

NORTHLAKE CENTER DEVELOPMENT



DEVELOPMENT SUMMARY

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

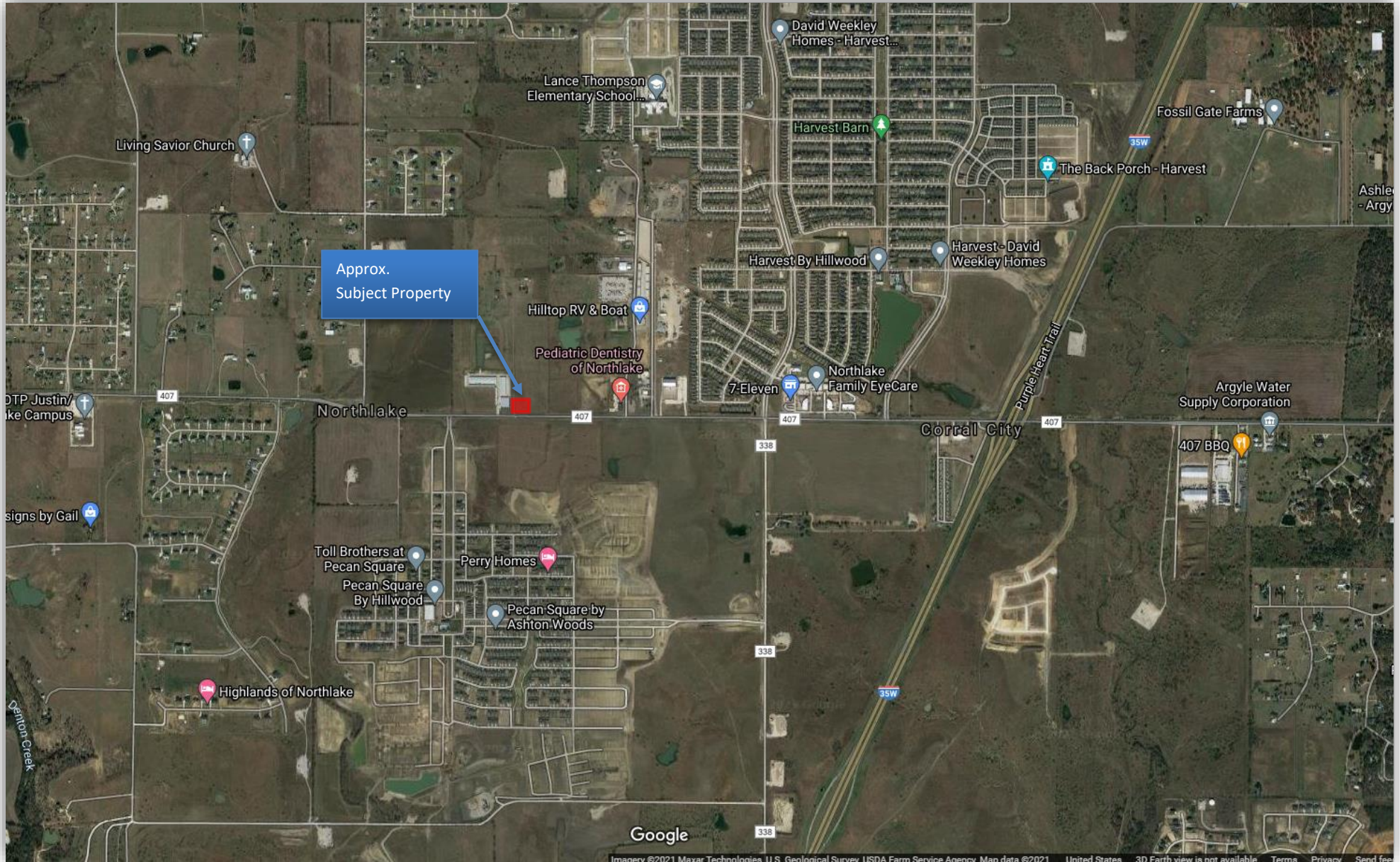
DEVELOPMENT HIGHLIGHTS

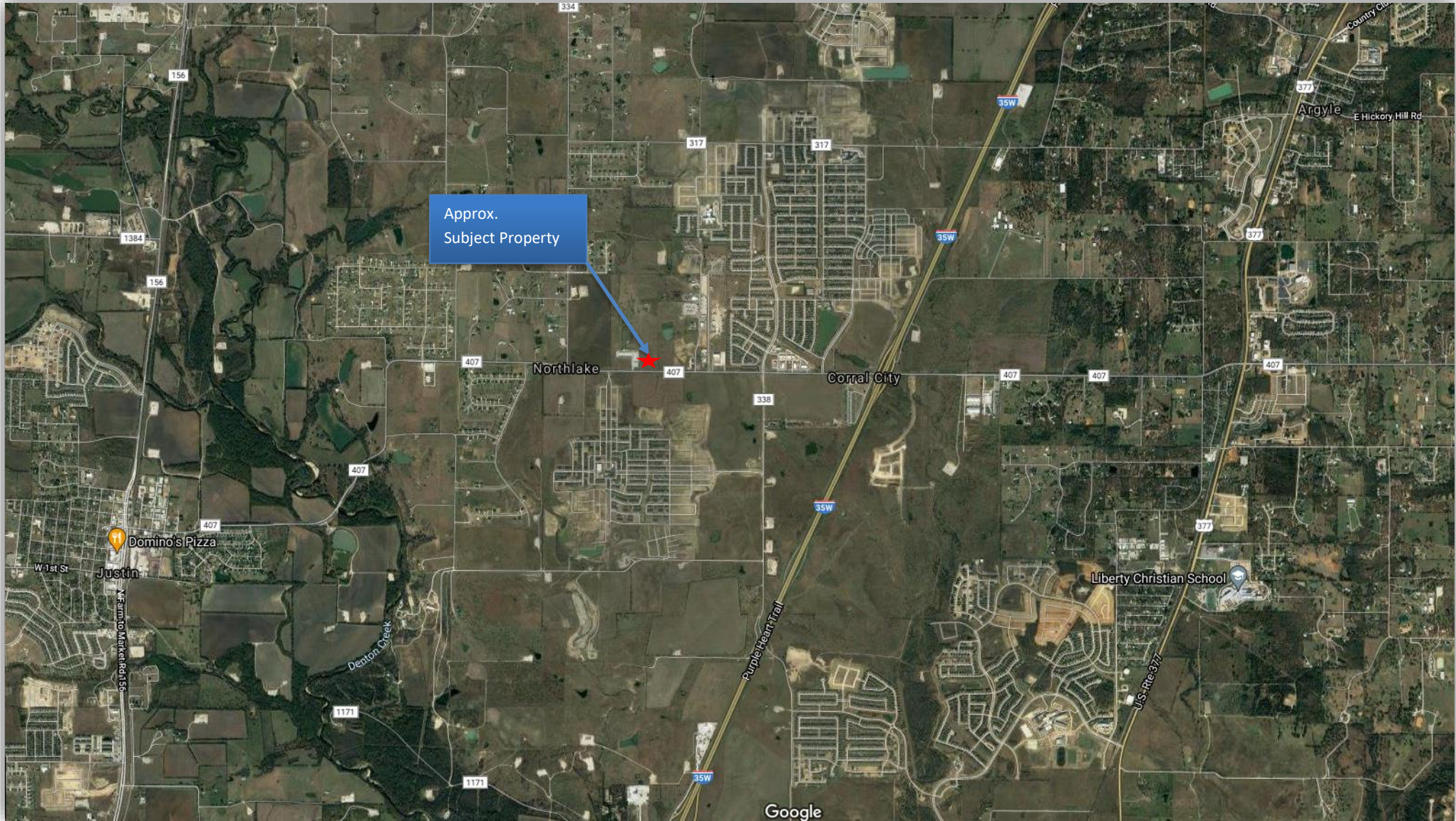
- 10,500 SF Mixed-use Building
- 4368 SF available for Lease – divisible
- Pad Sites For Sale
- Initial tenant mix to includes a ophthalmologist clinic and optometrist
- Part of a future 40,000 SF mixed use development on 6.5 acres
- High tenant finish-out allowances for credit tenants
- Triple net lease structure
- Great Visibility/Accessibility – On FM 407, a busy East/West throughfare 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

