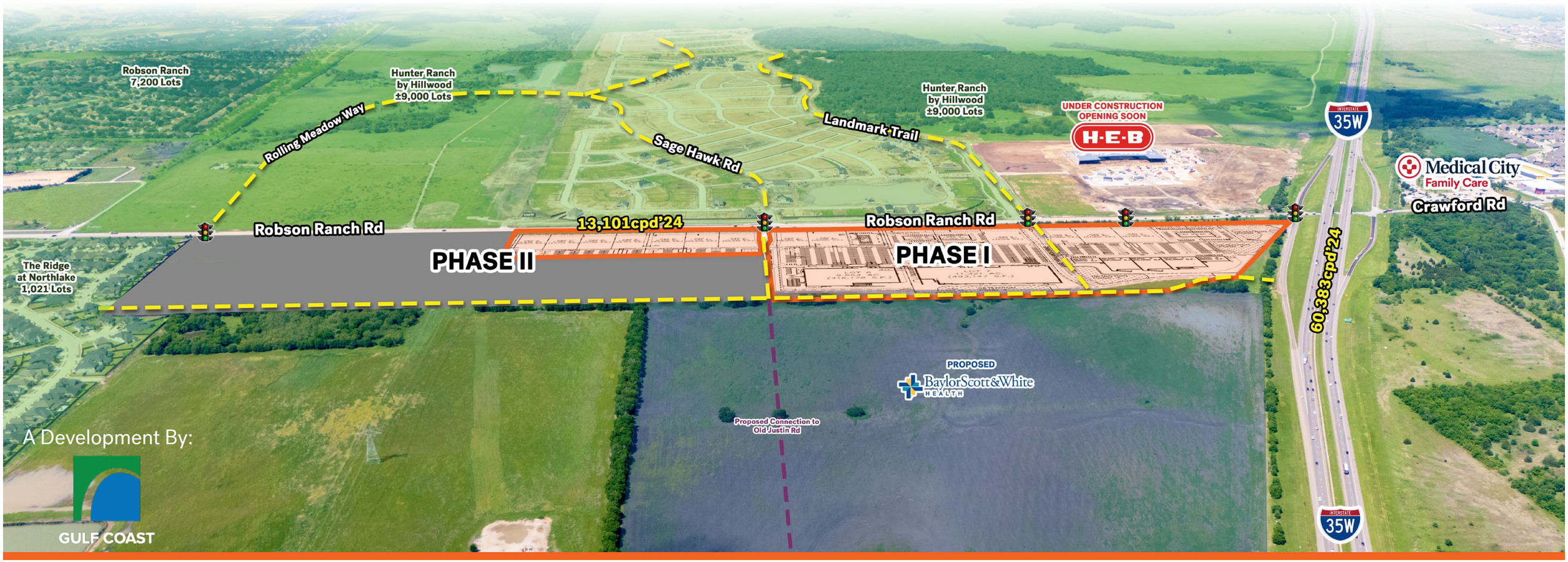
ARGYLE MARKETPLACE

ARGYLE, TEXAS



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LOCATION

SWC OF ROBSON RANCH AND 35W, ARGYLE, TX 76226

SIZE

PHASE I - +50 AC

OPENING

Q1 2028

PROPOSED

NATIONAL GROCER + SOFT GOODS LINE UP

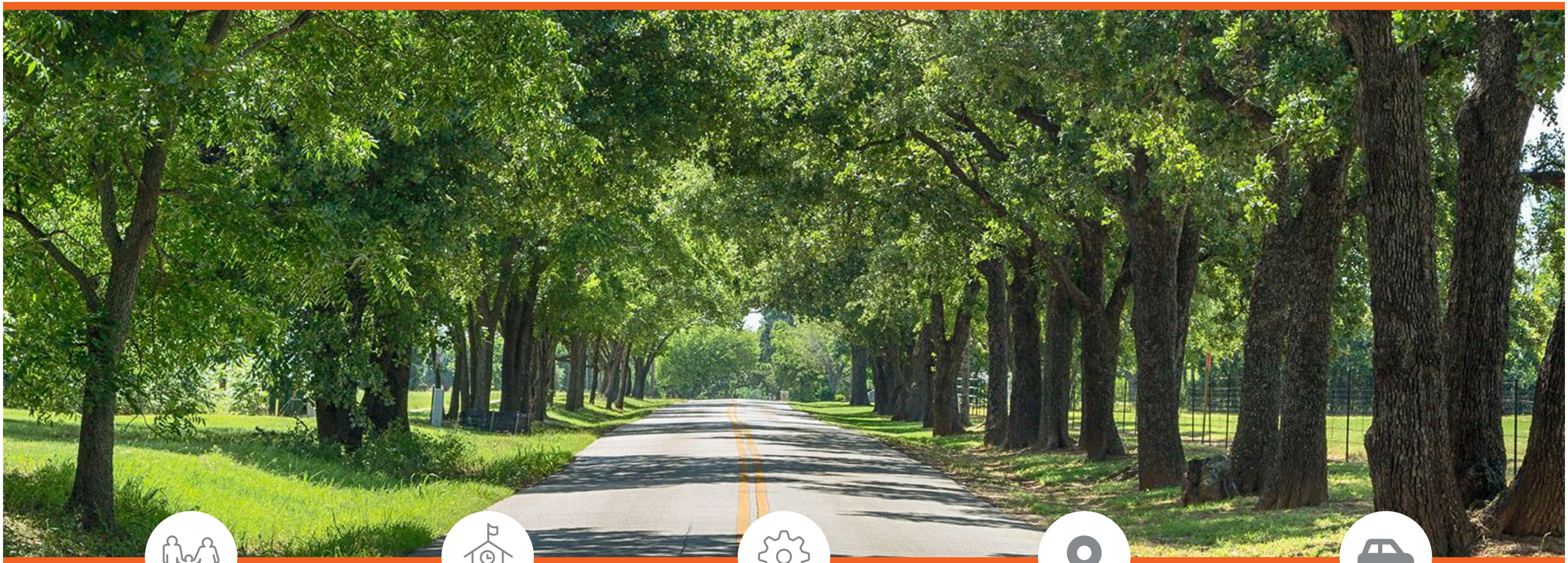
PROPERTY INFORMATION

+ Prime corner location at the signalized intersection of Robson Ranch Rd and I-35W
+ Direct access and visibility from I-35W with strong daily traffic counts
+ Positioned at the main entrance to Robson Ranch, a premier 55+ master-planned community
+ Surrounded by rapidly growing residential development in Argyle and North Denton County
+ High-income demographics with strong consumer spending power in immediate trade area
+ Ideal for retail, medical, restaurant, or service-oriented users
+ Excellent regional connectivity with quick access to Denton, Fort Worth, and Alliance corridor
+ Located within Argyle ISD, one of the top-performing school districts in North Texas
+ Limited commercial competition in the immediate area, offering strong market opportunity

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DENTON COUNTY IS RANKED **#12** IN THE U.S. FOR POPULATION GROWTH (2023 -2024)

SOURCE: USAFacts

TOP RANKED SCHOOL DISTRICT IN **DFW** BASED ON ACADEMIC PERFORMANCE.

