

# NORTHLAKE CAMPUS DEVELOPMENT



# DEVELOPMENT SUMMARY

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

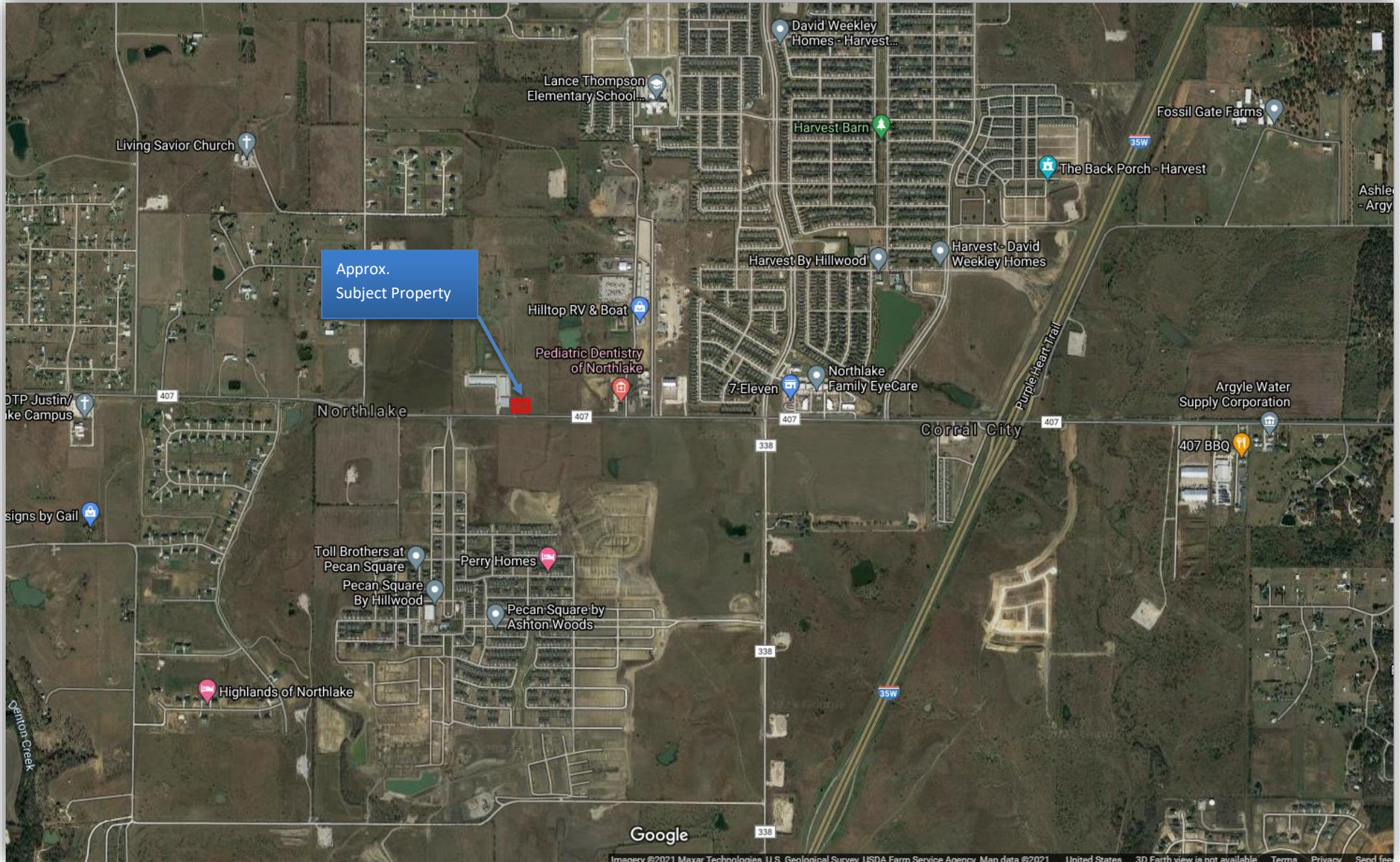
### DEVELOPMENT HIGHLIGHTS

- 10,500 SF Mixed-use Building
- 4368 SF available for Lease – devisable
- 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

