

# SEC - I-35W & F.M. 407

ARGYLE, TX | DENTON COUNTY | PAD SITES AVAILABLE

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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





# PROPERTY INFORMATION



SIZE:  
± 32 AC



TRAFFIC COUNTS:  
I-35W: 13,639 VPD  
F.M. 407: 56,351 VPD



ZONING:  
AG - Agriculture



UTILITIES:  
See Attached Information

Future Avalon Blvd  
Est. Completion - Q2 2021

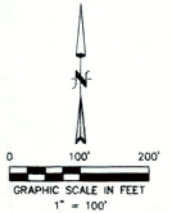
# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	4,114	25,329	45,380
% Proj Growth 2023-2028	8.52%	7.88%	8.49%
2023 Average HH Income	\$189,917	\$170,873	\$162,774
2023 Median HH Income	\$138,860	\$126,450	\$118,931

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Davidson & Bogel Real Estate, LLC 2024



F. M. 407



EXIT RAMP I-35W

27.4408 ACRES  
(1,195,323 SQ. FT.)

F. W. THORNTON SURVEY  
ABSTRACT NO. 1244  
DENTON COUNTY, TEXAS

EXHIBIT A.

DESCRIPTION OF PROPERTY

Being a tract of land situated in the F. W. Thornton Survey, Abstract No. 1244, Denton County, Texas, said tract being a portion of a 8.5 acre parcel conveyed to W. H. Foster on September 26, 1954 by deed as recorded in Volume 398, Page 370 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said tract also being a portion of a 137.72 acre parcel of land conveyed to W. H. Foster on January 9, 1951 by deed as recorded in Volume 235, Page 40 of the D.R.D.C.T., said tract also being the same 27.4408 acre tract of land conveyed to Jim Spook Construction Co., Inc. by deed as recorded in Volume 9, Page 1 of the D.R.D.C.T., said tract being herein more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set on the existing southerly right-of-way line of F. M. Road 407, said point being the northeast property corner of the said 8.5 acre parcel of land;

THENCE, South 90 degrees 00 minutes 02 seconds East, along a fence on the easterly property line of the said 8.5 acre parcel of land, 1476.20 feet to a 8" steel fence post for corner;

THENCE, South 89 degrees 12 minutes West, along a fence on the southerly property lines of the said 8.5 acre parcel of land, 1189.00 feet to an iron rod found for corner, said point being on the existing westerly right-of-way line of Interstate Highway I-35W;

THENCE, North 33 degrees 58 minutes 40 seconds East, along a fence on the said existing right-of-way line, 276.10 feet to a TXDOT concrete highway right-of-way monument;

THENCE, North 29 degrees 25 minutes East, continuing along the said fence on the existing right-of-way line, 703.30 feet to a TXDOT concrete highway right-of-way monument;

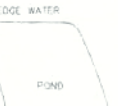
THENCE, North 24 degrees 07 minutes East, continuing along the said fence on the existing right-of-way line, 669.37 feet to an iron rod set for corner;

THENCE, North 16 degrees 53 minutes East, along a fence on the existing southeasterly right-of-way line of Interstate Highway I-35W 101.62 feet to an iron rod set for corner;

THENCE, South 89 degrees 42 minutes 23 seconds East, along a fence on the said southerly right-of-way line of F. M. 407, 388.84 feet to the POINT OF BEGINNING.

The tract of land being herein described contains 27.4408 acres (1,195,323 square feet) of land, more or less.

PROPOSED 30' WIDE  
INGRESS & EGRESS EASEMENT  
INSTRUMENT NO. 34107 D.R.D.C.T.



The undersigned does hereby certify that this survey was this day made on the ground of the property legally described on this survey and is correct, and that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way that I have been made aware of, except as shown on this survey, and that the said property has access to and from a dedicated roadway.

Dated this the 26 day of May, 1995.



