

NORTHLAKE CENTER DEVELOPMENT



DEVELOPMENT SUMMARY

Northlake Center Mixed-use Campus Development FM 407 Northlake ETJ, Texas 76247

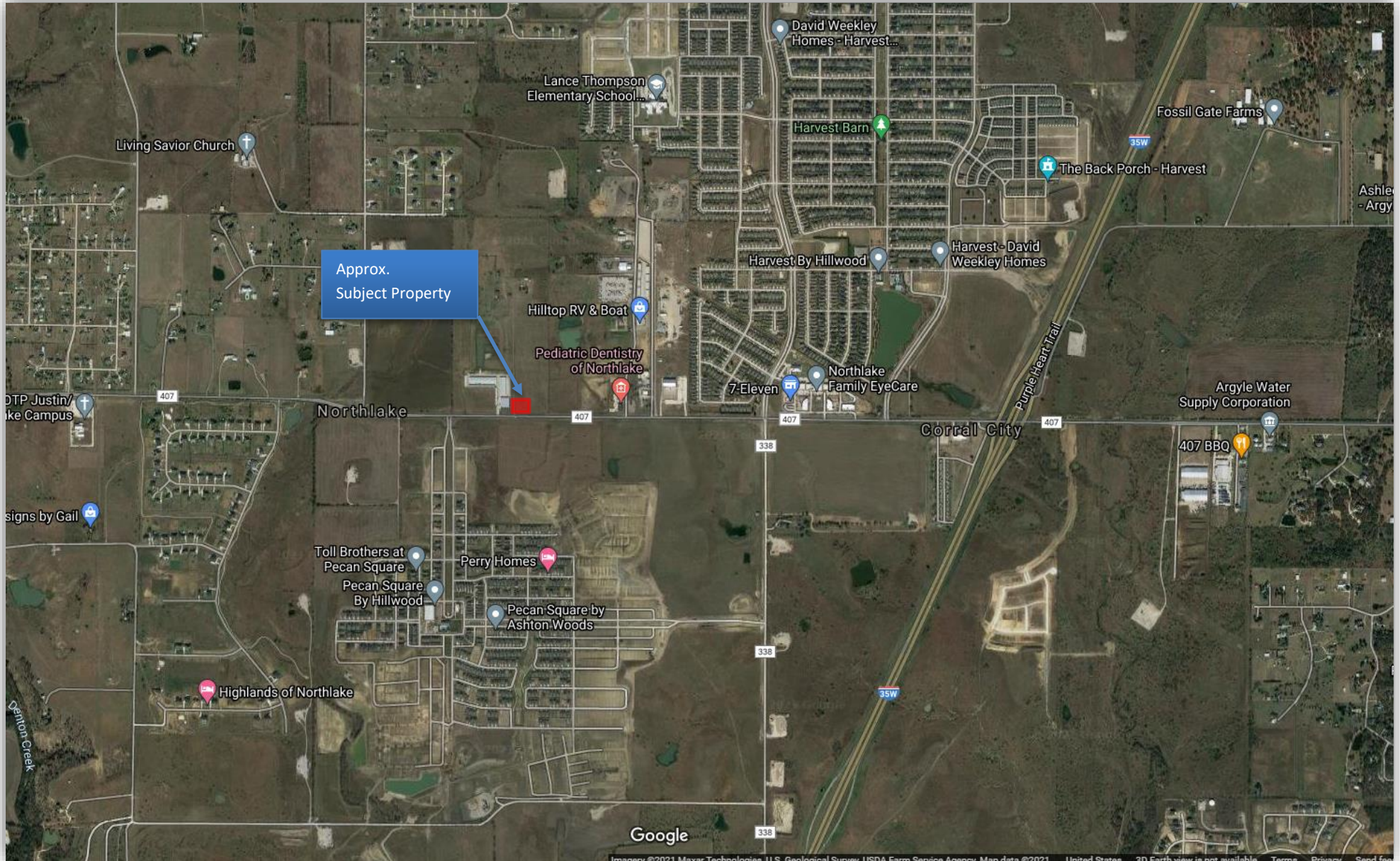
DEVELOPMENT HIGHLIGHTS

- **10,500 SF Mixed-use Building**
- **4368 SF available for Lease – divisible**
- **Pad Sites For Sale**
- **Initial tenant mix to includes a ophthalmologist clinic and optometrist**
- **Part of a future 40,000 SF mixed use development on 6.5 acres**
- **High tenant finish-out allowances for credit tenants**
- **Triple net lease structure**
- **Great Visibility/Accessibility – On FM 407, a busy East/West thoroughfare in the Justin, Northlake, Argyle area with easy access to Interstate 35W**
- **Surrounded by high growth residential including Pecan Square(2,899 lots), Harvest (3,200 lots), Avalon at Argyle(700 lots), Canyon Falls(2,024 lots), The Highlands(213 lots), Robson Ranch (3,192 lots) and more**
- **Planned retail developments East of the property at the corner of I-35W and 407**

