

**LEASE**  
**Argyle Business Center**

**2126 HAMILTON ROAD**

Argyle, TX 76226

**PRESENTED BY:**

**BRAD TYNDALL**

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**BRYSON HUDGENS**

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## PROPERTY SUMMARY



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## LOCATION DESCRIPTION

This Flex/Warehouse is located on Hamilton road off US-377 in Argyle, TX. Located approximately 1.5 miles from I-35W and 3.5 miles from I-35E, prospective Tenants will have excellent access to three major thoroughfares. The property is in area of immense residential growth and excellent surrounding demographics.

## PROPERTY HIGHLIGHTS

- Flex Space
- 1,400 SF Bays
- 70' x 40'
- Private Restroom
- Creative Finish Outs
- 12'x14' Grade Level Doors

## OFFERING SUMMARY

<b>LEASE RATE:</b>	Call For Pricing
<b>AVAILABLE SF:</b>	1,400 - 7,000 SF
<b>BUILDING SIZE:</b>	53,200 SF

## LEASE SPACES



### AVAILABLE SPACES

	SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■	Suite 210-230	Available	1,400 - 4,200 SF	NNN	Call For Pricing
■	Suite 300-310	Available	2,800 - 7,000 SF	NNN	Call for Pricing
■	Suite 320	Available	1,400 - 7,000 SF	NNN	Call for Pricing
■	Suite 330	Available	1,400 - 7,000 SF	NNN	Call For Pricing
■	Suite 410	Available	1,400 - 2,800 SF	NNN	Call For Pricing
■	Suite 420	Available	1,400 - 2,800 SF	NNN	Call For Pricing

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**ADDITIONAL PHOTOS**



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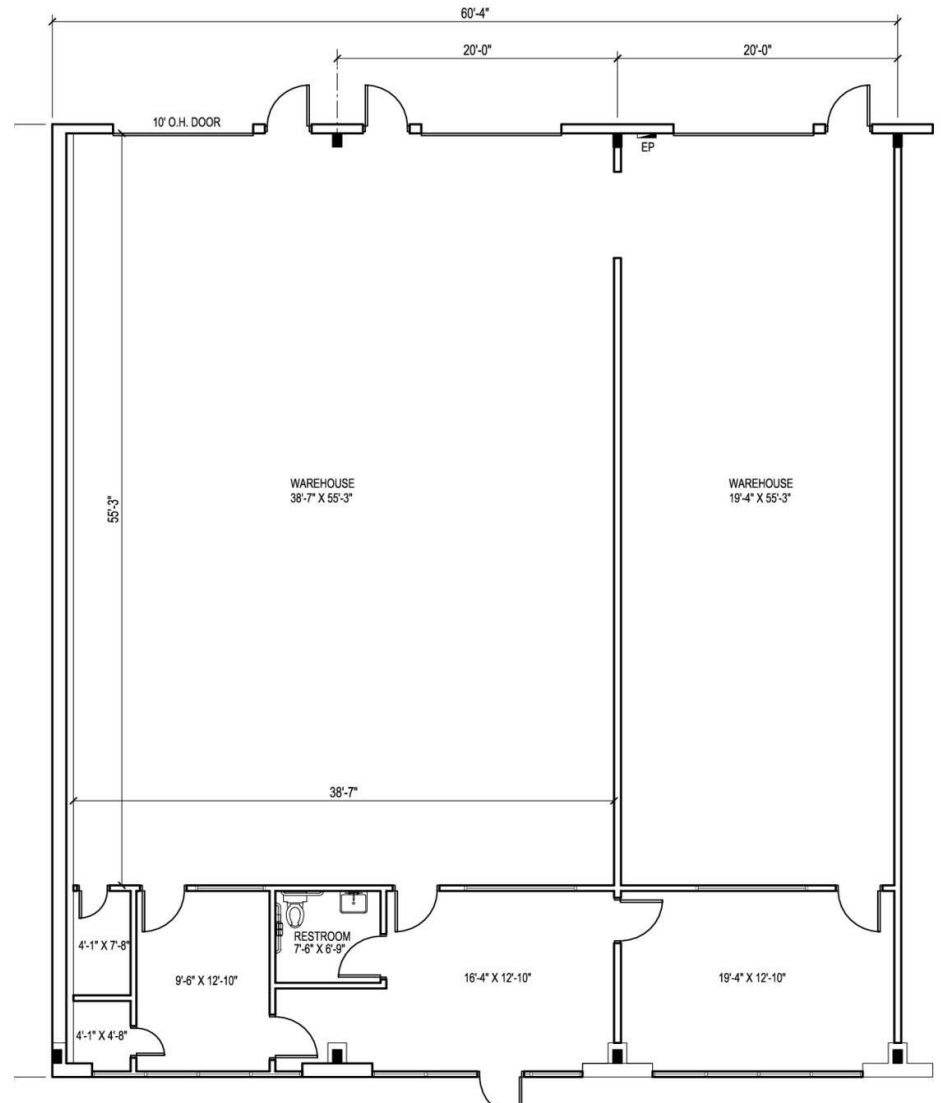
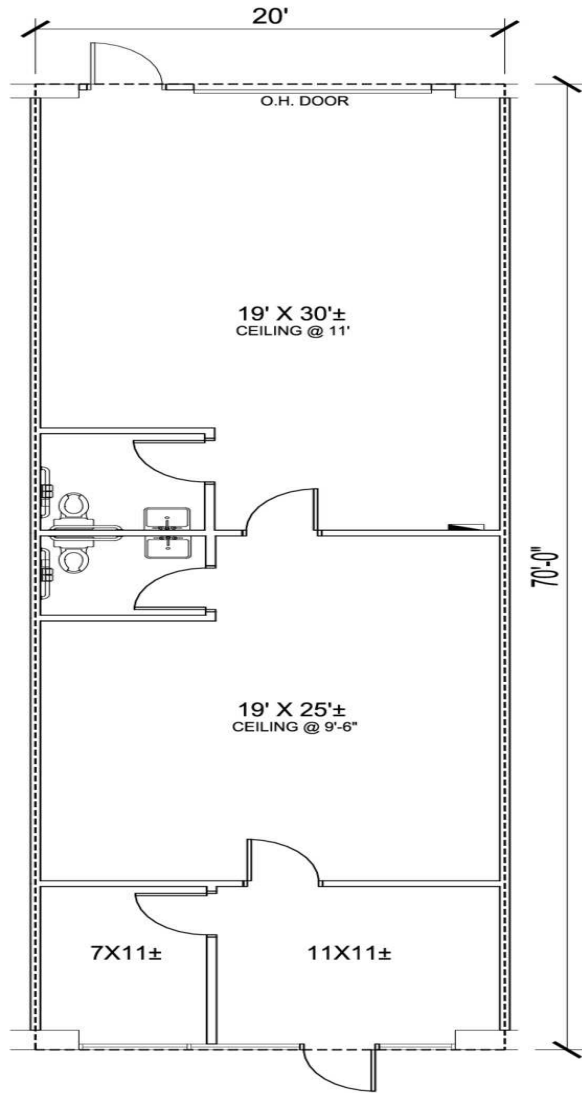
## FINISH-OUT OPTIONS