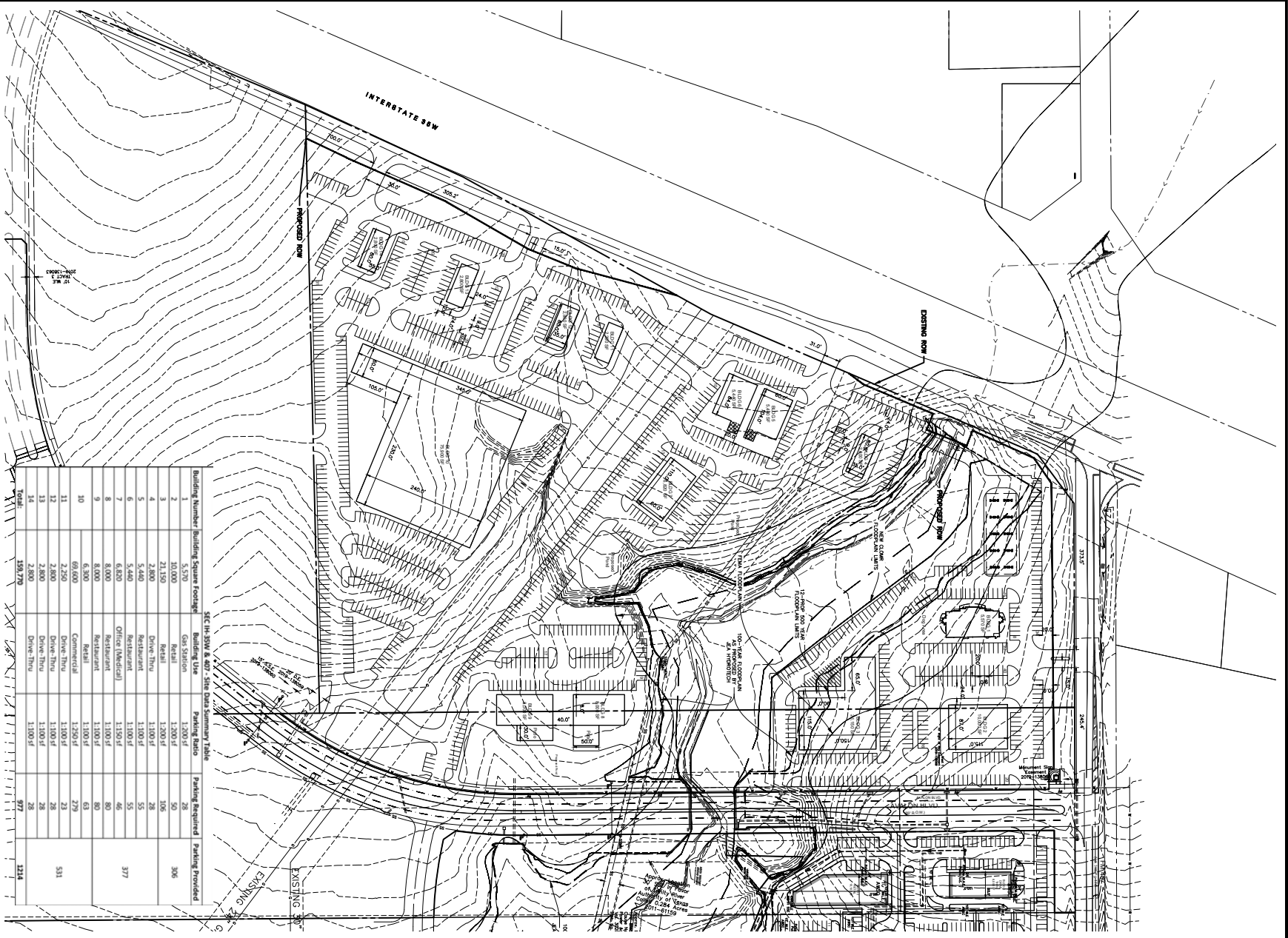
REINSPECTED AND UPDATED ON 9-09-03

**SPOONER & ASSOC.**  
REGISTERED PROFESSIONAL  
LAND SURVEYORS



JOB NO.: 452-5-95  
DATE: 5-26-95  
COGO FILE: NONE  
ACAD FILE: 452-THOR  
DRAWN BY: S.G.S.  
COMPUTED BY: S.G.S.  
CHECKED BY: S.G.S.

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**SEC 18-35W & 407 Site Data Summary Table**

Building Number	Building Square Footage	Building Use	Parking Ratio	Parking Required	Parking Provided
1	5,570	Gas Station	1:200'±	28	306
2	10,000	Resail	1:200'±	50	
3	21,150	Resail	1:200'±	106	
4	5,800	Drive Thru	1:100'±	28	
5	2,800	Resail	1:100'±	52	
6	5,440	Resail	1:100'±	52	
7	6,820	Office (Medical)	1:150'±	46	377
8	8,000	Resail	1:100'±	80	
9	8,000	Resail	1:100'±	80	
10	6,300	Resail	1:100'±	63	
11	69,600	Commercial	1:250'±	279	
12	2,500	Drive Thru	1:100'±	23	531
13	2,800	Drive Thru	1:100'±	28	
14	2,800	Drive Thru	1:100'±	28	
<b>TOTAL</b>	<b>159,770</b>			<b>977</b>	<b>2214</b>



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**SEC 18-35W & FM 407**  
**RANDOL MILL**  
 TOWN OF AIRVILLE  
 DENTON COUNTY, TEXAS



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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."

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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.









# I-35W & F.M. 407

## 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.

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SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE









## 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.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Collins Meier	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date