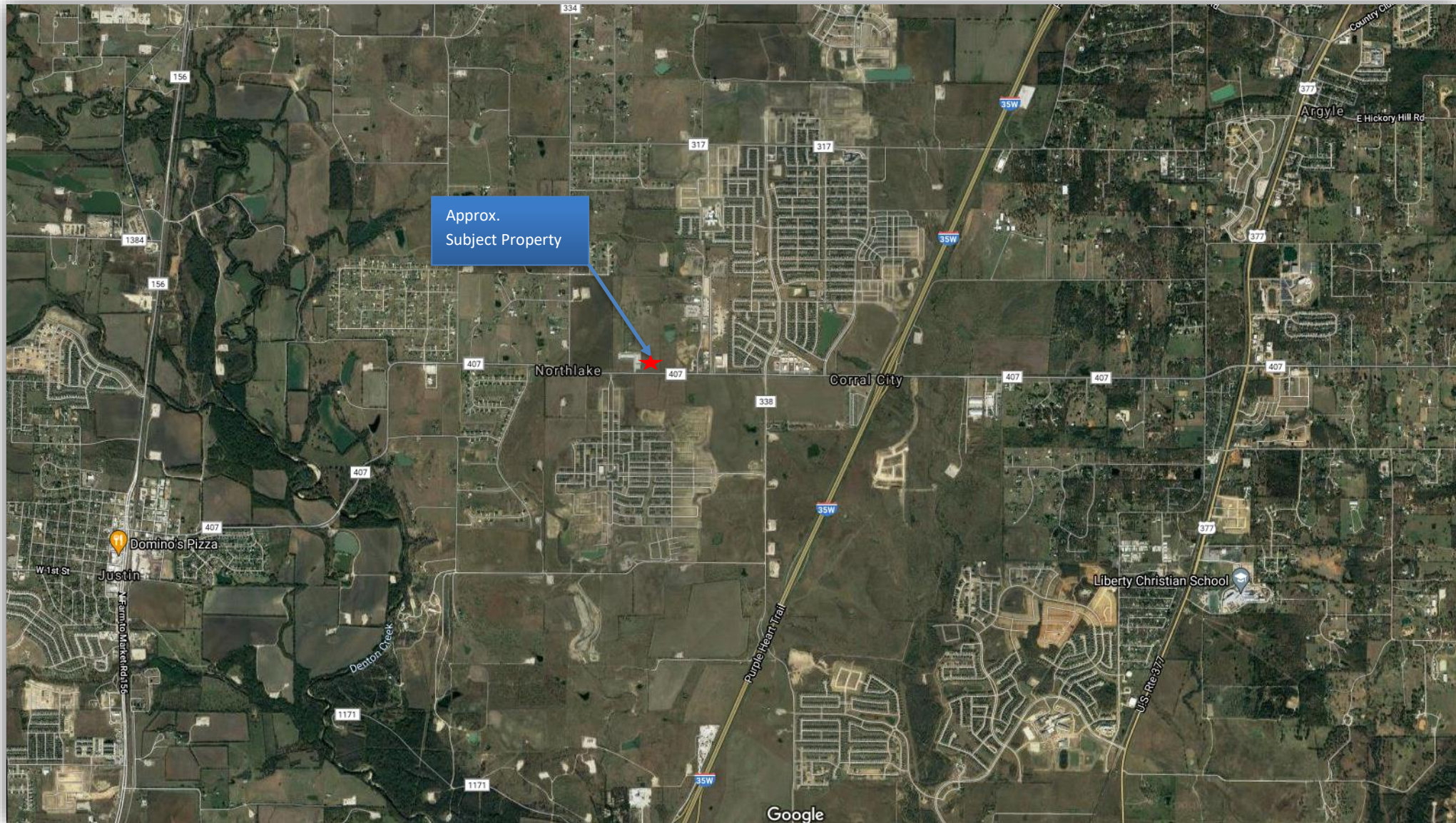


DEVELOPMENT SUMMARY

| | |
|----------------------------|--|
| Use: | Medical, Professional Office, Retail |
| Lease Space: | 4,368 SF in phase 1, divisible 10,500 SF build-to-suit in phase 2 |
| Building Size: | 10,500 SF |
| Lot Size: | 6.5 acres |
| Offering Structure: | Buildings For Lease \ Sale Pad Sites Available |
| Zoning | Northlake ETJ |
| Frontage | FM 407 |



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DAVIDSON BOGEL
REAL ESTATE
LAND IS OUR BUSINESS.