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# SUITE 410 & 310 LAYOUTS



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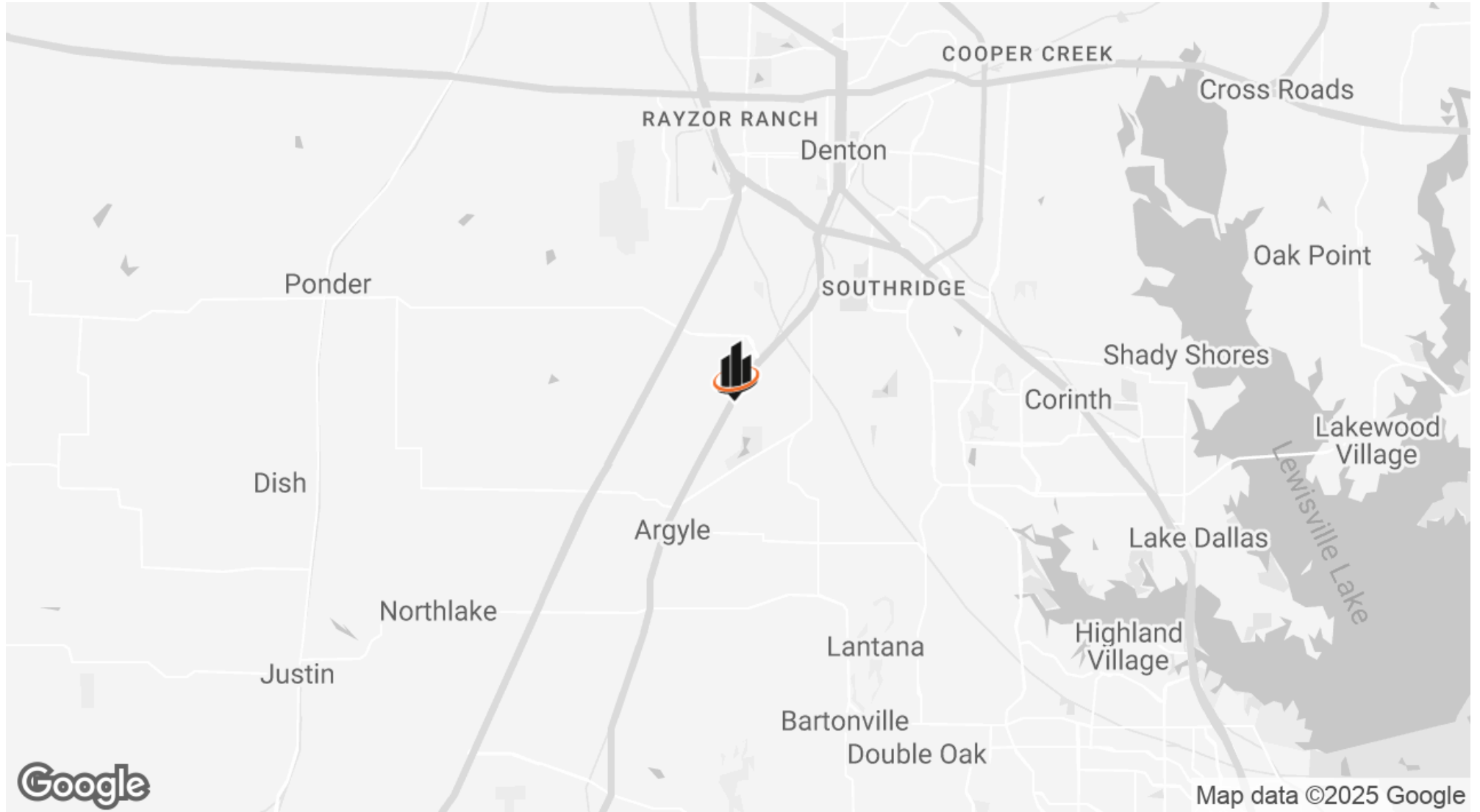
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

