

Hwy 377 Frontage  
U.S. 377  
Argyle, TX 76226

**\$1**  
4.740± Acres  
Denton County

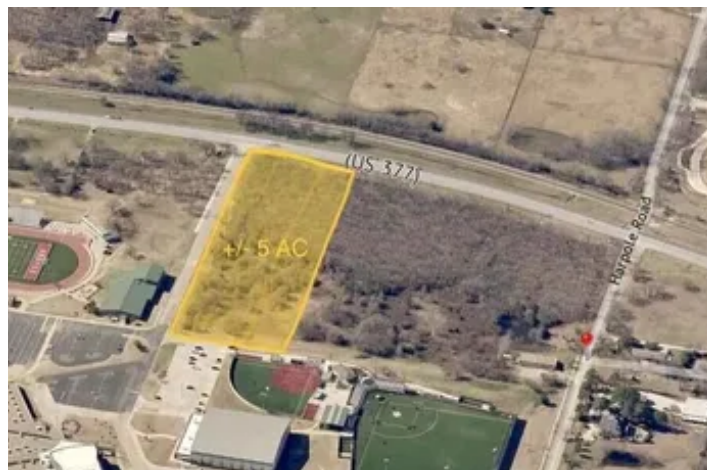


#### TRAFFIC COUNTS

US Hwy 377: 16,864 VPD south of FM 407 (TXDOT 2022)  
FM 407: 14,210 VPD east of US Hwy 377 (TXDOT 2022)  
US Hwy 377: 13,324 VPD north of FM 407 (TXDOT 2022)

#### DEMOGRAPHICS

	1-mile	3-mile	5-mile
2024 Population	2,058	25,854	61,749
2029 Projected Pop.	2,174	29,525	75,800
Daytime Pop.	1,647	18,790	46,749
Avg HH Income	\$233,782	\$194,256	\$191,315



**Hwy 377 Frontage**  
**Argyle, TX / Denton County**

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**SUMMARY**

**Address**

U.S. 377

**City, State Zip**

Argyle, TX 76226

**County**

Denton County

**Type**

Commercial

**Latitude / Longitude**

33.108505000000001 / -97.188625000000002

**Acreage**

4.740

**Price**

\$1

**Property Website**

<https://www.capitolranch.com/property/hwy-377-frontage>



**MORE INFO ONLINE:**

**[www.RanchRealEstate.com](http://www.RanchRealEstate.com)**

**PROPERTY DESCRIPTION**

Owner financing available. INCREDIBLE LOCATION!! Highly-visible 5 Acres with approximately 250 feet of Frontage along Highway 377 in the heart of quickly developing Argyle. The explosive home growth, the country setting, the rural atmosphere within the DFW Metroplex, all contribute to Argyle being one of the hottest markets in the Metroplex. SE Village Center. Public utilities to the site. East side of Hwy 377 and also has shared Argyle Middle School road access (Eagle Drive). Zoned: Commercial. Owner is a TX licensed Realtor. Traffic Counts: Well over 35,000 vehicles per day., and growing! Excludes Mineral Rights. Will consider dividing the property.

SO MANY OPTIONS AVAILABLE FOR THIS PIECE OF ALREADY ZONED COMMERCIAL PROPERTY, LOCATED IN FRONT OF THE MIDDLE SCHOOL AND NEXT TO ARGYLE EAGLE FOOTBALL STADIUM, COME BE AT THE CENTER OF TOWN ON THE MAIN THOROUGHFARE THRU ARGYLE!! IN ADDITION, AN ADDITIONAL 10 ACRES +/- IS AVAILABLE TO COMBINE AND HAVE A LARGE 15 ACRE+/\_ COMMERCIAL TRACT ON HWY 377 IN THE HEART OF ARGYLE, CALL THE LISTING AGENT FOR DETAILS!!!! Agent/Owner.

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Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction.