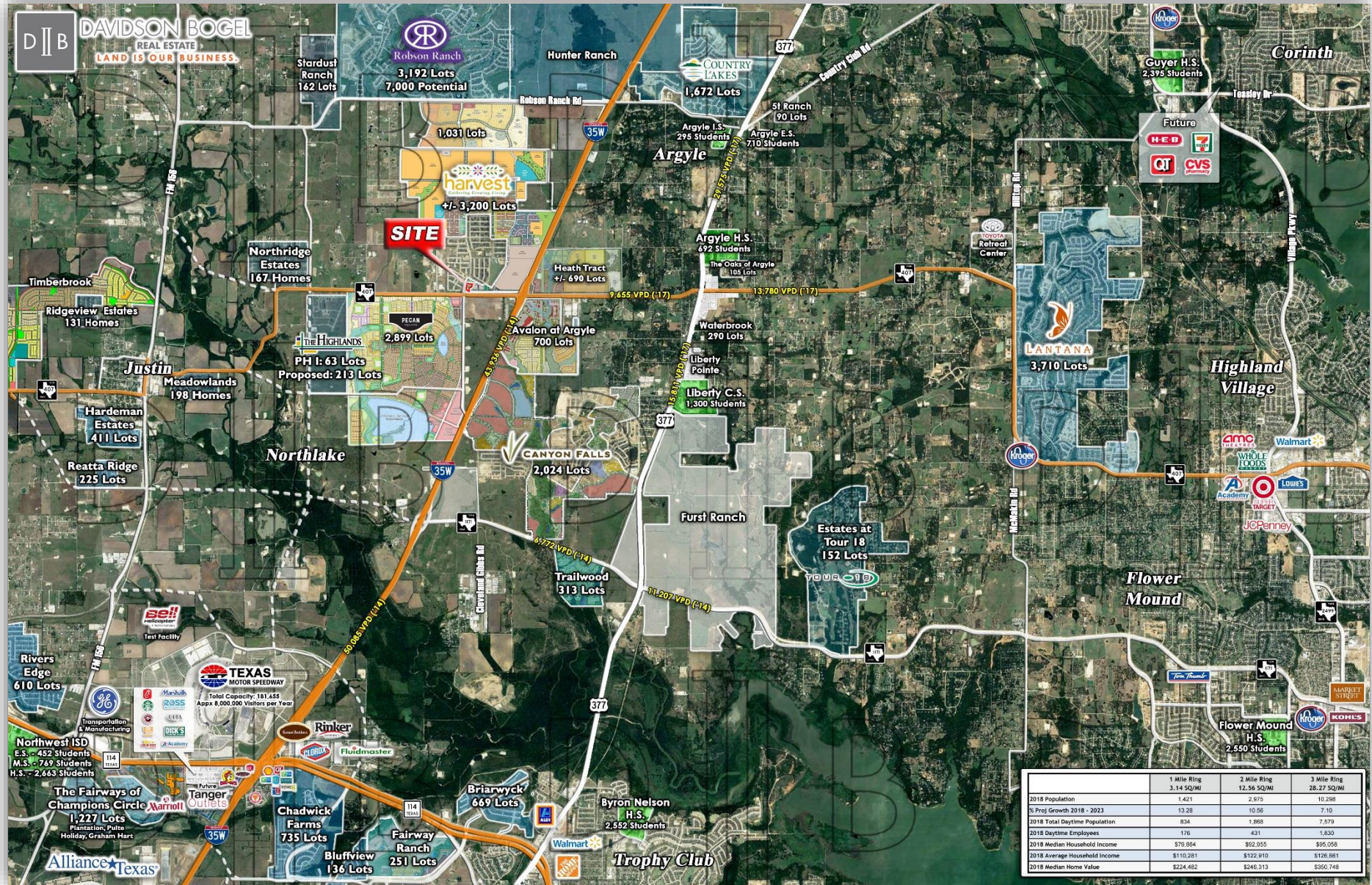




AERIAL

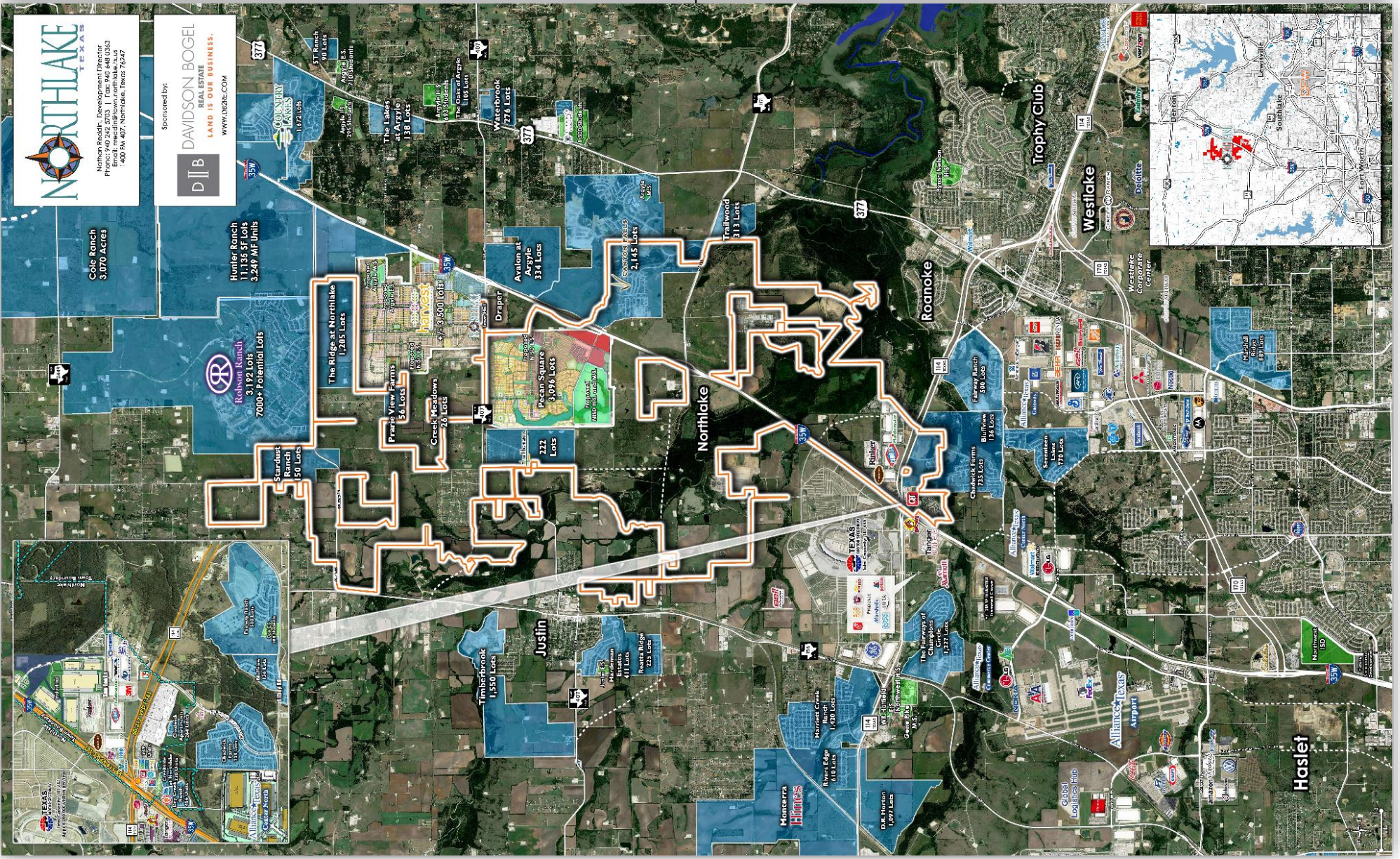


AREA MAP



	1 Mile Ring 3.14 SQ/MI	2 Mile Ring 12.56 SQ/MI	3 Mile Ring 28.27 SQ/MI
2018 Population	1,421	2,975	10,281
15 Proj Growth 2018 - 2023	13.28	10.56	7.70
2018 Total Daytime Population	834	1,868	7,579
2018 Daytime Employees	176	431	1,830
2018 Median Household Income	\$70,854	\$92,955	\$95,050
2018 Average Household Income	\$110,281	\$122,910	\$126,881
2018 Median Home Value	\$224,482	\$246,313	\$300,748

NORTHLAKE



NORTHLAKE
TEXAS

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408 W. 407th Street, Suite 7247

