

6000 Cleveland Gibbs Rd * Northlake, TX

FOR LEASE

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FOR LEASE

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EXECUTIVE SUMMARY

Lease Summary:

- Lease Rate: \$36.00
- NNN: \$9.95
- Initial Term: 7 Years
- Options: 2 Five Year Options
- Increase: Annual 2.5%
- 11,104 SF– Available for lease
- Generous \$40 Tenant Improvement Allowance



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LOCATION HIGHLIGHTS

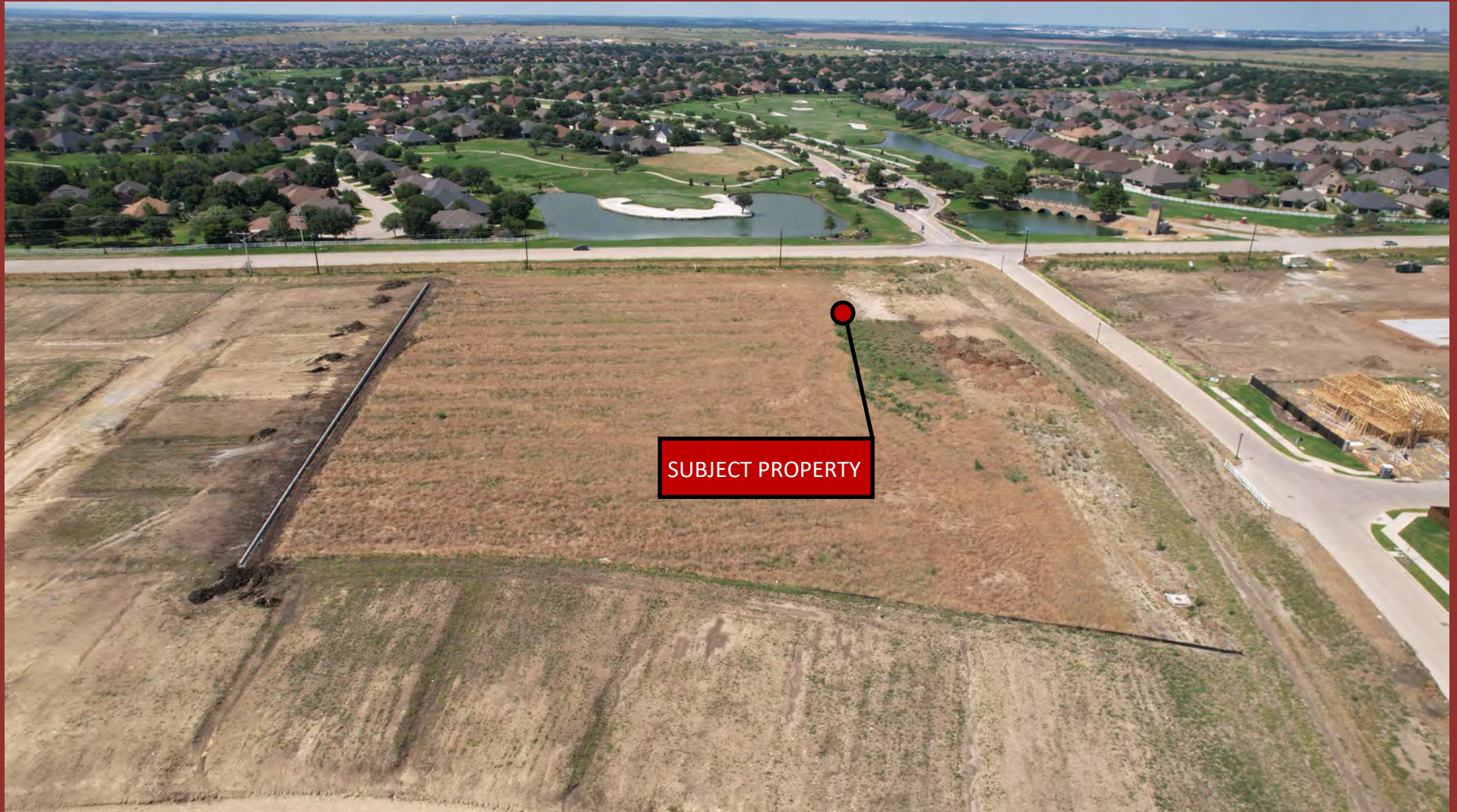
- Across from the main entrance to Robson Ranch
- Cleveland Gibbs is being cut through, center is on a hard corner
- Restaurant, Retail, Medical & Office
- One Center Serving Many Communities
- Golf cart access from Robson Ranch Neighborhood
- Rapidly growing area with a lot of residential lots surrounding location
- Ample parking
- The first phase of Hunter Ranch projected to come in the fourth quarter of 2024 with 6,000 homes projected to come in Hunter Ranch



