

Prime Development Site - I-35 Frontage in Northlake, Texas

TVCRE.com

I-35 at Elizabethtown Cemetery Road, Northlake, Texas 76262



Prime I-35 frontage (just south of intersection of Hwy. 114) in Northlake, Texas, with 12 Acres (+/-) "potentially useable" out of a 38 Acre (+/-) parcel. Property is surrounded by tremendous growth and activity - being across the freeway from Tanger Outlet Mall, Buc-ee's and ¼ mile south of Texas Motor Speedway. This tract is in the ETJ of Northlake, with available utilities and city's recommended uses being retail/restaurant with multi-family, hotels and office uses as well. This site is primed and ready for annexation and development!



Gary Vasseur
Cell: 817-929-4728
gvasseur@tvcrc.com



Nathan Vasseur
Cell: 682-429-7400
nvasseur@tvcrc.com

TEAM & VASSEUR
COMMERCIAL REAL ESTATE

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107

817.335.7575 | info@TVCRC.com

TVCRC.com

Prime Development Site - I-35 Frontage in Northlake, Texas

I-35 at Elizabethtown Cemetery Road
Northlake, Texas 76262

TVCRE.com

Property Details

- 38.85 Acres (+/-) total - majority in floodplain
- 6.4 Acres (+/-) on northern end developable with adjacent 5.6 Acres (+/-) developable thru reclamation (determined by an engineer with Kimley-Horn Engineers in Frisco) - for a total developable area of 12 Acres (+/-) (see enclosed plat)
- The site has I-35 frontage, exposure and access
- High growth corridor with retail, restaurants and multi-family surrounding subject site
- Traffic count: I-35 at SH 114 - 73,642 vehicles per day (+/-)
- Population/Northlake: 15,000 (+/-)
- Located 3 miles from Alliance Airport, 17 miles from DFW Airport, 20 miles from Downtown Fort Worth and 10 miles from Downtown Denton
- The adjacent 1.67 Acre (+/-) tract to the north is available for sale - asking \$24.00 PSF (ideal for hotel/retail use)

Sales Price

\$12,754,932

Subject price was determined as follows:

- 6.4 Acres on north end - developable
- 5.6 Acres adjacent - developable thru reclamation
- 23.8 remaining Acres - remain in floodplain

6.4 Acres at \$22.00 PSF =	\$ 6,133,248
5.6 Acres at \$22.00 PSF =	\$ 5,366,592
Less cost of reclamation	\$ (300,000) - approximate
23.8 Remaining Acres (75% = 17.85 Acres) at \$2.00 PSF = <u>\$ 1,555,092</u>	
Possible development at higher reclamation cost and possible use as detention pond or green space.	
Total	\$12,754,932

(The above information/estimate provided by Kimley-Horn Engineers in Frisco.) See attached Exhibit "A".

