

# SEQ I-35W & SH 114

NORTHLAKE, TX 76262



TangerOutlets (350K SF)



 **TEXAS**  
MOTOR SPEEDWAY.  
1.8 MILLION VISITS ANNUALLY

Olive Garden

Buc-ee's

TWIN PEAKS  
EATS • DRINKS • SCENIC VIEWS

68,914 VPD



PRIVATE ROAD 6202

SITE

RACEWAY DRIVE

weitzman®

# PROPERTY SUMMARY

## LAND SIZE

1.02 Acres

## ZONING

Planned Development (PD – Mixed Use, Town of Northlake)

## UTILITIES

On-site



# MARKET OVERVIEW

## NORTHLAKE MARKET

Positioned within the expanding DFW retail trade area with convenient regional access.

### Regional Growth

- Northlake's population has more than **doubled since 2020**, now exceeding **11,800 residents**.
- The area's **median household income is \$120,000–\$134,745**, reflecting strong purchasing power.
- A **young median age of 28.4 years** draws families and professionals, supporting long-term retail and service demand.
- Master-planned communities like **Pecan Square and The Ridge at Northlake** continue to add thousands of homes.

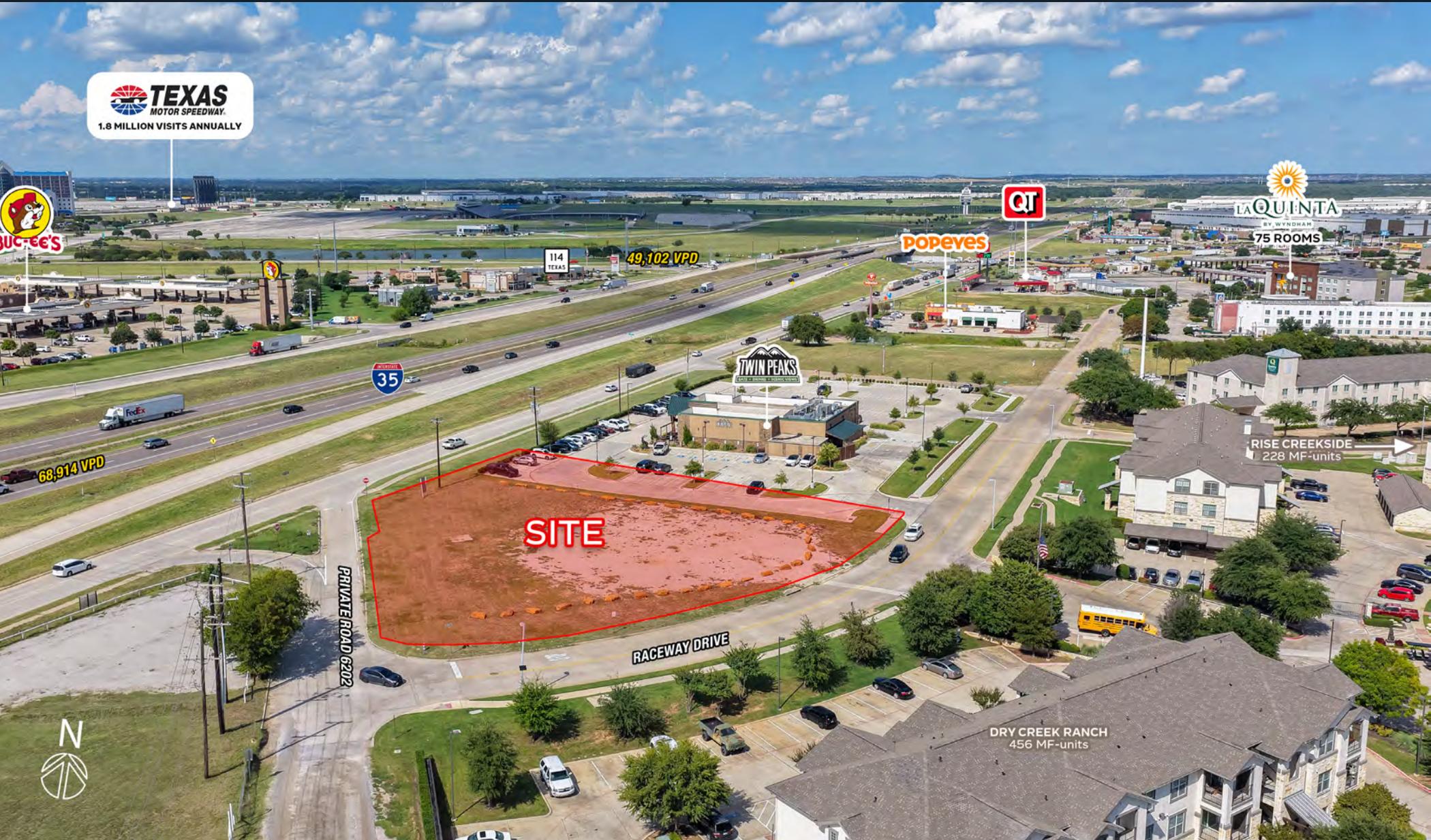
### Connectivity & Infrastructure

- Immediate access to **I-35W and SH-114**, with direct routes to Fort Worth, Denton, and AllianceTexas.
- **Traffic counts exceed 100,000 VPD**, with TxDOT prioritizing corridor improvements.
- The site sits across from **Texas Motor Speedway**, a regional anchor attracting **1.8M annual visitors** and driving over \$300M in economic impact.
- Just minutes from **DFW International Airport** via SH-114, appealing to both businesses and travelers.

