

Northlake Business Park

Now Selling - Build to Suit



Contact: 940-299-9432
rhitz@txbusinessparks.com / www.txbusinessparks.com

Build to Suit Options: 6,000 - 60,000 SF

For Sale: .5 Acre Lots & 1 Acre Lots (Lots can be combined)

- Ideally suited for owner/operators. No more leasing! Finally own your own building!
- Building will be customized to buyer's specifications. TX Business Parks has an in-house construction and finish out crew that can customize a fully finished building (interior & exterior)
- Flexible zoning for multiple business types
- Northlake City Sewer & Water
- Owner/User & Single Tenant Occupiers Only
- Lots will be part of a POA (property owners association)

Contact: 940-703-8897

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Site Plan

For Sale - Lots Can Be Combined

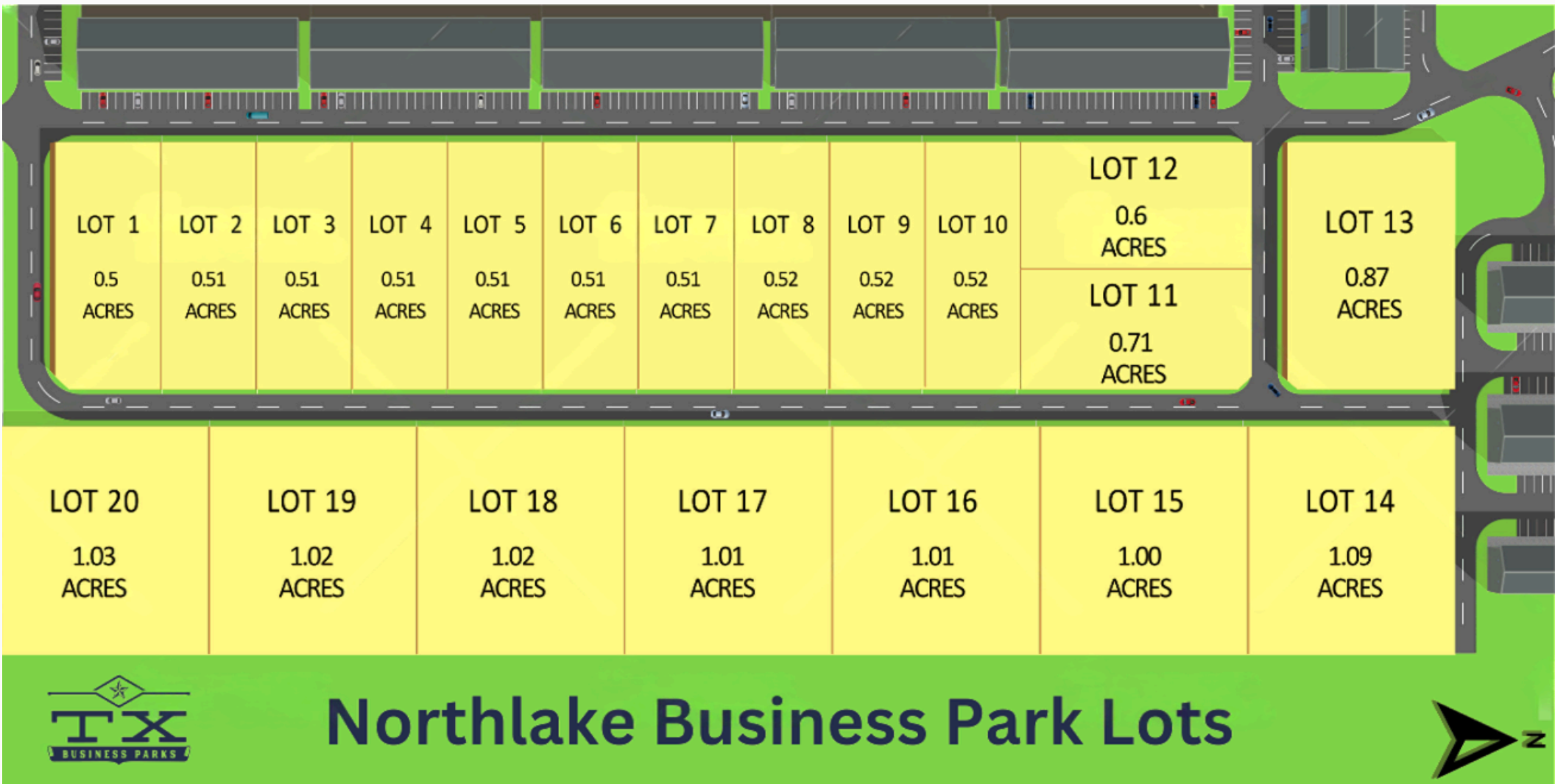


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Potential Customizations

Interior Finish-outs

Our in-house construction team can customize:

- Mezzanine options
- Multiple & larger offices
- Multiple & larger bathrooms with showers
- Kitchenette & Cabinets
- Specialty flooring - tile, hardwood floors, etc
- Additional windows (exterior & interior)
- Business specific improvements