**CLICK HERE FOR
VIDEO TOUR**



Prime Development Site - I-35 Frontage in Northlake, Texas

I-35 at Elizabethtown Cemetery Road
Northlake, Texas 76262

TVCRE.com



4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107

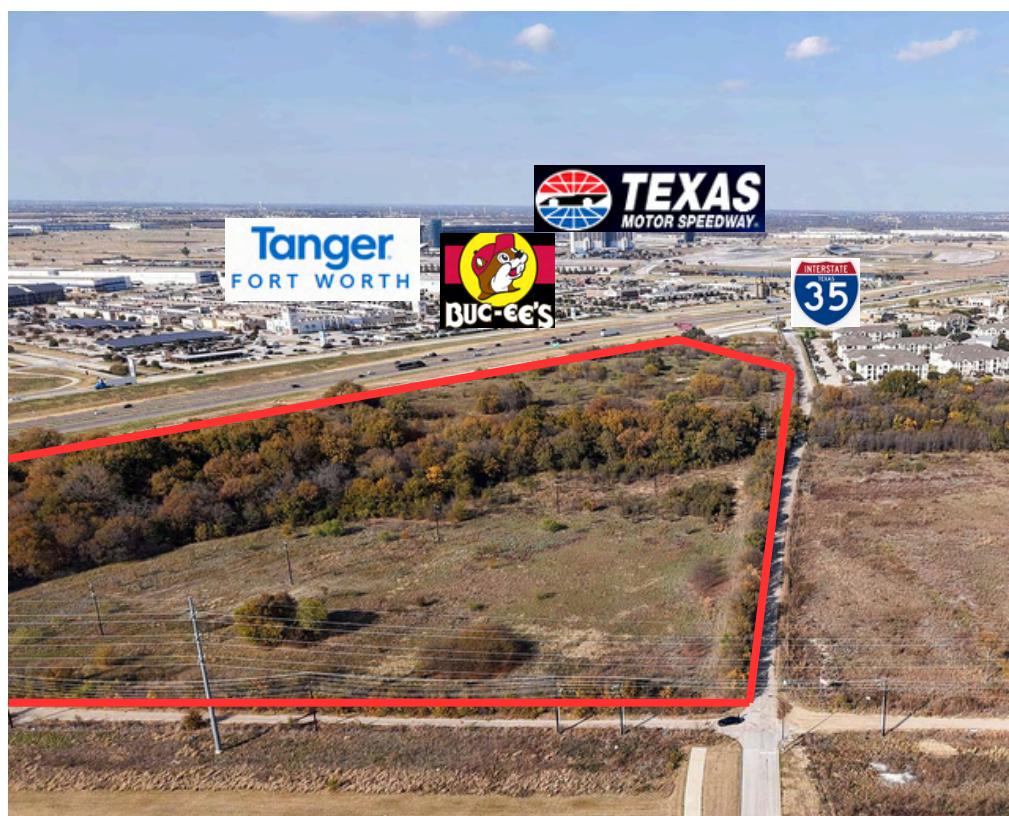
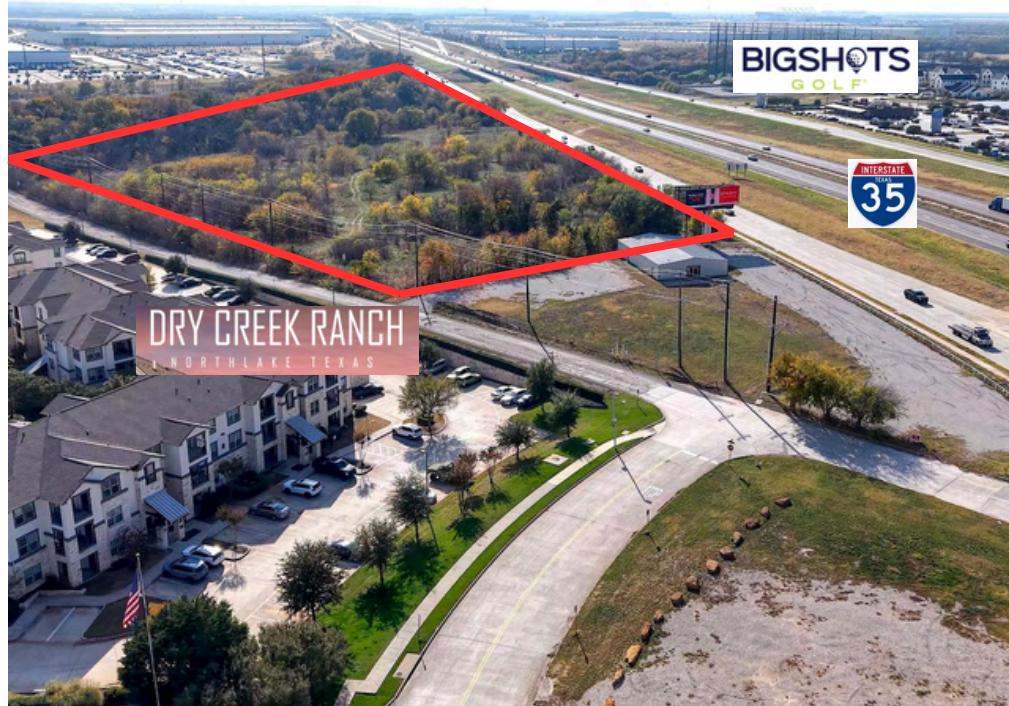
817.335.7575 | info@TVCRE.com