Robson Ranch
3,192 Lots
7,000 Potential

Stardust Ranch
162 Lots

Harvest
+/- 3,200 Lots

Northridge Estates
167 Homes

Justin Meadows
198 Homes

Hardeman Estates
411 Lots

Reatta Ridge
225 Lots

Northlake

**PH I: 63 Lots
Proposed: 213 Lots**

CANYON FALLS
2,024 Lots

Trailwood
313 Lots

Fursi Ranch

Argyle

Argyle H.S.
692 Students

Argyle E.S.
710 Students

Argyle J.S.
296 Students

Waterbrook
290 Lots

Liberty Poline

Liberty C.S.
1,300 Students

Estates at Tour 18
152 Lots

Flower Mound

Flower Mound H.S.
2,550 Students

Flower Mound J.S.
2,395 Students

Highland Village

Corinth

Trophy Club

Byron Nelson H.S.
2,552 Students

Briarwyck
669 Lots

Chadwick Farms
735 Lots

Bluffview
136 Lots

Fairway Ranch
251 Lots

The Fairways of Champions Circle
1,227 Lots

Northwest ISD
E.S. - 452 Students
M.S. - 749 Students
H.S. - 2,463 Students

Rivers Edge
610 Lots

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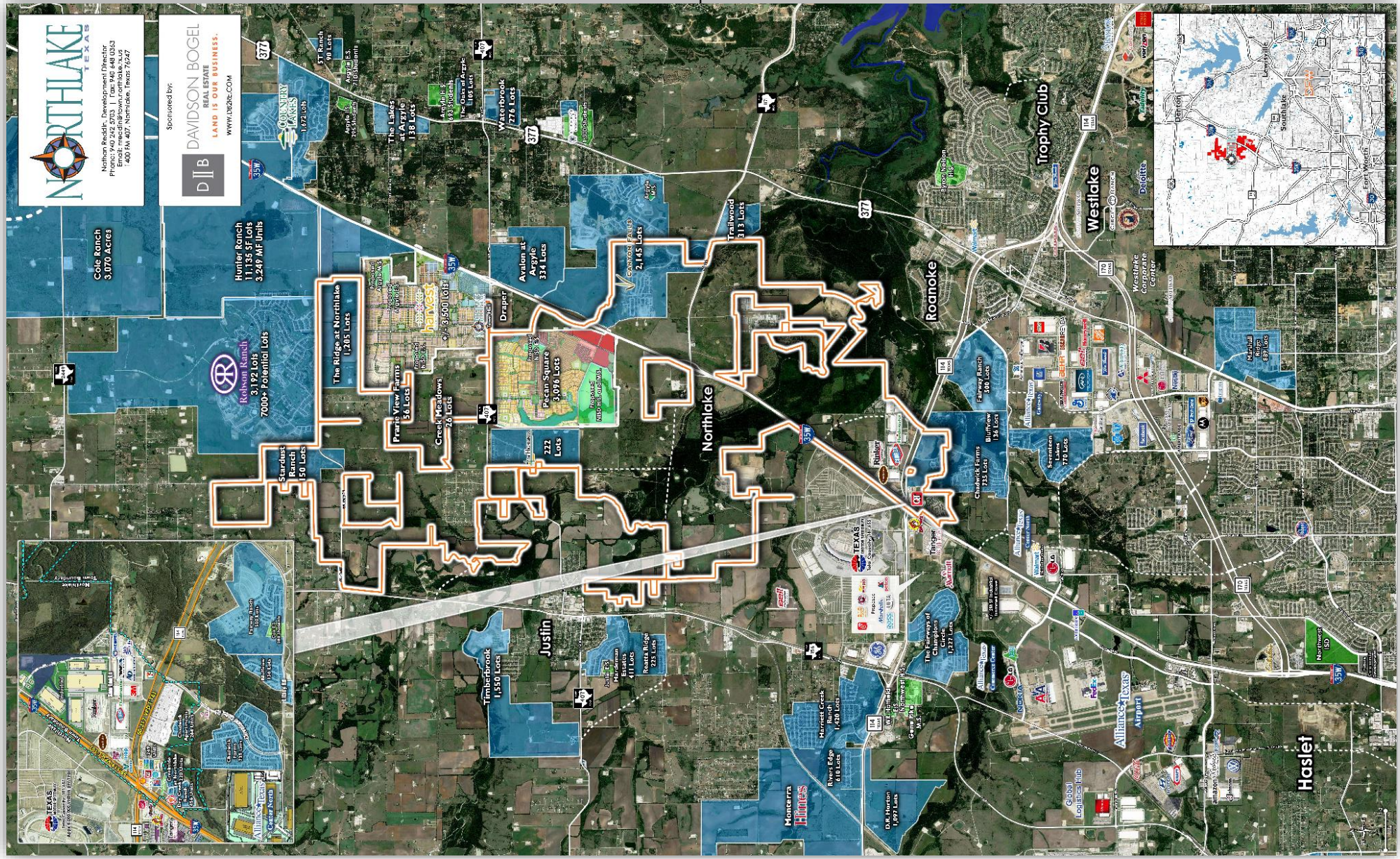
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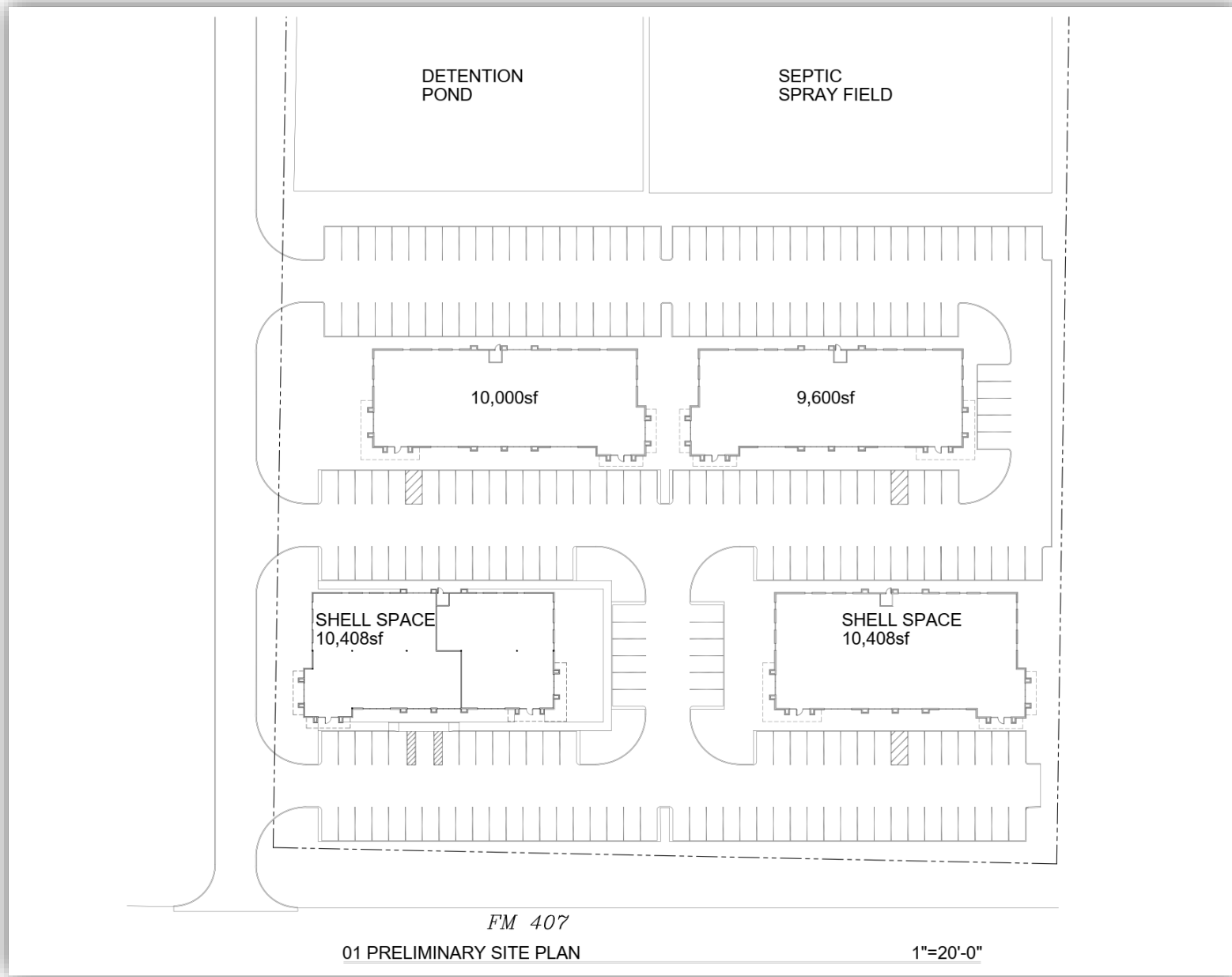
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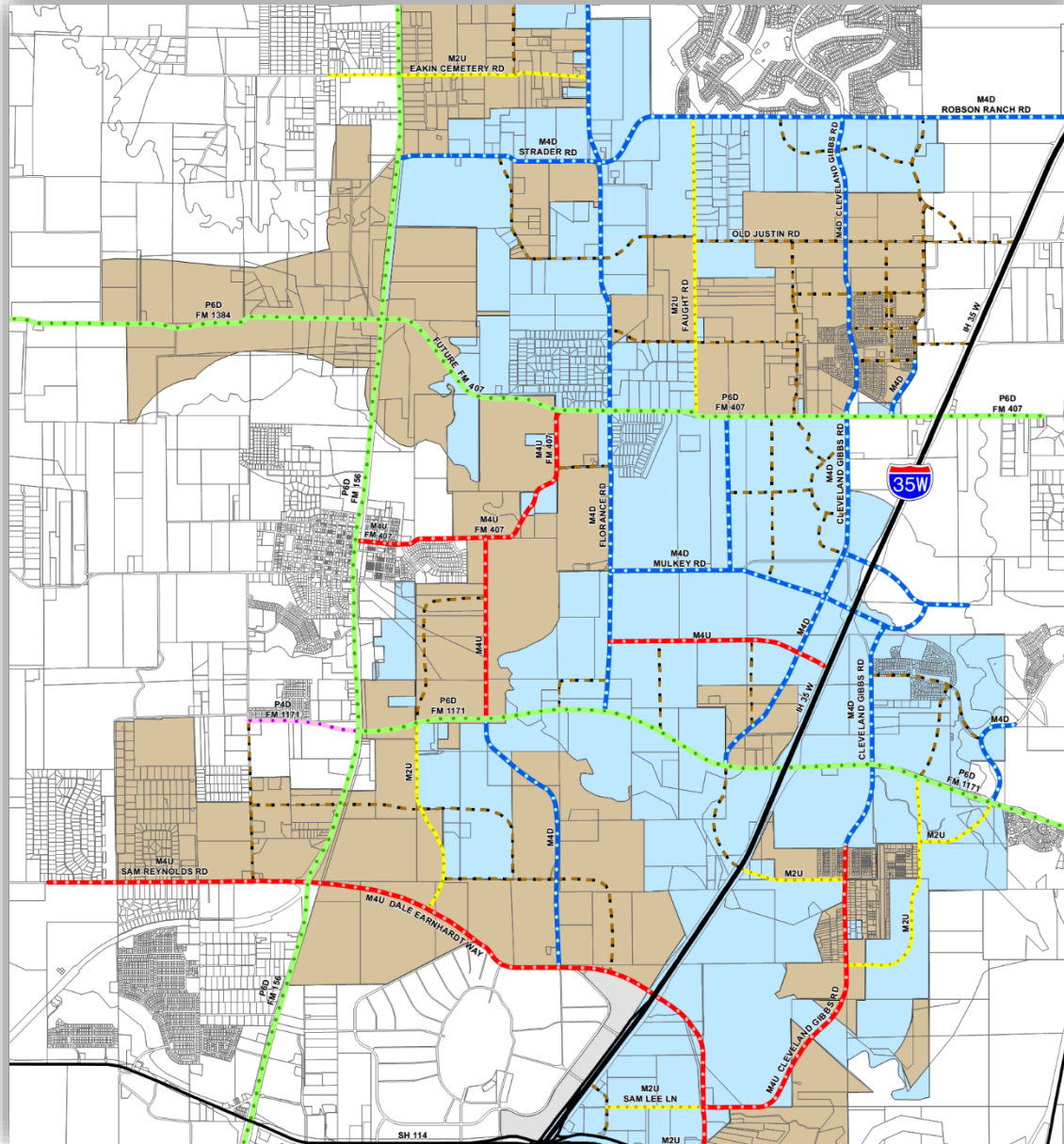
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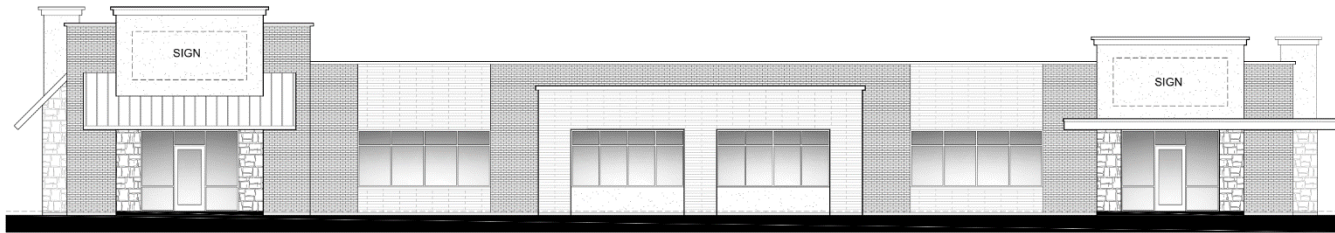
SITE PLAN



