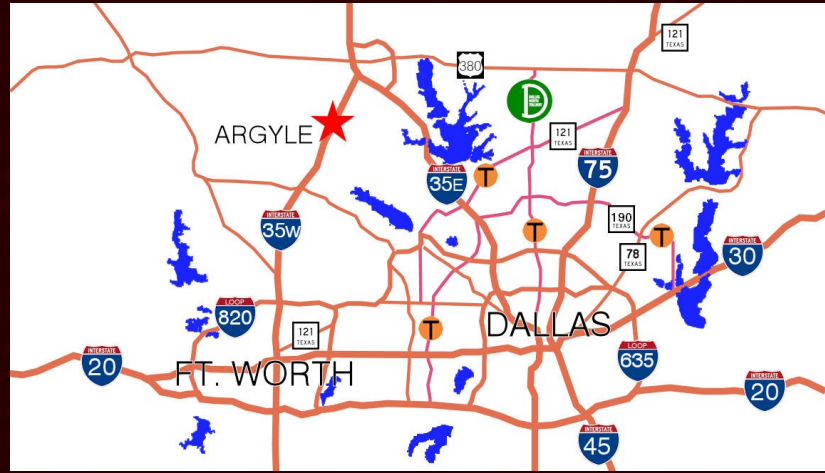


Argyle Station

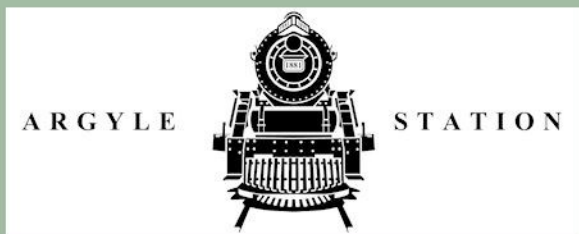


[launch property video](#)



retail | restaurants | office
pad sites | ground lease/BTS
preleasing 10,384 retail

[launch virtual tour](#)



Argyle, TX

hard corner at US 377 and Country Club Rd.

demographics

source: 2013 USCB and Esri

drive time	5-min	10-min	15-min
population (2013)	3,697	32,582	138,219
projected growth (2018)	4,400	36,256	156,207
avg. HH income (2013)	\$144,144	\$92,419	\$83,378

traffic counts

source: 2011 TXDOT; 2012 City

US 377:	15,091 vpd
Country Club Road:	6,193 vpd

contact

imperium brokerage services, llc
stephen schattner, listing broker

972.385.1907 ext 301

sschattner@imperium-holdings.com

[company brochure](#)