TVCRE.com

Prime Development Site - I-35 Frontage in Northlake, Texas

I-35 at Elizabethtown Cemetery Road
Northlake, Texas 76262

TVCRE.com



4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107

817.335.7575 | info@TVCRE.com

TVCRE.com

Prime Development Site - I-35 Frontage in Northlake, Texas

I-35 at Elizabethtown Cemetery Road
Northlake, Texas 76262

TVCRE.com

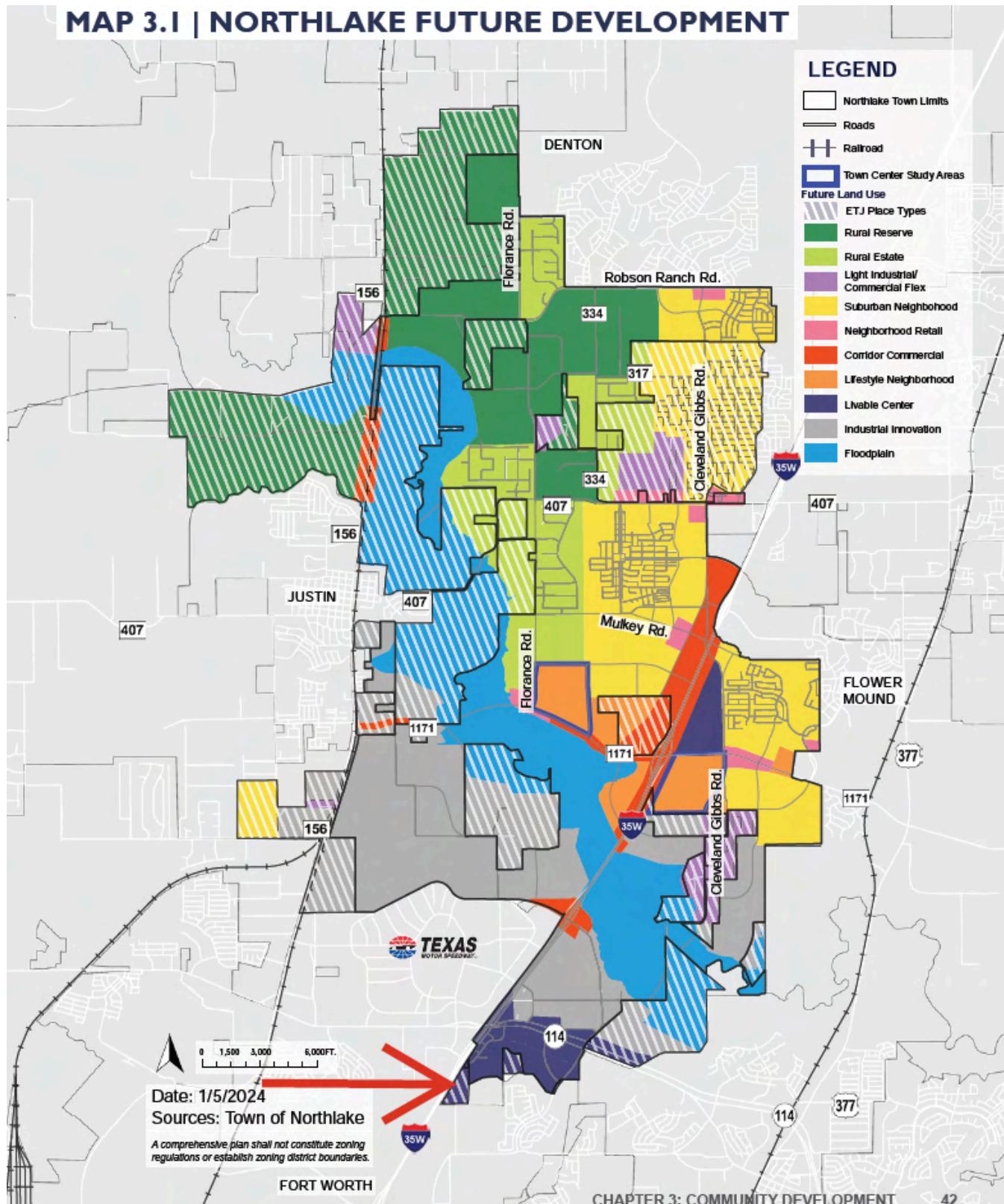
Demographic Summary Report

Vacant Land					
SEC I-35 & Hwy 114, Fort Worth, TX 76262					
Building Type: Land	Total Available: 0 SF				
Class: -	% Leased: 0%		Rent/SF/Yr: -		
RBA: -					
Typical Floor: -					
					