FUTURE ROADWAY EXPANSION



PRELIMINARY ELEVATIONS



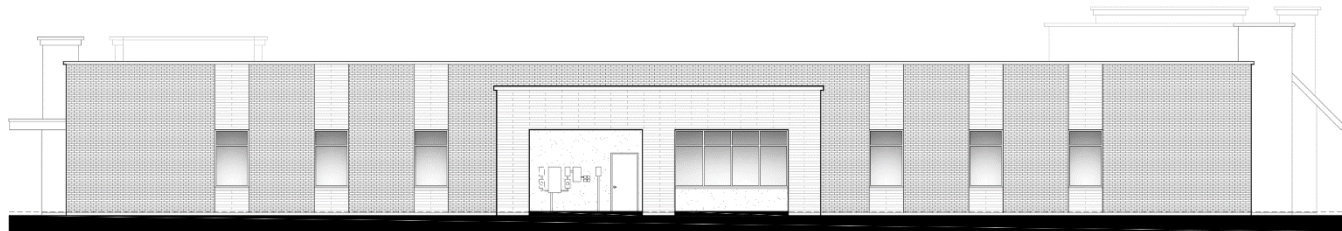
01 PRELIMINARY FRONT ELEVATION

3/16"



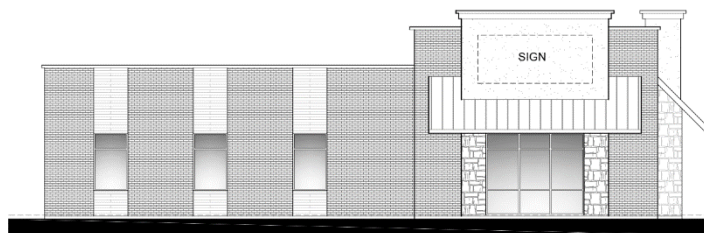
02 PRELIMINARY SIDE ELEVATION

3/16"



03 PRELIMINARY REAR ELEVATION

3/16"



04 PRELIMINARY SIDE ELEVATION

3/16"