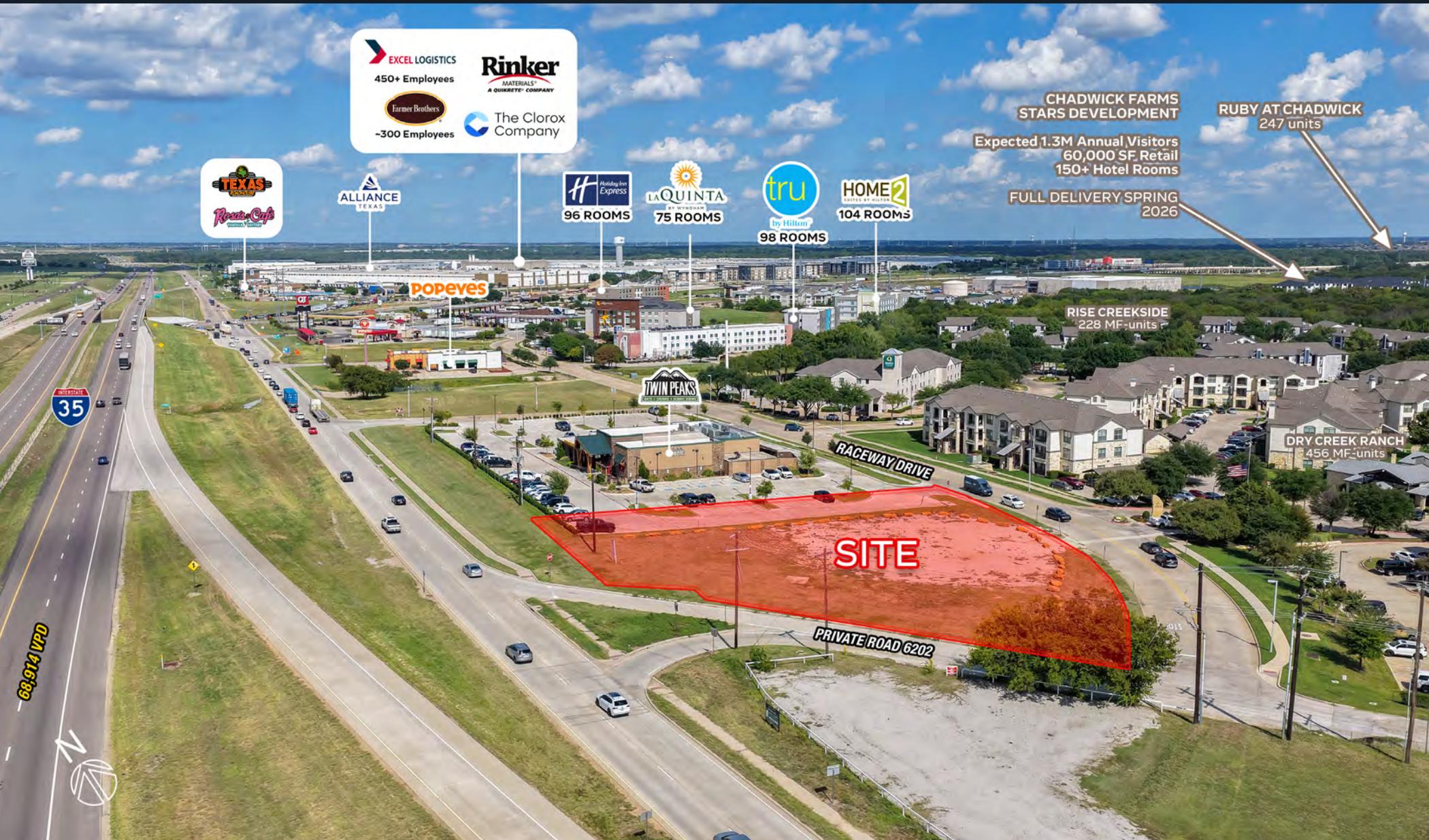
### Retail & Residential Momentum

- Anchored by **Texas Motor Speedway, Buc-ee's, and Tanger Outlets**, along with a growing roster of national QSR and full-service restaurants.
- Rapidly expanding **residential master-planned communities** across Denton and Tarrant counties continue fueling demand for neighborhood-serving retail and services.
- The area blends **rural and suburban living**, with the Town of Northlake planning to preserve 50% of its land as open space, enhancing quality of life.

# OBLIQUE AERIAL



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**EXCEL LOGISTICS**  
 450+ Employees  
**Rinker**  
 MATERIALS  
 A QUIKRETE® COMPANY  
**Farmer Brothers**  
 -300 Employees  
**The Clorox Company**

**CHADWICK FARMS STARS DEVELOPMENT**  
 Expected 1.3M Annual Visitors  
 60,000 SF Retail  
 150+ Hotel Rooms  
 FULL DELIVERY SPRING 2026

