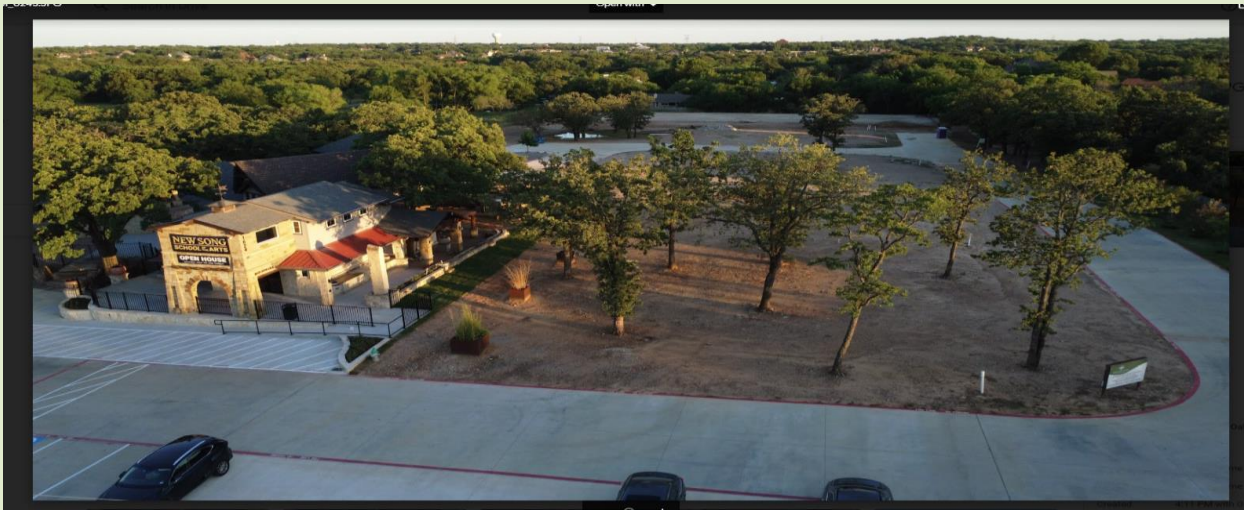


Argyle Oaks Business Park

- **Setting:** Serene landscape off FM 407
- **Central location:** easy access to Lantana, Highland Village, Argyle, Justin, Flower Mound and Northlake
- **Build to Suit:** Experienced GC available
- **All Utilities:** On site
- **Signage:** Prominent and visible from FM-407
- **Parking:** Space available for any commercial office need



Steve Shrum
Co-Managing Partner - Glacier
817-881-3837
shrum@glaciercommercial.com



Steve Schreiber
President - HIG
252-626-5279
steve@harrierig.com



Premier Upscale Business Park

- **Unique:** 4 distinctive lots on 4.94 acres with all utilities on site
- **High-End Frontage and Common Areas:** Custom stonework posts, iron fencing, mature trees, stone gazebo and exceptional common areas
- **Local Business Park:** FM-407 frontage catered toward the Argyle area professional
- **Investment:** Ideal for medical/dental office with lots sized for investment
- **Strategic Location:** FM-407 frontage within NW I-35 corridor exploding with growth



Steve Shrum
Co-Managing Partner - Glacier
817-881-3837
shrum@glaciercommercial.com



