

NORTHLAKE VISTA DEVELOPMENT OPPORTUNITY

SMALL BAY INDUSTRIAL/LUXURY GARAGES
DEVELOPMENT PLAN TO BUILD 67,828 SF

7901 FLORANCE RD
NORTHLAKE, TX 76247

CONFIDENTIAL
OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY
TY UNDERWOOD
214.520.8818 x 4
tyunderwood@sljcompany.com

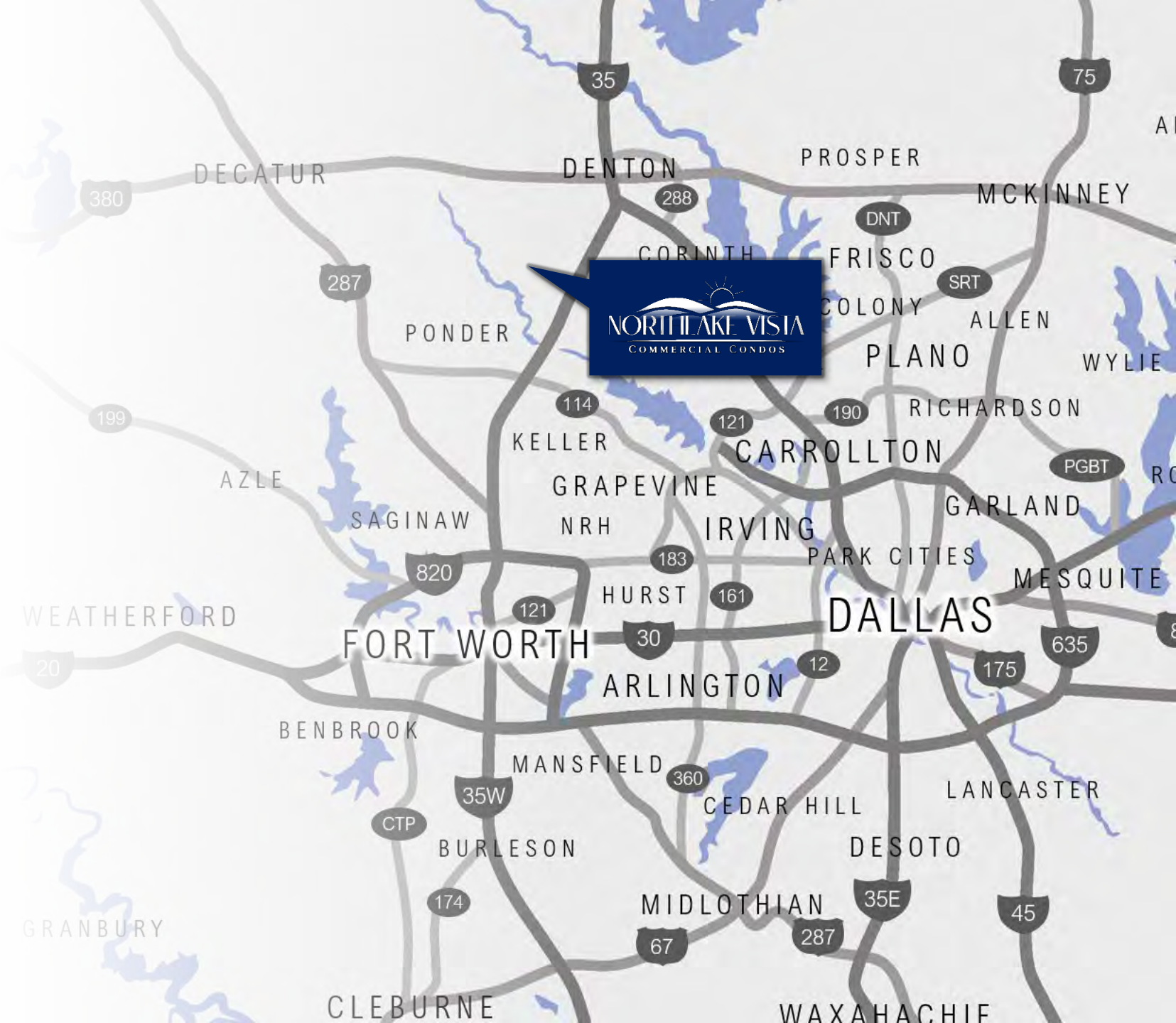
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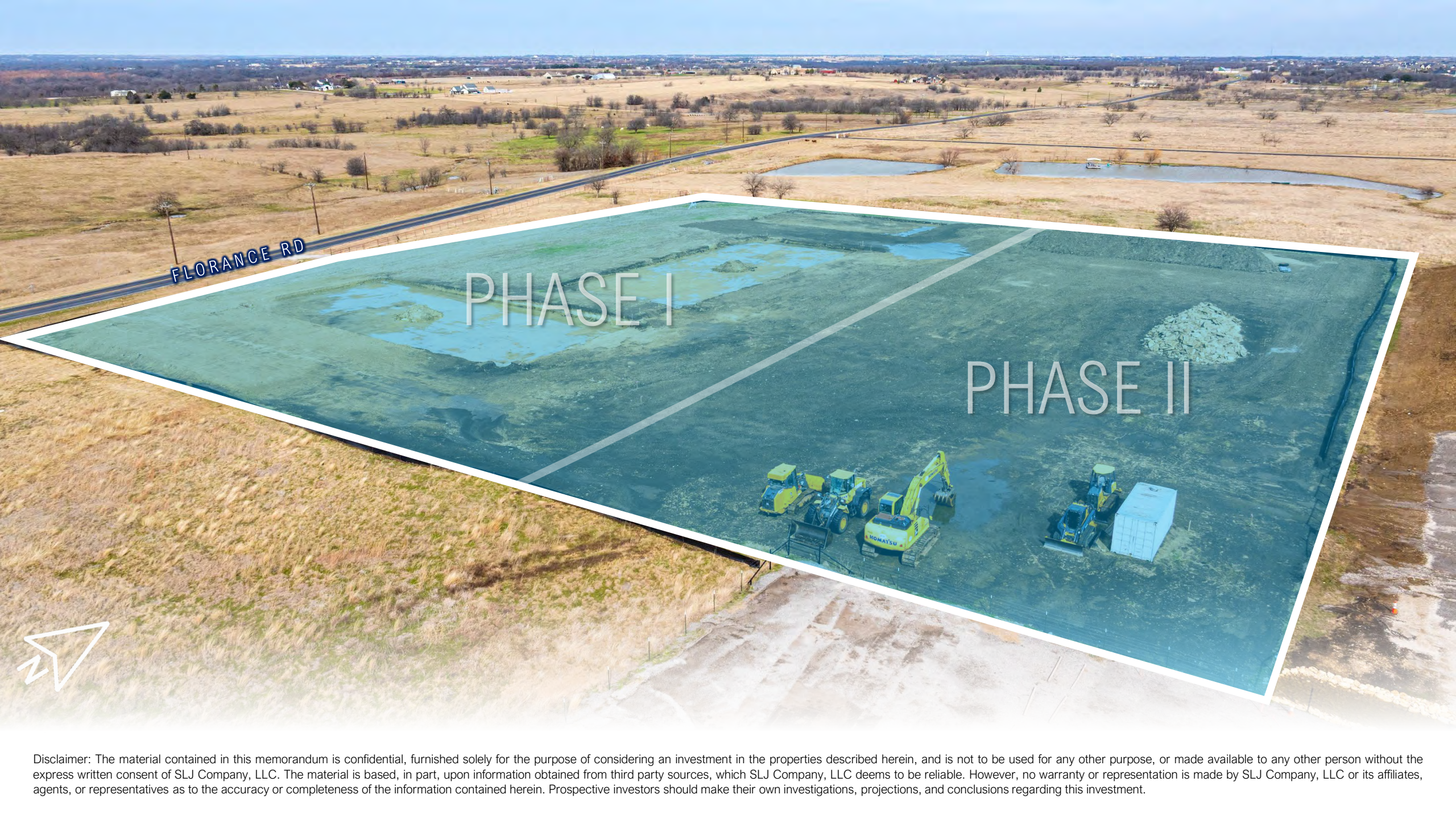
SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209
www.sljcompany.com



