

# FOR SALE

## JOHNNY JOES

401 S. US 377, ARGYLE, TX 76226

VERUS  
COMMERCIAL



### PROPERTY DESCRIPTION

Extremely rare retail pad development site in Argyle, with income in place and the potential for more with existing structures! However, the value is in the land! All utilities on the site.

### OFFERING SUMMARY

Sale Price:	Call Broker for Pricing
Lot Size:	1.93 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	250	7,876	81,500
Total Population	752	23,221	238,780
Average HH Income	\$144,144	\$133,627	\$100,507

### NATHAN TUNE

940.381.2220

ntune@v-re.com

INFORMATION ABOUT BROKERAGE SERVICES LINK  
<https://www.trec.texas.gov/forms/information-about-brokerage-services>



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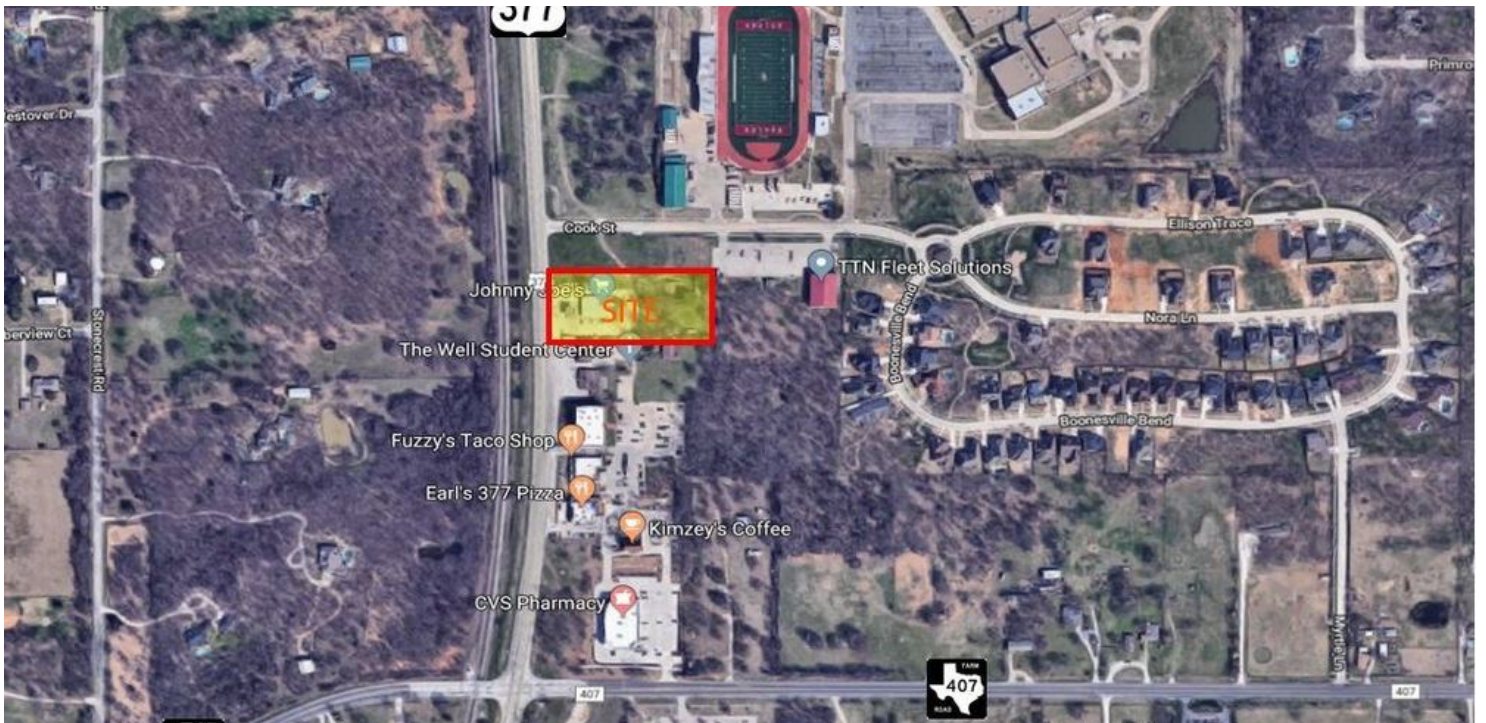
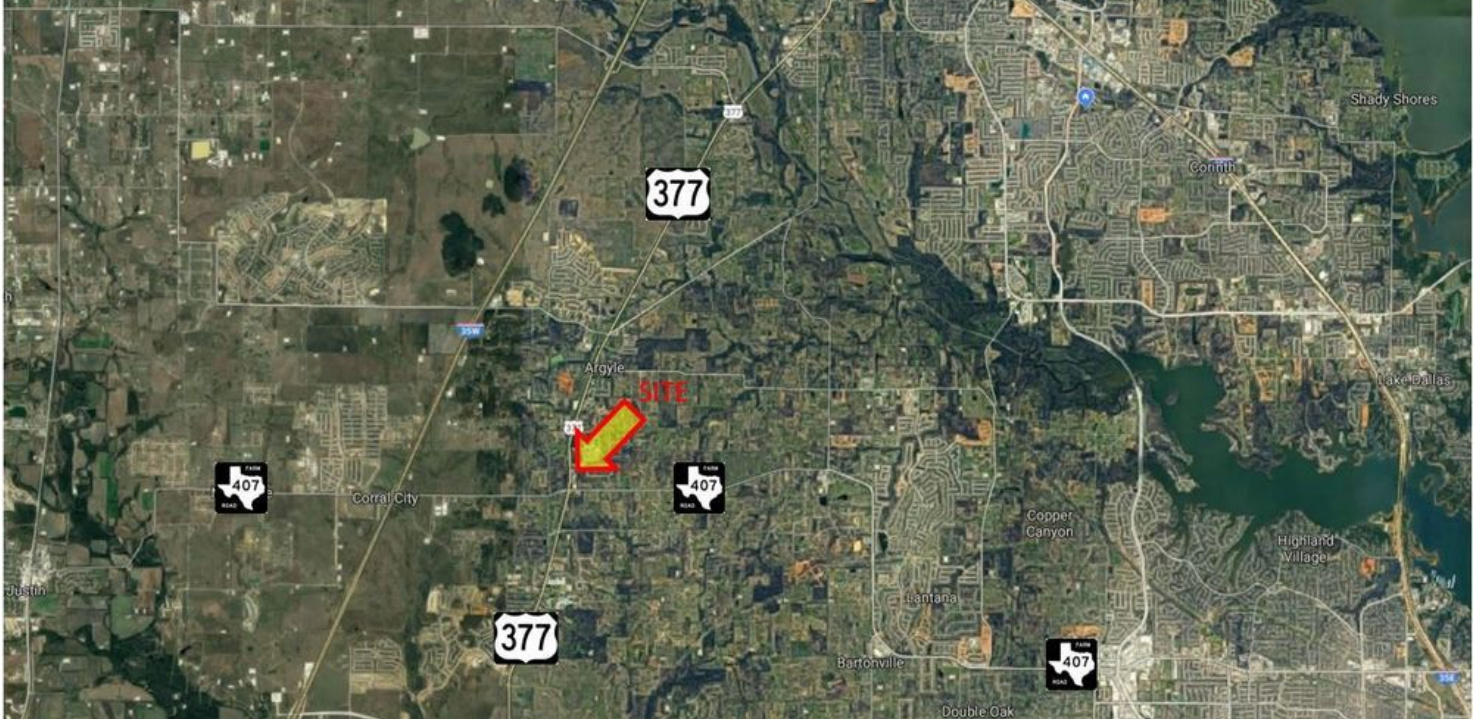