PRELIMINARY RENDERINGS



DEMOGRAPHIC SUMMARY REPORT

Demographic Summary Report

FM 407 & Thompson Rd, Northlake, TX 76247

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



| Radius | 2 Mile | 3 Mile | 5 Mile |
|---|--------------|--------------|---------------|
| Population | | | |
| 2025 Projection | 2,567 | 10,388 | 25,202 |
| 2020 Estimate | 2,220 | 9,002 | 22,027 |
| 2010 Census | 1,375 | 5,727 | 15,535 |
| Growth 2020 - 2025 | 15.63% | 15.40% | 14.41% |
| Growth 2010 - 2020 | 61.45% | 57.19% | 41.79% |
| 2020 Population by Hispanic Origin | 258 | 780 | 2,257 |
| 2020 Population | 2,220 | 9,002 | 22,027 |
| White | 2,037 91.76% | 8,556 95.05% | 20,732 94.12% |
| Black | 83 3.74% | 149 1.66% | 435 1.97% |
| Am. Indian & Alaskan | 23 1.04% | 52 0.58% | 144 0.65% |
| Asian | 24 1.08% | 120 1.33% | 340 1.54% |
| Hawaiian & Pacific Island | 5 0.23% | 8 0.09% | 18 0.08% |
| Other | 49 2.21% | 117 1.30% | 357 1.62% |
| U.S. Armed Forces | 0 | 0 | 3 |
| Households | | | |
| 2025 Projection | 891 | 4,317 | 9,354 |
| 2020 Estimate | 771 | 3,737 | 8,169 |
| 2010 Census | 476 | 2,327 | 5,670 |
| Growth 2020 - 2025 | 15.56% | 15.52% | 14.51% |
| Growth 2010 - 2020 | 61.97% | 60.59% | 44.07% |
| Owner Occupied | 636 82.49% | 3,318 88.79% | 7,119 87.15% |
| Renter Occupied | 135 17.51% | 419 11.21% | 1,050 12.85% |
| 2020 Households by HH Income | 771 | 3,737 | 8,171 |
| Income: <\$25,000 | 35 4.54% | 281 7.52% | 516 6.32% |
| Income: \$25,000 - \$50,000 | 157 20.36% | 594 15.90% | 1,015 12.42% |
| Income: \$50,000 - \$75,000 | 114 14.79% | 599 16.03% | 1,225 14.99% |
| Income: \$75,000 - \$100,000 | 155 20.10% | 469 12.55% | 1,093 13.38% |
| Income: \$100,000 - \$125,000 | 112 14.53% | 511 13.67% | 1,111 13.60% |
| Income: \$125,000 - \$150,000 | 48 6.23% | 260 6.96% | 651 7.97% |
| Income: \$150,000 - \$200,000 | 55 7.13% | 379 10.14% | 1,081 13.23% |
| Income: \$200,000+ | 95 12.32% | 644 17.23% | 1,479 18.10% |
| 2020 Avg Household Income | \$109,786 | \$124,208 | \$132,280 |
| 2020 Med Household Income | \$87,822 | \$96,028 | \$105,322 |

DEMOGRAPHICS

Demographic Detail Report

FM 407 & Thompson Rd, Northlake, TX 76247

Building Type: **Land**
Class: -
RBA: -
Typical Floor: -

Total Available: **0 SF**
% Leased: **0%**
Rent/SF/Yr: -



| Radius | 2 Mile | | 3 Mile | | 5 Mile | |
|------------------------|--------|--------|--------|--------|--------|--------|
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| 2010 Census | 1,375 | | 5,727 | | 15,535 | |
| | | | | | | |
| Growth 2020 - 2025 | 15.63% | | 15.40% | | 14.41% | |
| Growth 2010 - 2020 | 61.45% | | 57.19% | | 41.79% | |
| | | | | | | |
| 2020 Population by Age | 2,220 | | 9,002 | | 22,027 | |
| Age 0 - 4 | 122 | 5.50% | 297 | 3.30% | 942 | 4.28% |
| Age 5 - 9 | 138 | 6.22% | 334 | 3.71% | 1,054 | 4.79% |
| Age 10 - 14 | 170 | 7.66% | 427 | 4.74% | 1,329 | 6.03% |
| Age 15 - 19 | 175 | 7.88% | 468 | 5.20% | 1,464 | 6.65% |
| Age 20 - 24 | 144 | 6.49% | 409 | 4.54% | 1,294 | 5.87% |
| Age 25 - 29 | 136 | 6.13% | 377 | 4.19% | 1,203 | 5.46% |
| Age 30 - 34 | 140 | 6.31% | 336 | 3.73% | 1,078 | 4.89% |
| Age 35 - 39 | 157 | 7.07% | 346 | 3.84% | 1,103 | 5.01% |
| Age 40 - 44 | 157 | 7.07% | 373 | 4.14% | 1,185 | 5.38% |
| Age 45 - 49 | 173 | 7.79% | 465 | 5.17% | 1,449 | 6.58% |
| Age 50 - 54 | 162 | 7.30% | 498 | 5.53% | 1,475 | 6.70% |
| Age 55 - 59 | 159 | 7.16% | 617 | 6.85% | 1,618 | 7.35% |
| Age 60 - 64 | 128 | 5.77% | 739 | 8.21% | 1,577 | 7.16% |
| Age 65 - 69 | 99 | 4.46% | 902 | 10.02% | 1,576 | 7.15% |
| Age 70 - 74 | 77 | 3.47% | 992 | 11.02% | 1,546 | 7.02% |
| Age 75 - 79 | 43 | 1.94% | 721 | 8.01% | 1,072 | 4.87% |
| Age 80 - 84 | 22 | 0.99% | 413 | 4.59% | 611 | 2.77% |
| Age 85+ | 17 | 0.77% | 290 | 3.22% | 450 | 2.04% |
| | | | | | | |
| Age 65+ | 258 | 11.62% | 3,318 | 36.86% | 5,255 | 23.86% |
| | | | | | | |
| Median Age | 37.70 | | 56.40 | | 46.20 | |
| Average Age | 37.10 | | 50.00 | | 43.60 | |

DEMOGRAPHICS

Demographic Detail Report

| FM 407 & Thompson Rd, Northlake, TX 76247 | | | | |
|---|--------------|--------------|---------------|--|
| Radius | 2 Mile | 3 Mile | 5 Mile | |
| 2020 Population By Race | 2,220 | 9,002 | 22,027 | |
| White | 2,037 91.76% | 8,556 95.05% | 20,732 94.12% | |
| Black | 83 3.74% | 149 1.66% | 435 1.97% | |
| Am. Indian & Alaskan | 23 1.04% | 52 0.58% | 144 0.65% | |
| Asian | 24 1.08% | 120 1.33% | 340 1.54% | |
| Hawaiian & Pacific Island | 5 0.23% | 8 0.09% | 18 0.08% | |
| Other | 49 2.21% | 117 1.30% | 357 1.62% | |
| Population by Hispanic Origin | 2,220 | 9,002 | 22,027 | |
| Non-Hispanic Origin | 1,962 88.38% | 8,222 91.34% | 19,769 89.75% | |
| Hispanic Origin | 258 11.62% | 780 8.66% | 2,257 10.25% | |
| 2020 Median Age, Male | 37.50 | 54.50 | 44.80 | |
| 2020 Average Age, Male | 36.80 | 48.80 | 42.50 | |
| 2020 Median Age, Female | 37.80 | 58.00 | 47.60 | |
| 2020 Average Age, Female | 37.40 | 51.10 | 44.60 | |
| 2020 Population by Occupation Classification | 1,755 | 7,851 | 18,409 | |
| Civilian Employed | 1,136 64.73% | 3,907 49.76% | 10,737 58.32% | |
| Civilian Unemployed | 59 3.36% | 117 1.49% | 293 1.59% | |
| Civilian Non-Labor Force | 560 31.91% | 3,827 48.75% | 7,376 40.07% | |
| Armed Forces | 0 0.00% | 0 0.00% | 3 0.02% | |
| Households by Marital Status | | | | |
| Married | 545 | 2,688 | 5,795 | |
| Married No Children | 270 | 2,005 | 3,656 | |
| Married w/Children | 276 | 684 | 2,139 | |
| 2020 Population by Education | 1,565 | 7,403 | 16,720 | |
| Some High School, No Diploma | 51 3.26% | 350 4.73% | 1,016 6.08% | |
| High School Grad (Incl Equivalency) | 384 24.54% | 1,446 19.53% | 3,506 20.97% | |
| Some College, No Degree | 493 31.50% | 2,392 32.31% | 5,173 30.94% | |
| Associate Degree | 93 5.94% | 336 4.54% | 777 4.65% | |
| Bachelor Degree | 418 26.71% | 1,844 24.91% | 4,190 25.06% | |
| Advanced Degree | 126 8.05% | 1,035 13.98% | 2,058 12.31% | |