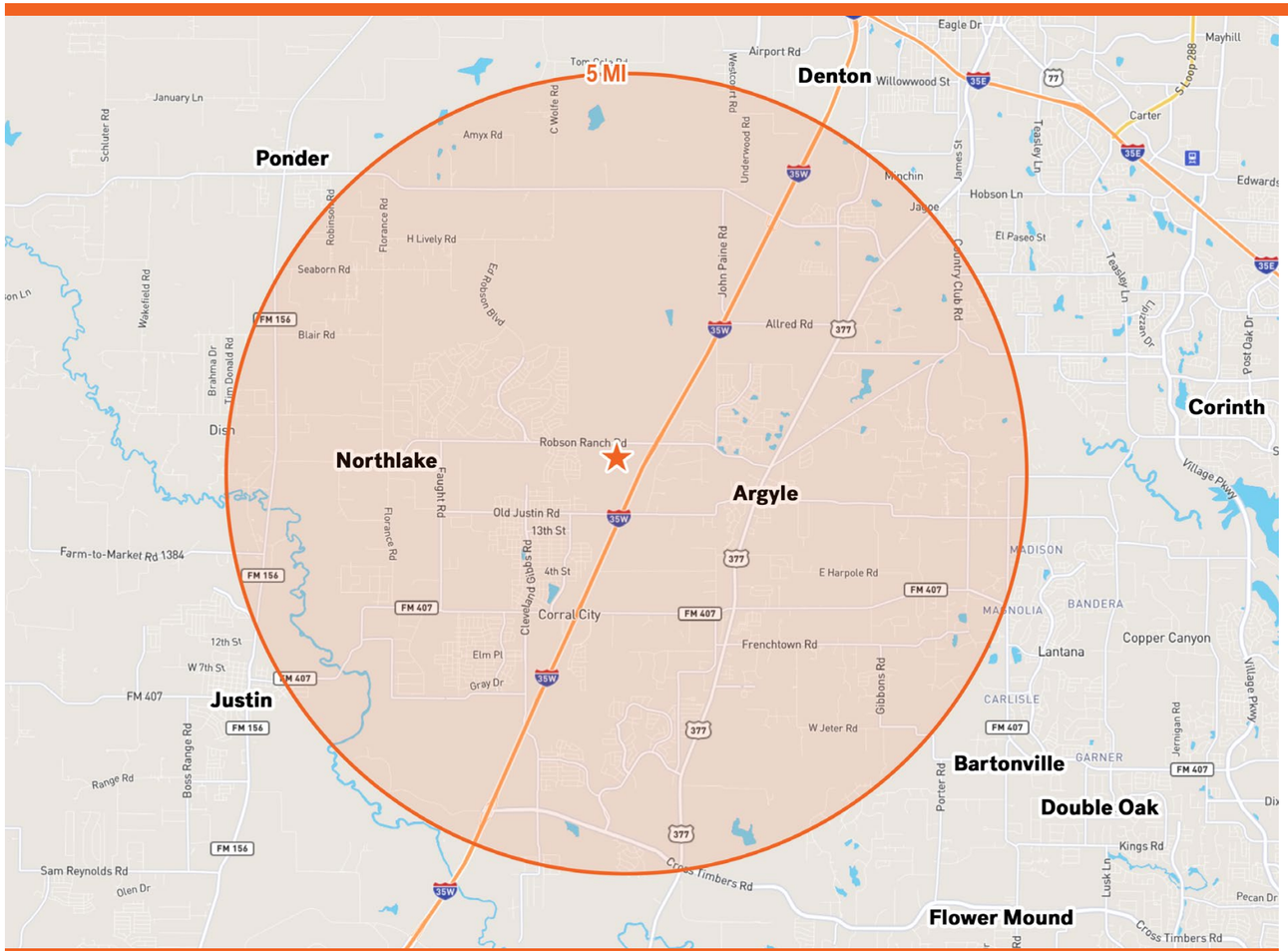
SOURCE: Texas Education Agency

(TEA ratings)

PROXIMITY TO MAJOR EMPLOYMENT HUBS.
10 MIN DRIVE FROM ALLIANCE TEXAS (AMAZON, BNSF, CHARLES SCHWAB, FIDELITY.)

NORTHWARD EXPANSION
ARGYLE BENEFITS FROM CONTINUED NORTHWARD EXPANSION OF DFW SUBURBAN DEVELOPMENT.

STRONG COMMUTER TRAFFIC PATTERNS
OVER 70K+ CARS PER DAY ALONG I-35 W & ROBSON RANCH RD.



