

Florance Road Business Park

For Sale | 1.3 Acres (Lot 6) | Northlake, TX



8137 Florance Rd Northlake, TX 76226

Overview

TX Business Parks is proud to offer the opportunity to acquire a commercial lot in the fast-growing city of Northlake, Texas. Positioned along Florance Road within the recently developed Florance Road Business Park, these lots are thoughtfully designed to support a wide range of commercial uses.

The broader Florance Road Business Park will comprise six individually owned lots with building sizes ranging from 10,000 to 20,000 square feet. Protective POA restrictions will limit certain business types to preserve the quality and character of the park, fostering a professional and clean business environment. Additionally, the business park is located on un-zoned land in Denton County, free from municipal zoning constraints providing unmatched flexibility for owners.

Key Features

Individual Lots

- Land is unincorporated Denton County land (No Zoning Restrictions)
- City of Northlake water & septic system
- Each lot will be under a POA with a 50% owner occupied requirement
- Build to Suit option available via TX Business Parks
- Ability to contract with TX Business Parks's development team to customize exterior & interior finishout including parking
- Lots large enough to add fenced yard space
- Ability to have three phase electrical service
- Designated monument signage on road frontage

Contact: 817-566-5435

info@txbusinessparks.com / www.txbusinessparks.com

Exterior Customizations



Examples of previous customizations by TX Business Parks

Contact: 940-703-8897

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Potential Customizations

Interior Finish-outs

- Mezzanine options
- Multiple & larger office spaces
- Multiple & larger bathrooms
- Kitchenette & Cabinets
- Fencing & Yard Space
- Larger bathrooms with shower/baths
- Docks & Drive-thru bays

