firm known for its research on subdivisions and other real estate topics.

The listmakers are all located on the outskirts of DFW: No. 16 overall Silverado, No. 33 Windsong Ranch, No. 41 Painted Tree, No. 45 Pecan Square, No. 46 Union Park and No. 48 Harvest.

Pecan Square, Union Park and Harvest are all being developed by Hillwood Communities, the Dallas-based company founded by real estate mogul Ross Perot Jr.

"There is tremendous demand in DFW overall," said Fred Balda, president of Hillwood. "We happen to have some very active communities right now that have beautiful master plans with wonderful amenities and a variety of different product types."

At a time of nationwide volatility in the housing market, the Metroplex, and specifically communities in Denton and Collin counties, have been able to stay competitive with new home sales, the RCLCO list indicates.

Here are a few additional takeaways from the report:

- D.R. Horton Inc.'s Aubrey community in Silverado was the top-ranked local MPC in 2023 with 721 sales, a 9% decrease from 2022. It ranked No. 6 on RCLCO's 2022 list.
- Pecan Square, in Northlake, saw the most significant growth last year of any listed community: its 405 represented a 163% from 2022. The neighborhood, located about 30 miles north of Fort Worth, opened its walkable square in 2019. Amenities like that and a location in the coveted Northwest Independent School District appeal to families, Balda said.

Balda said Pecan Square experienced a surge in 2023 due to a high demand for housing across Dallas-Fort Worth and a limited supply of homes. The schools combined with proximity to several employers created "a wonderful recipe for success."

6 NEW DFW NEIGHBORHOODS RANK AMONG NATION'S BESTSELLERS

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"If we had more lots on the ground, and more homes on the ground, we would have done even better," he said. "It's just limited by our supply."

- Other developments in North Texas also picked up steam in 2023: Oxland Group's new Painted Tree in McKinney, known for its lagoon, reported 448 sales and Tellus Group's Windsong Ranch in Prosper had 551. Neither reported sales from 2022.

DFW came in second among Texas metros on the RCLCO list — the Houston area was first with 12 ranked communities. Overall, Texas had 21 communities on the list.

The Metroplex could see robust housing activity in 2024 and beyond, Balda said. He noted three areas in DFW that are already teeming with it: the Dallas North Tollway and Preston Road corridor in Collin County, the north Fort Worth/Alliance area and the eastern outskirts of the Metroplex, including Forney in Kaufman County.

At the end of 2023, RCLCO reported that new home sales among the country's top-selling communities were up nearly 14% compared with 2022.

RCLCO projects home sales to gradually increase through 2024, despite a potentially slow start to the year. Mortgage rates are expected to continue dropping, which will likely provide a boost to the housing market and incentivize buyers.

"I'm really encouraged that the interest rates are coming down in the last two months," Balda said. "The mortgage rate has come down a full point, which is really helpful to folks that want to buy homes and get a lower mortgage and get a lower house payment."

Balda said developers should consider buyers and try selling homes at reasonable and affordable price points.



HILLWOOD DEVELOPING RETAIL CENTER NORTH OF FORT WORTH IN ARGYLE

THE REAL DEAL



Part of 12,000-acre master-planned community

Ross Perot Jr.'s Hillwood Communities continues to capitalize on Fort Worth's explosive growth.

The Dallas-based firm will start construction in June on a massive retail-anchored development, dubbed Harvest Town Center, in the north suburb of Argyle, Bisnow reported.

The project is set to include shopping, restaurants, a grocery store and apartments, according to filings with the state. Harvest Town Center will be part of Harvest by Hillwood, a 1,200-acre master-planned community straddling Argyle and Northlake, in Denton County.

The first five buildings will cost \$21 million to construct and total 98,000 square feet, with the largest structure spanning 63,000 square feet, the outlet reported. Chick-fil-A is planning to open a location within the development.

Perot's fingerprints are all over Fort Worth real estate. In October, Hillwood broke ground on an 800-acre treehouse-inspired community near the Alliance master-planned development. It's slated for 2,500 single-family homes, parks, an elementary school, commercial space and a slew of amenities.