ARGYLE TRADE AREA

57%
POPULATION GROWTH 2020-2025

$131K
AVERAGE HOUSEHOLD INCOME

50K
CURRENT TRADE AREA POPULATION

TRADE AREA TENANTS

FUTURE H-E-B UNDER CONSTRUCTION

Tom Thumb

MAJOR REGIONAL EMPLOYERS

North Texas

Texas Health Hospital®

Peterbilt

CTDI

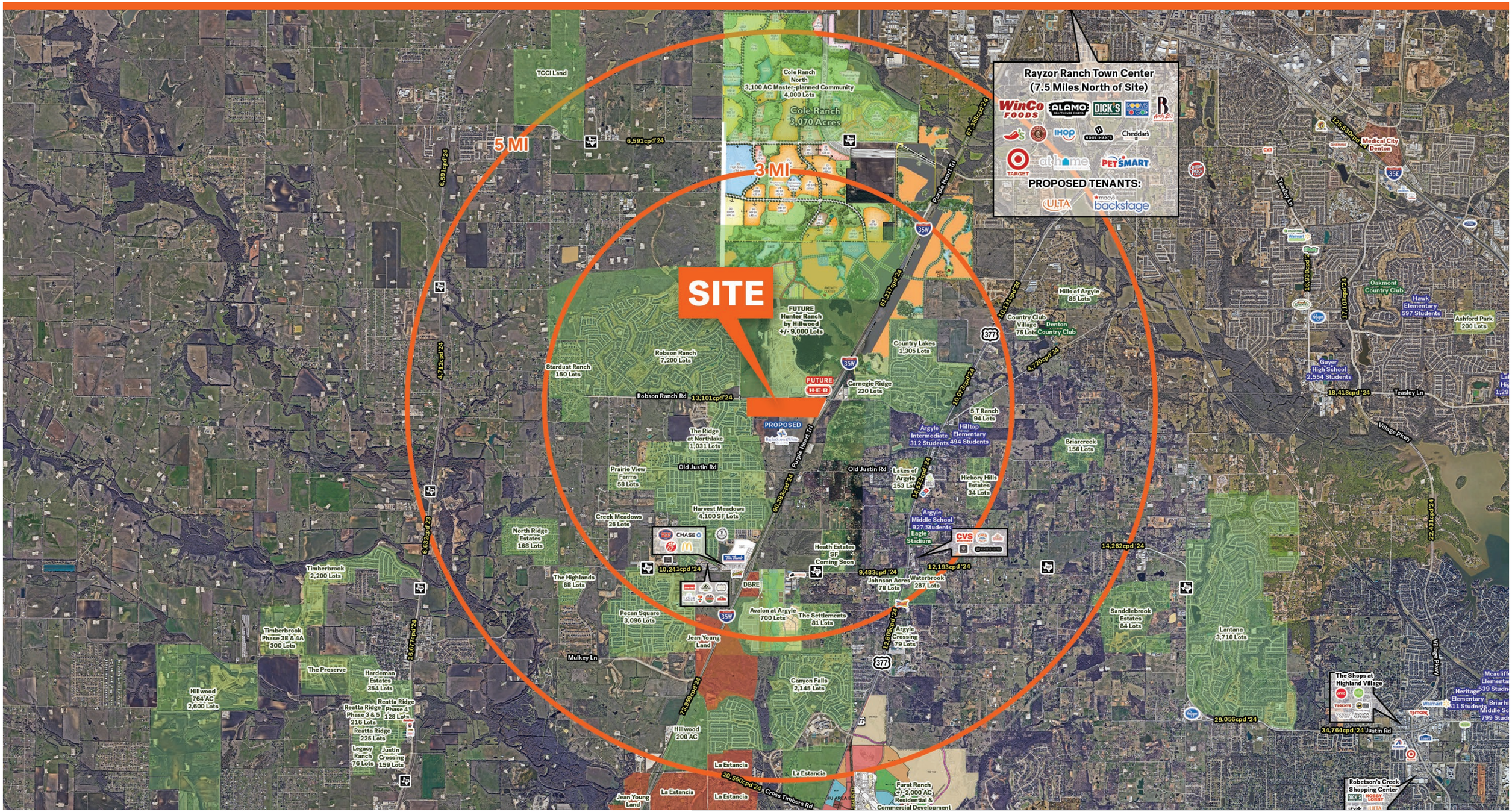
Texas Woman's University

Argyle Independent School District

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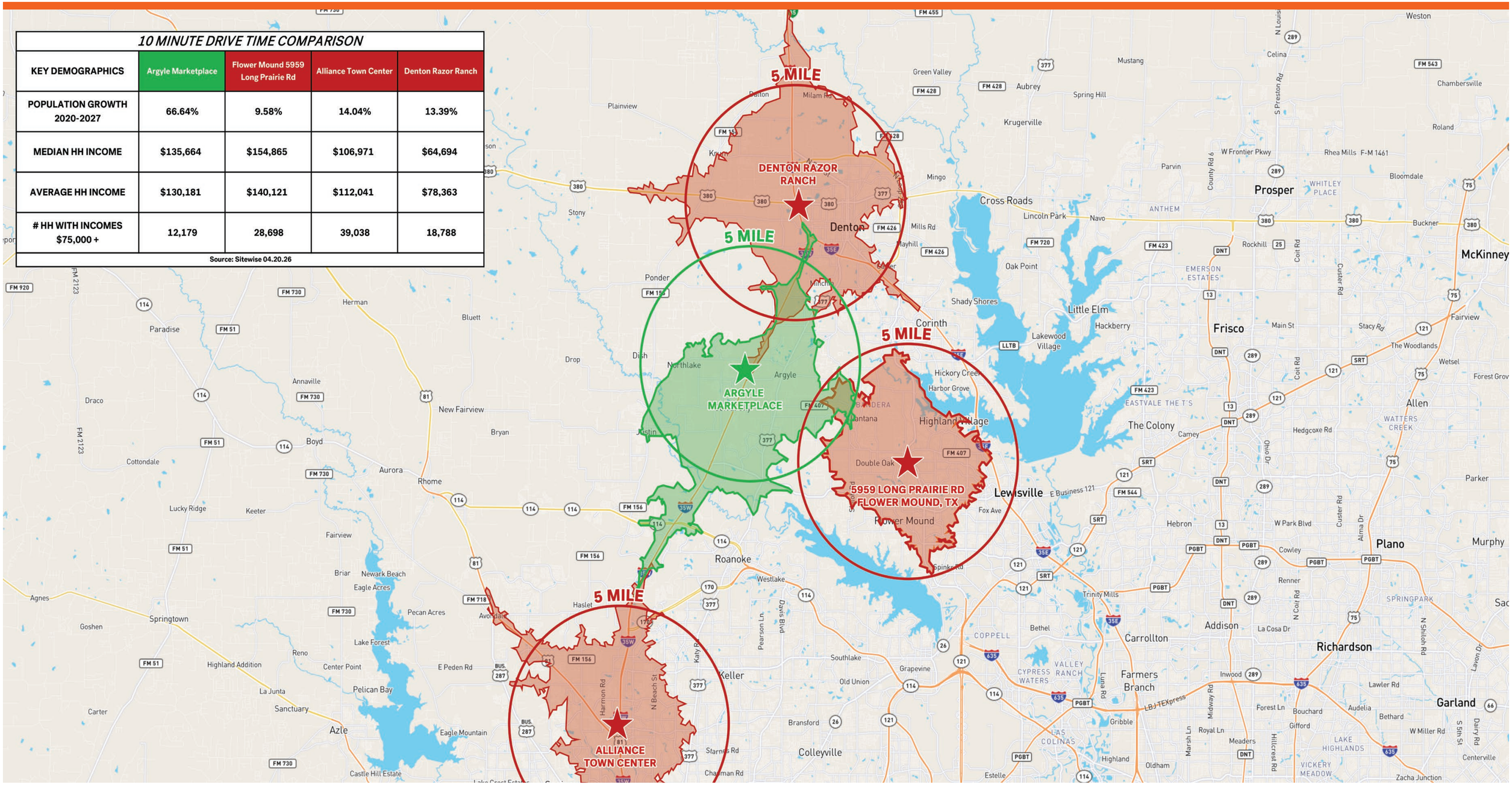
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10 MINUTE DRIVE TIME COMPARISON