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| 2020 Population by Occupation | 2,059 | | 7,160 | | 19,805 |
| Real Estate & Finance | 108 | 5.25% | 313 | 4.37% | 879 4.44% |
| Professional & Management | 646 | 31.37% | 2,111 | 29.48% | 5,738 28.97% |
| Public Administration | 28 | 1.36% | 121 | 1.69% | 296 1.49% |
| Education & Health | 225 | 10.93% | 640 | 8.94% | 2,030 10.25% |
| Services | 156 | 7.58% | 451 | 6.30% | 1,098 5.54% |
| Information | 5 | 0.24% | 105 | 1.47% | 305 1.54% |
| Sales | 177 | 8.60% | 976 | 13.63% | 2,941 14.85% |
| Transportation | 11 | 0.53% | 23 | 0.32% | 50 0.25% |
| Retail | 84 | 4.08% | 434 | 6.06% | 1,164 5.88% |
| Wholesale | 46 | 2.23% | 153 | 2.14% | 391 1.97% |
| Manufacturing | 109 | 5.29% | 352 | 4.92% | 846 4.27% |
| Production | 117 | 5.68% | 399 | 5.57% | 1,228 6.20% |
| Construction | 187 | 9.08% | 473 | 6.61% | 1,071 5.41% |
| Utilities | 89 | 4.32% | 249 | 3.48% | 886 4.47% |
| Agriculture & Mining | 43 | 2.09% | 173 | 2.42% | 398 2.01% |
| Farming, Fishing, Forestry | 0 | 0.00% | 18 | 0.25% | 25 0.13% |
| Other Services | 28 | 1.36% | 169 | 2.36% | 459 2.32% |
| 2020 Worker Travel Time to Job | 1,068 | | 3,501 | | 9,830 |
| <30 Minutes | 572 | 53.56% | 1,864 | 53.24% | 5,006 50.93% |
| 30-60 Minutes | 325 | 30.43% | 1,152 | 32.90% | 3,575 36.37% |
| 60+ Minutes | 171 | 16.01% | 485 | 13.85% | 1,249 12.71% |
| 2010 Households by HH Size | 476 | | 2,327 | | 5,670 |
| 1-Person Households | 75 | 15.76% | 414 | 17.79% | 897 15.82% |
| 2-Person Households | 156 | 32.77% | 1,198 | 51.48% | 2,368 41.76% |
| 3-Person Households | 86 | 18.07% | 274 | 11.77% | 902 15.91% |
| 4-Person Households | 101 | 21.22% | 253 | 10.87% | 856 15.10% |
| 5-Person Households | 34 | 7.14% | 115 | 4.94% | 398 7.02% |
| 6-Person Households | 14 | 2.94% | 42 | 1.80% | 155 2.73% |
| 7 or more Person Households | 10 | 2.10% | 31 | 1.33% | 94 1.66% |
| 2020 Average Household Size | 2.90 | | 2.40 | | 2.70 |
| Households | | | | | |
| 2025 Projection | 891 | | 4,317 | | 9,354 |
| 2020 Estimate | 771 | | 3,737 | | 8,169 |
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| 2020 Med Household Income | \$87,822 | \$96,028 | \$105,322 | |
| 2020 Occupied Housing | 771 | 3,737 | 8,169 | |
| Owner Occupied | 636 82.49% | 3,318 88.79% | 7,119 87.15% | |
| Renter Occupied | 135 17.51% | 419 11.21% | 1,050 12.85% | |
| 2010 Housing Units | 622 | 3,429 | 7,403 | |
| 1 Unit | 622 100.00% | 3,427 99.94% | 7,355 99.35% | |
| 2 - 4 Units | 0 0.00% | 2 0.06% | 21 0.28% | |
| 5 - 19 Units | 0 0.00% | 0 0.00% | 26 0.35% | |
| 20+ Units | 0 0.00% | 0 0.00% | 1 0.01% | |
| 2020 Housing Value | 636 | 3,317 | 7,119 | |
| <\$100,000 | 4 0.63% | 30 0.90% | 121 1.70% | |
| \$100,000 - \$200,000 | 38 5.97% | 97 2.92% | 326 4.58% | |
| \$200,000 - \$300,000 | 95 14.94% | 544 16.40% | 1,354 19.02% | |
| \$300,000 - \$400,000 | 123 19.34% | 1,034 31.17% | 1,796 25.23% | |
| \$400,000 - \$500,000 | 344 54.09% | 840 25.32% | 1,583 22.24% | |
| \$500,000 - \$1,000,000 | 29 4.56% | 624 18.81% | 1,687 23.70% | |
| \$1,000,000+ | 3 0.47% | 148 4.46% | 252 3.54% | |
| 2020 Median Home Value | \$416,860 | \$395,502 | \$397,911 | |
| 2020 Housing Units by Yr Built | 796 | 3,842 | 8,392 | |
| Built 2010+ | 290 36.43% | 1,356 35.29% | 2,501 29.80% | |
| Built 2000 - 2010 | 216 27.14% | 1,528 39.77% | 3,060 36.46% | |
| Built 1990 - 1999 | 145 18.22% | 386 10.05% | 1,179 14.05% | |
| Built 1980 - 1989 | 61 7.66% | 268 6.98% | 737 8.78% | |
| Built 1970 - 1979 | 30 3.77% | 134 3.49% | 385 4.59% | |
| Built 1960 - 1969 | 18 2.26% | 71 1.85% | 238 2.84% | |
| Built 1950 - 1959 | 8 1.01% | 35 0.91% | 117 1.39% | |
| Built <1949 | 28 3.52% | 64 1.67% | 175 2.09% | |
| 2020 Median Year Built | 2005 | 2006 | 2004 | |