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## Hwy 377 Frontage Argyle, TX / Denton County



### AMENITIES + MAP + DEMOGRAPHICS

- ± 4.74 Acres
- Zoning: Village Center
- Possible Uses Include: Retail, Office, Restaurant, Multi-Tenant Commercial, etc.
- Located in Highly Sought-After Argyle School District
- Utilities Available at the Site
- US 377 Frontage and Directly in Front of Argyle Middle School
- Sale Price: Contact Broker
- US HWY 377  
**9,968 VPD**
- I-35W  
**35,738 VPD**

Source: Google 2022

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,656	15,796	42,417
TOTAL HOUSEHOLDS	551	5,486	15,128
AVERAGE HOUSEHOLD SIZE	3.0	2.9	2.8



SEC US 377 & Harpole Road | Argyle, Texas 76226

FOR SALE 4.74 Acres

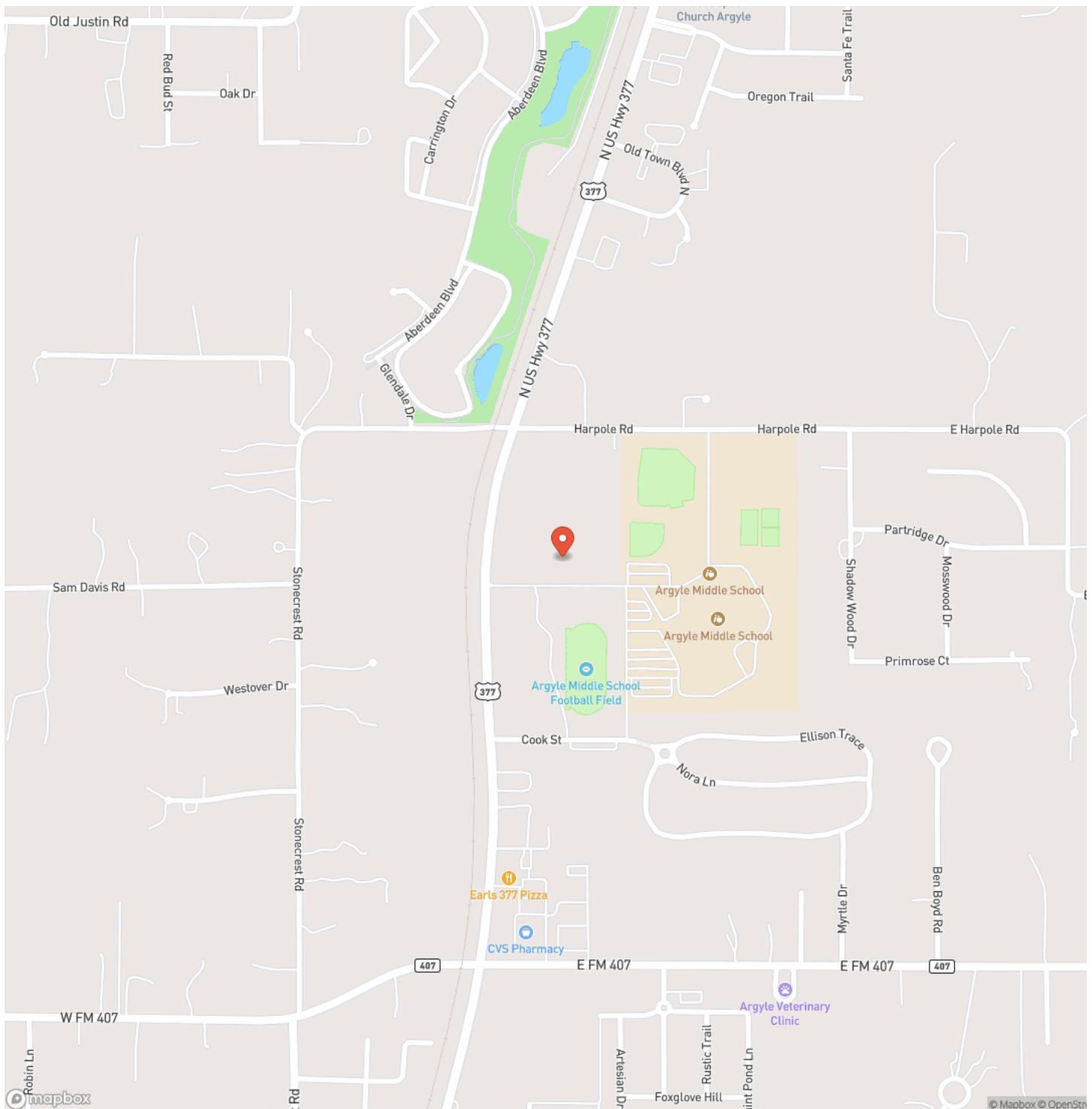
### SITE



**MORE INFO ONLINE:**

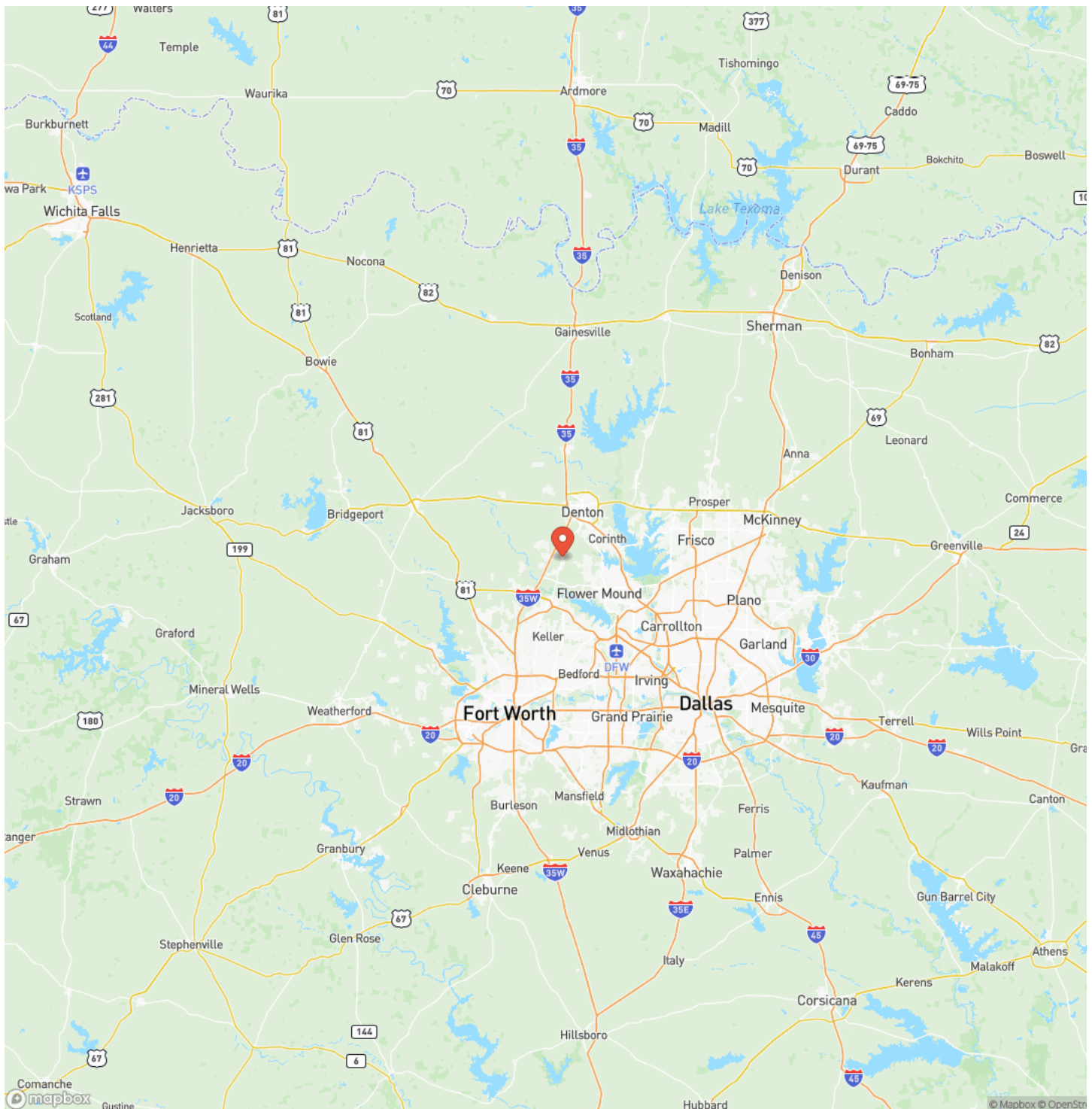
**[www.RanchRealEstate.com](http://www.RanchRealEstate.com)**