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FLORANCE RD

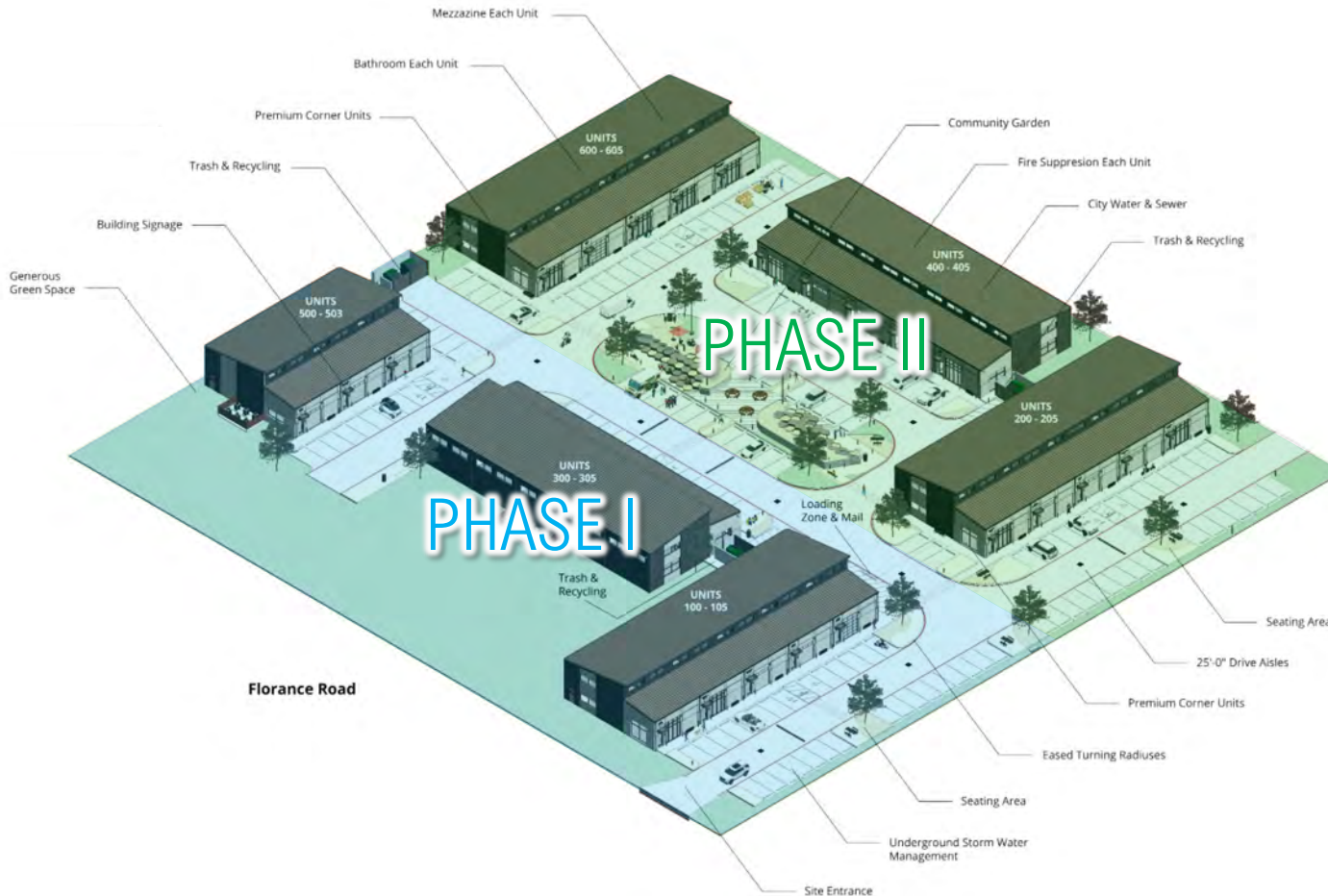
PHASE I

PHASE II



Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

PROPERTY HIGHLIGHTS



Fully entitled and platted, 5-acre small-bay industrial development opportunity, full construction sets (Civil, Structural, Architectural, MEP), property website and social media accounts in Northlake (DFW), TX.