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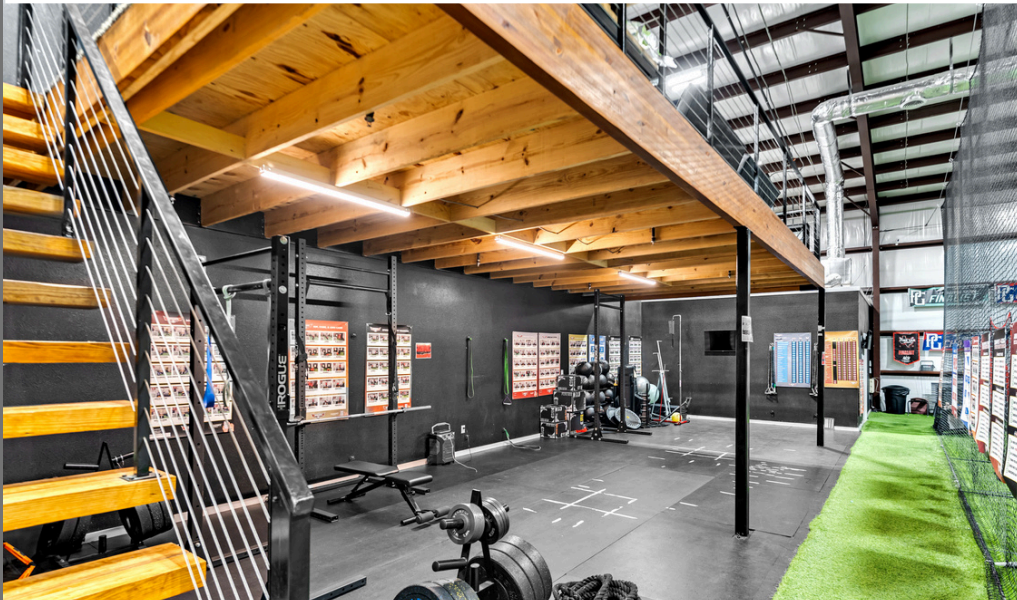
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Interior Customizations



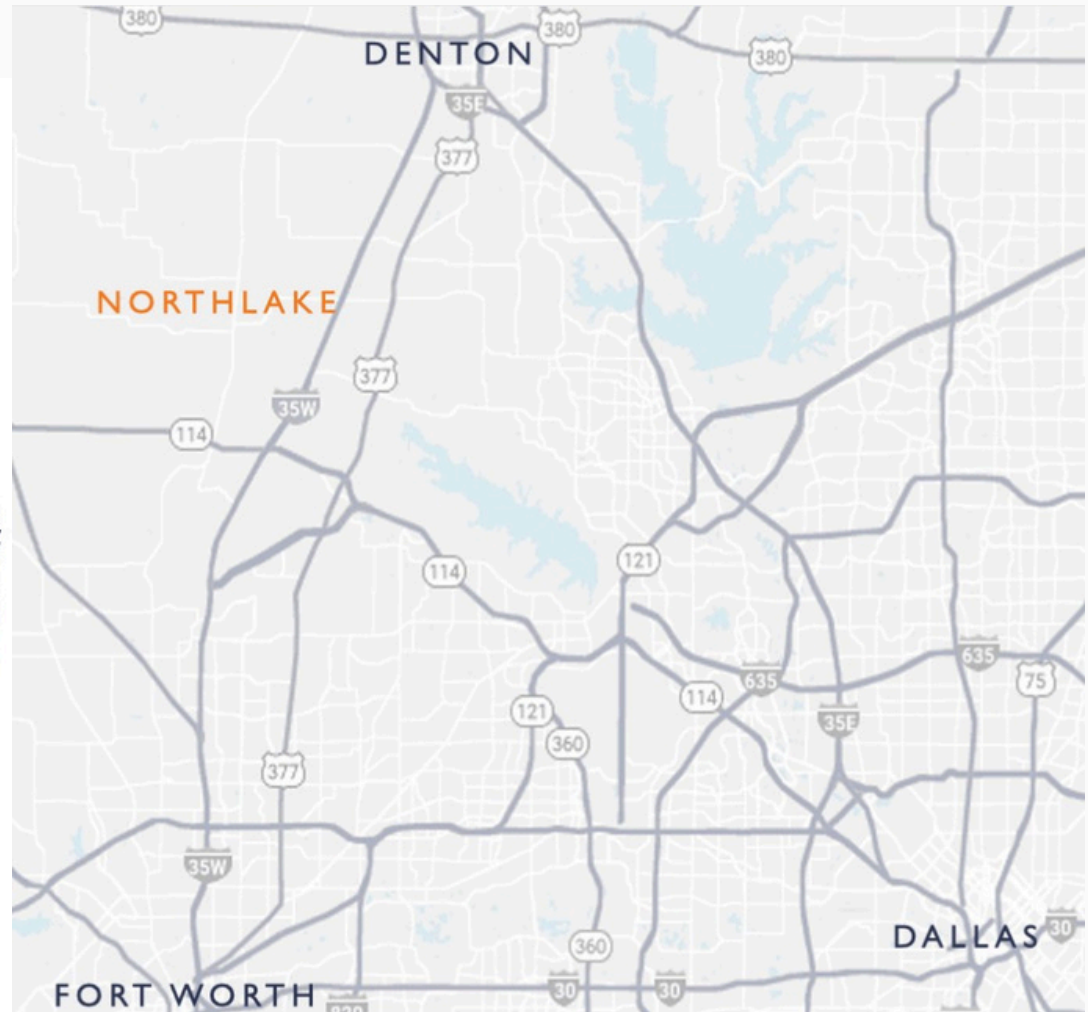
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Interior Customizations