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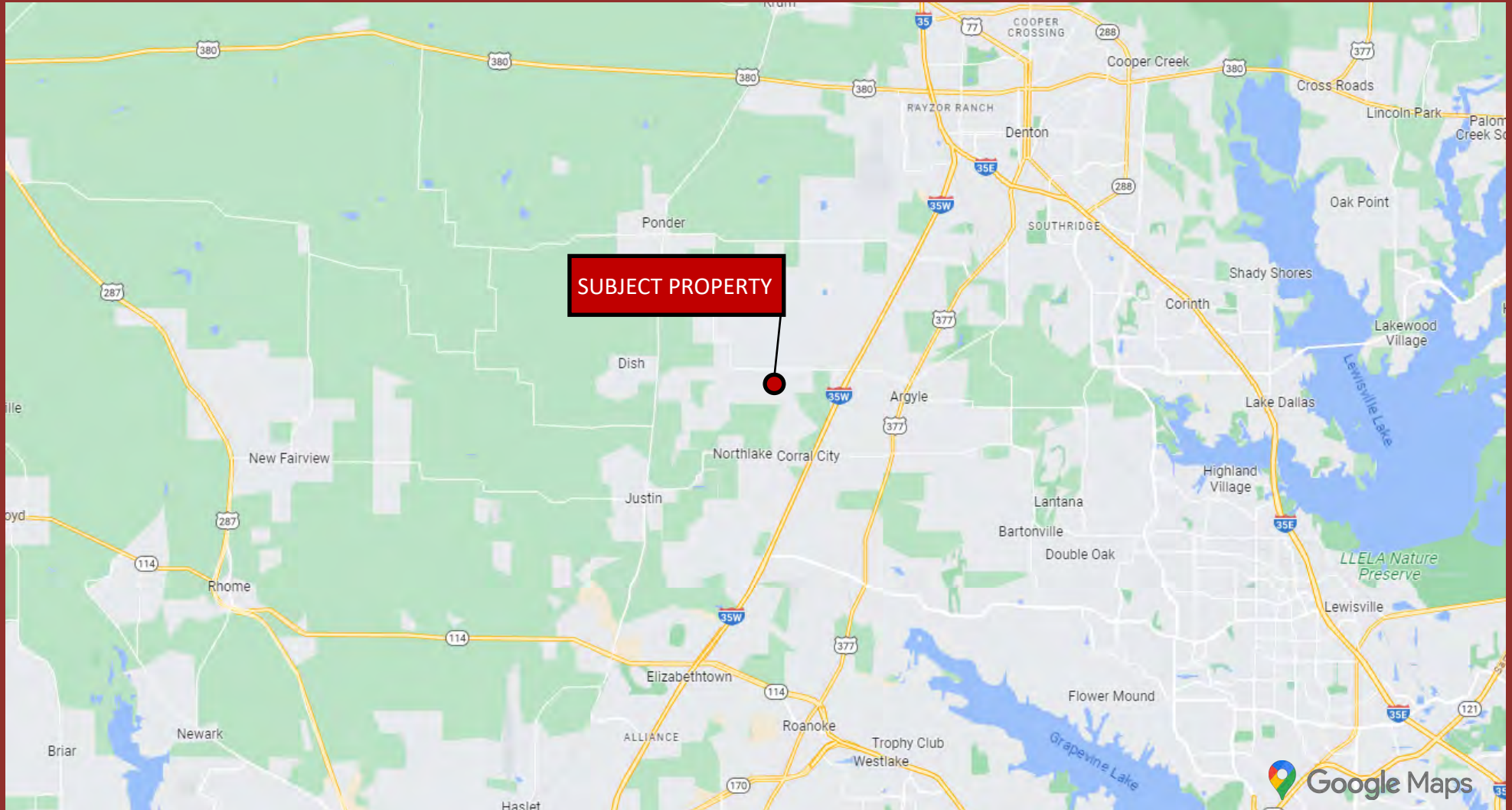