Development plan to build 67,828 SF with Phase I construction drawings submitted to the City of Northlake for review



Priced at \$2,722,500 (\$12.50/SF) which includes the property, due diligence, and plans



Potential seller financing for qualified buyers



Development agreement in place waiving 50% of permit fees and 100% of impact fees



Confirmed area rent comps of \$19-\$25/SF NNN and small-bay condo sales of \$325/SF



\$108,800+ average household income, \$335,000+ median home value (1-mile radius)



Positioned <2.5 miles west of I-35W between Fort Worth and Denton, TX



4.8% flex vacancy, 3.44% average annual rent growth through 2030 (CoStar)

EXECUTIVE SUMMARY

Northlake Vista Business Park (the “Property”) presents a rare opportunity to acquire a fully entitled small-bay industrial/luxury garage development site in one of the fastest-growing corridors in the Dallas–Fort Worth metroplex. Situated in Northlake, Texas - strategically located between Fort Worth and Denton and less than three miles west of I-35W - the Property offers exceptional regional connectivity within a supply-constrained industrial submarket driven by rapid residential and commercial expansion.

The offering consists of approximately 5 acres of land planned for a 67,828-square-foot multi-tenant small-bay industrial project, with complete construction plans already prepared for Phase I totaling 31,501 square feet. The purchase price of \$2,722,500 (\$12.50/SF) includes the land, architectural and engineering work, and due diligence materials, allowing a developer to significantly accelerate the construction timeline and reduce entitlement risk.

The site benefits from a Development Agreement that materially lowers upfront costs by waiving 50% of permit fees and 100% of impact fees - a substantial incentive that improves project feasibility and investor returns. Market fundamentals further support development, with verified rent comparables of approximately \$19-\$25/SF NNN and recent luxury garage condominium sales above \$325/SF.

Northlake continues to experience strong demographic growth, with average household incomes exceeding \$108,800 and median home values above \$335,000 within a one-mile radius - characteristics that historically correlate with strong small-business formation and demand for small bay industrial space. According to CoStar, the surrounding flex industrial market maintains only 4.8% vacancy and is projected to achieve approximately 3.44% average annual rent growth through 2030, underscoring the limited supply and long-term demand outlook.

With completed entitlements, reduced municipal fees, strong surrounding demographics, and favorable market fundamentals, Northlake Vista Business Park offers investors and developers a low-risk, accelerated path to deliver highly desirable small-bay industrial product into a high-growth DFW submarket.





PROPERTY PROFILE



LOCATION

The Property is located at 7901 Florance Road, between Robson Ranch Rd and FM 407, in Northlake, Texas 76247.



PROPOSED BUILDING AREA

Phase I: ±31,501 SF
Phase II: ±36,327 SF
Total: ±67,828 SF



APN

Denton County
1024322



LAND AREA

±5 Acres (±217,795 SF)



PROPOSED NUMBER OF BUILDINGS

Six (6)



ZONING

Commercial District



LOT DIMENSIONS

Frontage on Florance Rd: ±170.55 Feet
Maximum Depth: ±481.55 Feet



PROPOSED CEILING HEIGHTS

16-26 Feet

DEVELOPMENT INFORMATION

LINKS

[Link to Development Agreement](#)

[Link to Exterior Renderings](#)

[Link to Development Plans](#)

[Link to Presale Marketing Package](#)

[Link to Development Cost Proposal](#)

[Link to Pictures](#)



CONCEPTUAL SITE PLAN

[LINK TO CONCEPTUAL SITE PLAN](#)



ROANOKE

Population: 9,947
Average Household Income: \$154,000
Median Home Value: \$493,800

