



FOR SALE

140 Old Town | Argyle, TX 76226

POTENTIAL USE: Office / Retail /
Medical

SIZE:

Total: +/- 3,200 SF
85% Occupancy

PRICE:

\$750,000
Gross Income: \$69,000

Unique two-story brick building with updated finish out located on Hwy 377, just north of FM 407. Small office park with many professional office users.

Easy access to / from Denton, Roanoke, Flower Mound, Lewisville, Highland Village, and surrounding communities and roadways.

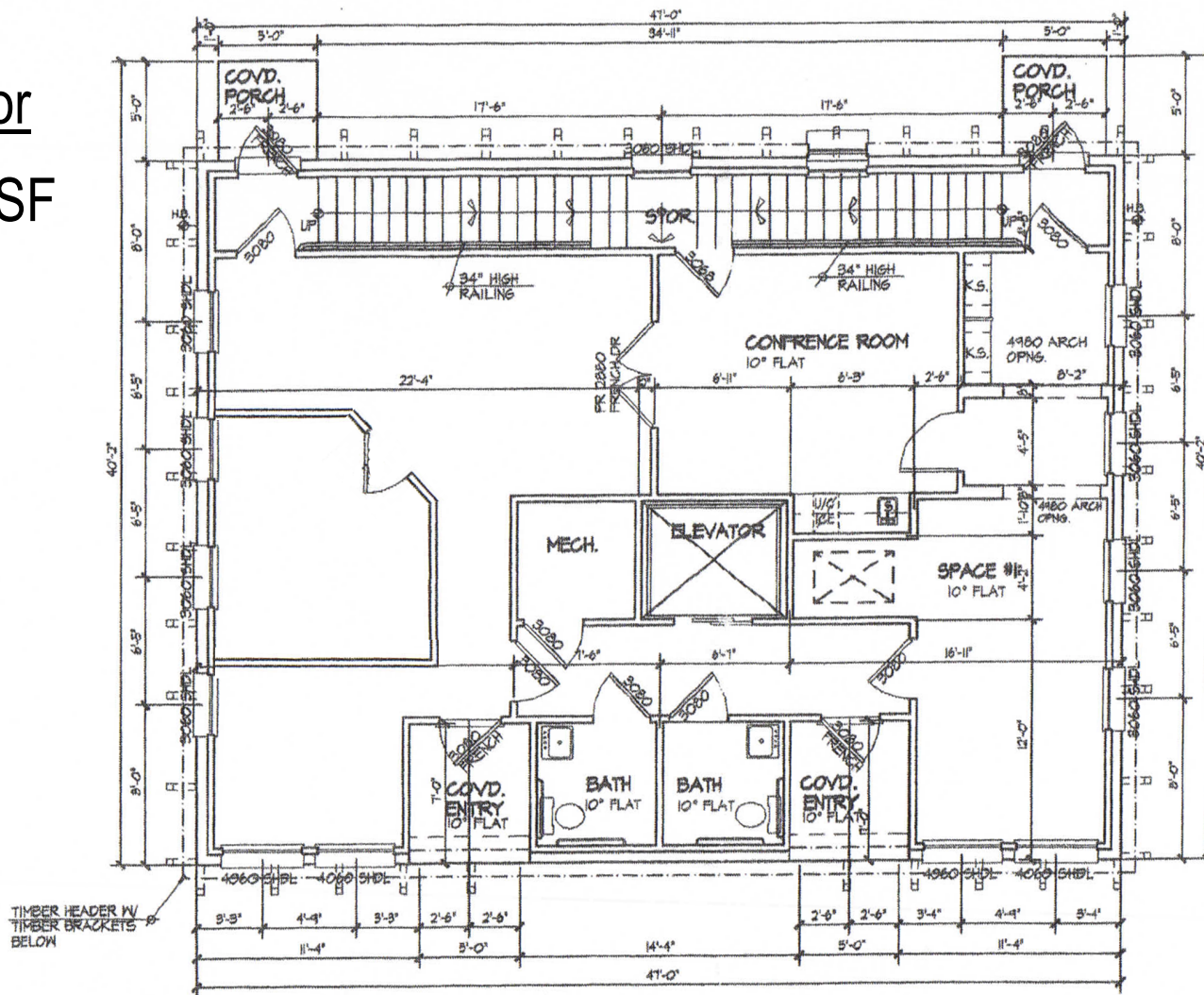
**SCOTT
BROWN
COMMERCIAL**

Jennifer Focke

(940) 320-1200

Jennifer@sbpcommercial.com

First Floor
+/- 1,585 SF



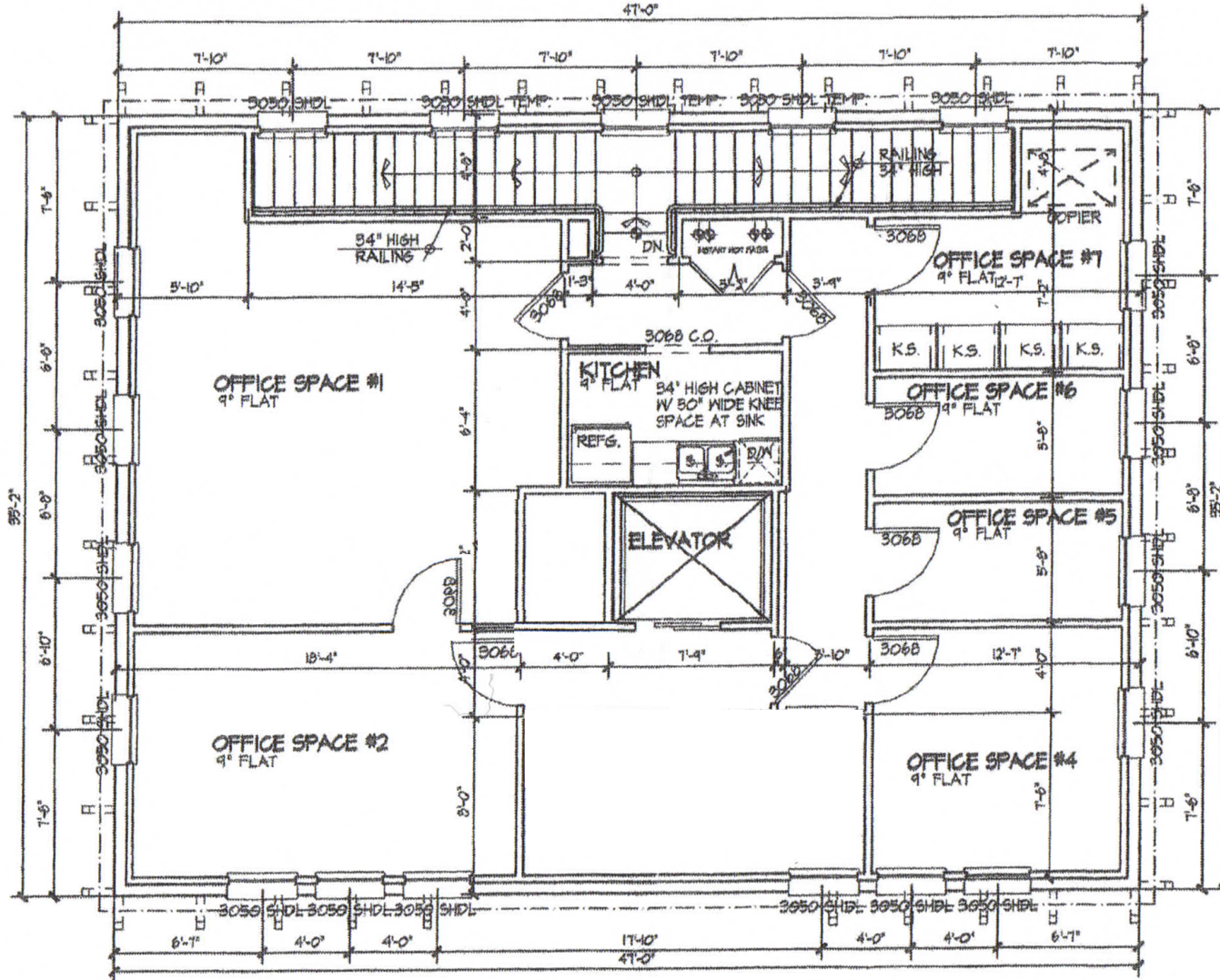
FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

** Information contained herein was obtained from sources deemed reliable; however, Scott Brown Commercial and/or the owners(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