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Interior Customizations

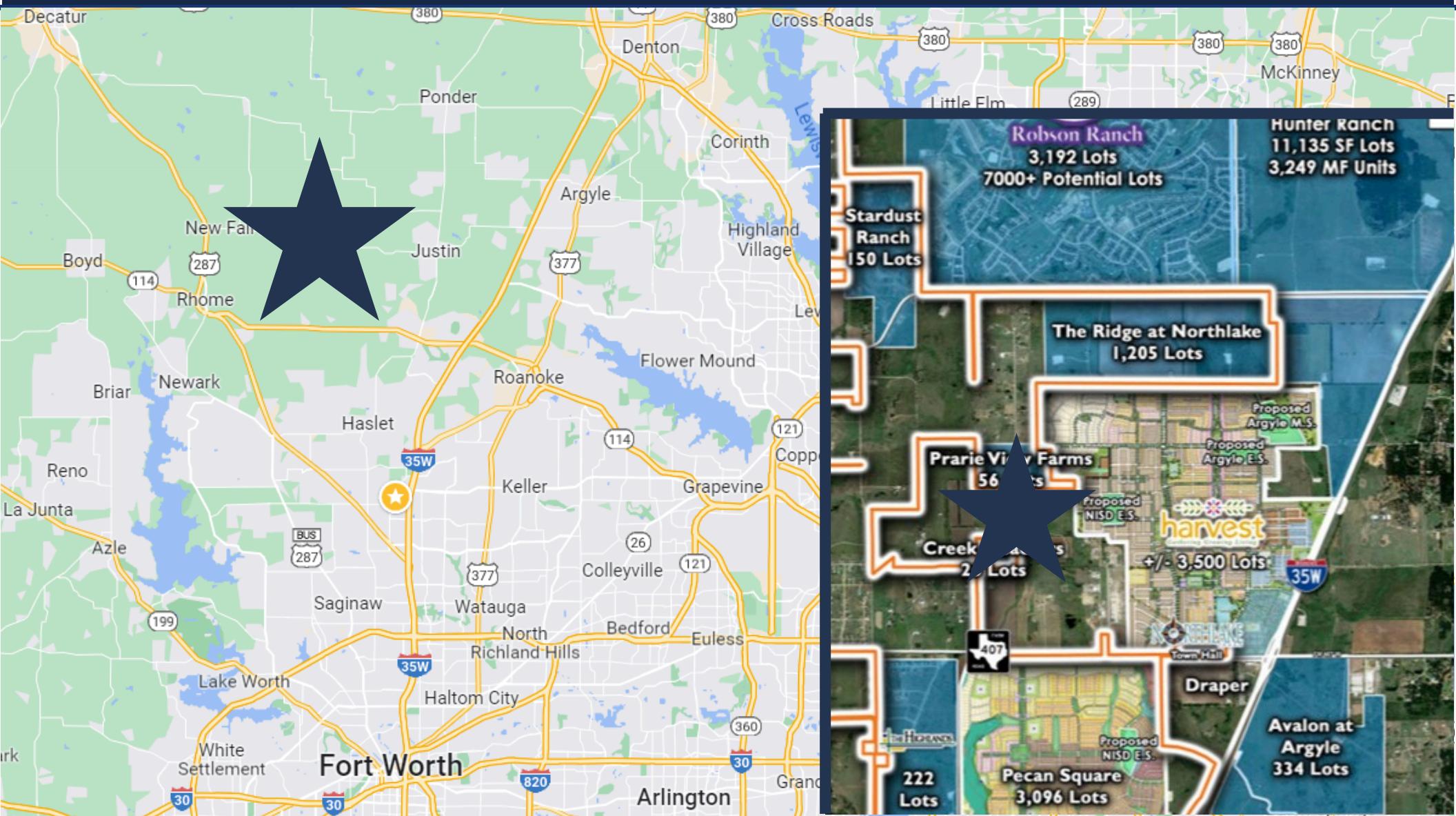


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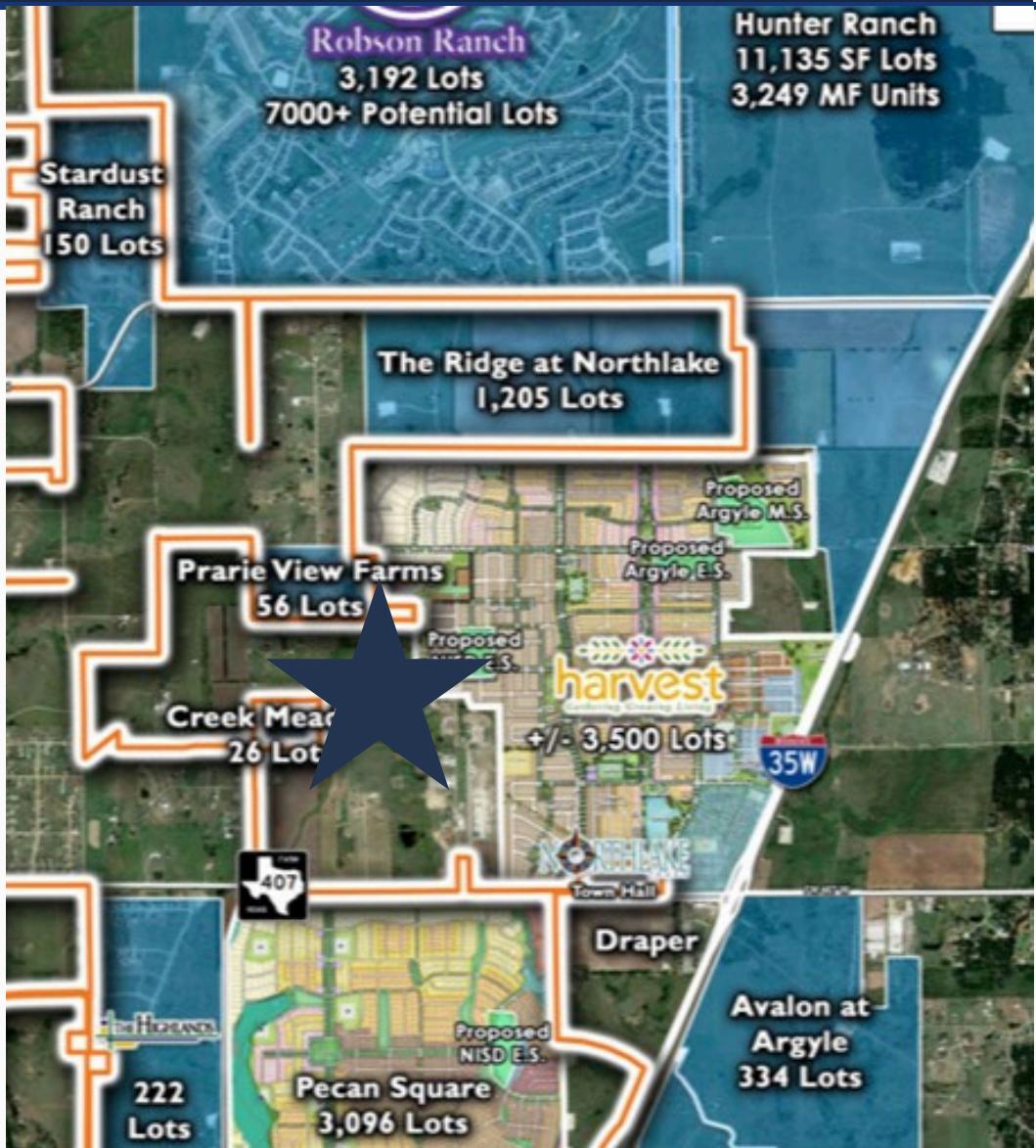
Location - DFW



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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 Harvest Town Center Development**



TX Business Parks

The developers of Florance Road Business Park have constructed over 600,000 SF of light industrial & office/warehouse property

Projects include:

Harmon Road Business Park (13045 Harmon Road Fort Worth, TX 76177)

Harmon Industrial Condos (13015 Harmon Rd. Fort Worth, TX 76177)

Golden Heights Business Park (2163 Golden Heights Rd. Fort Worth, TX)

DFW Alliance Business Park (12801 Harmon Rd. Fort Worth, TX)

Argyle Business Park (308 East FM 1830 Argyle, TX 76226)

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TX Park Management, LLC

Confidentiality

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