property specifications

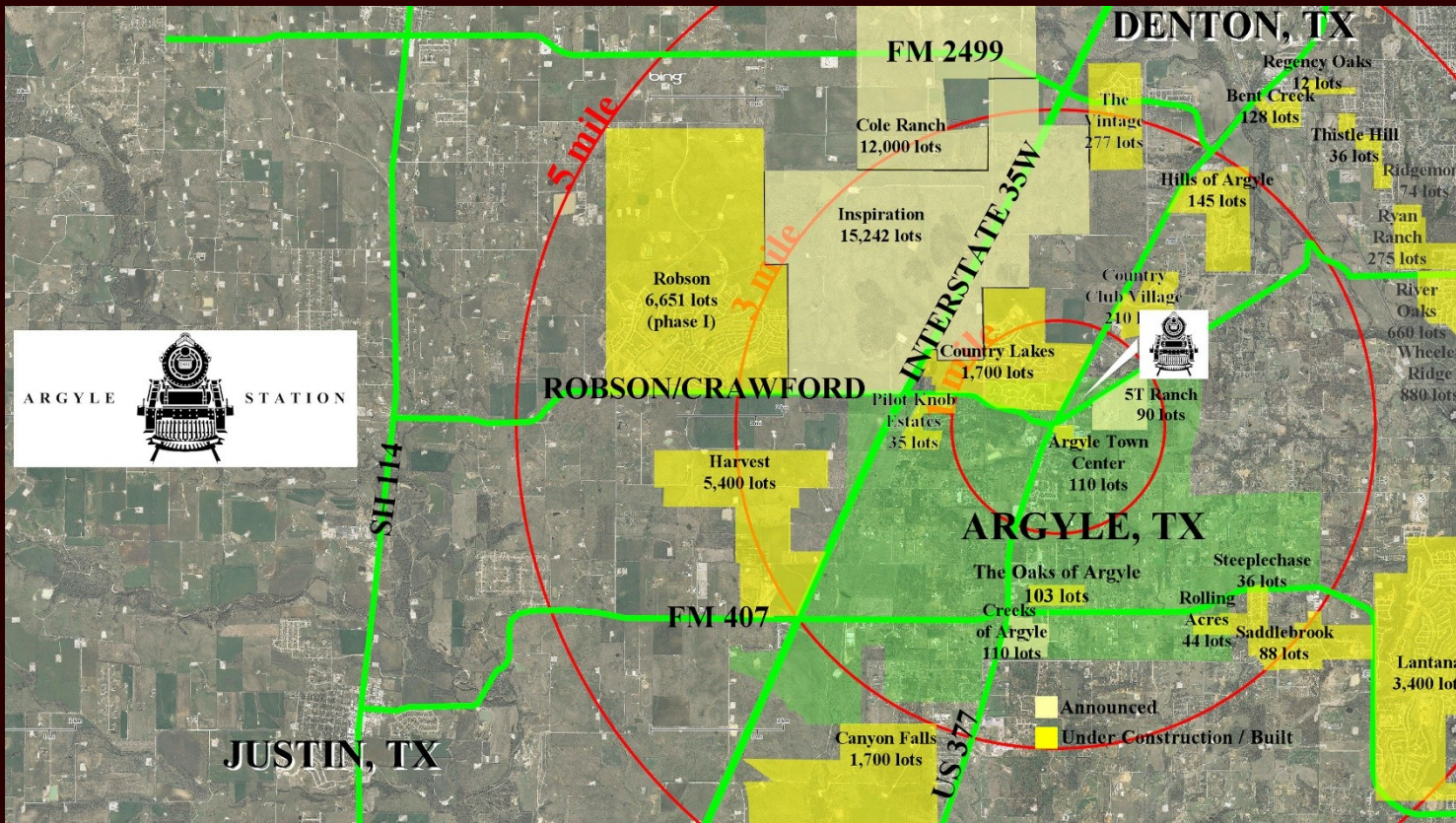
location: NEC US 377 @ Country Club Road (ag exempt)
zoning: "PD" Planned Development (local retail)
area: 25.229 acres
terrain: approx 50' | mass grading to commence 2015
dimensions: 1551' +/- US 377 x 1886' +/- Country Club