KEY DEMOGRAPHICS	Argyle Marketplace	Flower Mound 5959 Long Prairie Rd	Alliance Town Center	Denton Razor Ranch
POPULATION GROWTH 2020-2027	66.64%	9.58%	14.04%	13.39%
MEDIAN HH INCOME	$135,664	$154,865	$106,971	$64,694
AVERAGE HH INCOME	$130,181	$140,121	$112,041	$78,363
# HH WITH INCOMES $75,000 +	12,179	28,698	39,038	18,788

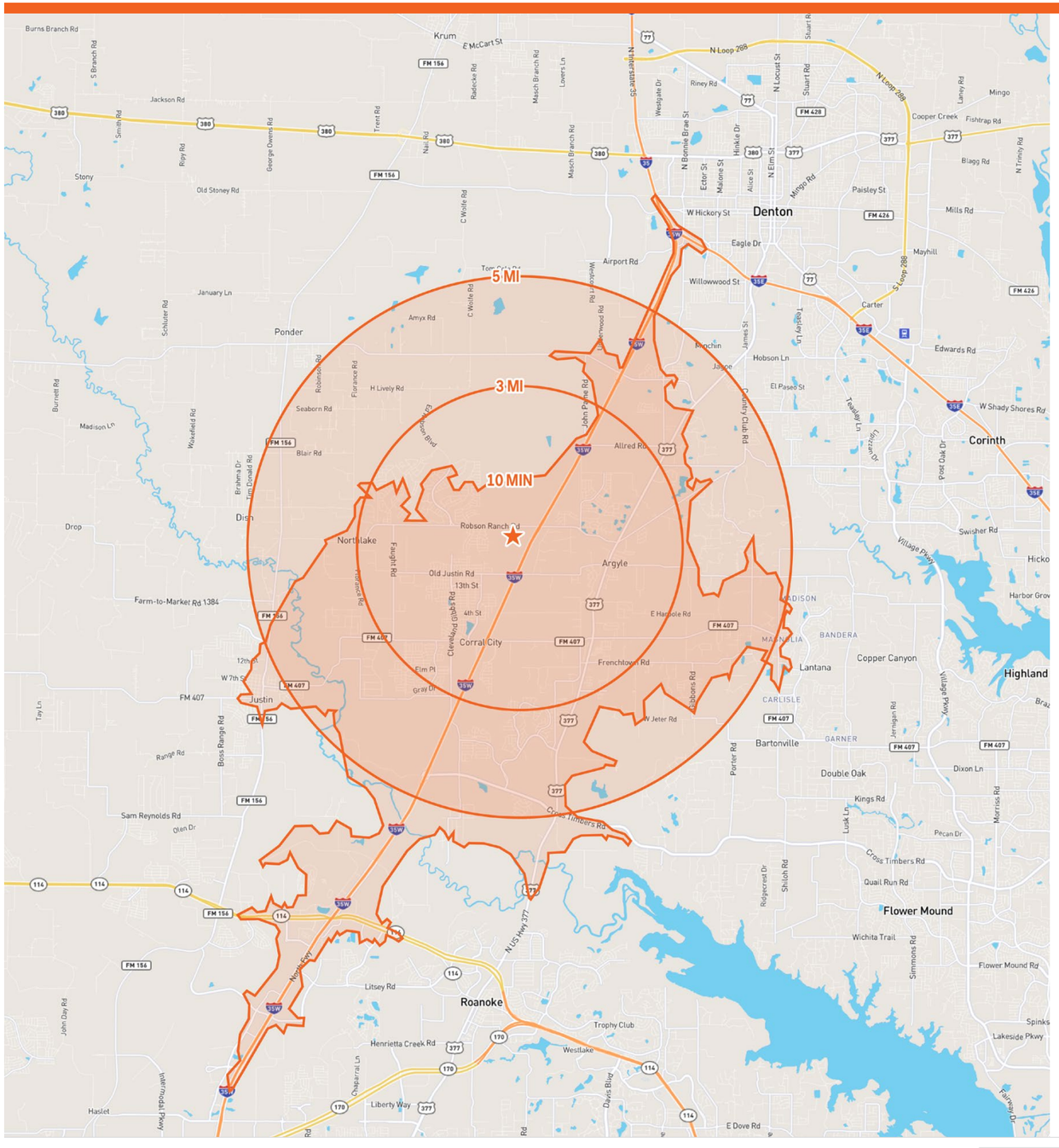
Source: Sitewise 04.20.26



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2025 DEMOGRAPHIC SNAPSHOT

	3 Mile *Radii*	5 Mile *Radii*	10 Minute *Drive Time*
TOTAL POPULATION (2025)	29,152	45,460	49,572
DAYTIME POPULATION	19,991	40,967	36,998
PROJECTED POPULATION (2030)	38,241 (31.18%)	58,934 (29.64%)	63,731 (28.56%)
AVG HH INCOME	$131,821	$131,260	$130,181
MEDIAN AVG HH INCOME	$135,257	$134,954	$135,664
PROJECTED AVG HH INCOME 2030	$245,039	$249,387	$238,825
CURRENT YEAR HOUSING UNITS	11,369	17,557	18,177
MEDIAN AGE	45.1	40.5	42.3

