

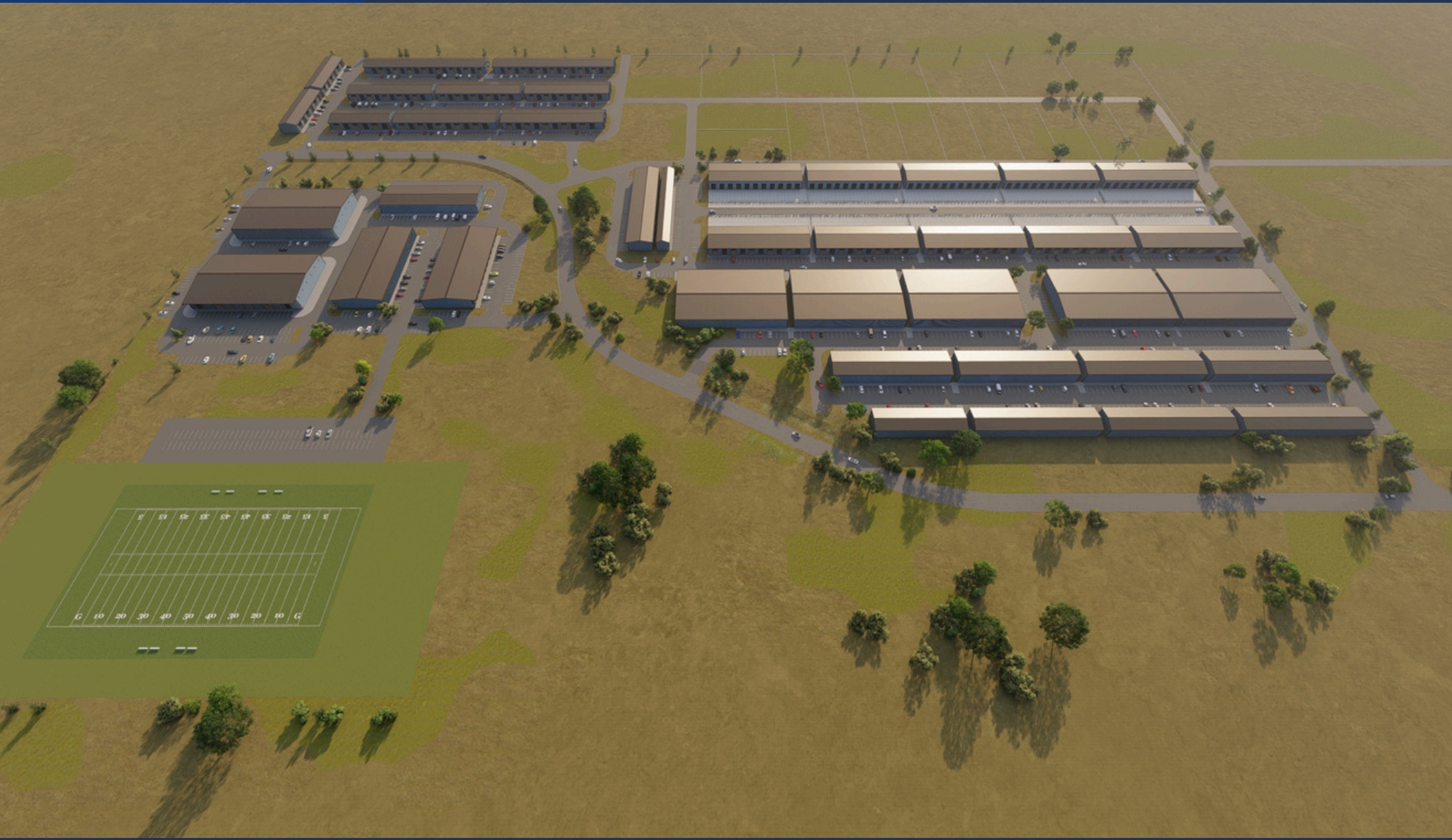
# Northlake Business Park



Contact: 817-210-2054

[info@txbusinessparks.com](mailto:info@txbusinessparks.com) / [www.txbusinessparks.com](http://www.txbusinessparks.com)

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**Northlake Business Park is a new light industrial, office/warehouse development on 68 acres with expected delivery of Phase 1 in Early 2025**

***Phase 1***

- **Phase 1 includes:**
  - **176,000 SF Industrial Flex**
    - **(44,000 SF w/yard space)**
  - **13 one half acre commercial lots**
  - **7 full acre commercial lots**
    - **Build to suit opportunities**

