

407 OFFICE CENTRE
151 FM 407 E, ARGYLE, TX 76226

FOR LEASE OR SALE

5,000-10,000 SF AVAILABLE
\$26.50- \$30.50 NNN \$7.36



RYON



MATT RYON – MANAGING PARTNER

Cell: (940)-300-9927

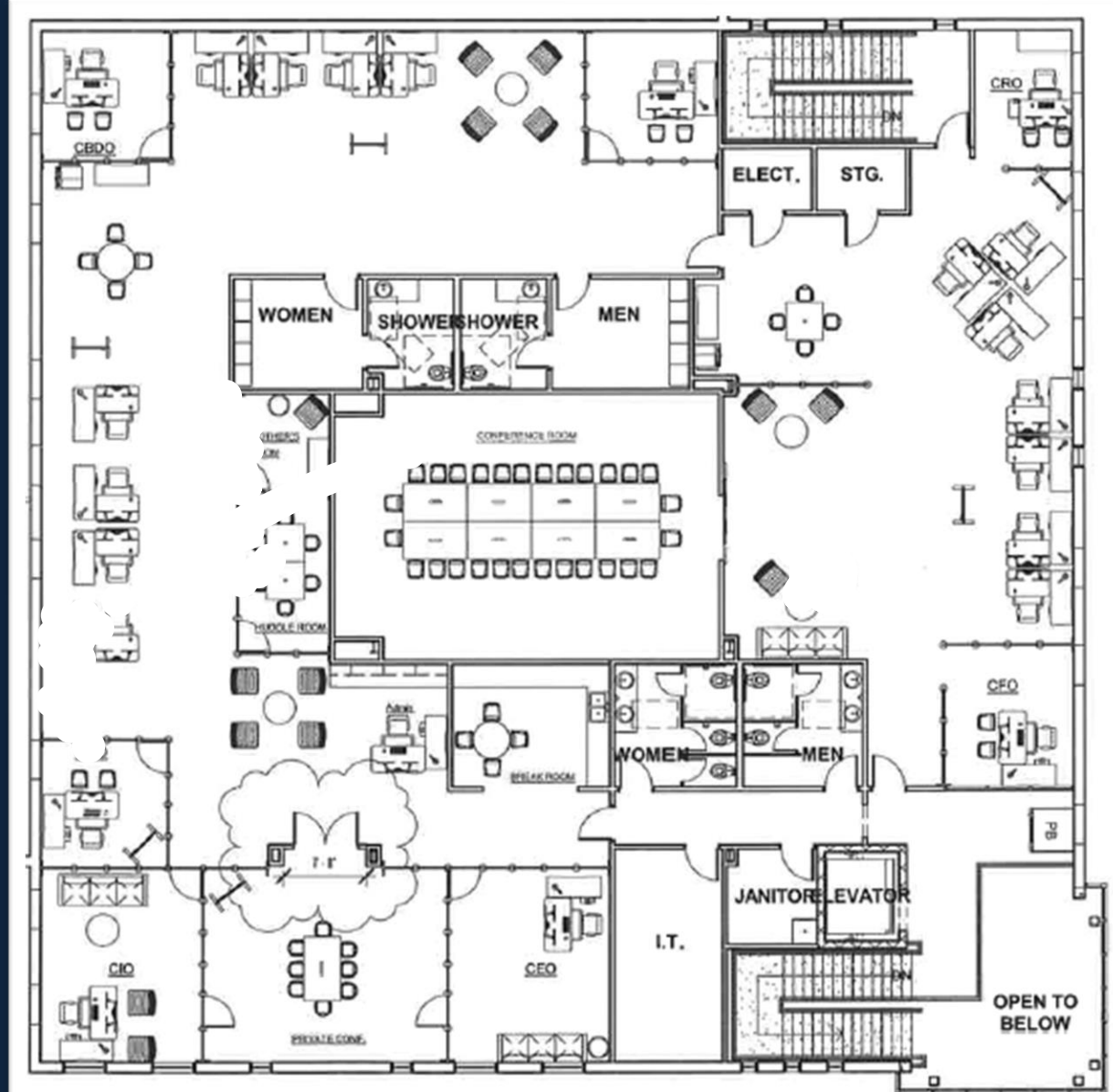
Email: Matt@ryoninvestmentservices.com

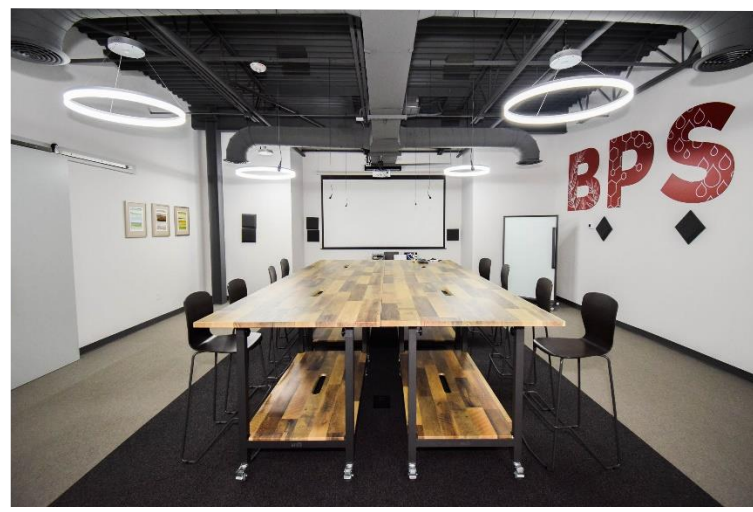