Radius	1 Mile	3 Mile	5 Mile		
Population					
2029 Projection	8,426	32,162	96,041		
2024 Estimate	6,905	27,218	83,522		
2020 Census	5,172	23,648	73,477		
Growth 2024 - 2029	22.03%	18.16%	14.99%		
Growth 2020 - 2024	33.51%	15.10%	13.67%		
2024 Population by Hispanic Origin	1,000	4,399	14,081		
2024 Population	6,905	27,218	83,522		
White	4,444 64.36%	18,007 66.16%	55,799 66.81%		
Black	740 10.72%	2,388 8.77%	5,979 7.16%		
Am. Indian & Alaskan	21 0.30%	118 0.43%	401 0.48%		
Asian	613 8.88%	1,998 7.34%	5,992 7.17%		
Hawaiian & Pacific Island	5 0.07%	18 0.07%	97 0.12%		
Other	1,082 15.67%	4,689 17.23%	15,255 18.26%		
U.S. Armed Forces	4	20	26		
Households					
2029 Projection	3,234	11,333	31,887		
2024 Estimate	2,633	9,532	27,527		
2020 Census	1,966	8,178	23,899		
Growth 2024 - 2029	22.83%	18.89%	15.84%		
Growth 2020 - 2024	33.93%	16.56%	15.18%		
Owner Occupied	1,256 47.70%	6,144 64.46%	20,339 73.89%		
Renter Occupied	1,377 52.30%	3,388 35.54%	7,188 26.11%		
2024 Households by HH Income	2,632	9,532	27,525		
Income: <\$25,000	207 7.86%	534 5.60%	1,271 4.62%		
Income: \$25,000 - \$50,000	297 11.28%	1,169 12.26%	2,567 9.33%		
Income: \$50,000 - \$75,000	577 21.92%	1,747 18.33%	4,309 15.65%		
Income: \$75,000 - \$100,000	367 13.94%	1,165 12.22%	4,091 14.86%		
Income: \$100,000 - \$125,000	357 13.56%	1,465 15.37%	3,874 14.07%		
Income: \$125,000 - \$150,000	167 6.34%	749 7.86%	2,934 10.66%		
Income: \$150,000 - \$200,000	389 14.78%	1,290 13.53%	3,395 12.33%		
Income: \$200,000+	271 10.30%	1,413 14.82%	5,084 18.47%		
2024 Avg Household Income	\$113,709	\$125,675	\$136,694		
2024 Med Household Income	\$91,008	\$102,577	\$109,838		

