

Retail Space For Lease

1236 FM-407, Suite #700 // Northlake, Texas



Located in Northlake Commons

For More Information:

817-416-3981 // info@officeequitysolutions.com

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Property Highlights

- » 1,423 sf 2nd generation pizza restaurant
- » Available on October 1, 2026
- » Located in the municipal center for the Town of Northlake
- » FM-407 frontage
- » Also in the building: Orthodontics, Pilates, Donuts, Cryo, Dog Grooming, Pizza.
- » The center serves Pecan Square, Harvest, The Ridge, and other growing communities

Lease Summary

Lease Rate: \$35 psf + \$14.59 psf NNN
Original Lease Term: 7 years
Options: 2 Five Year Options
Increase: Annual Base Rent increase

Traffic Counts

FM-407: 21,051 VPD ('24)

2026 Demographic Snapshot

	3-Mile	5-Mile	10-Mile
Total Population	36,011	60,047	305,983
2031 Population	43,209	73,850	347,552
Total Households	13,012	21,683	110,268
Avg HH Income	\$198,261	\$200,703	\$182,160



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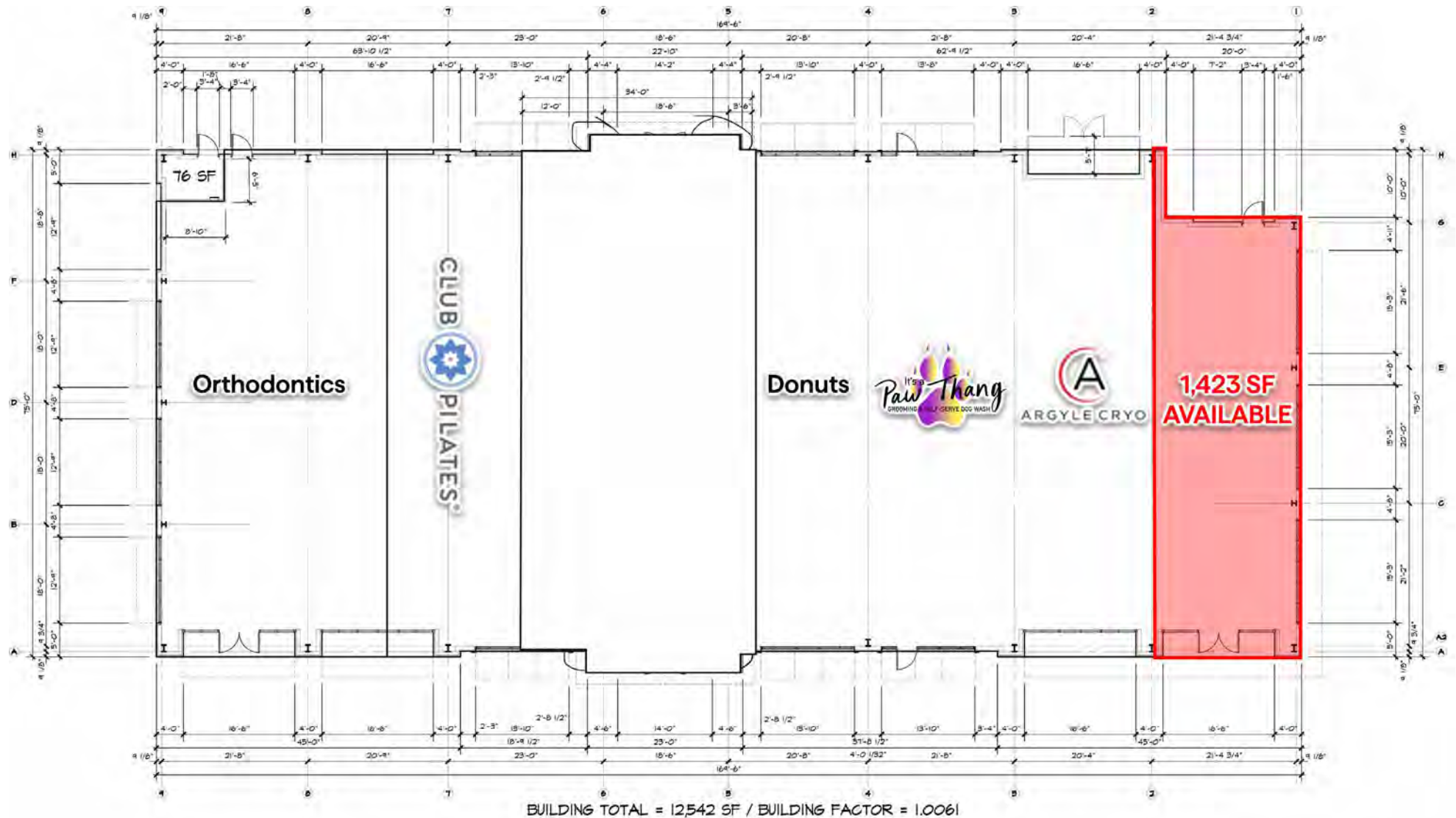
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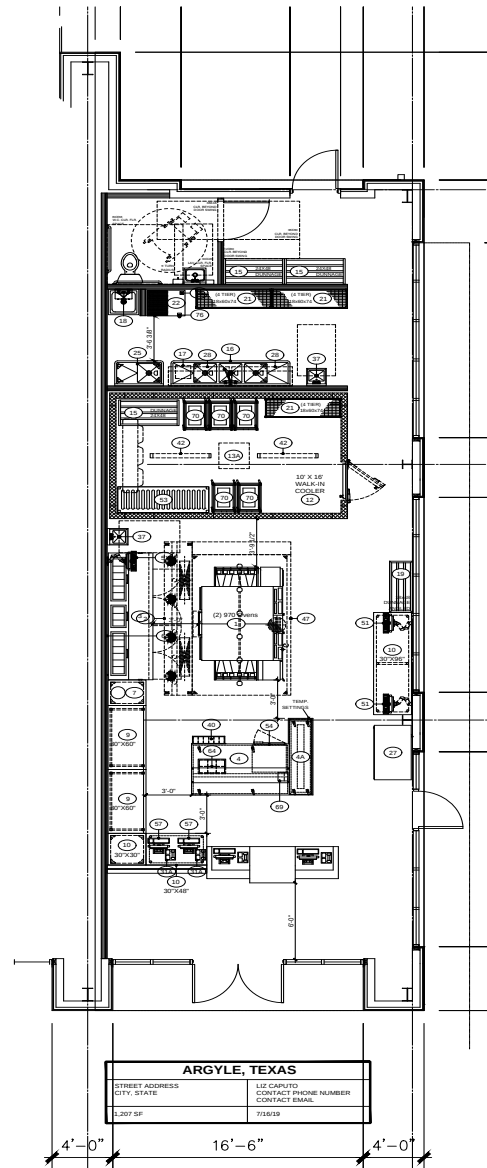
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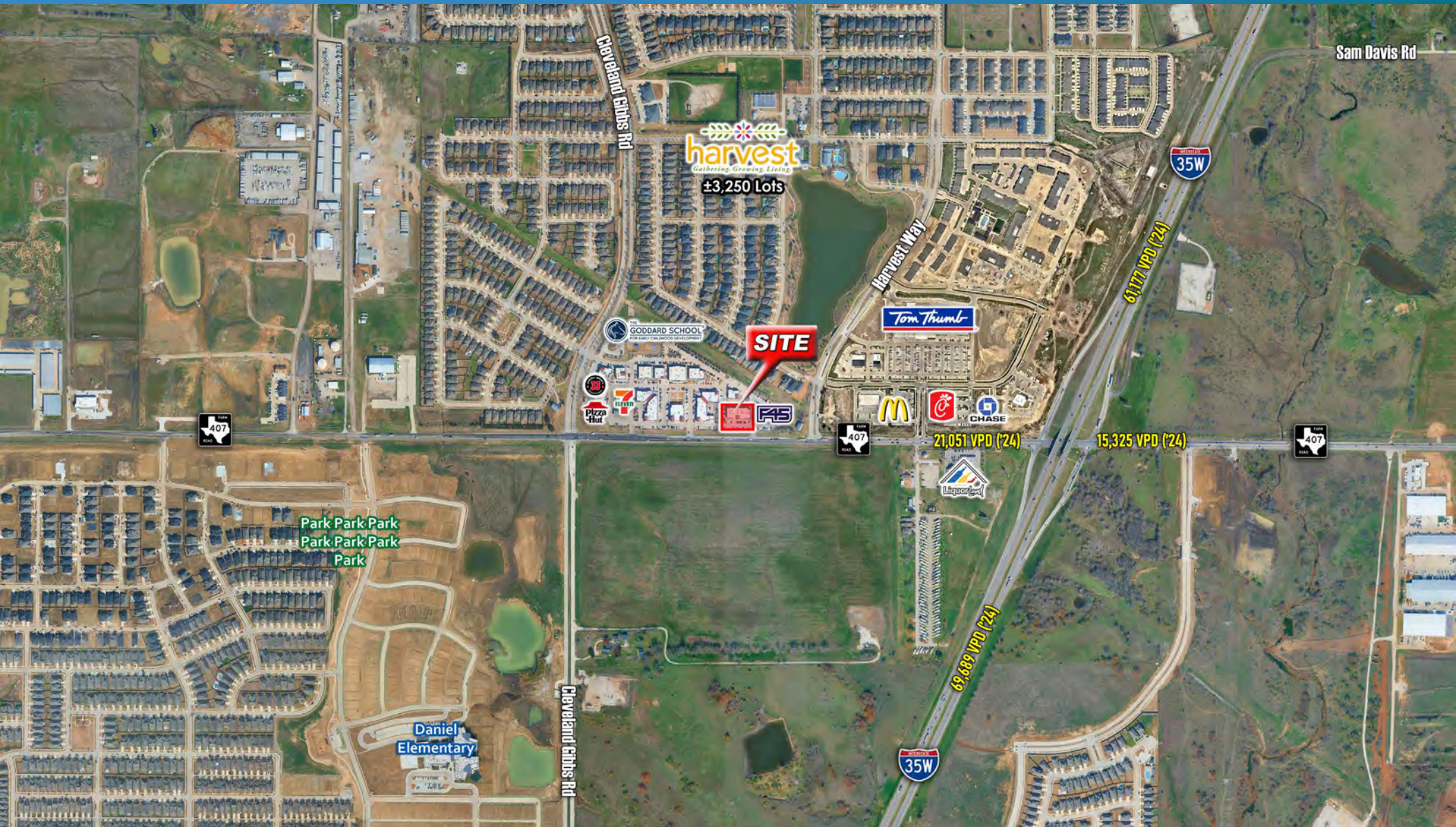
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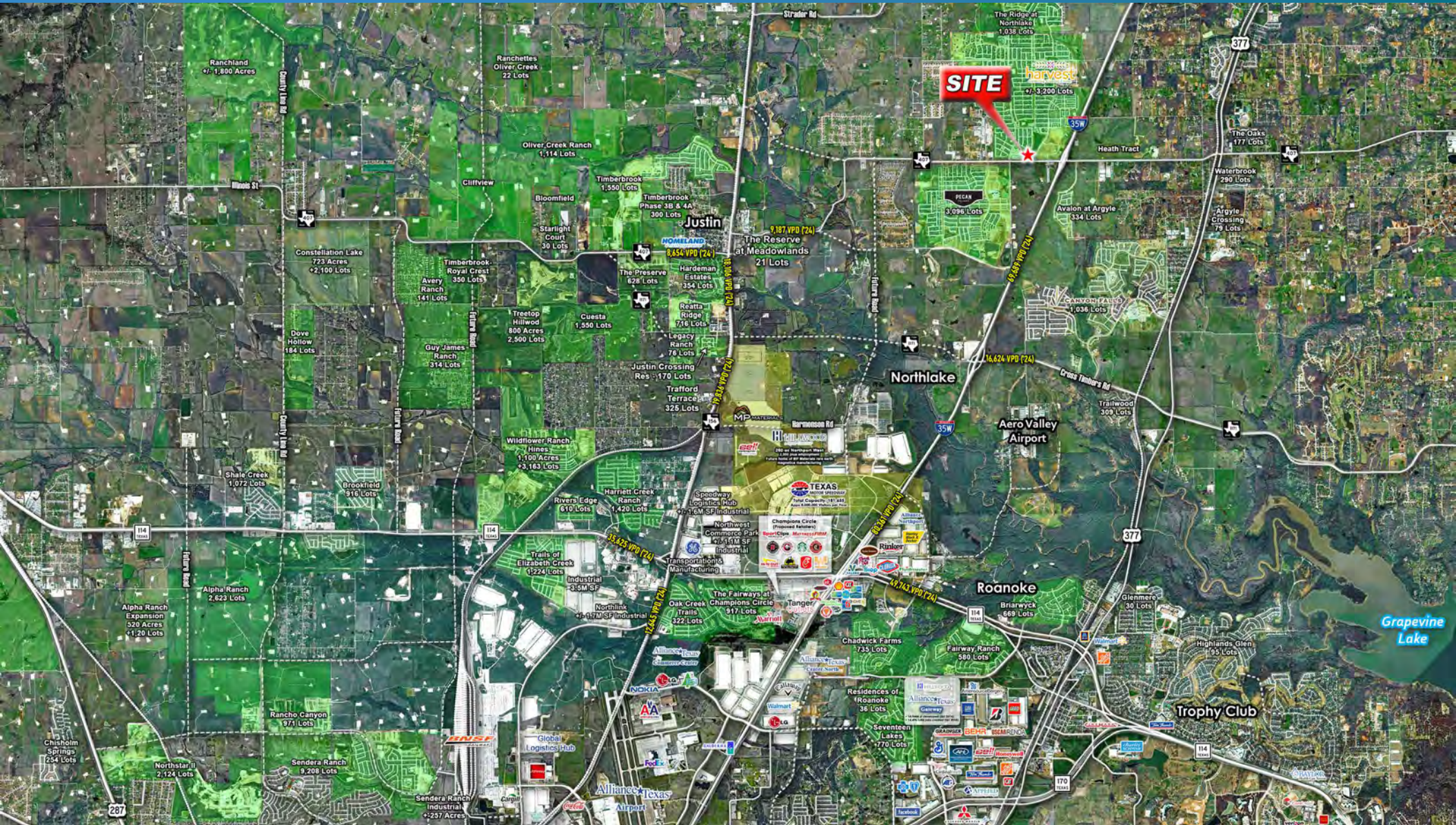
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DALLAS FORT WORTH METROPLEX