***All Phases***

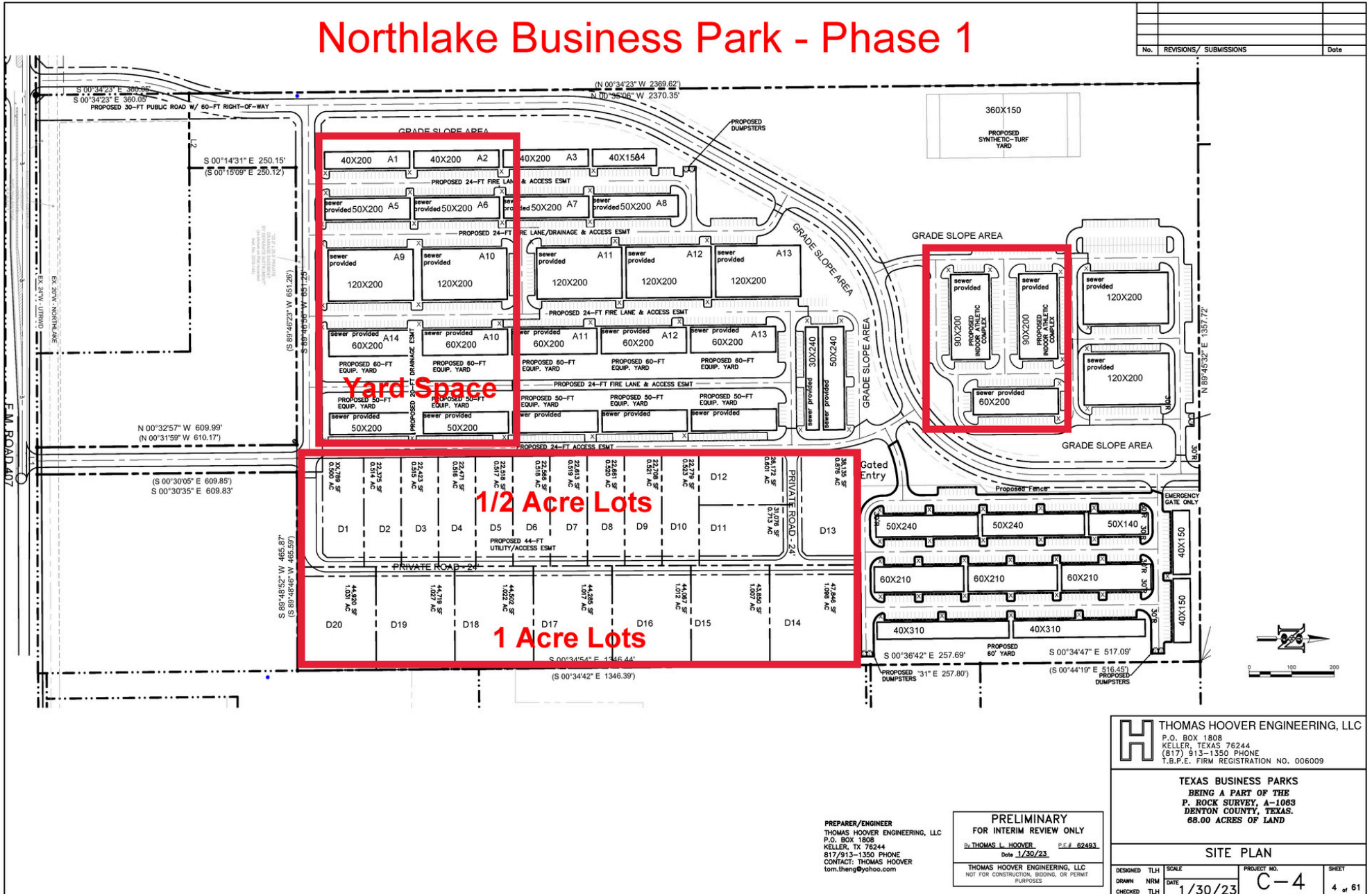
- **All Phases Total:**
  - **500,000+ SF Industrial Flex**
    - **(120,000 SF w/yard space)**
  - **83,480 SF Mini Units**
  - **13 one half acre commercial lots**
  - **7 full acre commercial lots**
    - **Build to suit opportunities**
  - **Full length lighted football field**

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# Site Plan

## Northlake Business Park - Phase 1



No.	REVISIONS/ SUBMISSIONS	Date

**THOMAS HOOVER ENGINEERING, LLC**  
P.O. BOX 1808  
KELLER, TEXAS 76244  
(817) 913-1350 PHONE  
T.B.P.E. FIRM REGISTRATION NO. 006009

**TEXAS BUSINESS PARKS**  
BEING A PART OF THE  
P. ROCK SURVEY, A-1063  
DENTON COUNTY, TEXAS.  
68.00 ACRES OF LAND

**PRELIMINARY**  
FOR INTERIM REVIEW ONLY  
BY THOMAS L. HOOVER P.E.# 62493  
Date 1/30/23

THOMAS HOOVER ENGINEERING, LLC  
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

**PREPARED/ENGINEER**  
THOMAS HOOVER ENGINEERING, LLC  
P.O. BOX 1808  
KELLER, TX 76244  
817/913-1350 PHONE  
CONTACT: THOMAS HOOVER  
tom.therry@yahoo.com