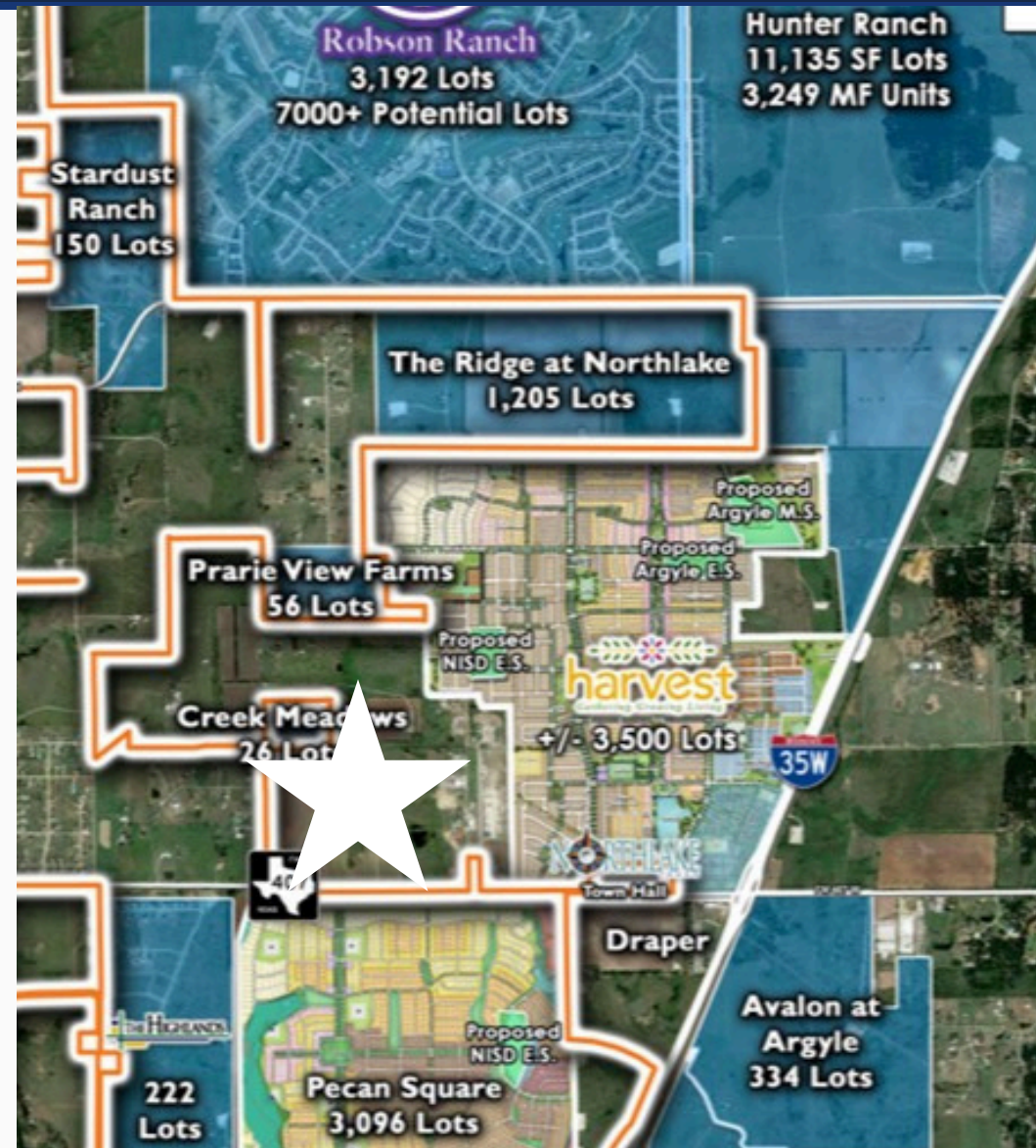
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Location - City of Northlake



Location - Growth & Density

- Average Household Income \$100,000+
- 18,000 traffic count at FM 407 & I-35
 - Located one mile from intersection
 - Close proximity to 5,000+ lot developments
- One mile from planned Harvest Town Center Development



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Northlake Business Park & TX Park Management

Confidentiality

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