Employment

- » People gained 172,300 jobs in 2023
- » 8.64% growth rate
- » Texas is leading the nation in job creation



Health Care

- » 200+ hospitals & surgery centers
- » 37 community health & hospital systems



Growth

- » Over 300 people per day
- » 7,600,000 total population
- » Ranked #4 by population nationally
- » More than 200 cities in the metroplex
- » MP Materials' new 10X facility, a U.S. Rare Earth Magnet Manufacturing Campus, will be near Harmon Rd and FM-156 just south of JTS. This \$1.25 billion facility will bring 1,500 new jobs to the area!

Education

- » 38 Colleges
- » 3 R1 Universities
- » 355 public schools
- » 126 private schools



3 Commercial Airports

- » DFW International
- » Dallas Love Field
- » Alliance



Business

- » 24 Fortune 500 companies in DFW
- » Includes AT&T, Charles Schwab Corporation, American Airlines Group, & DR Horton



CONFIDENTIALITY & DISCLAIMER

The information contained in this Leasing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from OES Commercial and should not be shared with any other person or entity without the written consent of OES Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. If you have no interest in the subject property at this time, please destroy all copies of this Leasing Brochure that you possess.

This Leasing Brochure has been prepared to provide summary, unverified information to prospective tenants, and to develop an initial interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. OES Commercial has not made any investigation, and makes no warranty or representation, about the information contained in this Leasing Brochure. It has been obtained from sources deemed reliable; however, OES Commercial has not verified, and will not verify, any of the information contained herein, nor has OES Commercial conducted any investigation regarding these matters and makes no warranty or representation with respect to projected expenses for the subject property, the size, age and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with Local, State and Federal regulations, the physical condition of the improvements, or any other information contained with this Leasing Brochure.

All potential tenants must take appropriate measures to verify all of the information set forth herein and bear all risk for any inaccuracies. Prospective tenants shall be responsible for their costs and expenses of investigating the subject property. By accepting this Leasing Brochure you explicitly agree to release OES Commercial, and hold it harmless from any and all costs, expenses, or liability arising out of your investigation and/or decision about this property.

NON-ENDORSEMENT NOTICE

OES Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this Leasing Brochure. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, sponsorship or endorsement by, said corporation or OES Commercial, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of OES Commercial, and is solely included for the purpose of providing tenant lessee information about this property to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE OES COMMERCIAL
AGENT FOR MORE DETAILS.

EXCLUSIVELY MARKETING BY:

OES Commercial
365 Miron Drive, Suite A * Southlake, Texas 76092 (817) 416-3981 * www.officeequitysolutions.com



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.

OES-PROPERTY MANAGEMENT LLC	9015960	DMOLINA@OFFICEEQUITYSOLUTIONS.COM	(817) 416-3981
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
DANIEL MOLINA	525467	DMOLINA@OFFICEEQUITYSOLUTIONS.COM	(817) 416-3981
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
DANIEL MOLINA	525467	DMOLINA@OFFICEEQUITYSOLUTIONS.COM	(817) 416-3981
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
PETER J WANGOE II	832061	PWANGOE@OFFICEEQUITYSOLUTIONS.COM	(817) 416-3981
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date