**SITE PLAN**

DESIGNED TLH	SCALE	PROJECT NO.	SHEET
DRAWN NRM	DATE	C-4	4 of 61
CHECKED TLH	1/30/23		

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# Amenities

## Included

- 12' x 14' overhead door
- Glass storefront entrance
- Three Phase Electrical Capable
- Fully insulated
- Designated signage space above door
- 4+ parking spaces per unit
- Mezzanine Option (Pre-Leased Units)
- Water & sewer provided by City of Northlake
- High speed internet and phone ready
- 20' side walls and 25' peak height
- Additional overflow parking

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# Location - City of Northlake

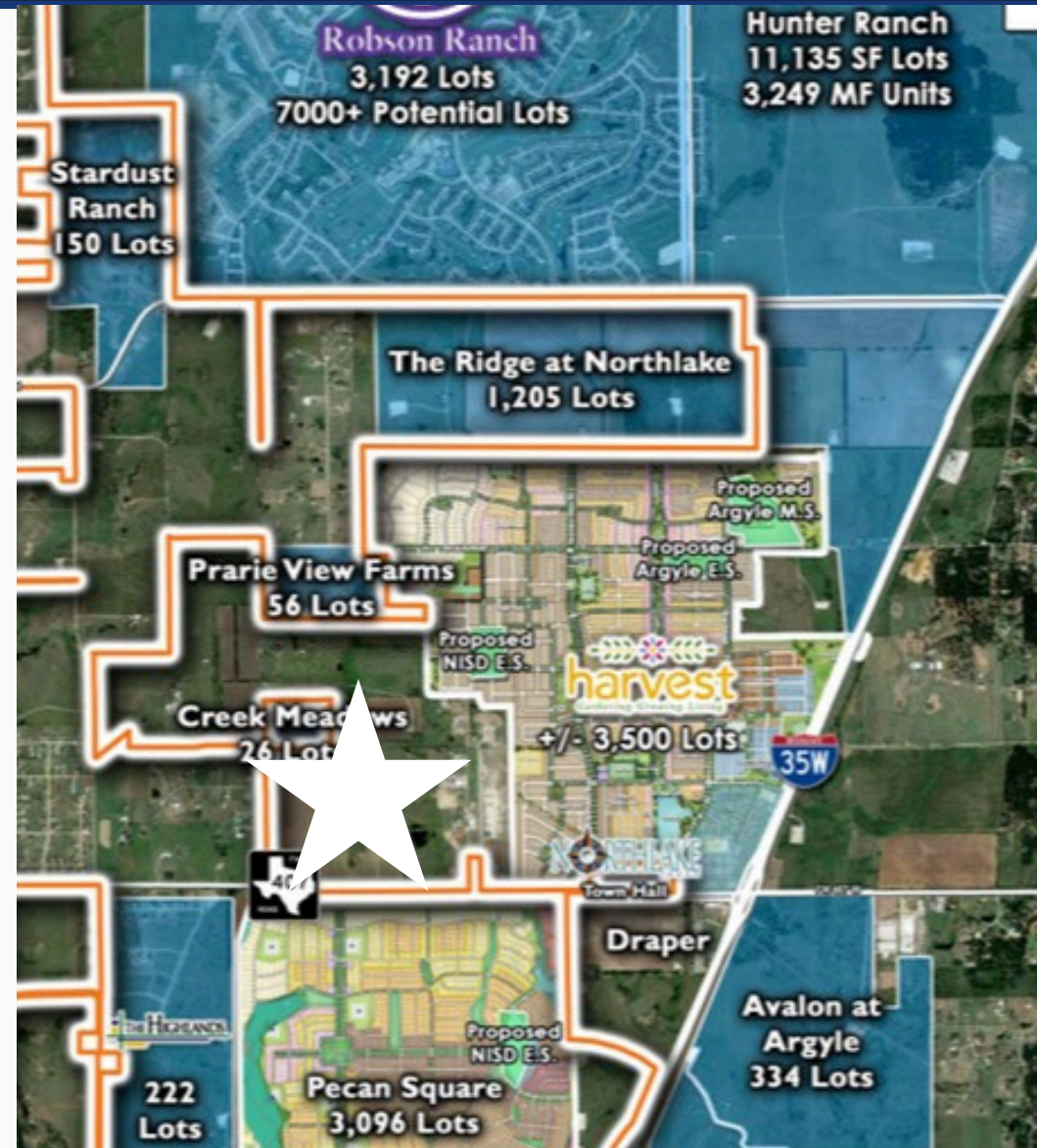


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# Location - Growth & Density

- **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 planned Harvest Town Center Development**



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# TX Business Parks

**The developers of Northlake Business Park have constructed over 300,000 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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# Northlake Business Park

## Confidentiality

**The information in this sales brochure is proprietary and confidential, and is intended to be reviewed only by the party receiving it from DFW Alliance Business Park, LLC. This brochure should not be made available to any other person or entity without the written consent of DFW Alliance Business Park, LLC.**

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