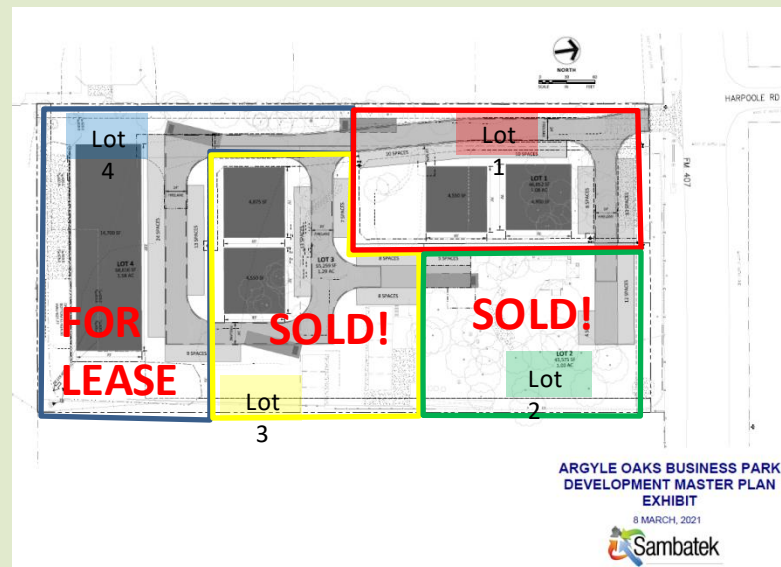
Steve Schreiber
President - HIG
252-626-5279
steve@harrierig.com



Properties For Any Buyer's Needs

➤ ONLY 1 LOT REMAINING!:

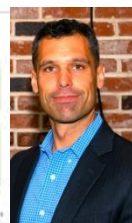
- ❖ **Lot 1:** Premier corner lot with direct FM 407 access
 - Fire lanes complete
 - 10 existing parking spots
 - ❖ Room for 40+ more parking spots
 - All Utilities on site
 - Beautifully landscaped with mature oak trees
 - Sized for owner use + investment
- ❖ **Lot 2: SOLD!**
- ❖ **Lot 3: SOLD!**
- ❖ **Lot 4: LEASED!**



*Call for an appointment on site



Steve Shrum
Co-Managing Partner - Glacier
817-881-3837
shrum@glaciercommercial.com



Steve Schreiber
President - HIG
252-626-5279
steve@harrierig.com



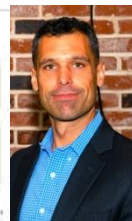
Argyle Oaks Development Summary

➤ Argyle Oaks Business Park Summary:

- ❖ Argyle Oaks is a professional business park catered toward high-end professional office space as well as medical and dental facilities. There are 4 total lots on a 4.94-acre site with two lots on direct FM-407 frontage. We can provide an experienced General Contractor for any build and are willing to build-to-suit for purchase or long-term lease options. Argyle Oaks Property Owners Association was developed to ensure the vision of Argyle Oaks is maintained - CCRs are available upon request. Lots 2 & 3 are sold. Lot 4 construction is complete.
- ❖ The development is in the Argyle Extra Territorial Jurisdiction (ETJ) and is has no specific Town of Argyle zoning or building restrictions. Additionally, the companies residing with Argyle Oaks Business Park do not pay incorporated Argyle taxes. The Town of Argyle and surrounding cities of Northlake, Justin, Denton, and Flower Mound are experiencing tremendous population growth and are in the top percentiles for median income in Texas. The Town of Argyle has worked hard to keep its natural beauty with large ranches and 2+ acre homesites. While this effort has paid off in keeping the character and nature of Argyle true to its lineage, it has also created a demand for local business to serve the rapidly growing population base nearby; Argyle Oaks Business Park exists to serve that need and sits in an ideal location with little competition in the immediate vicinity due to Argyle zoning restrictions.
- ❖ The development has been through the replat process with the Town of Argyle development review committee and the plat has been filed with Denton County. Civil engineering plans for paving, dimension, grading, utilities, and drainage are complete and all associated construction with those plans are complete. The development is outside the 100 year floodplain.
- ❖ Utilities: Three-phase power has been run to each of the properties by CoServ and is accessible for underground runs to any pad site. Water is supplied by Argyle Water Supply Corporation and the development has 8" water lines and hydrants accessible for each lot. Impact fees have been paid for meters and can be upgraded to 1" or larger water lines to serve individual pad sites. Gas lines are installed and capped at each lot for future build sites. Each lot will have septic the master plan exhibit and proposed building layouts include room for septic spray fields.
- ❖ FM-407 is a major thoroughfare connecting I-35E and I-35W in the rapidly growing NW I-35 corridor. FM-407 is projected to expand to 4 lanes with turning lanes included in the area of Argyle Oaks. The development is just 4.4 miles from Interstate Hwy I-35W and 2.4 miles to US Hwy-377 (forecast expansion to 6 lanes). Argyle Oaks gets nearly 20,000 vehicles of traffic per day on FM-407.