DEMOGRAPHIC MARKET COMPARISON REPORT

Demographic Market Comparison Report

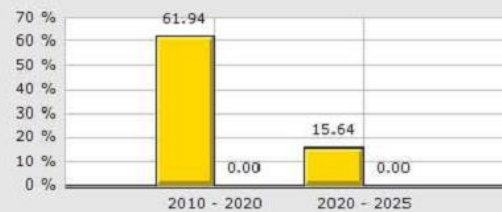
1 mile radius

FM 407 & Thompson Rd, Northlake, TX 76247

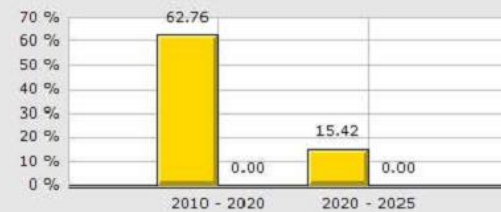
Type: Land
County: Denton

1 Mile
County

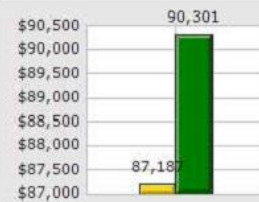
Population Growth



Household Growth



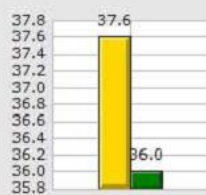
2020 Med Household Inc



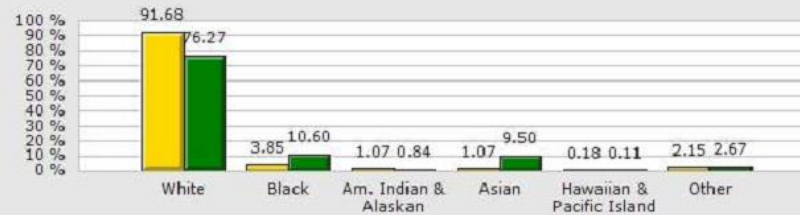
2020 Households by Household Income



2020 Median Age



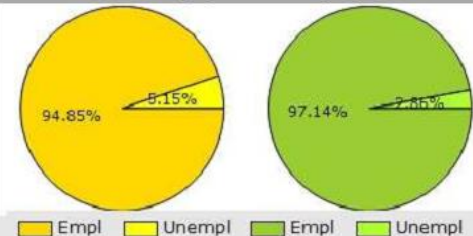
2020 Population by Race



2020 Renter vs. Owner



2020 Employed vs. Unemployed



DEMOGRAPHIC MARKET COMPARISON REPORT

| Demographic Market Comparison Report | | | | | 1 mile radius |
|--|----------|--------|----------|--------|---------------|
| FM 407 & Thompson Rd, Northlake, TX 76247 | | | | | |
| Type: Land | | | | | |
| County: Denton | | | | | |
| | 1 Mile | | County | | |
| Population Growth | | | | | |
| Growth 2010 - 2020 | 61.94% | | 0.00% | | |
| Growth 2020 - 2025 | 15.64% | | 0.00% | | |
| Empl | 571 | 94.85% | 498,088 | 97.14% | |
| Unempl | 31 | 5.15% | 14,667 | 2.86% | |
| 2020 Population by Race | | | | | |
| | 1,118 | | 897,375 | | |
| White | 1,025 | 91.68% | 684,453 | 76.27% | |
| Black | 43 | 3.85% | 95,156 | 10.60% | |
| Am. Indian & Alaskan | 12 | 1.07% | 7,526 | 0.84% | |
| Asian | 12 | 1.07% | 85,253 | 9.50% | |
| Hawaiian & Pacific Island | 2 | 0.18% | 995 | 0.11% | |
| Other | 24 | 2.15% | 23,992 | 2.67% | |
| Household Growth | | | | | |
| Growth 2010 - 2020 | 62.76% | | 0.00% | | |
| Growth 2020 - 2025 | 15.42% | | 0.00% | | |
| Renter Occupied | 69 | 17.74% | 111,198 | 34.42% | |
| Owner Occupied | 320 | 82.26% | 211,903 | 65.58% | |
| 2020 Households by Household Income | | | | | |
| | 390 | | 323,101 | | |
| Income <\$25K | 17 | 4.36% | 32,404 | 10.03% | |
| Income \$25K - \$50K | 81 | 20.77% | 52,157 | 16.14% | |
| Income \$50K - \$75K | 58 | 14.87% | 49,208 | 15.23% | |
| Income \$75K - \$100K | 80 | 20.51% | 45,389 | 14.05% | |
| Income \$100K - \$125K | 57 | 14.62% | 36,880 | 11.41% | |
| Income \$125K - \$150K | 24 | 6.15% | 25,820 | 7.99% | |
| Income \$150K - \$200K | 27 | 6.92% | 38,458 | 11.90% | |
| Income \$200K+ | 46 | 11.79% | 42,785 | 13.24% | |
| 2020 Med Household Inc | \$87,187 | | \$90,301 | | |
| 2020 Median Age | 37.60 | | 36.00 | | |