Second Floor

+/- 1,645 SF



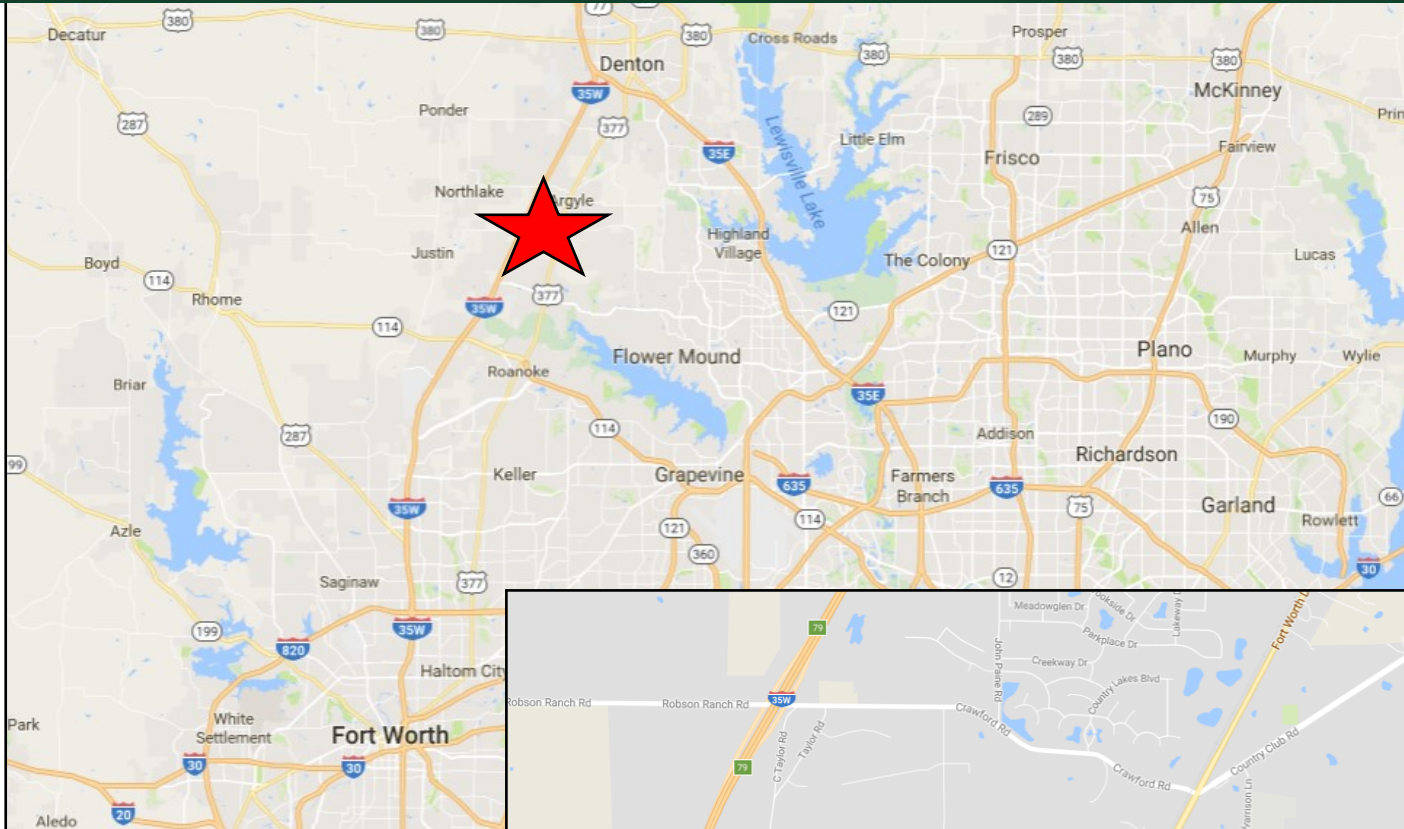
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