Prime Development Site - I-35 Frontage in Northlake, Texas

I-35 at Elizabethtown Cemetery Road
Northlake, Texas 76262

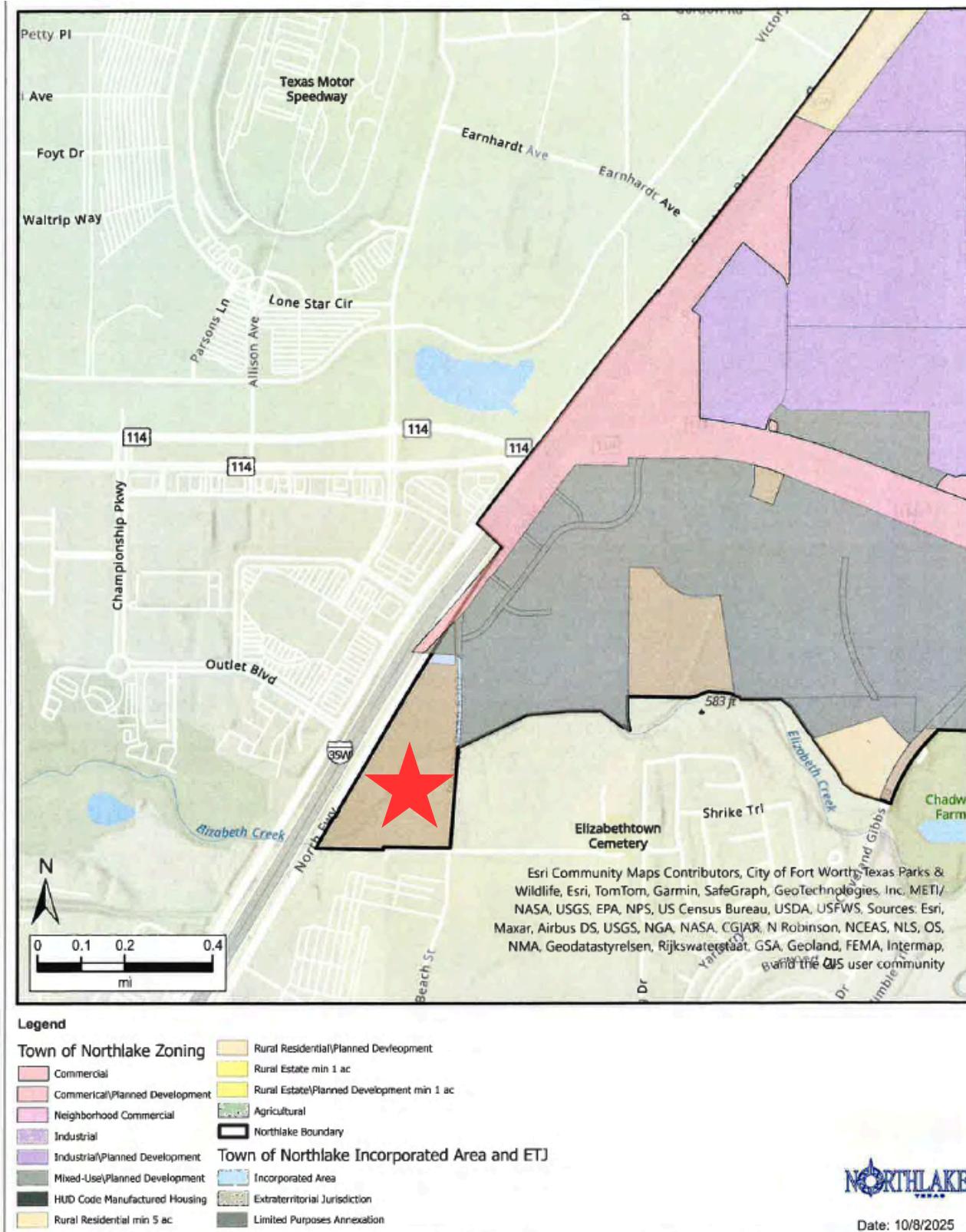
TVCRE.com



Prime Development Site - I-35 Frontage in Northlake, Texas

I-35 at Elizabethtown Cemetery Road
Northlake, Texas 76262

TVCRE.com



Prime Development Site - I-35 Frontage in Northlake, Texas

I-35 at Elizabethtown Cemetery Road
Northlake, Texas 76262

TVCRE.com

THE HORNED LIZARD WAS LOCATED AT 50 FEET WEST, WITH THE
SOUTH END OF THE SKINNED TRACT AND THE SOUTH LINE OF 500
FEET IN A DISTANCE OF 100 FEET TO THE NORTH. THE LIZARD
WAS A YOUNG, STAMPEDE LIZARD AND BURIED IN A HILLBROWTHER
CLAY. IT WAS APPROXIMATELY 100 FEET FROM HEAD ROCKS, THE NORTHEAST
CORNER OF THE TRACT. THIS LIZARD IS DESCRIBED AS A YOUNG, M
LIZARD, RECORDED IN VOLUME 2022 PAGE 222, REAL
ESTATE REPORTER, HEARNS, TEXAS.

THREE (3) DEGREES (30 MINUTES) 45 SECONDS EAST, WITH THE
SOUTH END OF SAD 1714 ACRES TRACT A D. NAME OF 339.49 FEET TO
A POINT SET AT 1/2 SOUTHEAST CORNER OF SAD 1714 ACRES TRACT
IN WEST END OF WAY OF ELIZABETH CEMETERY ROAD.