## Locator Map



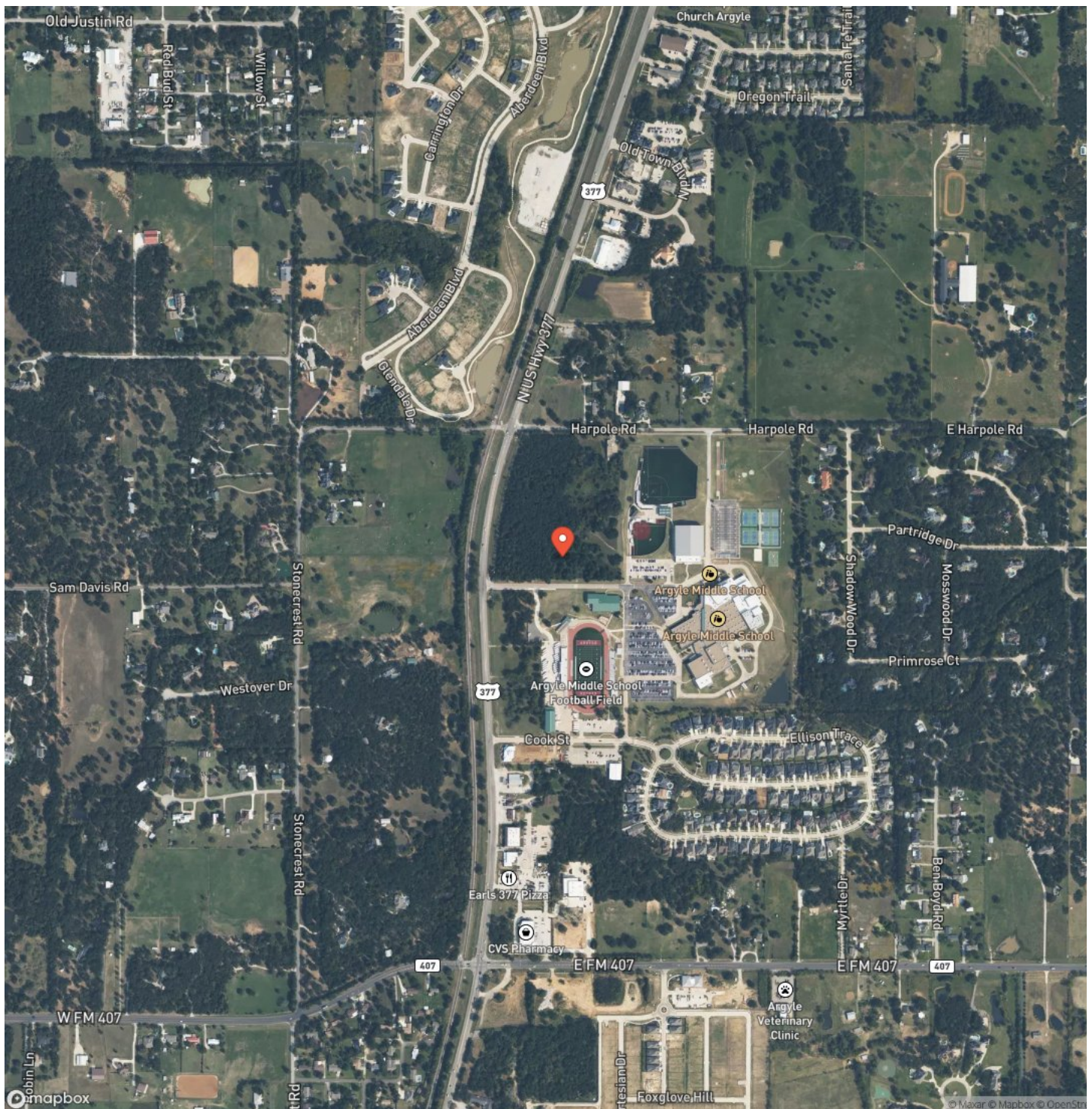


## Locator Map





## Satellite Map



**Hwy 377 Frontage**  
**Argyle, TX / Denton County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Steve Ruffner, DVM

## Mobile

(817) 946-7742

## Email

Steve@CapitolRanch.com

**Address**

## City / State / Zip

Graham, TX 76450

## NOTES

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