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DIB

Cole Ranch
3,070 Acres

Hunter Ranch
11,135 SF Lots
3,249 MF Units

Robson Ranch
3,192 Lots
7000+ Potential Lots

The Ridge at Northlake
1,205 Lots

Frank View Farms
56 Lots

Creek Meadows
26 Lots

Pecan Square
3,696 Lots

Avaton at Eagle
334 Lots

Canyon Ridge
2,145 Lots

Trailwood
313 Lots

Justin
1,580 Lots

River Edge
610 Lots

Harrest Creek
1,420 Lots

D.K. Horton
1,097 Lots

The Harbors of Galveston
1,317 Lots

The Oaks at Arvick
108 Lots

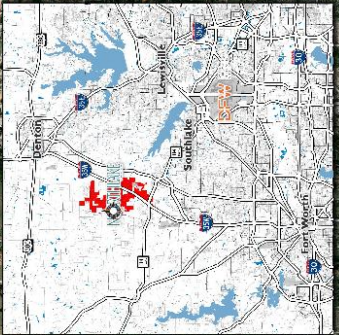
Waterbrook
276 Lots

Roanoke

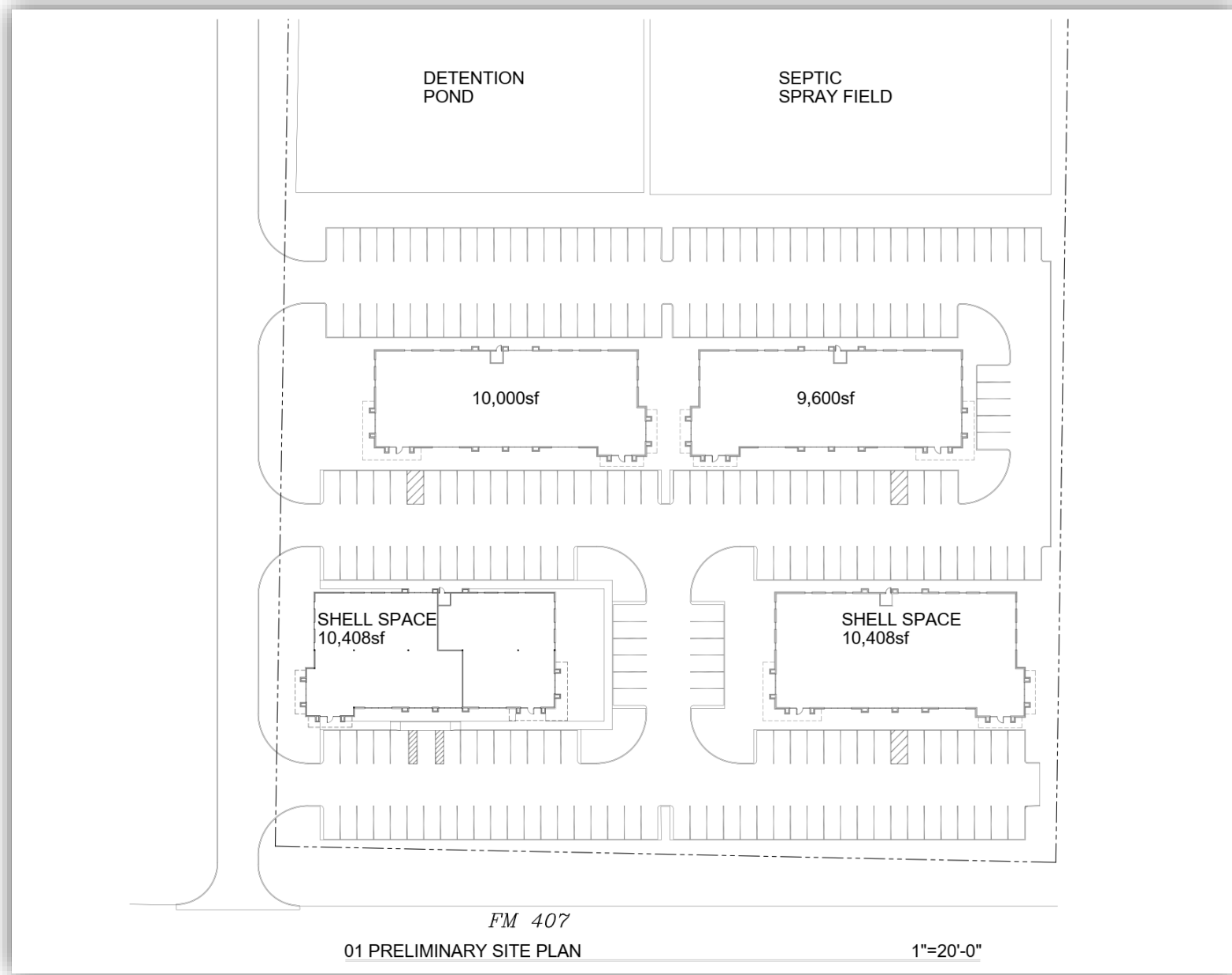
Trophy Club

Westlake

Haslet

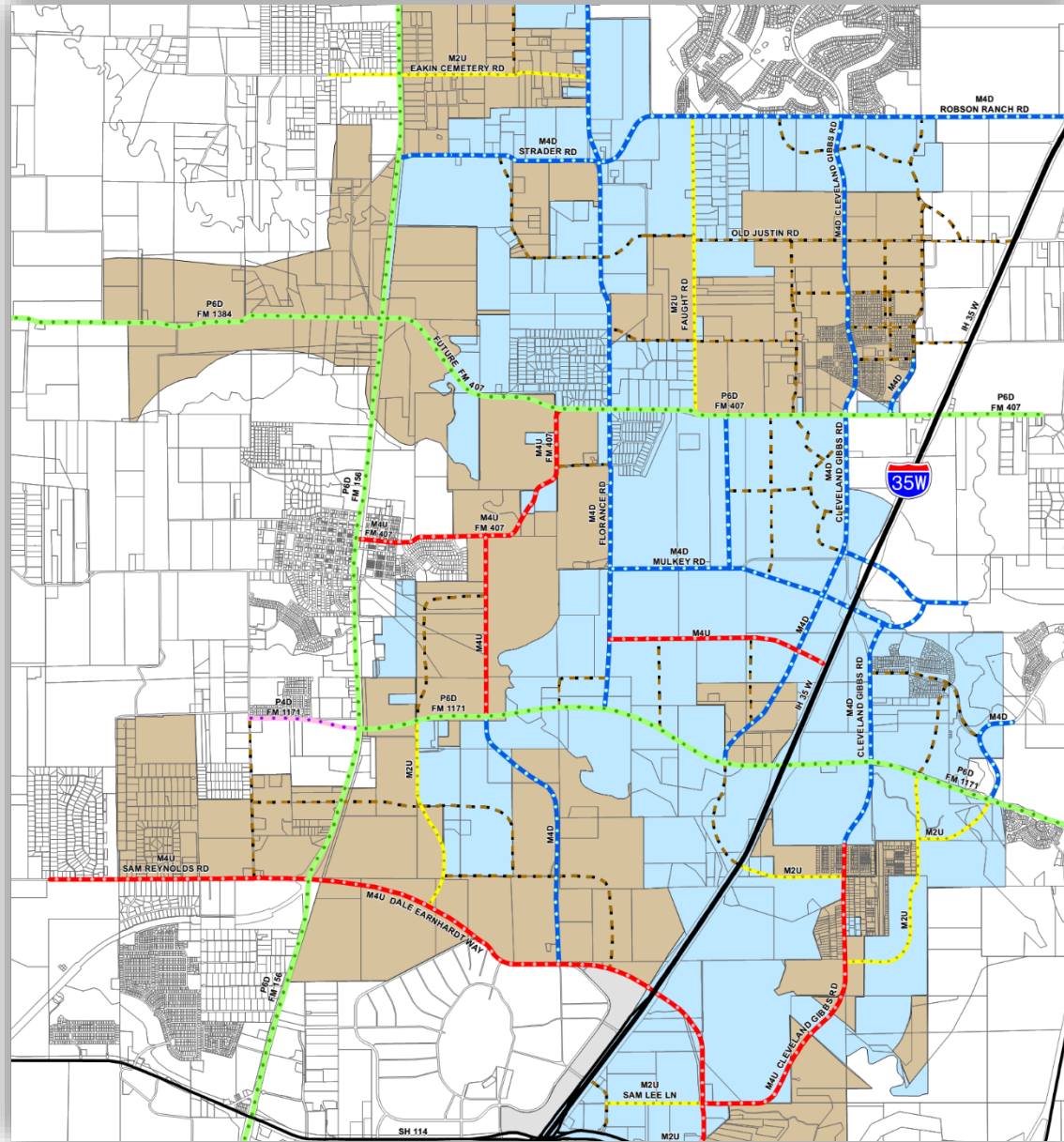


SITE PLAN

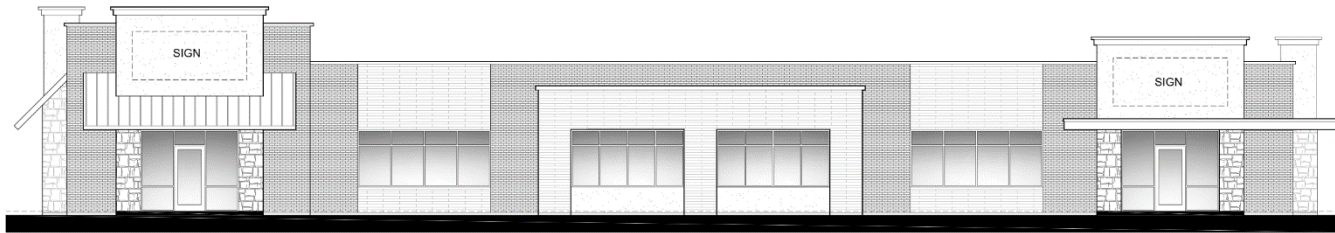


FM 407
01 PRELIMINARY SITE PLAN 1"=20'-0"

FUTURE ROADWAY EXPANSION



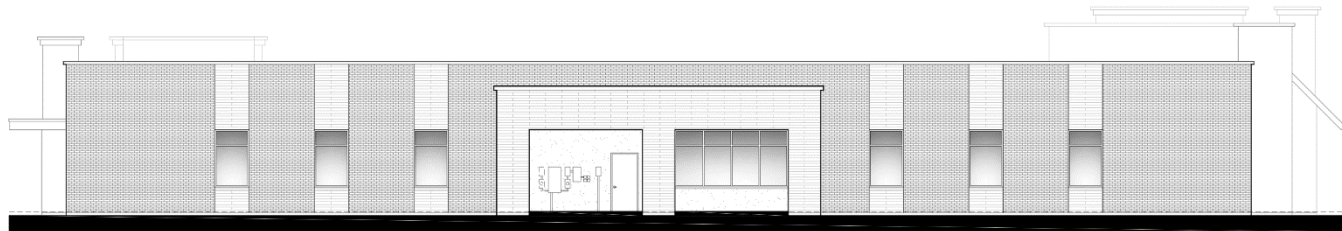
PRELIMINARY ELEVATIONS



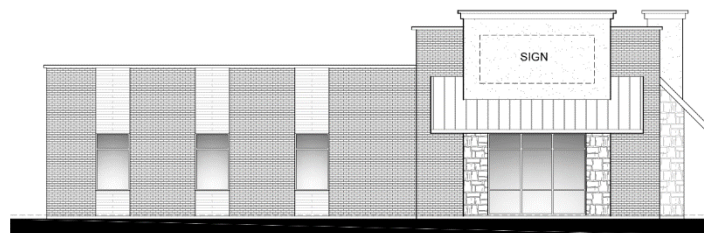
01 PRELIMINARY FRONT ELEVATION 3/16"



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** 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 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%

DEMOGRAPHICS

Demographic Detail Report

FM 407 & Thompson Rd, Northlake, TX 76247					
Radius	2 Mile		3 Mile		5 Mile
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
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%

DEMOGRAPHICS

Demographic Detail Report

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\$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
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