MONTEGO BAY, JAMAICA 25 MINUTES 30 SECONDS EAST OF THE WEST END OF THE ROAD ALONG AND NEAR A FENCE A DISTANCE OF 483.50 FEET TO THE WEST ROAD WHERE A BURIED PIPE FENCE FORMS

THREE OF WHICH 22 DEGREES IS MENTIONED AS BEING THE HIGHEST ALONG THE 41ST PARALLEL AND 40 DEGREES AS BEING THE LOWEST.

WHENCE SOUTH 74 DEGREES 49 MINUTES 20 SECONDS EAST, A DISTANCE OF 1650 FEET TO AN IRON ROD SET FOR CORNER.

WHENCE SOUTH 62 DEGREES 17 MINUTES 31 SECONDS WEST, ALONG AND PARALLEL TO THE LINE OF THE IRON ROD, A DISTANCE OF

SECTION FIVE AND FORTY-FIVE, TOWN OF WINDHAM, VERNON, VERMONT, BEING FORTY-ONE FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 18.85 ACRES OF LAND.

DATED THIS 23rd DAY OF December, 1915.

John
JOHN C. HANNAH INC.
BY GARY L. HANNAH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1846
P.O. BOX 1552
DENTON, TEXAS 76202

A circular library stamp with a decorative border. The text inside reads "STATE OF MASSACHUSETTS LIBRARY" at the top and "BOSTON" at the bottom. In the center, it says "1940".

Prime Development Site - I-35 Frontage in Northlake, Texas

I-35 at Elizabethtown Cemetery Road
Northlake, Texas 76262

TVCRE.com



Business activity in the immediate area

Prime Development Site - I-35 Frontage in Northlake, Texas

I-35 at Elizabethtown Cemetery Road
Northlake, Texas 76262

TVCRE.com

PROPOSED DEVELOPMENT PLAN-CITY OF NORTHLAKE



LIVABLE CENTER

Objective

The Livable Center place type provides a central gathering space for the Northlake community, creating a nexus of neighborhood-scale commercial and entertainment, and civic activities planned around a highly walkable street grid that is supported by a mix of vertical and horizontal developments. A mix of denser housing product types will serve as the anchor for non-residential uses. Neighborhood-scale shopping and dining options and entertainment and civic activities will be incorporated throughout this category, inviting all ages and stages to enjoy this space. Extensive landscaping, continuous shade, public art, and plentiful amenities should be incorporated into streetscape, commercial uses, and residential areas.

CHARACTER & FORM

Density Range

Up to 40 DUA

Building Height

One to Five Stories

Supported Land Uses

- Townhomes
- Duplexes
- Multi-Family Dwellings
- Retail
- Office
- Hotels
- Institutional Uses
- Entertainment Uses
- Recreational Spaces

Compatible Zoning Districts

- N/A

COMMUNITY DESIGN CONSIDERATIONS

- Construct mixed-use buildings with upper-floor residential and ground-floor flex space for residential and non-residential uses
- Line streets and other public spaces with building facades that incorporate windows and architectural features that provide visual interest
- Maintain and promote street grid interconnectivity
- Design roadways with large active roadsides for pedestrian activity
- Conceal parking areas behind buildings and within structures
- Incorporate civic parks for public gatherings and relaxation
- Orient buildings to provide direct pedestrian access from street-facing facades
- Allow for a diverse mix of attached single-family and multi-family housing types
- Promote higher development intensities along major thoroughfares
- Provide transitions in development scale between commercial and mixed-use corridors and nodes and surrounding single-family neighborhoods
- Conceal non-residential and multi-family parking areas behind building facades where feasible
- All structures should be sited out of the 100-year floodplain