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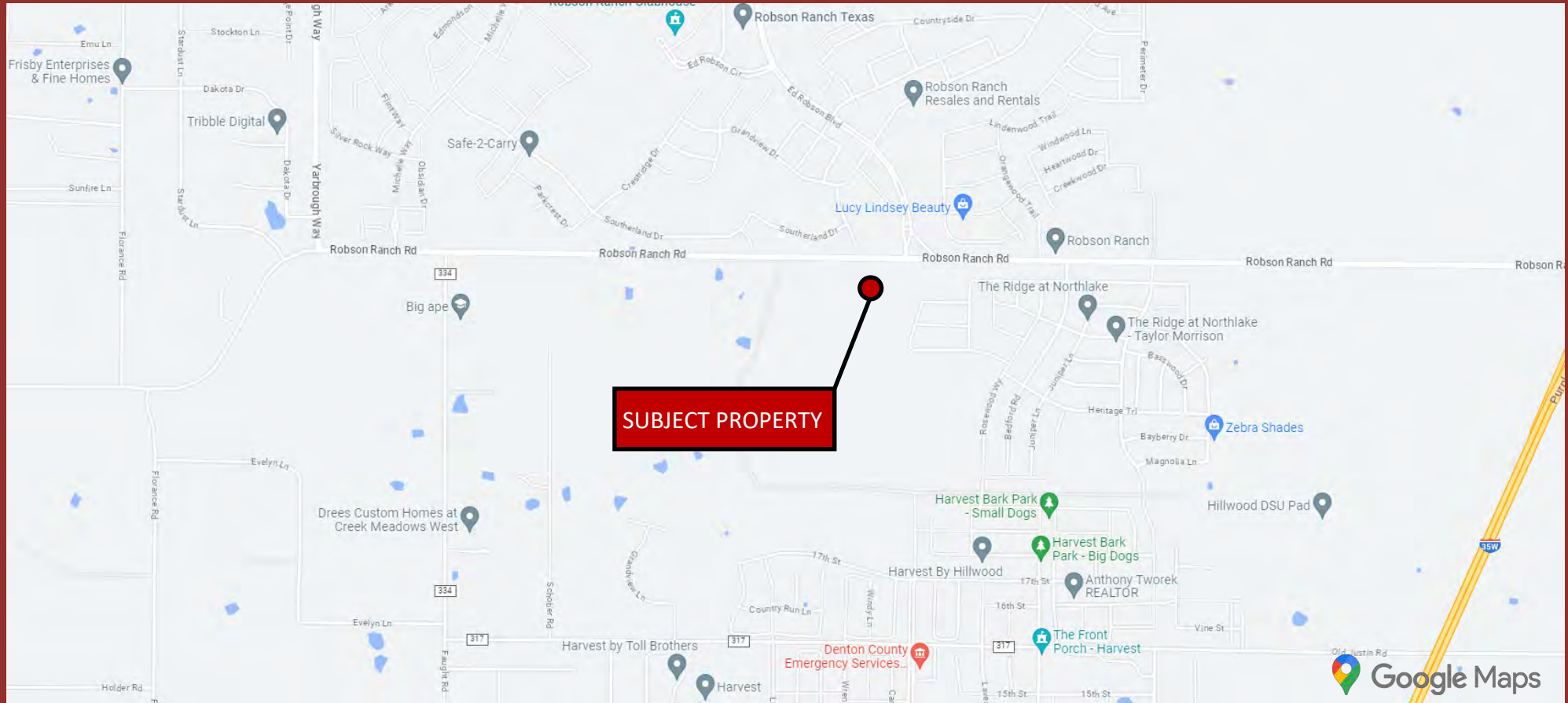
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