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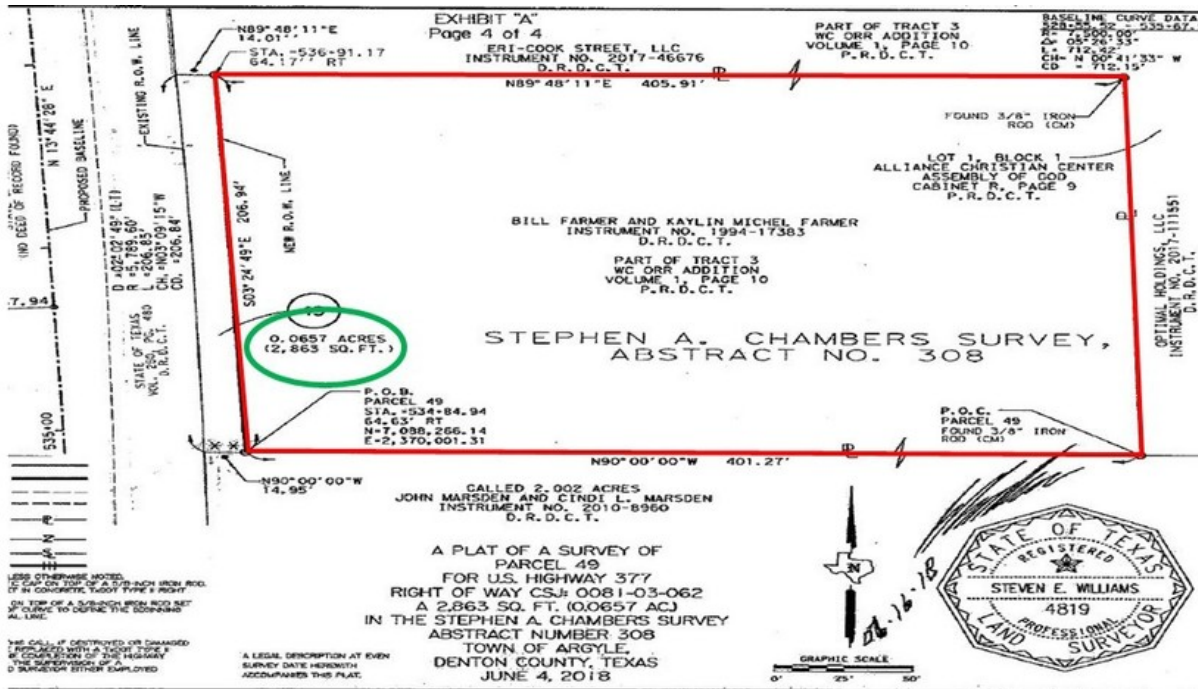