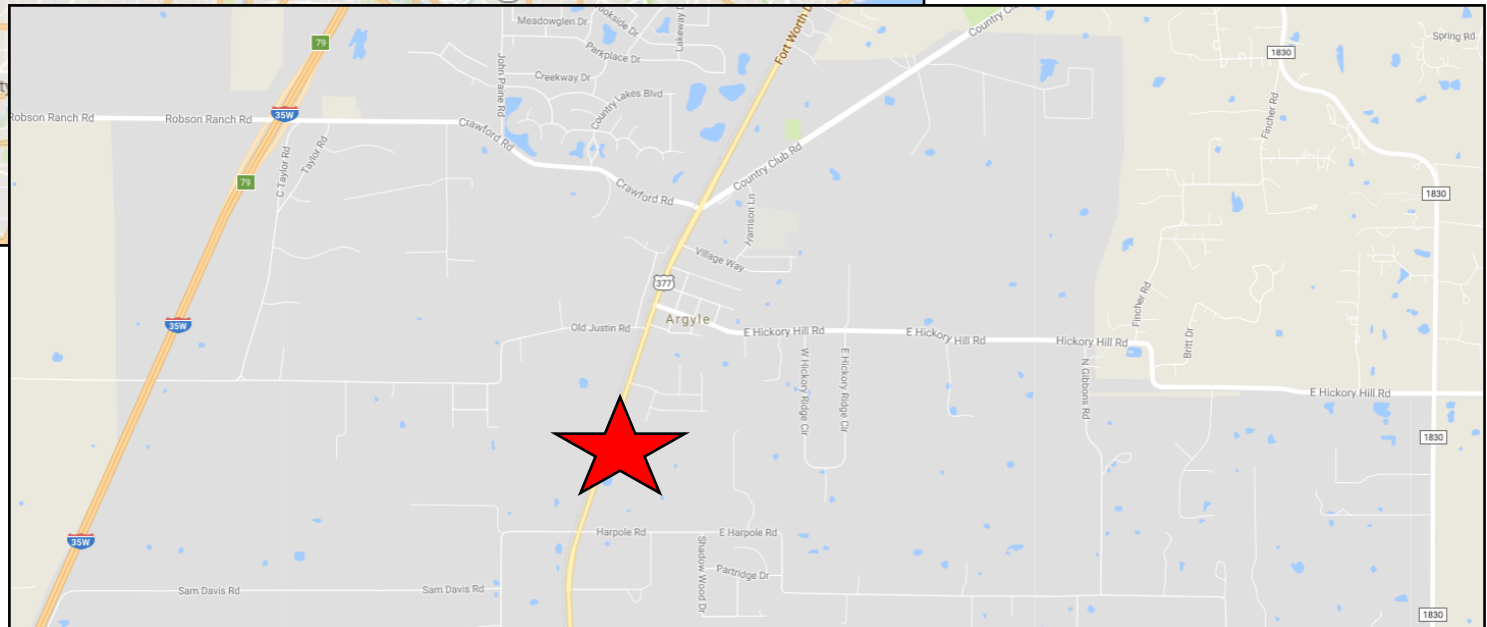
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Located on Highway 377 in a High Traffic, High Visibility area. Easy Access to / from Denton, Roanoke, Flower Mound, Lewisville, Highland Village, and many other surrounding communities and roadways.



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SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

PROPERTY SUMMARY

PROPERTY:	The Commons at Argyle Town Square
LOCATION:	140 Old Town, Argyle, TX 76226
POTENTIAL USE:	Retail / Medical / Office
PROPERTY SIZE:	<u>140 Old Town:</u> Two floors with a total of +/- 3,200 SF. First Floor available for owner or user. Divisible as small as +/- 650 SF. The first floor has custom brick flooring, hand texture and high end finishes with a centrally located and shared conference/break room and coffee bar with a sink. The second floor offers a full kitchen for the upstairs tenant. A shared elevator and two public restrooms are easily accessible from two front entrances. There are two back entrances which allow for access to both first and second floor; each with its own staircase allowing for a future four-tenant, or greater, design if desired.
FRONTAGE/ACCESS:	Highway 377
VISIBILITY:	High traffic / high visibility
UTILITIES:	All existing to the site – tenant pays individually sub-metered utilities
SIGNAGE:	Roof-top sign, Façade and Monument space available, tenant expense
PRICE:	\$750,000
PARKING:	Abundant
LEASE:	85% leased. (Space available for owner-user) Edward Jones as anchor tenant.
AGE:	Built 2006
COMMENTS:	Unique two story brick building with elevator access and strong tenant mix. Building located in Argyle proper on Highway 377 just north of 407 in a small office park with many professional office users and a cafe. Easy access to / from Denton, Roanoke. Flower Mound, Lewisville, Highland Village and surrounding communities and roadways.
CONTACT:	Jennifer Focke 940-320-1200 jennifer@sbpcommercial.com

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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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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