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

FM 407 & Thompson Rd, Northlake, TX 76247

Building Type: **Land**

Total Available: **0 SF**

Class: -

% Leased: **0%**

RBA: -

Rent/SF/Yr: -

Typical Floor: -



| Description | 2010 | 2020 | 2025 |
|-----------------------------|-------------------|-------------------|---------------------|
| Population | 691 | 1,119 | 1,294 |
| Age 0 - 4 | 48 6.95% | 62 5.54% | 75 5.80% |
| Age 5 - 9 | 61 8.83% | 70 6.26% | 74 5.72% |
| Age 10 - 14 | 66 9.55% | 86 7.69% | 83 6.41% |
| Age 15 - 19 | 44 6.37% | 88 7.86% | 92 7.11% |
| Age 20 - 24 | 27 3.91% | 72 6.43% | 92 7.11% |
| Age 25 - 29 | 46 6.66% | 69 6.17% | 85 6.57% |
| Age 30 - 34 | 53 7.67% | 71 6.34% | 81 6.26% |
| Age 35 - 39 | 57 8.25% | 80 7.15% | 84 6.49% |
| Age 40 - 44 | 50 7.24% | 80 7.15% | 87 6.72% |
| Age 45 - 49 | 66 9.55% | 87 7.77% | 91 7.03% |
| Age 50 - 54 | 50 7.24% | 81 7.24% | 92 7.11% |
| Age 55 - 59 | 38 5.50% | 80 7.15% | 89 6.88% |
| Age 60 - 64 | 36 5.21% | 64 5.72% | 81 6.26% |
| Age 65 - 69 | 23 3.33% | 50 4.47% | 67 5.18% |
| Age 70 - 74 | 11 1.59% | 38 3.40% | 51 3.94% |
| Age 75 - 79 | 6 0.87% | 22 1.97% | 35 2.70% |
| Age 80 - 84 | 6 0.87% | 11 0.98% | 21 1.62% |
| Age 85+ | 3 0.43% | 9 0.80% | 16 1.24% |
| Age 15+ | 516 74.67% | 902 80.61% | 1,064 82.23% |
| Age 20+ | 472 68.31% | 814 72.74% | 972 75.12% |
| Age 65+ | 49 7.09% | 130 11.62% | 190 14.68% |
| Median Age | 35 | 38 | 39 |
| Average Age | 34.00 | 37.10 | 38.70 |
| Population By Race | 691 | 1,119 | 1,294 |
| White | 645 93.34% | 1,026 91.69% | 1,173 90.65% |
| Black | 21 3.04% | 43 3.84% | 57 4.40% |
| Am. Indian & Alaskan | 7 1.01% | 12 1.07% | 13 1.00% |
| Asian | 5 0.72% | 12 1.07% | 16 1.24% |
| Hawaiian & Pacific Islander | 1 0.14% | 2 0.18% | 3 0.23% |
| Other | 12 1.74% | 25 2.23% | 31 2.40% |

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

FM 407 & Thompson Rd, Northlake, TX 76247

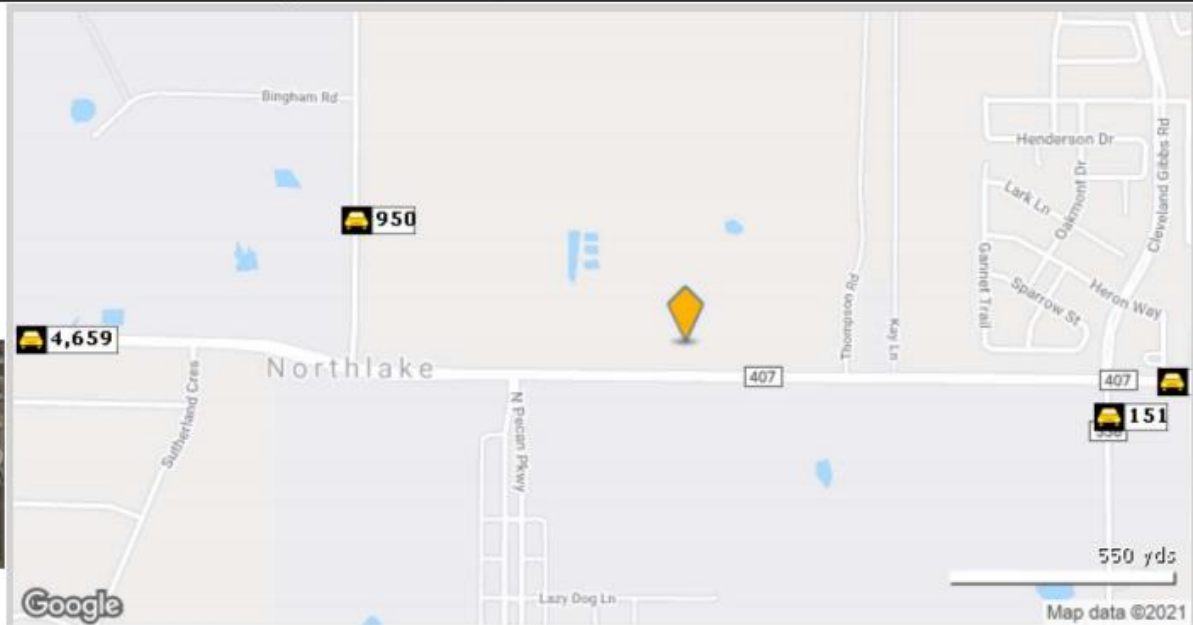
| Description | 2010 | 2020 | 2025 |
|-------------------------------|-----------|------------|------------|
| Population by Race (Hispanic) | 73 | 129 | 155 |
| White | 66 90.41% | 116 89.92% | 138 89.03% |
| Black | 3 4.11% | 7 5.43% | 9 5.81% |
| Am. Indian & Alaskan | 1 1.37% | 2 1.55% | 2 1.29% |
| Asian | 0 0.00% | 1 0.78% | 1 0.65% |
| Hawaiian & Pacific Islander | 0 0.00% | 0 0.00% | 0 0.00% |
| Other | 2 2.74% | 3 2.33% | 4 2.58% |
| Household by Household Income | 240 | 390 | 448 |
| <\$25,000 | 32 13.33% | 17 4.36% | 17 3.79% |
| \$25,000 - \$50,000 | 35 14.58% | 81 20.77% | 94 20.98% |
| \$50,000 - \$75,000 | 80 33.33% | 58 14.87% | 60 13.39% |
| \$75,000 - \$100,000 | 19 7.92% | 80 20.51% | 97 21.65% |
| \$100,000 - \$125,000 | 23 9.58% | 57 14.62% | 67 14.96% |
| \$125,000 - \$150,000 | 8 3.33% | 24 6.15% | 29 6.47% |
| \$150,000 - \$200,000 | 36 15.00% | 27 6.92% | 28 6.25% |
| \$200,000+ | 7 2.92% | 46 11.79% | 56 12.50% |
| Average Household Income | \$86,731 | \$108,282 | \$110,033 |
| Median Household Income | \$66,000 | \$87,187 | \$88,659 |

TRAFFIC COUNT REPORT

Traffic Count Report

FM 407 & Thompson Rd, Northlake, TX 76247

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|---|--------------------|--------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | Faught Rd | Bingham | 0.17 N | 2018 | 950 | MPSI | .50 |
| 2 | Cleveland Gibbs Rd | FM 407 | 0.05 N | 2018 | 151 | MPSI | .61 |
| 3 | FM 407 | Cleveland Gibbs Rd | 0.09 W | 2018 | 5,215 | MPSI | .69 |
| 4 | FM 407 | Florence Rd | 0.15 W | 2020 | 4,659 | MPSI | .92 |