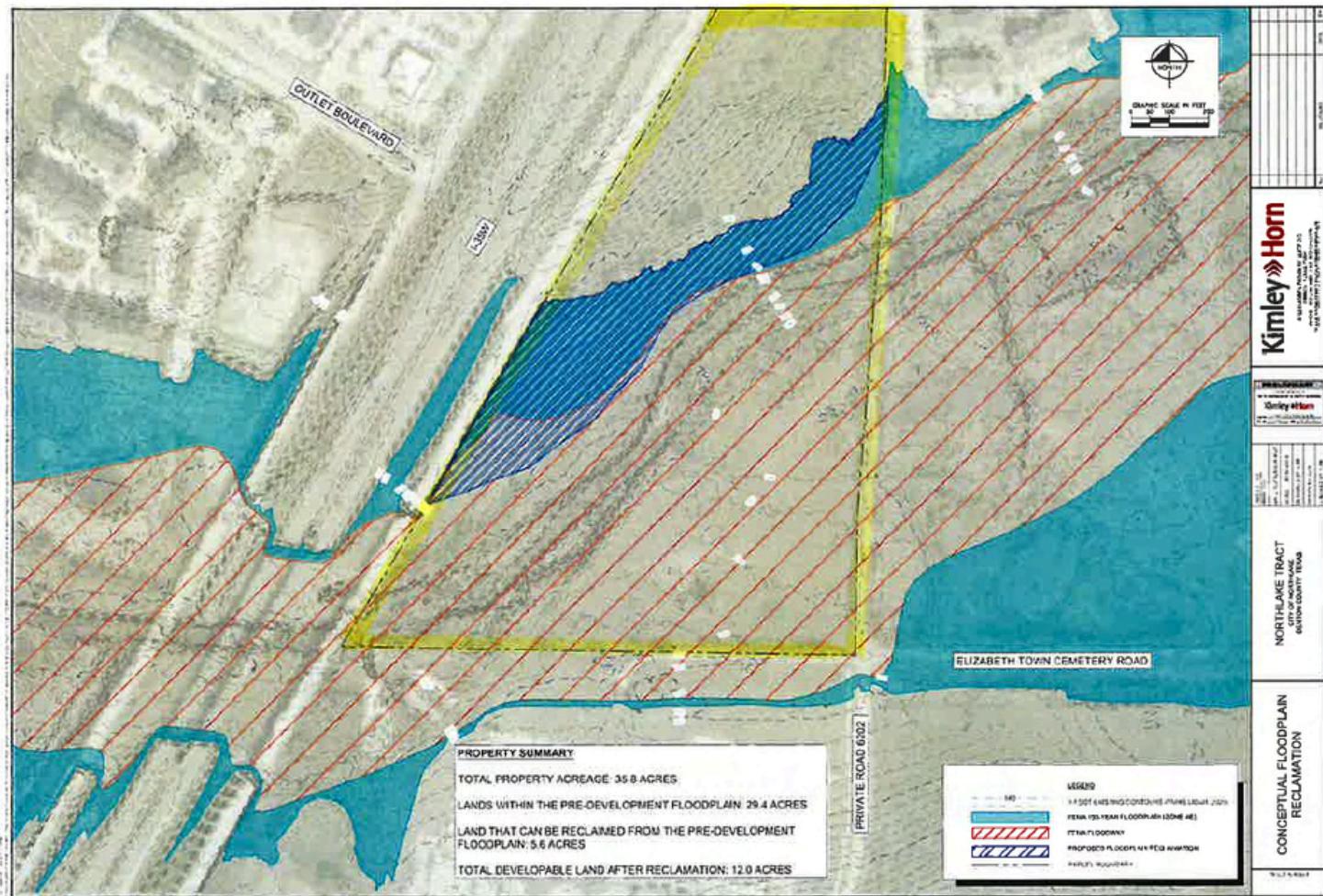
LORA HUTCHINGS
Planning and Permitting Coordinator

Prime Development Site - I-35 Frontage in Northlake, Texas

I-35 at Elizabethtown Cemetery Road
Northlake, Texas 76262

TVCRE.com

EXHIBIT "A"



Please find attached my opinion on what portions of your land could be reclaimed from the FEMA floodplain. I am estimating that within the placement of fill, we could remove approximately 6 Acres from the floodplain, giving you 12 Acres of land on the north side of the creek to development within. This is a large portion of the project on the south side of the creek that will be challenging to access and will require significant amounts of fill dirt to remove from the floodplain. I have not considered floodplain reclamation south of the creek for these reasons.

Thank you.

Kimley-Horn Engineers

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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Team & Vasseur Commercial Real Estate	9015393	info@tvcre.com	817-335-7575
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Gary Vasseur	158025	gvasseur@tvcre.com	817-335-7575
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Team & Vasseur Commercial Real Estate	9015393	info@tvcre.com	817-335-7575
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Nathan Vasseur	588136	nvasseur@tvcre.com	817-335-7575
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date