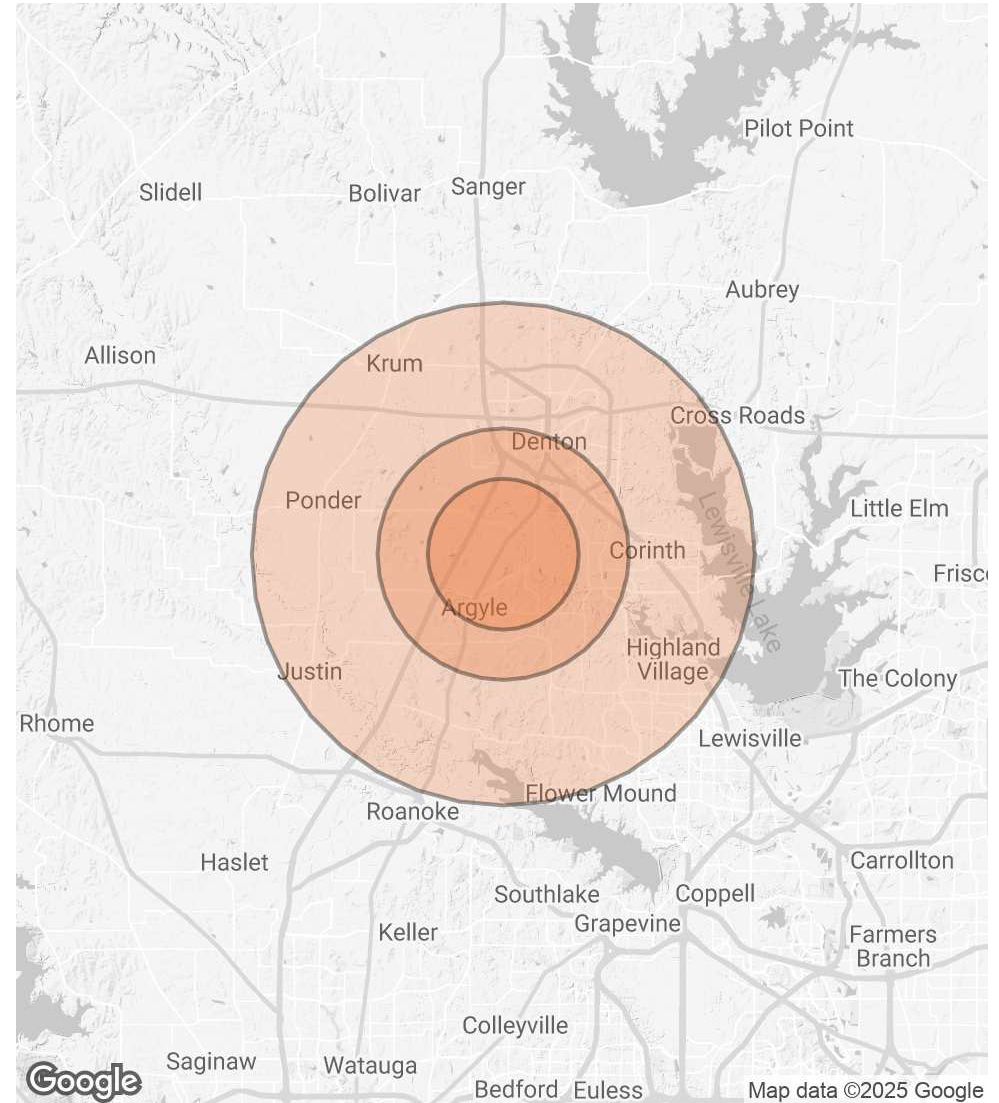
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	23,823	122,344	349,550
<b>AVERAGE AGE</b>	38	37	38
<b>AVERAGE AGE (MALE)</b>	37	36	37
<b>AVERAGE AGE (FEMALE)</b>	40	37	38

## HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	8,198	46,339	125,623
<b># OF PERSONS PER HH</b>	2.9	2.6	2.8
<b>AVERAGE HH INCOME</b>	\$148,808	\$123,829	\$142,850
<b>AVERAGE HOUSE VALUE</b>	\$534,279	\$456,271	\$476,031

Demographics data derived from AlphaMap



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