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**2 AC (87,120 sf) minus 2,863 sf (TxDOT Portion) equals 84,257 sf 1.9343 AC**

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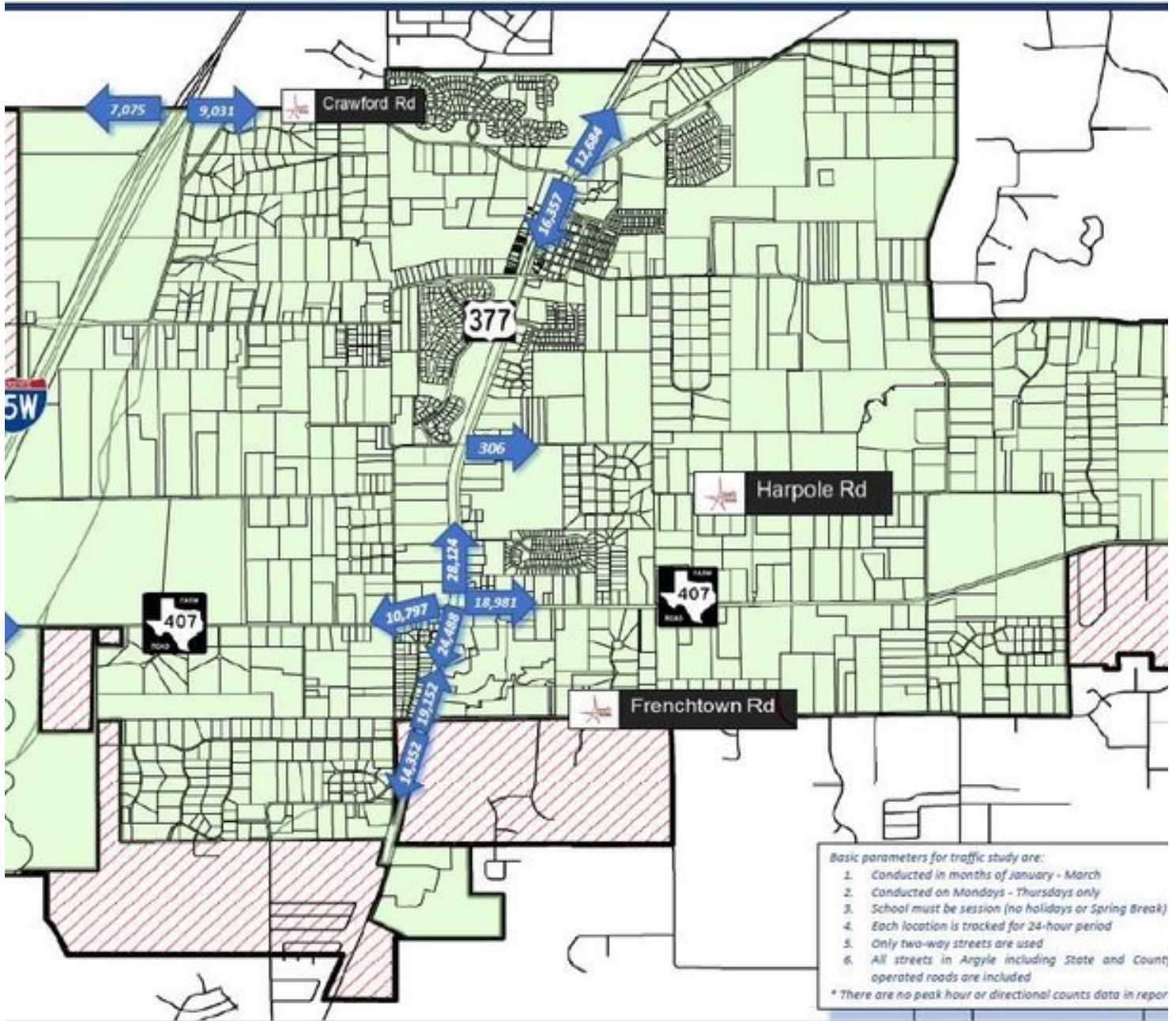
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### Town of Argyle 2019 Daily Traffic Counts