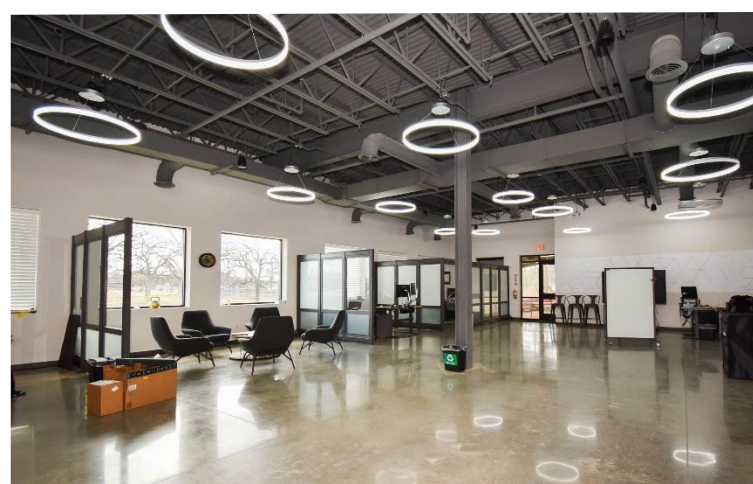
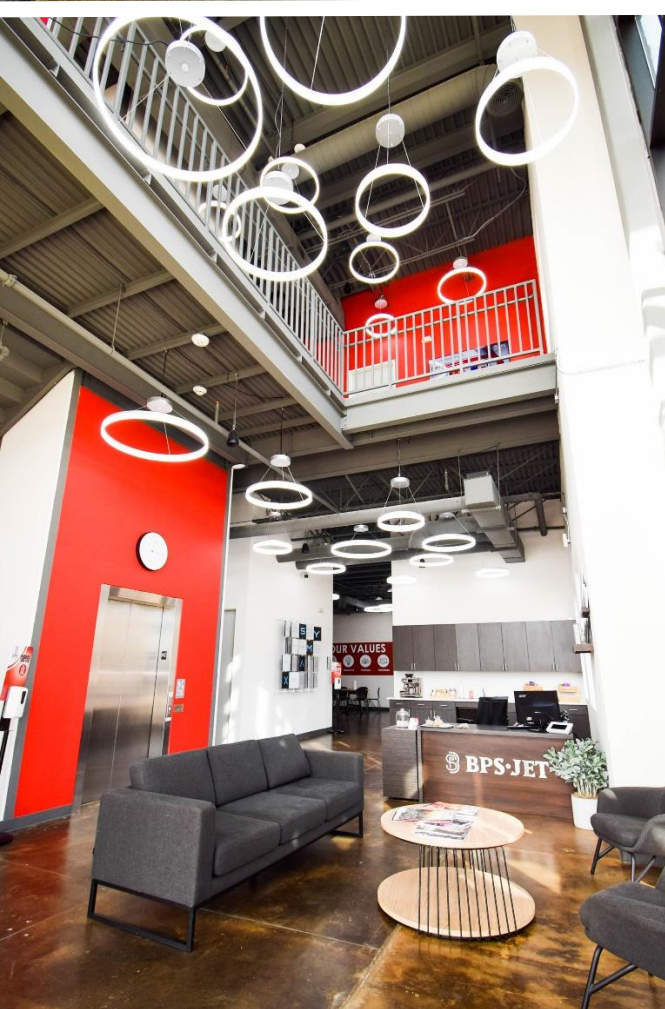
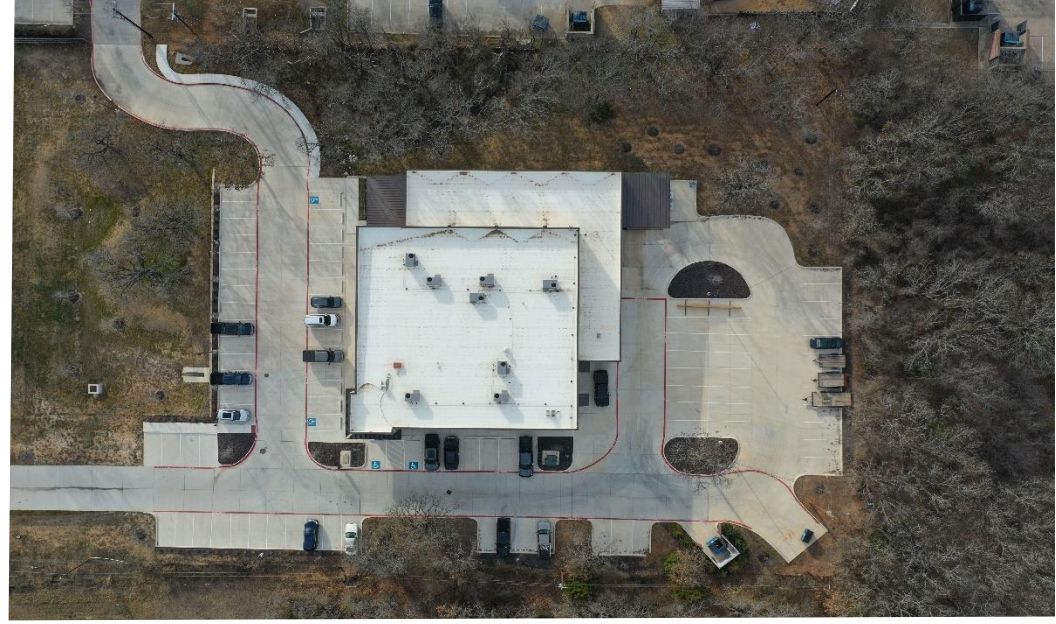
Website: www.ryoninvestmentservices.com