utilities

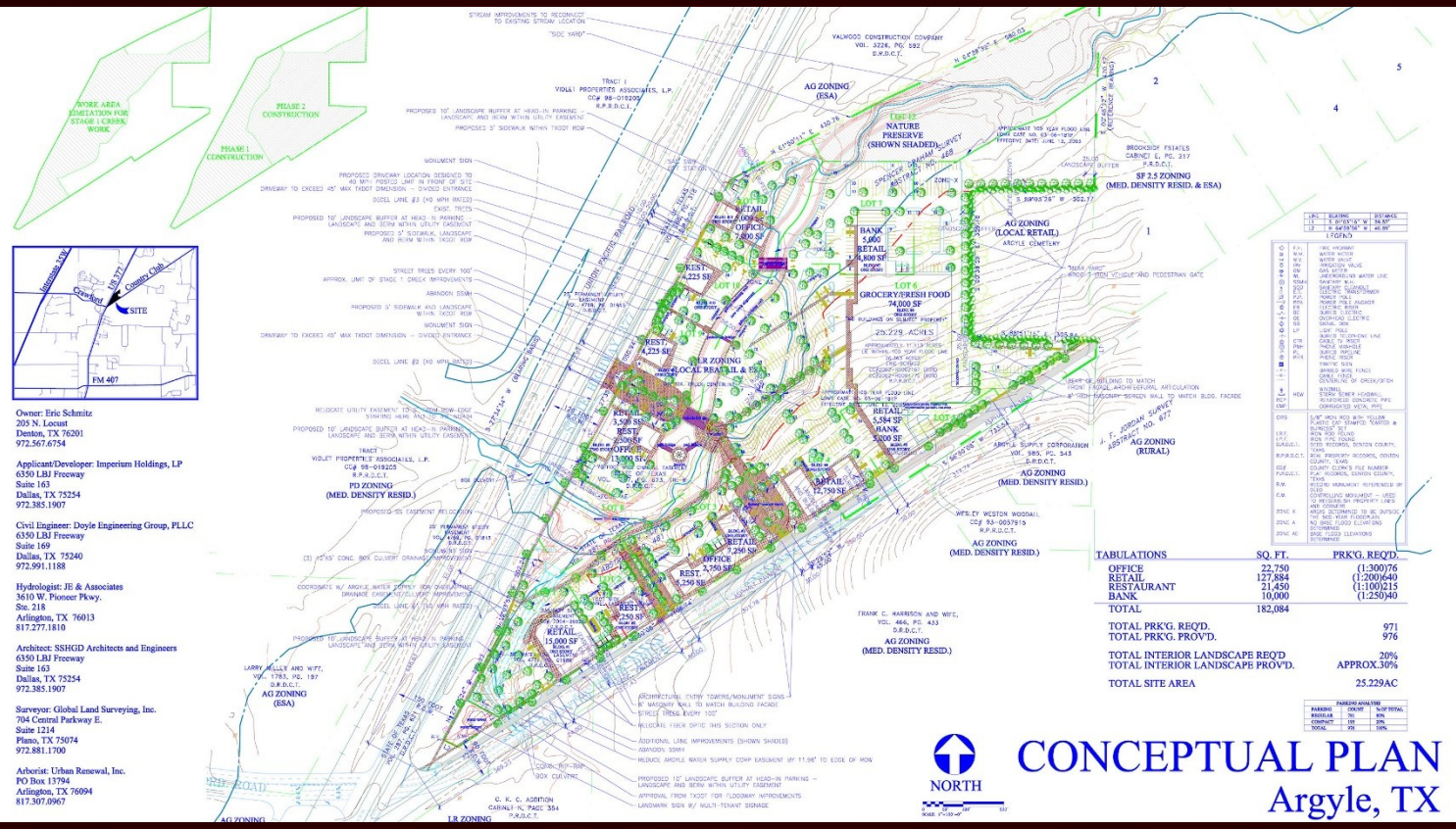
water: 8" on S. limit / 4" on W. limit
sewer: 8" on S. limit / 18" on W. limit
storm: on-site channel
electric: 3-ph 75kVa on S. limit
gas: 4" Poly II 60psi - W. 377 ROW











Owner: Eric Schmitz
205 N. Locust
Denton, TX 76201
972.567.6754

Applicant/Developer: Impertum Holdings, LP
6350 LBJ Freeway
Suite 163
Dallas, TX 75254
972.385.1907

Civil Engineer: Doyle Engineering Group, PLLC
6350 LBJ Freeway
Suite 169
Dallas, TX 75240
972.991.1188

Hydrologist: JE & Associates
3610 W. Pioneer Pkwy.
Ste. 218
Arlington, TX 76013
817.277.1810

Architect: SHKGD Architects and Engineers
6350 LBJ Freeway
Suite 163
Dallas, TX 75254
972.385.1907

Surveyor: Global Land Surveying, Inc.
704 Central Parkway E.
Suite 1214
Plano, TX 75074
972.881.1700

Arboret: Urban Renewal, Inc.
PO Box 13794
Arlington, TX 76094
817.307.0967

The law requires that all real estate licensees present this information to prospective sellers landlords buyers or tenants.

**Information About Brokerage Services
What to Know Before Working with a Real Estate Broker**

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 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 with 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 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;
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 the 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Property: 25.229 Acres at US 377 and Country Club Road (NEC) - Argyle, Texas
SELLER/LANDLORD: US 377 at Country Club, LP
DATE: January 1, 2014
PURCHASER/TENANT: _____
DATE: _____

Disclosures:

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