

FOR LEASE

THE SHOPS AT GATEWAY

8135 GATEWAY DRIVE, ARGYLE, TX 76226

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

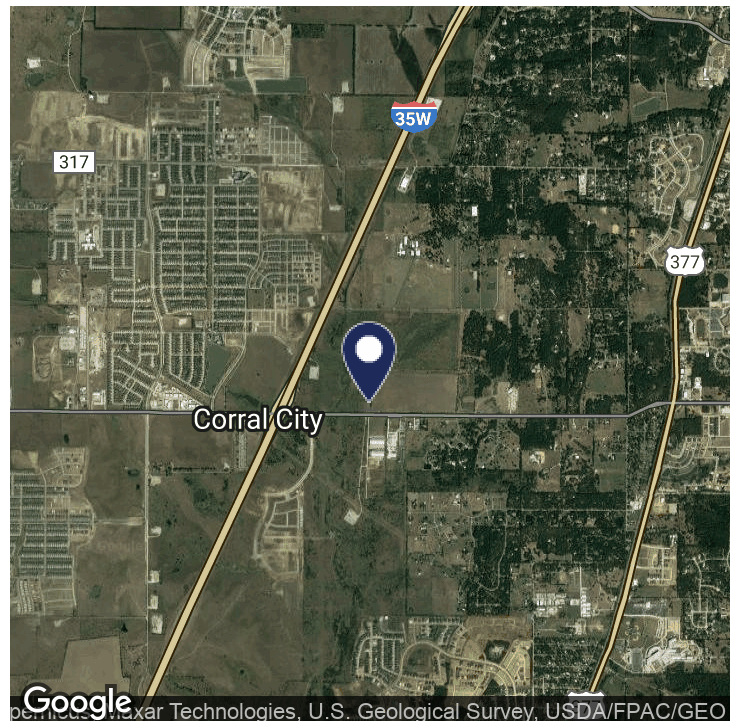
This +/- 16,800 SF Retail Center is set to deliver Q4 of 2024. Located at the corner of FM 407 and Gateway drive, this property sits just off I-35 in Argyle, TX. Unique opportunity in highly sought after area for retail and restaurant with drive thru on both end caps.

PROPERTY HIGHLIGHTS

- 16,800 SF Retail Center
- Drive Thru on both End Caps
- Call for Pricing
- Delivering Q4 of 2024

OFFERING SUMMARY

Lease Rate:	Call for pricing
Available SF:	1,000 - 16,800 SF
Building Size:	16,800 SF