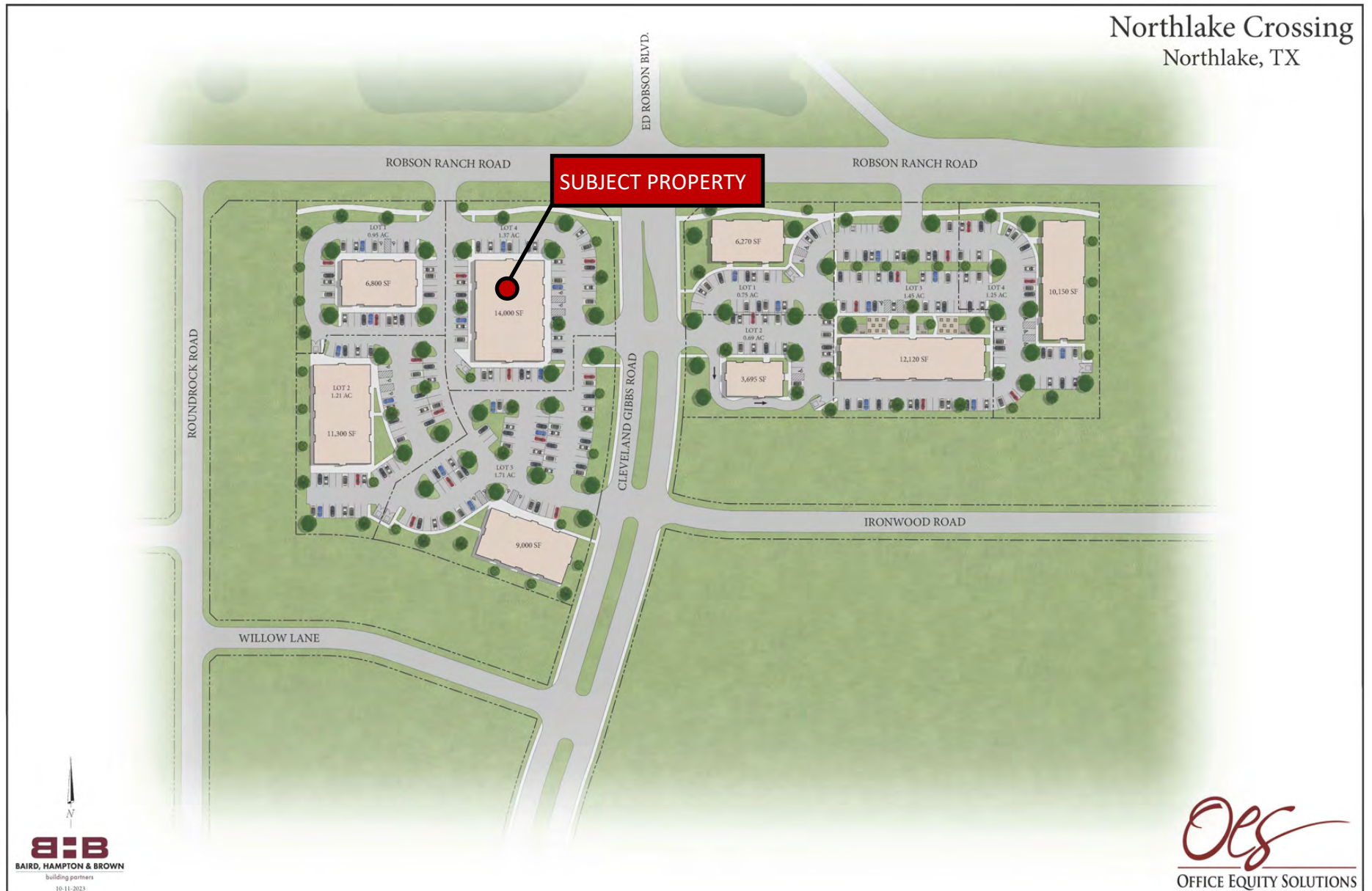
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