SOURCE - SITEWISE: 4/22/2026

Argyle Marketplace is positioned within one of North Texas' most dynamic and affluent growth corridors, with **over 29,000 residents within a 3-mile** radius in 2025 projected to surpass **46,000 by 2035**, representing rapid growth of **more than 67% since 2020** and continued strong expansion ahead. The surrounding population is highly educated and predominantly homeowner-based, with roughly **75%+ owner occupancy** and nearly **60% holding a bachelor's degree or higher**, supporting long-term residential stability. Household incomes are exceptionally strong, with current **median incomes exceeding $135,000** and projected to climb above **$218,000 by 2030**, alongside a significant concentration of households earning **$150,000+**. The area also benefits from a growing daytime population and expanding business base, reinforcing Argyle Marketplace as a strategically located retail opportunity within a **high-income, fast-growing suburban trade area** with strong consumer demand fundamentals.

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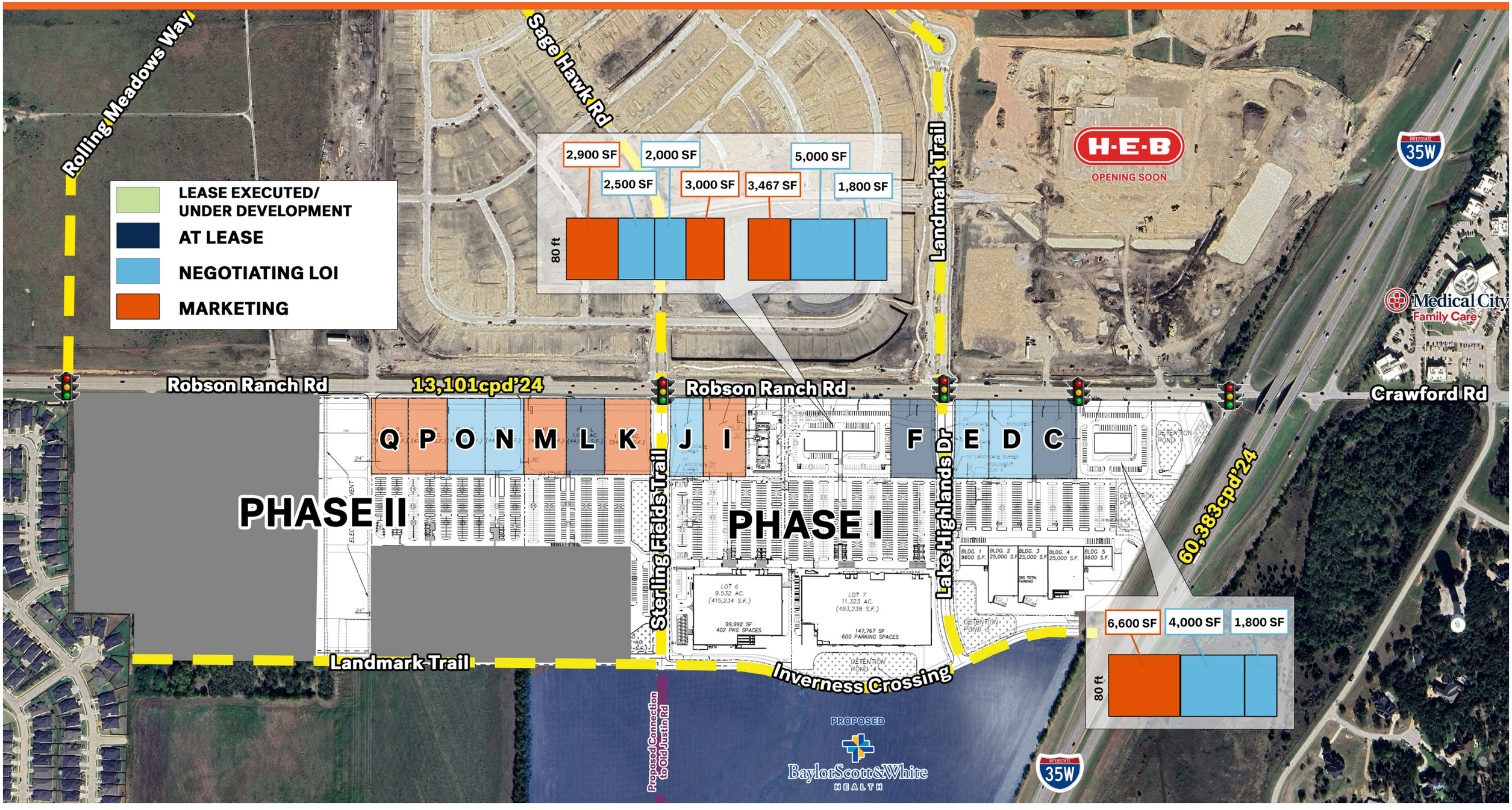
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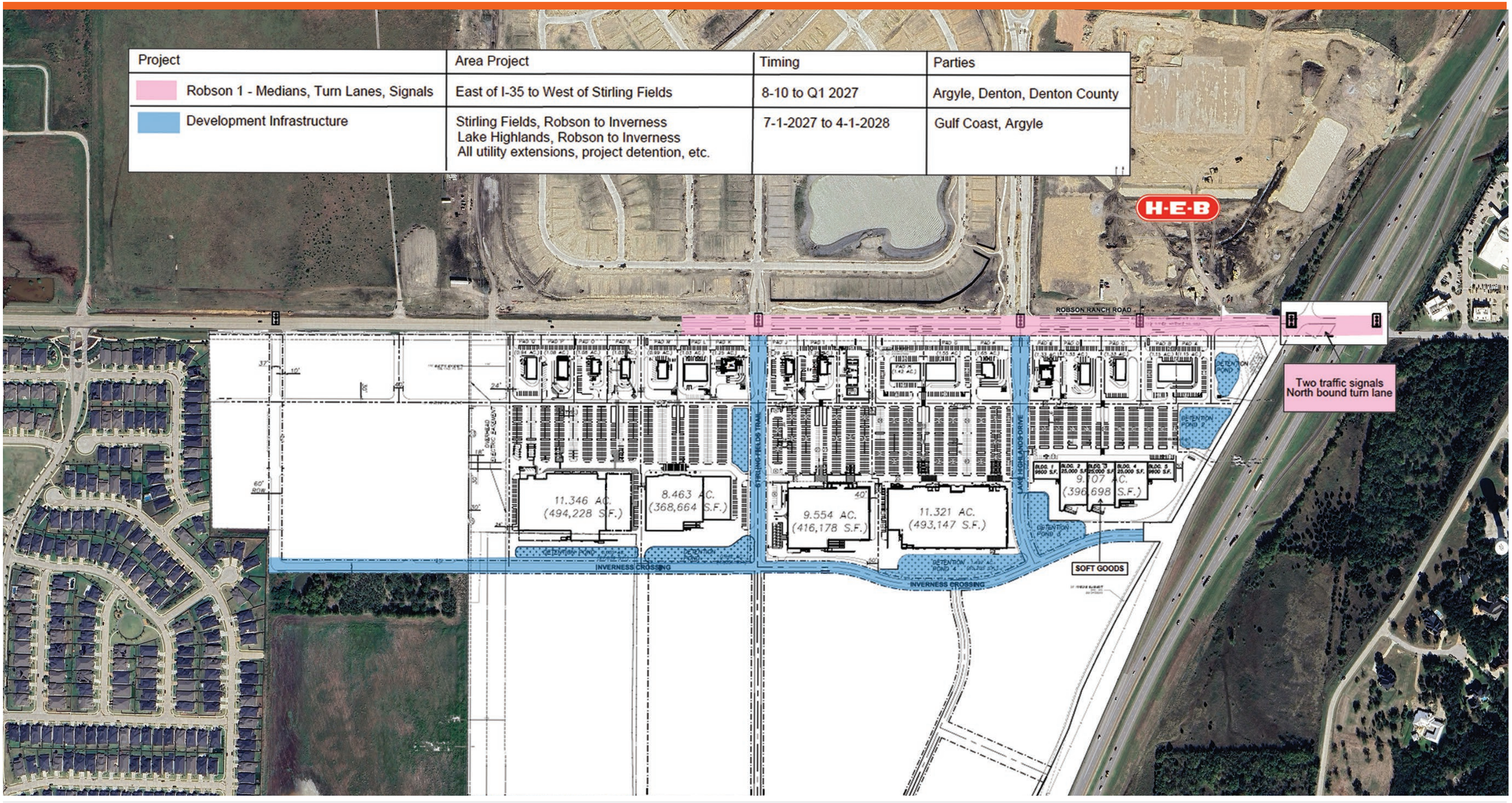


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Project	Area Project	Timing	Parties
Robson 1 - Medians, Turn Lanes, Signals	East of I-35 to West of Stirling Fields	8-10 to Q1 2027	Argyle, Denton, Denton County
Development Infrastructure	Stirling Fields, Robson to Inverness Lake Highlands, Robson to Inverness All utility extensions, project detention, etc.	7-1-2027 to 4-1-2028	Gulf Coast, Argyle