Steve Shrum
Co-Managing Partner - Glacier
817-881-3837
shrum@glaciercommercial.com



Steve Schreiber
President - HIG
252-626-5279
steve@harrierig.com



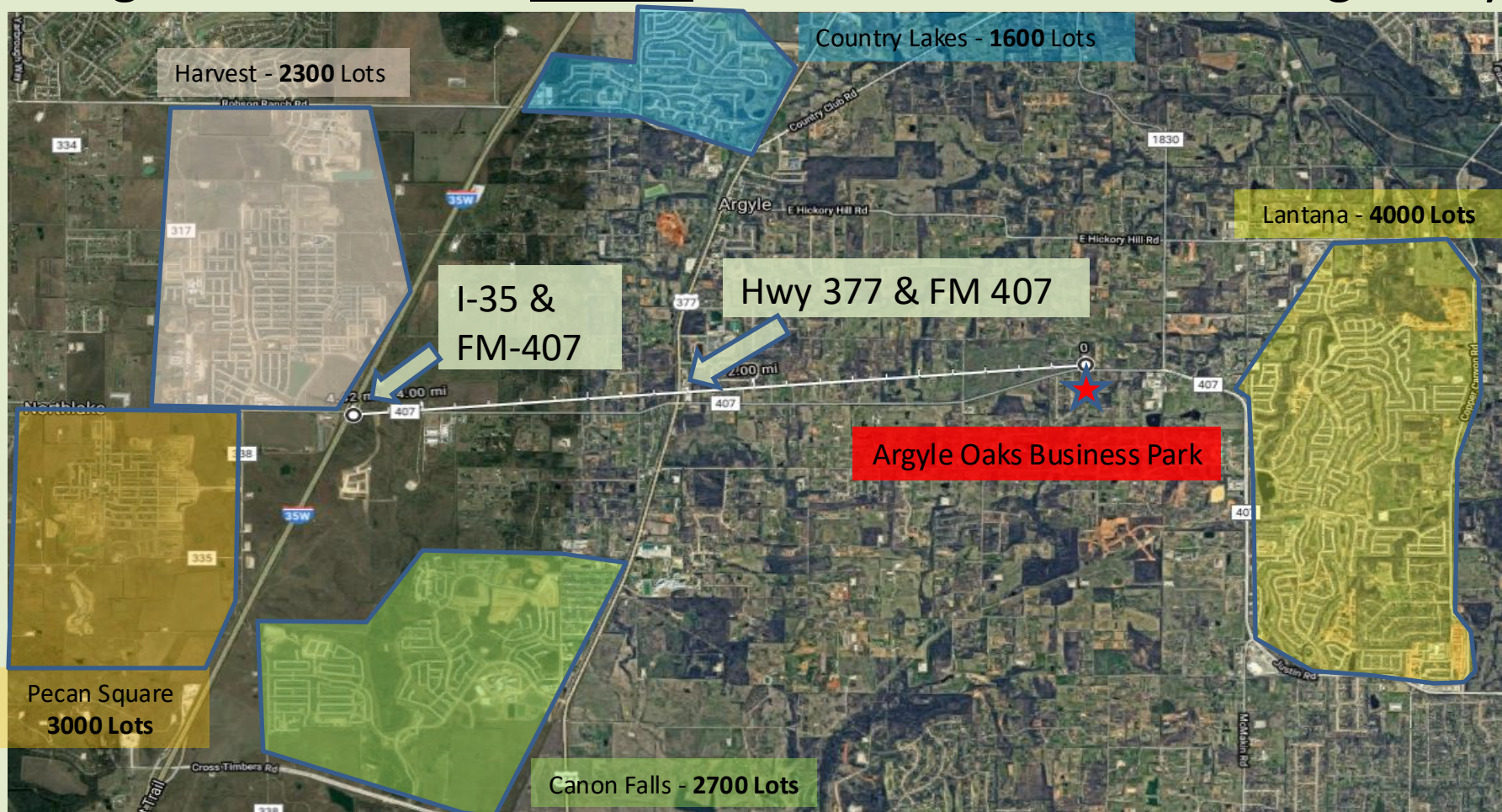
Argyle Statistics

- **Town of Argyle:** Located in the heart of Denton County – one of the fastest growing counties in the United States
 - ❖ Small-town ranch feel with top-end income earners
- **Affluent Residents:** Median household income of **\$185,770**
 - ❖ **Source:** (<http://www.city-data.com/city/Argyle-Texas.html>)
 - ❖ 25% 1-year growth in household income
- **Rapid Growth:** 85% population increase since 2000
 - ❖ **Source:** (<http://www.city-data.com/city/Argyle-Texas.html>)



Strategic Geographic Overview

- Less than 5 miles from **13,600+** subdivision homes!
- High-Traffic Count - **18,981** vehicles on FM-407 frontage daily



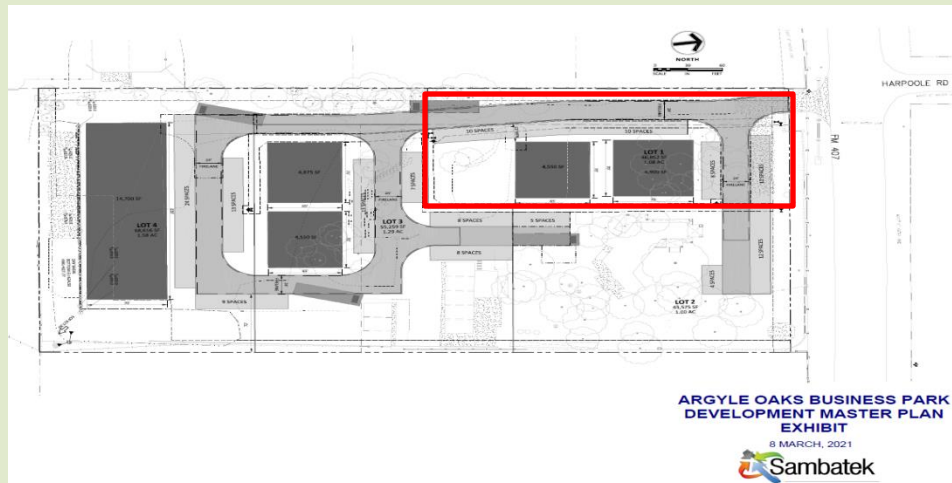
Lot 1 – Premier Lot

- **Premier Lot:**
 - ❖ Corner lot with FM-407 Frontage
- **Direct FM-407 entrance**
- **Large Lot:**
 - ❖ 1.08 Acres supports 10,000+ sq/ft of building space
 - ❖ Ideal for owner/user site plus additional income lease site
- **Utilities on site**
 - ❖ CoServ Gas, 3-phase electric power, Argyle Water, and Frontier Fiber
- **Fire Lanes complete**
- **16 Parking spots complete**
 - ❖ Ability to add an additional 20+ spots as required



Lot 1 – Call for Pricing

- **Investment Opportunity:** Ideal for building multiple offices for both owner use and investments for lease
- Two fire lanes of frontage complete (included)



Come See Us!

- Sales office on site
 - ❖ Come walk the property and let us help you plan your future commercial investment
 - ❖ Make an appointment with the contact numbers below



Steve Shrum
Co-Managing Partner - Glacier
817-881-3837
shrum@glaciercommercial.com



Steve Schreiber
President - HIG
252-626-5279
steve@harrierig.com