**RUBY AT CHADWICK**  
 247 units

**TEXAS**  
**Route Cafe**

**ALLIANCE TEXAS**

**Holiday Inn Express**  
 96 ROOMS

**LA QUINTA**  
 BY WYNDHAM  
 75 ROOMS

**tru**  
 by Hilton  
 98 ROOMS

**HOME2**  
 SUITES BY HILTON  
 104 ROOMS

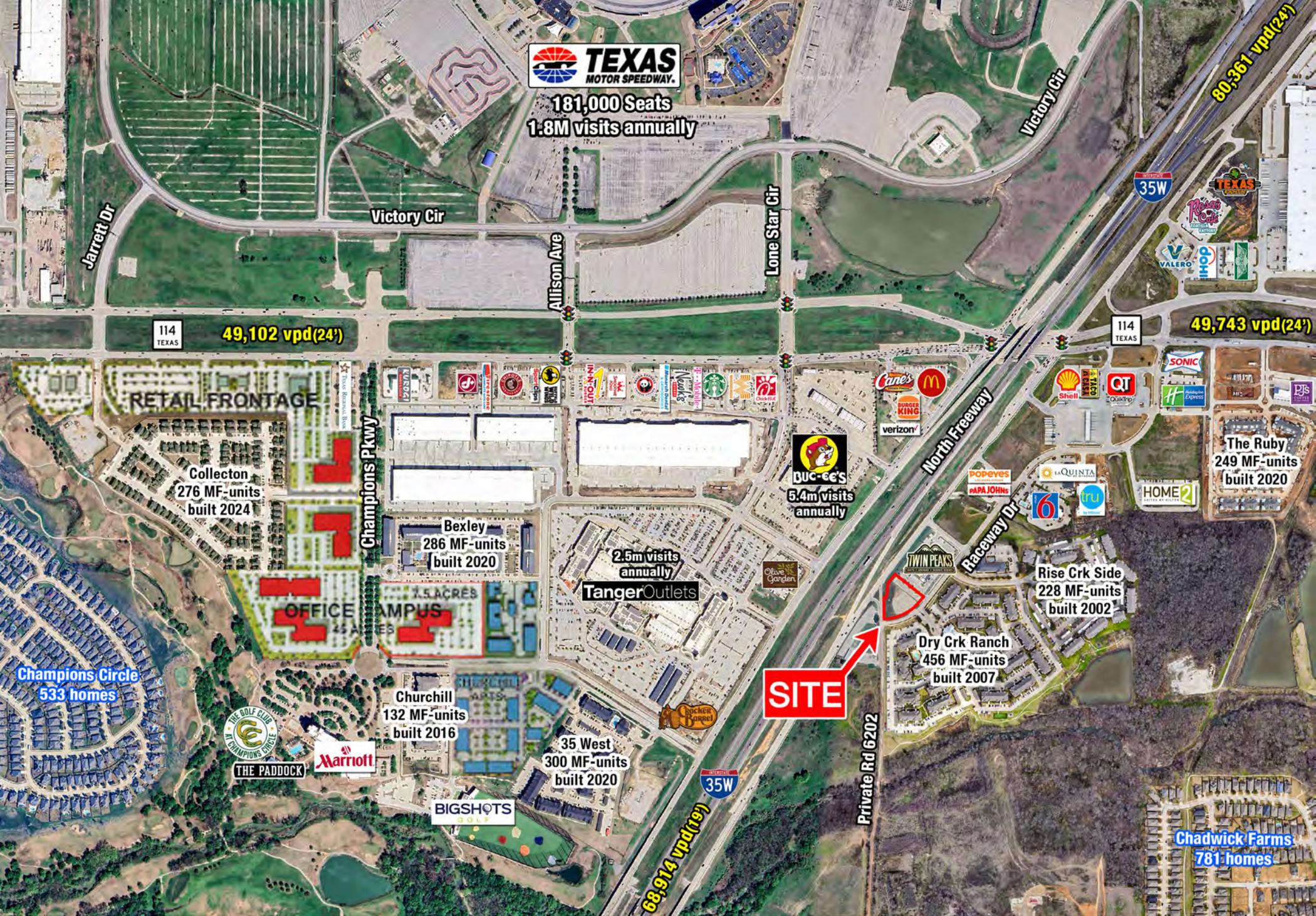
**RISE CREEKSIDE**  
 228 MF-units

**DRY CREEK RANCH**  
 456 MF-units

**SITE**  
 RACEWAY DRIVE  
 PRIVATE ROAD G202

68,914 VPD





181,000 Seats  
1.8M visits annually

114 TEXAS  
49,102 vpd(24')

114 TEXAS  
49,743 vpd(24')

RETAIL FRONTAGE

Collecton  