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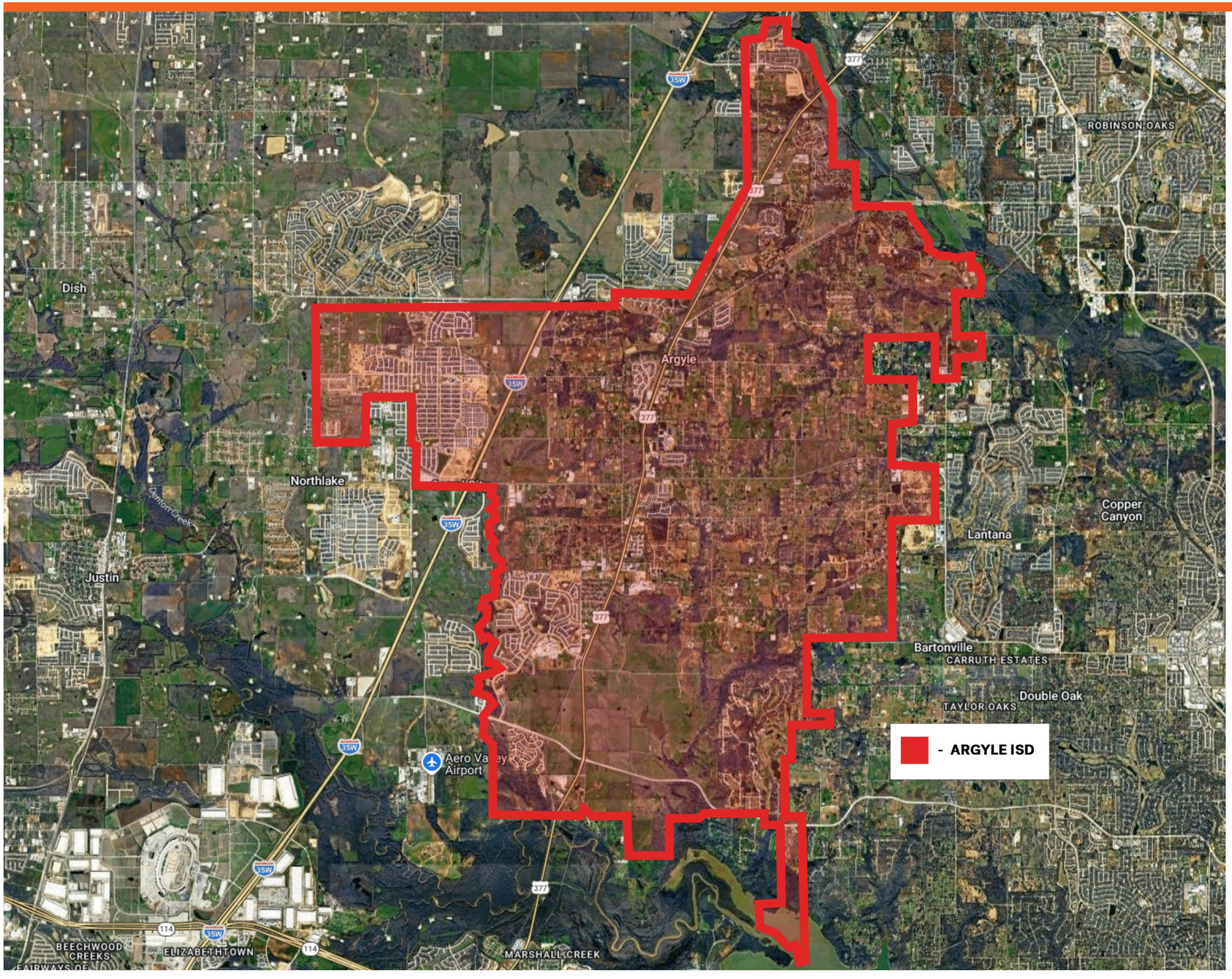
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ARGYLE ISD INFORMATION

- Argyle ISD earns an **"A" rating** from the Texas Education Agency, reflecting strong academic performance and college readiness
- Enrollment has grown **+194% since 2016**, making it one of the **fastest-growing districts** in the region
- Student population expected to grow to ~11,300 students within the next decade **(+86% increase)**
- **$483M bond program** approved
- Only ~6% of students are economically disadvantaged, well below state averages
- **3 New schools** planned through 2029 to support growth, Michael Ball Elementary (2027), Scott Gibson Middle School (August 2026), 2nd high school to open - Argyle Legacy High School (2027 - 2028)
- District boundaries include Argyle, Northlake, Bartonville, Copper Canyon, Corral City and portions of Flower Mound and Denton

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the br ker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,
you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Edge Realty Partners LLC	594592	info@edge-re.com	214.545.6900
BROKER FIRM NAME	**LICENSE NO.**	**EMAIL**	**PHONE**

BUYER, SELLER, LANDLORD OR TENANT **DATE**