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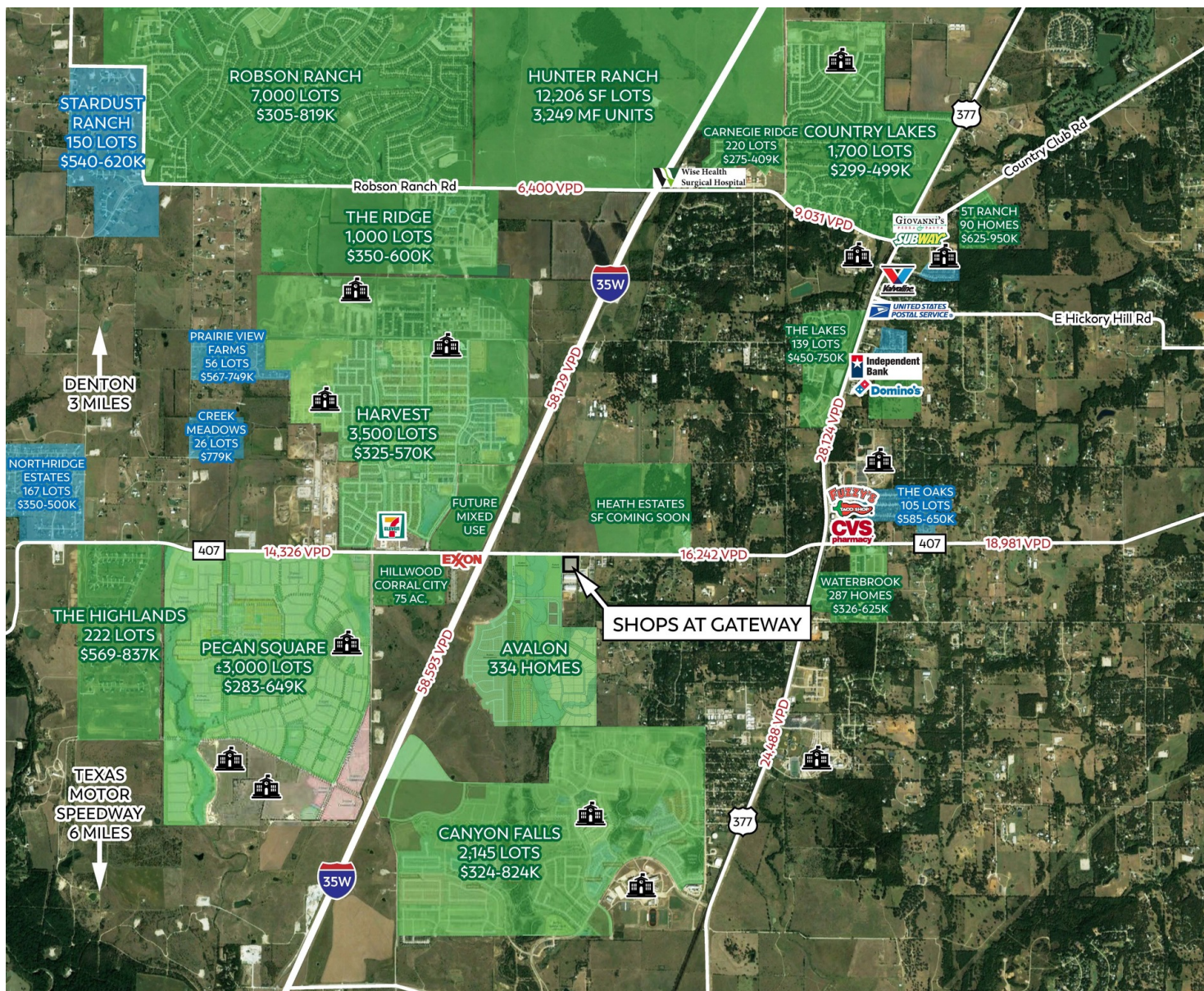
INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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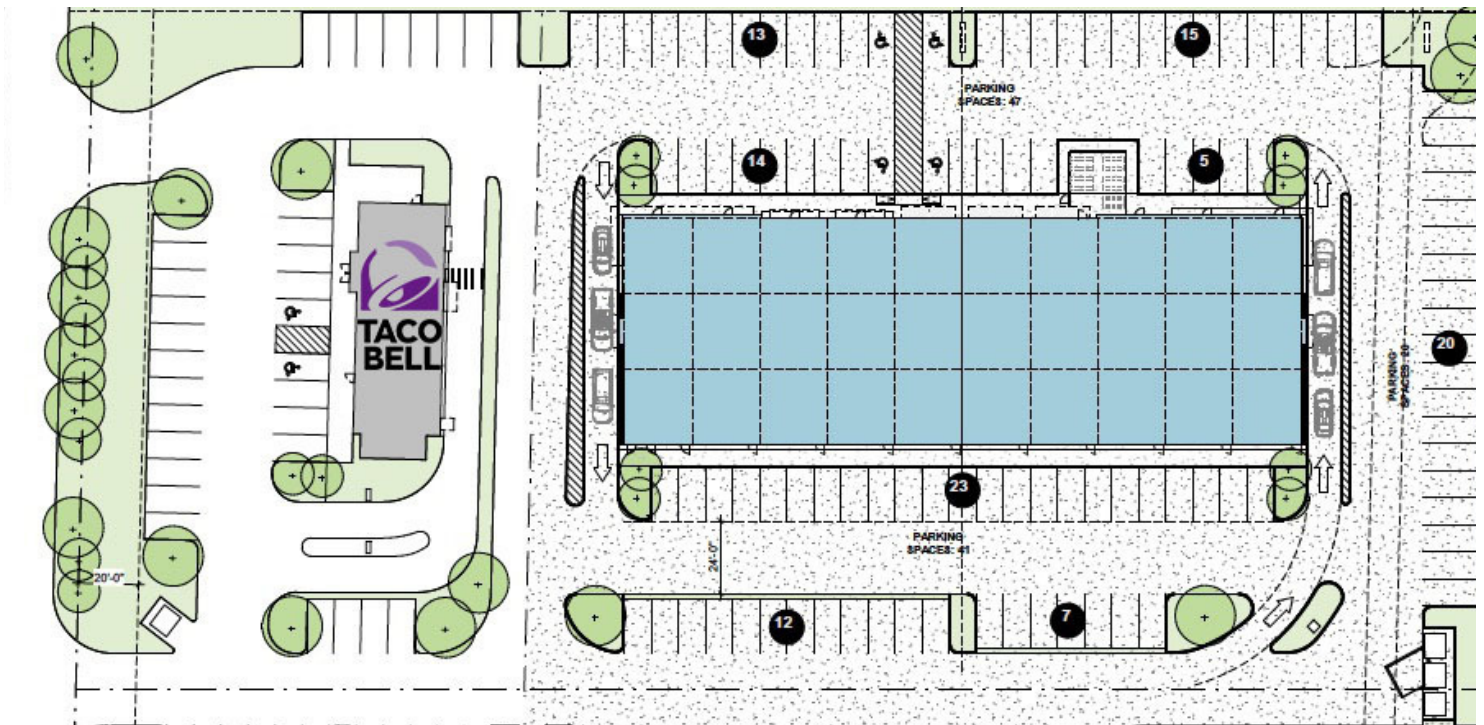
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MATERIAL PALETTE + NOTES

1. TILE FACADE
2. METAL PANEL FACADE
3. MASONRY FACADE
4. PRE-CAST CONCRETE BASE
5. ALUMINUM AWNING/ OVERHANG
6. PAINTED STEEL AWNING
7. STANDING SEAM METAL AWNING
8. ALUMINUM STOREFRONT
9. R-PANEL SIDING

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LOCATION INFORMATION

Building Name	The Shops at Gateway
Street Address	8135 Gateway Drive
City, State, Zip	Argyle, TX 76226
County/Township	Denton

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Strip Center

BUILDING INFORMATION

Building Size	16,800 SF
Year Built	2023
Load Factor	Yes
Free Standing	Yes

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