276 MF-units  
built 2024

Bexley  
286 MF-units  
built 2020

2.5m visits  
annually

TangerOutlets

BUC-ee's  
5.4m visits  
annually

OFFICE CAMPUS  
1.5 ACRES  
2.5 ACRES

Churchill  
132 MF-units  
built 2016

35 West  
300 MF-units  
built 2020

Dry Crk Ranch  
456 MF-units  
built 2007

Rise Crk Side  
228 MF-units  
built 2002

The Ruby  
249 MF-units  
built 2020

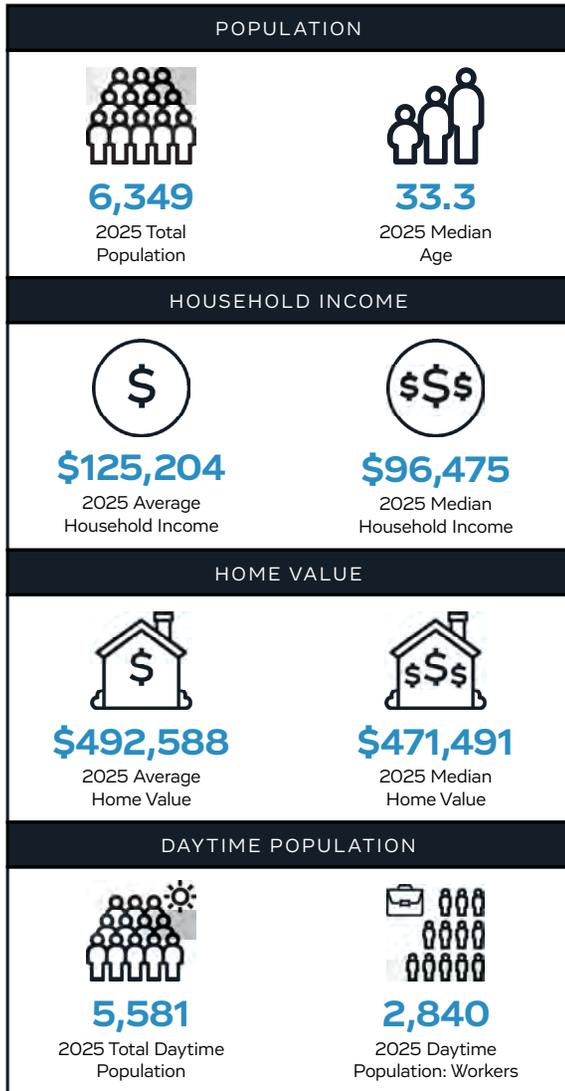
Champions Circle  
533 homes

Chadwick Farms  
781 homes

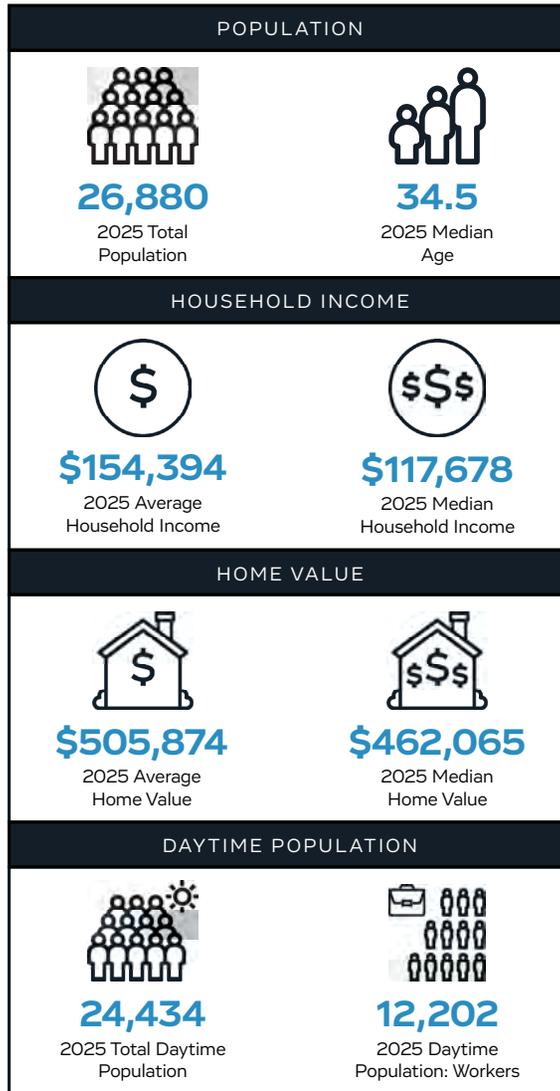