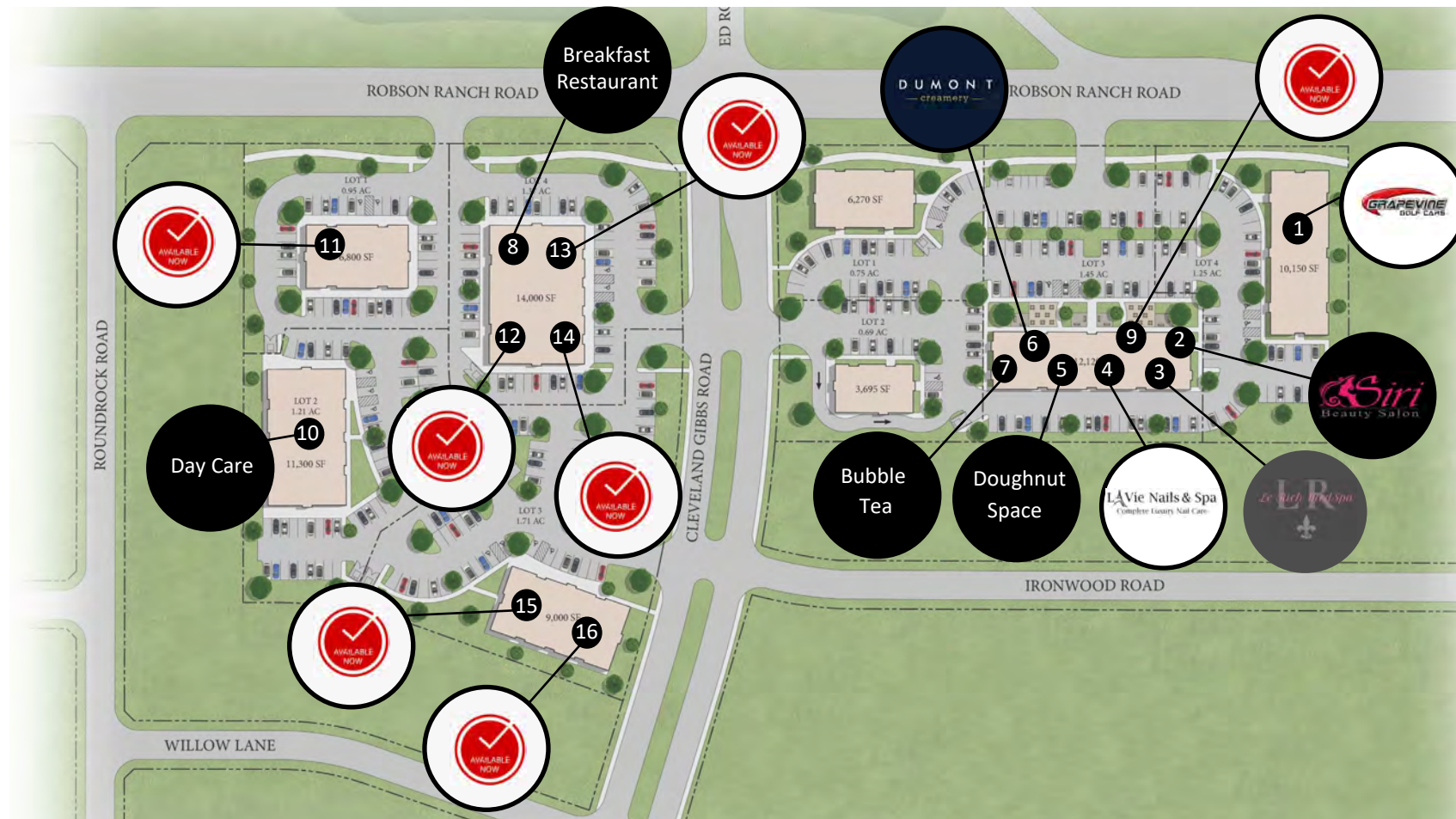
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Northlake Crossing