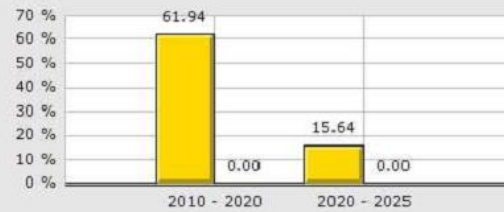
1 mile radius

FM 407 & Thompson Rd, Northlake, TX 76247

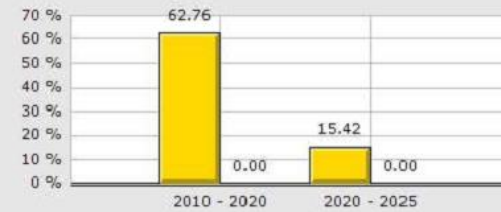
Type: Land
County: Denton

1 Mile
County

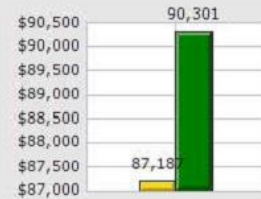
Population Growth



Household Growth



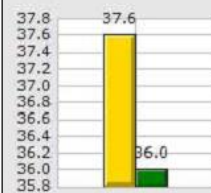
2020 Med Household Inc



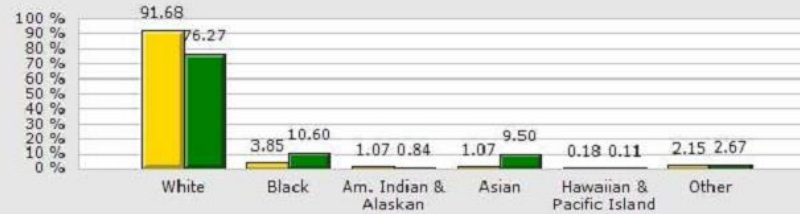
2020 Households by Household Income



2020 Median Age



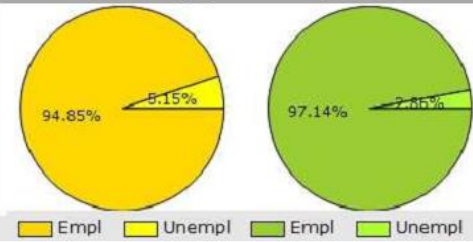
2020 Population by Race



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

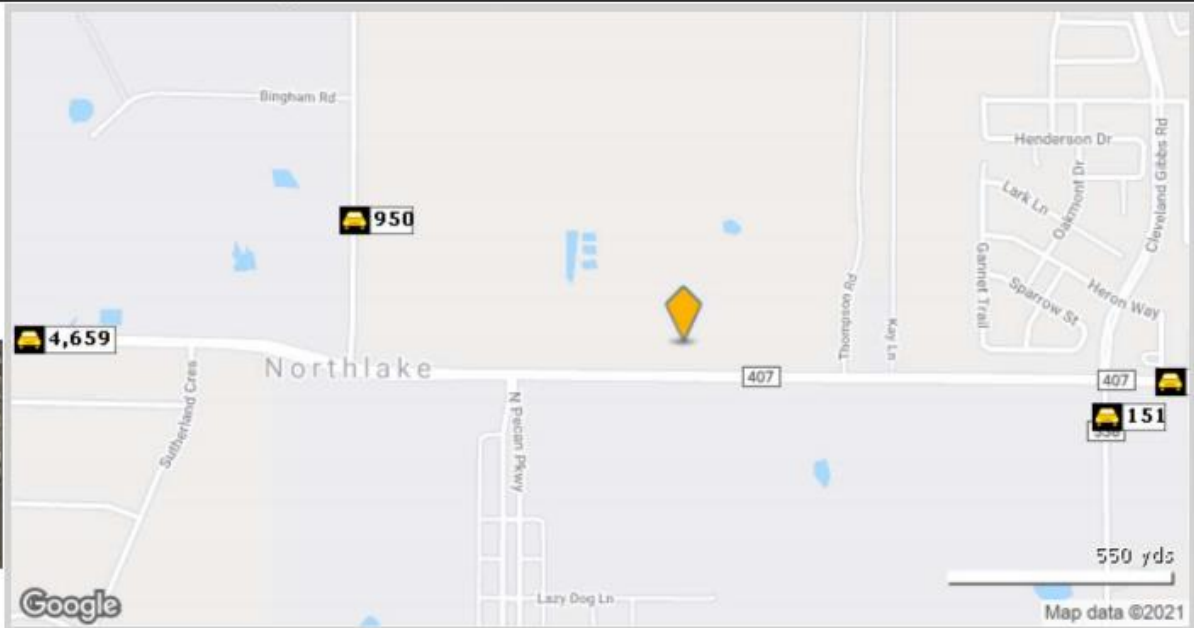
Demographic Trend Report		1 Mile Radius	
FM 407 & Thompson Rd, Northlake, TX 76247			
Description	2010	2020	2025
Population by Race (Hispanic)	73	129	155
White	66 90.41%	116 89.92%	138 89.03%
Black	3 4.11%	7 5.43%	9 5.81%
Am. Indian & Alaskan	1 1.37%	2 1.55%	2 1.29%
Asian	0 0.00%	1 0.78%	1 0.65%
Hawaiian & 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