**SITE**

# DEMOGRAPHICS

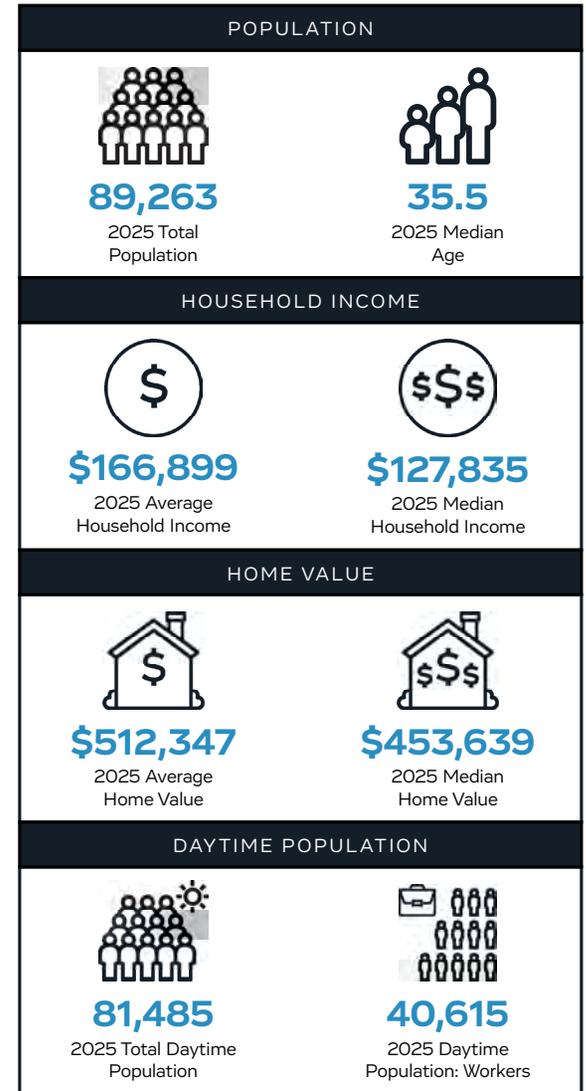
## 1 MILE



## 3 MILE



## 5 MILE



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# 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.

## 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.**

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- 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;
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  - 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.

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