Northlake, TX



- | | | | |
|-------------------------|-------------------------|-------------------------|-------------------------|
| 1. Grapevine Golf Carts | 5. Doughnut Space | 9. Available for Lease | 13. Available for Lease |
| 2. Siri Beauty Salon | 6. Dumont Creamery | 10. Day Care | 14. Available for Lease |
| 3. Lerich MedSpa | 7. Bubble Tea | 11. Available for Lease | 15. Available for Lease |
| 4. Lavine Nails and Spa | 8. Breakfast Restaurant | 12. Available for Lease | 16. Available for Lease |



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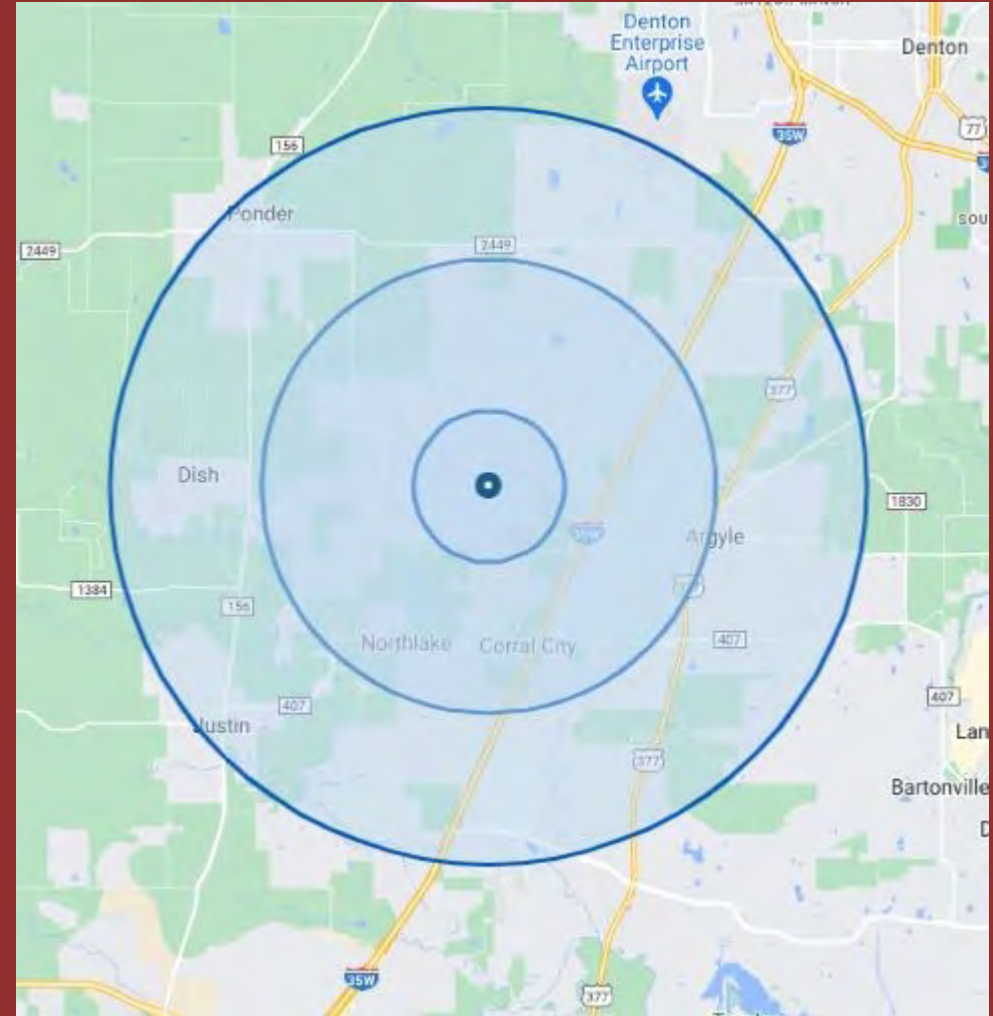
DEMOGRAPHICS & TRAFFIC COUNT

	1 MILE	3 MILES
Population	3,353	15,363
Employed	357	1,502
AVG HH Income	\$97,953	\$106,076
Population Growth 2019-2024	14.58%	14.43%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Crawford Rd	Ed Robson Blvd E	519	2022	0.07 mi
Crawford Rd	I- 35 W E	3,343	2022	1.00 mi
Robson Ranch Road	I- 35 W E	5,380	2020	1.00 mi
Old Justin Rd	I- 35 W E	186	2022	1.37 mi
I- 35 W	Old Justin Rd NE	35,738	2022	1.61 mi
C Taylor Rd	Cimmaron Ct N	372	2022	1.69 mi
Robson Ranch Rd	Crawford Rd E	397	2022	1.72 mi
Yarbrough Way	Crawford Rd E	420	2020	1.72 mi
Florence Rd	Florence Rd N	120	2022	1.81 mi
Crawford Rd	Taylor Rd W	1,951	2022	1.85 mi

Made with TrafficMetrix® Products



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amazon

Walmart

Employment



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

UTSouthwestern
Medical Center

Texas Health
Resources

BaylorScott&White
Health Plan

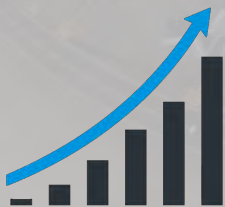
Health Care

- 200+ hospitals and surgery centers
- 37 Community health and 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



THE DFW METROPLEX

Education

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



3 Commercial Airports

- DFW International
- Dallas Love Field
- Alliance

24

Fortune 500 companies in DFW including:

- AT&T
- Charles Schwab Corporation
- American Airlines Group
- DR Horton





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.

<u>OES-RE</u>	<u>9015775</u>	<u>evaile@officeequitysolutions.com</u>	<u>(817)416-3981</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Emily Vaile</u>	<u>587856</u>	<u>evaile@officeequitysolutions.com</u>	<u>(817)416-3981</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
<u>Emily Vaile</u>	<u>587856</u>	<u>evaile@officeequitysolutions.com</u>	<u>(214)287-2145</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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