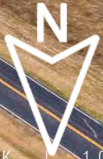
NORTHLAKE

Population: 14,448
Average HH Income: \$153,235
Median Home Value: \$492,000

**DOWNTOWN
FORT WORTH**

NORTHLAKE VISTA
COMMERCIAL CONDOS

FLORANCE RD



PONDER
Population: 2,851
Average HH Income: \$122,140
Median Home Value: \$312,000

DENTON
Population: 159,518
Average Household Income: \$98,819
Median Home Value: \$347,893

**DOWNTOWN
DENTON**

FLORANCE RD

NORTHLAKE VISTA
COMMERCIAL CONDOS



ARGYLE
Population: 6,869
Average Household Income: \$195,190
Median Home Value: \$587,500

NORTHLAKE
Population: 14,448
Average HH Income: \$153,235
Median Home Value: \$492,000



LEASE COMPS

1



URBAN GARAGES NORTHLAKE

4451 Dale Earnhardt Way, Northlake, TX 76262

Type: Small Bay Industrial

Total Square Feet: 25,000 SF

Available Square Feet: 2,720 SF

Asking Rate/SF: \$22.00/SF NNN

2



KELLER HICKS

4562 Keller Hicks Rd, Fort Worth, TX 76244

Type: Small Bay Industrial

Total Square Feet: 46,901 SF

Available Square Feet: 2,470 SF

Asking Rate/SF: \$19.00/SF NNN

3



GARAGES OF TEXAS

1725 N U.S. Hwy 377, Roanoke, TX 76262

Type: Small Bay Industrial

Total Square Feet: 100,000 SF

Available Square Feet: 3,195 SF

Asking Rate/SF: \$25.00/SF NNN



SALE COMPS

1



URBAN GARAGES NORTHLAKE

Address: 4451 Dale Earnhardt Way, Northlake, TX 76262
Type: Small Bay Industrial Asking Price/SF: \$367.65
Suite Size: 2,720 SF Status: For Sale

3



GARAGES OF TEXAS

Address: 1725 N US Hwy 377, Roanoke, TX 76262
Type: Small Bay Industrial Asking Price/SF: \$333.33
Suite Size: 3,195 SF Status For Sale

2



LUXURY STORAGE CONDOMINIUMS

Address: SWQ Teasley Ln & Hickory Creek Rd, Denton, TX 76210
Type: Small Bay Industrial Asking Price/SF: \$350.00
Suite Size: 1,454 SF Status: For Sale





2025 DEMOGRAPHICS

1 MILE	# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
	6	19	9,790
2 MILE	EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
	62.0%	82.1%	48.4%
5 MILE	POPULATION	HOUSEHOLDS	MEDIAN AGE
	59K	17K	42.7
	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	PROJECTED POP. GROWTH 2024-2029
	\$141K	\$402K	24.0%



SUBMARKET STATISTICS

“Denton has emerged as one of the next industrial frontiers in the Dallas-Fort Worth area. The submarket is strategically located in a region primed to capitalize on industrial and population growth within North Texas.”

Source: CoStar Group, February 2026

DENTON
SUBMARKET

2025 AVERAGE
FLEX
RENT GROWTH

3.9%

SUBMARKET
FLEX
RENTABLE SF

2.8M

CURRENT AVERAGE
FLEX
VACANCY RATE

4.8%

SUBMARKET
FLEX SF
UNDER CONSTRUCTION

80K

CURRENT
FLEX
ASKING RENT PSF

\$19-25

CURRENT
SMALL-BAY CONDO
SALES PRICE PSF

\$325+



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Information About Brokerage Services

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

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SLJ Company, LLC	419172	llebowitz@sljcompany.com	214-520-8818
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louis Harold Lebowitz	171613	llebowitz@sljcompany.com	214-520-8818
Designated Broker of Firm	License No.	Email	Phone
Charles Titus Underwood III	488370	tyunderwood@sljcompany.com	214-520-8818
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alicia M Dunn	821776	adunn@sljcompany.com	214-520-8818
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date