SPACE OVERVIEW

Floor:	Entire 2 nd Floor
Space Available:	5,000- 10,000 SF
Asking Rate:	\$26.50-\$30.50/ SF / YR
Operating Expenses:	\$7.36/ SF/ YR
Parking:	4.24/ 1,000 SF
TI Allowance:	Negotiable
Lease Term:	3+ Years
Zoning:	Village Center - T
Approved Uses:	Professional Office Medical Office Day Care Facility Dentistry/Urgent Care Lab/ Testing/ Imaging

The second floor (10,000 SF) can be demised for Professional or Medical Office Use. The smallest divisible space will be approximately 2,000 SF. The second floor has an Alarm.com keycard security system, Vari office partitions, and Vari desks that can be negotiated with the lease. Building and monuments signage are also available. Walls and partitions can be rearranged to fit the tenants needs. Please reach out to the broker for more details.





WATERBROOK

CANYON FALLS®

275 NEW HOMES
MEDIAN HOME VAUE- \$500,000
175,000 SF RETAIL

1,825 NEW HOMES
MEDIAN HOME VALUE- \$659,346

**GROCERY ANCHORED
CENTER**

FM 407 – 18,000 + VPD

US HWY 377- 18,700 VPD

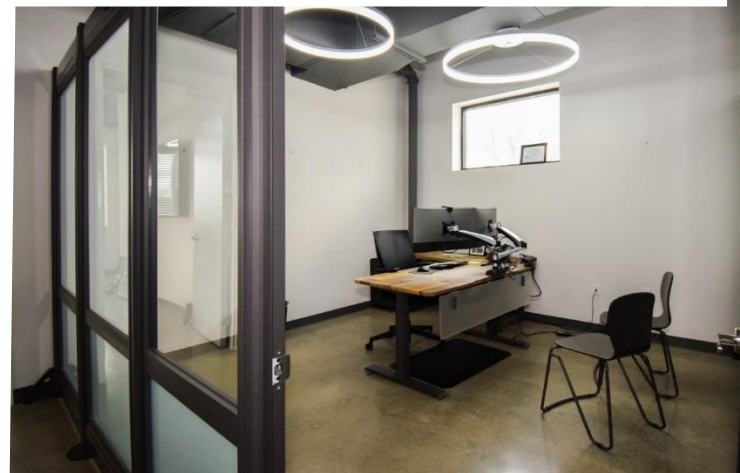
CVS
pharmacy

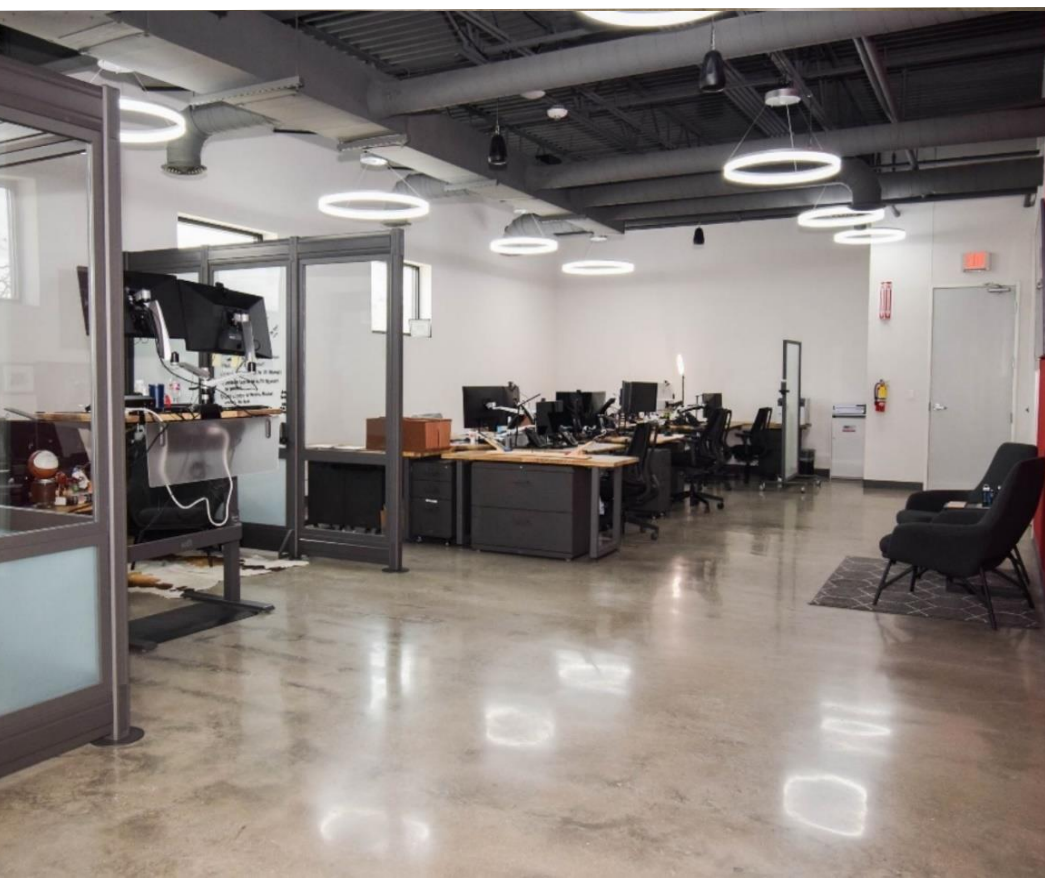
SITE



FOR SALE
\$7,000,000

FOR LEASE
10k SF \$26.50-\$30.50
NNN





DEMOGRAPHICS OF ARGYLE, TX

2020 Population 1 Mile:	2,037
2020 Population 2 Mile:	5,751
2020 Population 3 Mile:	15,020
% Proj Growth 2020-2025 1 Mile:	5.8%
% Proj Growth 2020-2025 2 Mile:	5.8%
% Proj Growth 2020-2025 3 Mile:	6.0%
2020 Median HH Income 1 Mile:	\$126,246
2020 Median HH Income 2 Mile:	\$129,821
2020 Median HH Income 3 Mile:	\$124,250
2020 Average HH Income 1 Mile:	\$170,561
2020 Average HH Income 2 Mile:	\$175,364
2020 Average HH Income 3 Mile:	\$165,543
Median Home Value 1 Mile:	\$541,215
Median Home Value 2 Mile:	\$579,213

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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Mathieu Ryon	680182	matt@ryoninvestmentservices.com	(940)300-9927
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
RYON R.E.I.S.			
Designated Broker of Firm	License No.	Email	Phone
mathieu Ryon	680182	matt@ryoninvestmentservices.com	(940)300-9927
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0