

FOR SALE OR BUILD TO SUIT

GATEWAY BUSINESS PARK

8291 GATEWAY, ARGYLE, TX 76226

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

Ready to Build Lots
All Utilities in Place
Access in Place
No Zoning Required

LOCATION DESCRIPTION

Less Than 5 Miles from Texas Motor Speedway
In the County / No City Limits
Less Than Half-Mile from I-35W on 407

LOT	LOT SIZE	LOT PRICE
Lot 1	2.76 AC	\$10 psf
Lot 2	2.76 AC	\$8 psf
Lot 6	2.93 AC	SOLD
Lot 7	2.93 AC	SOLD
Lot 8	2.93 AC	SOLD



GREG JOHNSON

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

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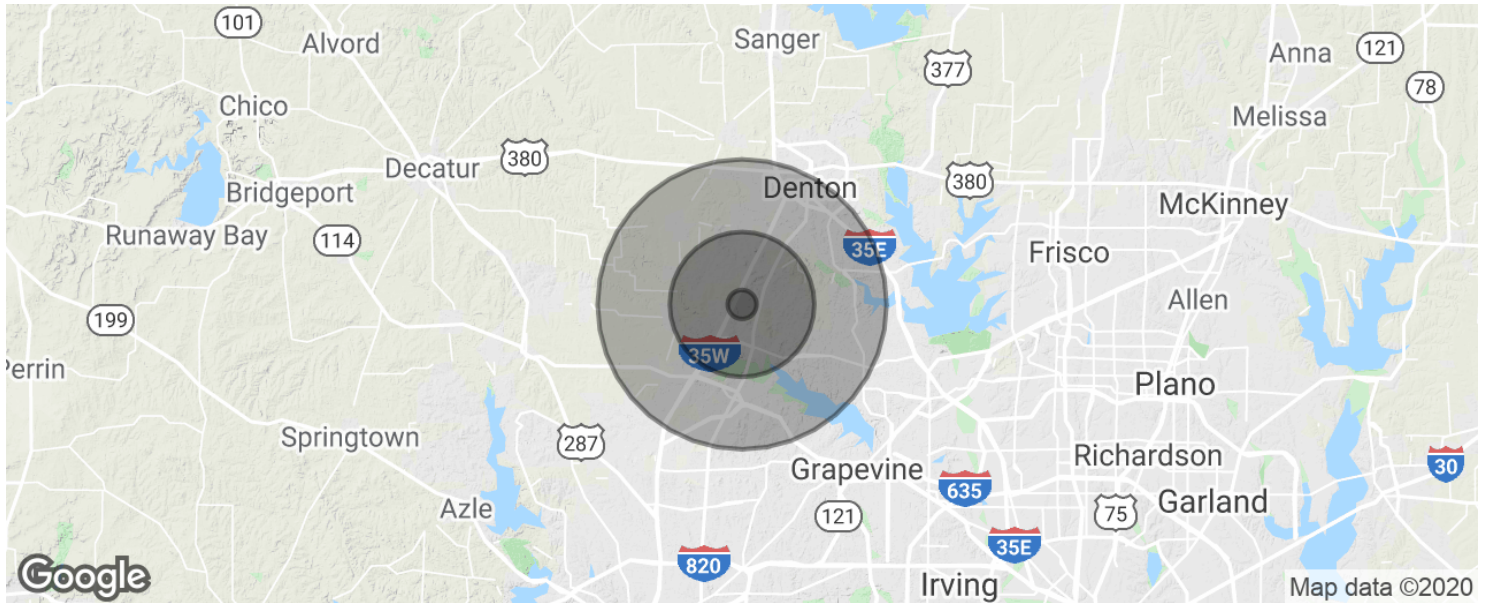
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	686	15,313	185,487
Median age	38.3	39.3	34.5
Median age (Male)	36.6	38.5	34.4
Median age (Female)	38.8	39.5	34.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	228	5,400	63,088
# of persons per HH	3.0	2.8	2.9
Average HH income	\$139,821	\$119,014	\$102,640
Average house value	\$399,034	\$313,051	\$291,980

* Demographic data derived from 2010 US Census

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LOCATION INFORMATION

Building Name	Gateway Business Park
Street Address	8291 Gateway
City, State, Zip	Argyle, TX 76226
County/Township	Denton

PROPERTY DETAILS

Property Type	Land
Property Subtype	Industrial
Lot Size	2.76 - 5.52 AC
- Ready To Build Lots	
- All Utilities In Place	
- Access In Place	
- No Zoning Required	

LAND

Number Of Lots	5
- Less Than 5 Miles From Texas Motor Speedway	
- In The County / No City Limits	
- Less Than Half-mile From I-35W On 407	

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