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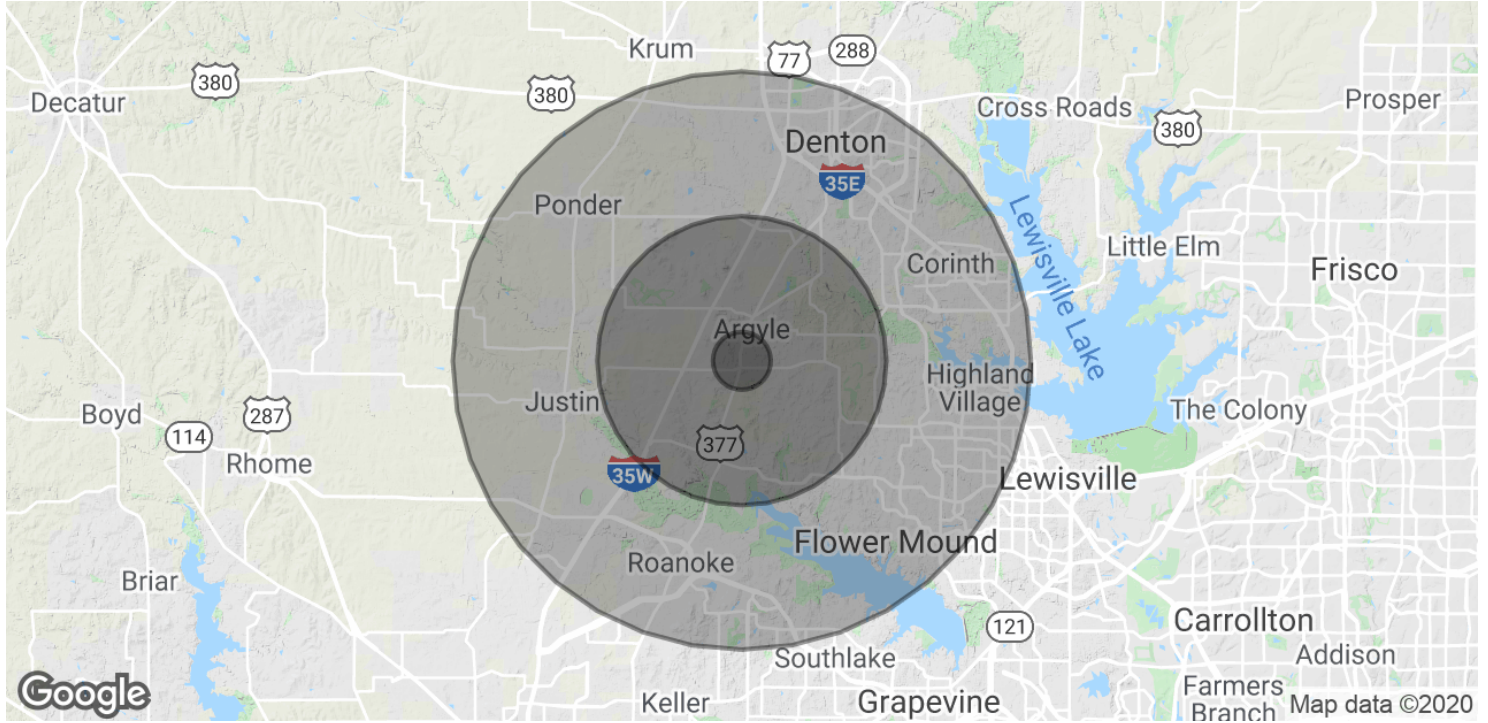
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	752	23,221	238,780
Median age	38.6	37.9	34.5
Median age (Male)	36.8	37.4	34.4
Median age (Female)	39.1	38.0	34.6

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	250	7,876	81,500
# of persons per HH	3.0	2.9	2.9
Average HH income	\$144,144	\$133,627	\$100,507
Average house value	\$412,488	\$355,581	\$277,964

\* Demographic data derived from 2010 US Census

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### LOCATION INFORMATION

Building Name	Johnny Joes
Street Address	401 S. US 377
City, State, Zip	Argyle, TX 76226
County/Township	Denton

### PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Lot Size	1.93 Acres
Lot Frontage	205
Lot Depth	405

### LAND

Number Of Lots	1
Best Use	Retail Development
Irrigation	Yes
Water	Yes
Sewer	Yes
Topography	Flat
Soil Type	Mixed
Easements Description	Public Utility Easement containing water, sewer and storm sewer run through the property.

### UTILITIES & AMENITIES

Power	Yes
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