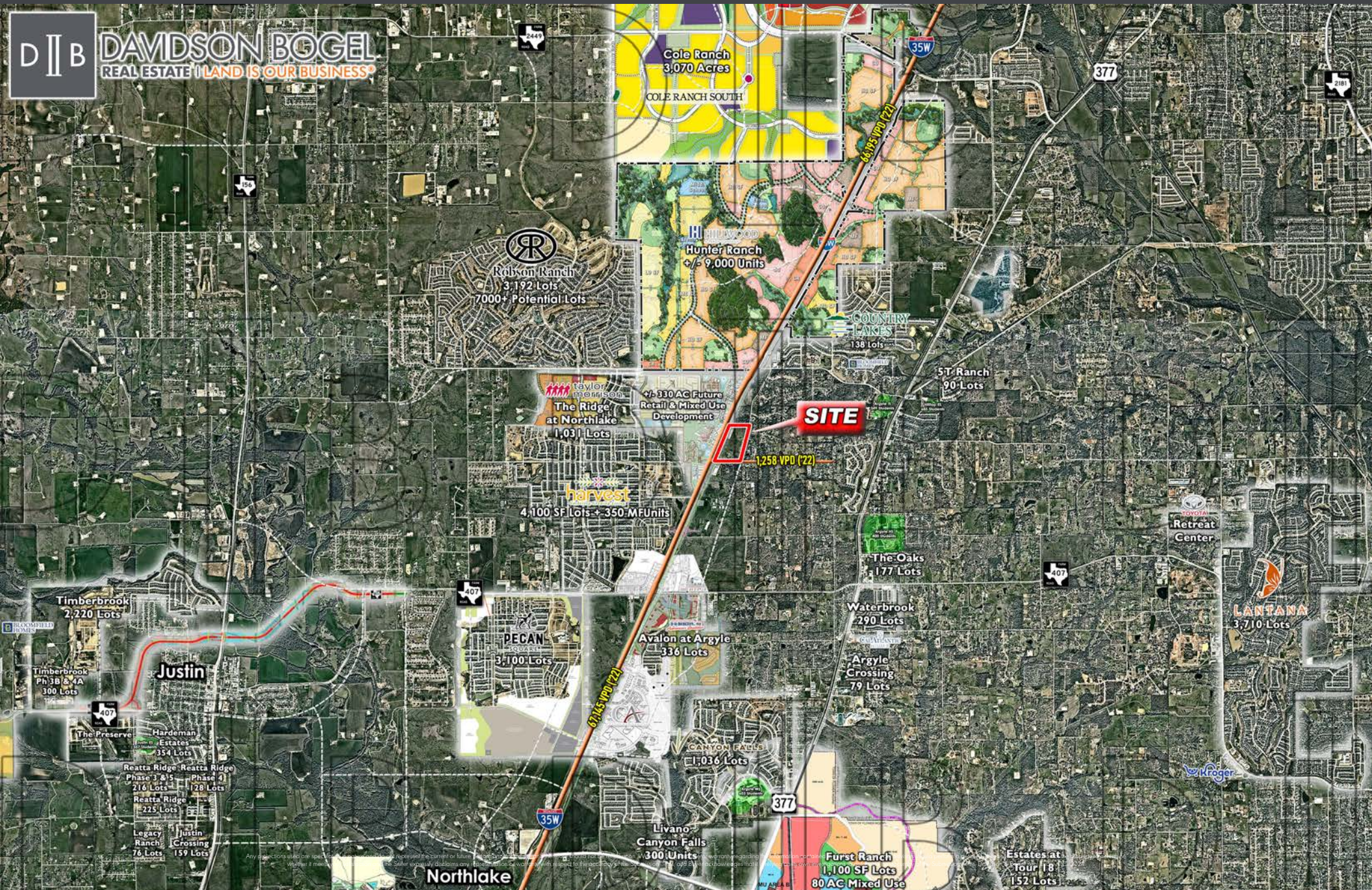
The firm is also plotting its first development in downtown Fort Worth. While details of the project are unclear, Hillwood acquired a block at Seventh and Calhoun streets on the east side of downtown and is exploring a wide range of potential uses, including office, residential and mixed-use.

Fort Worth is one of the fastest-growing major cities in the country, and developers are flocking to the area as a result. As of June, Cowtown had roughly \$2.3 billion worth of developments under construction or in the pipeline.

—Quinn Donoghue

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WIDE AERIAL



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DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC
LICENSED BROKER / BROKER FIRM NAME
MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM
CHRISTOPHER RYAN TURNER
SALES AGENT/ASSOCIATE'S NAME
COLLINS MEIER
SALES AGENT/ASSOCIATE'S NAME
ELLIOTT NEWSOM
SALES AGENT/ASSOCIATE'S NAME
SAM JOHNS
SALES AGENT/ASSOCIATE'S NAME

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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.

11-2-2015

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:

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