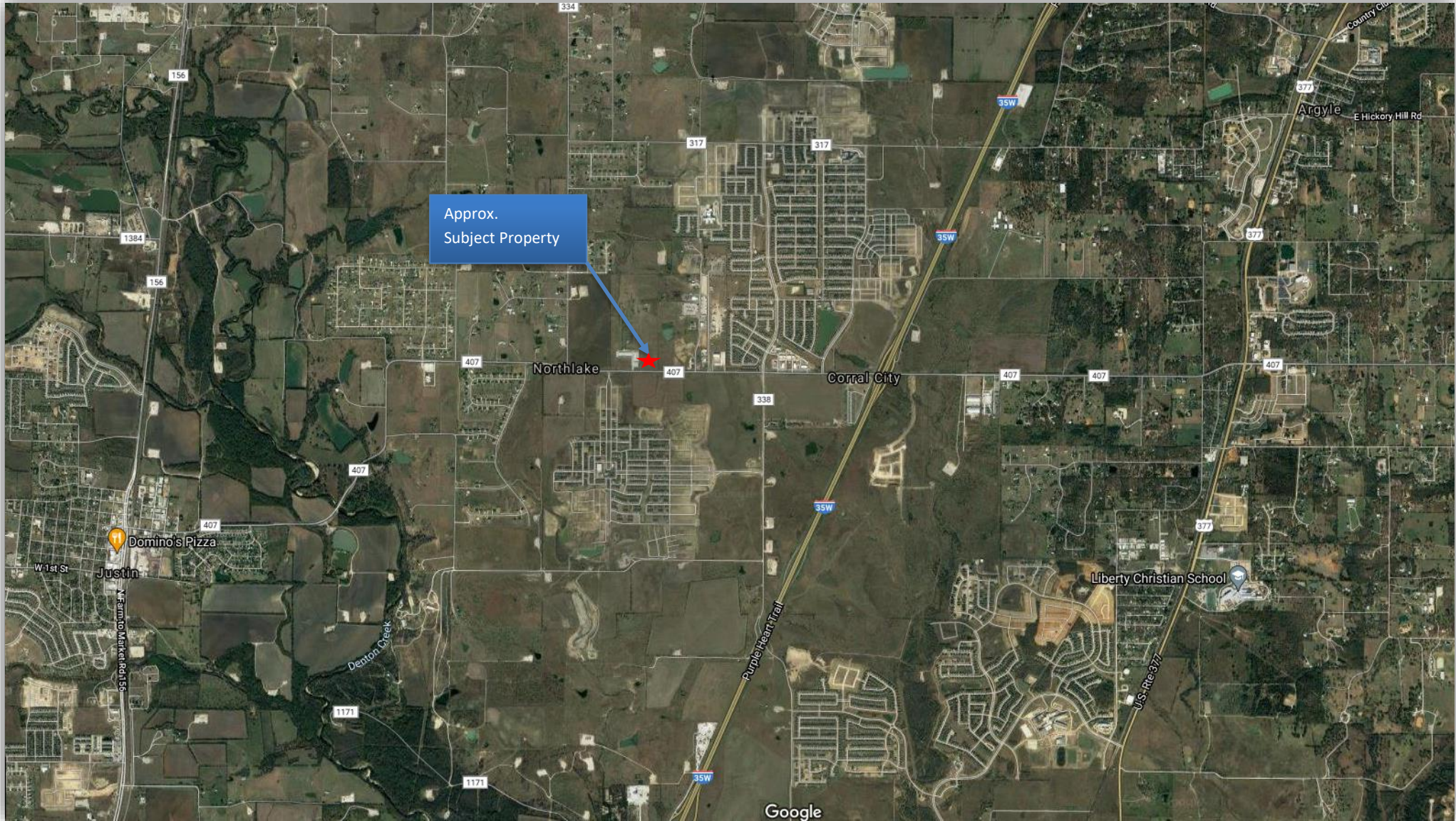


### DEVELOPMENT SUMMARY

<b>Use:</b>	<b>Medical, Professional Office, Retail</b>
<b>Lease Space:</b>	<b>4,368 SF in phase 1, divisible 10,500 SF build-to-suit in phase 2</b>
<b>Building Size:</b>	<b>10,500 SF</b>
<b>Lot Size:</b>	<b>6.5 acres</b>
<b>Offering Structure:</b>	<b>Buildings For Lease \ Sale Pad Sites Available</b>
<b>Zoning</b>	<b>Northlake ETJ</b>
<b>Frontage</b>	<b>FM 407</b>

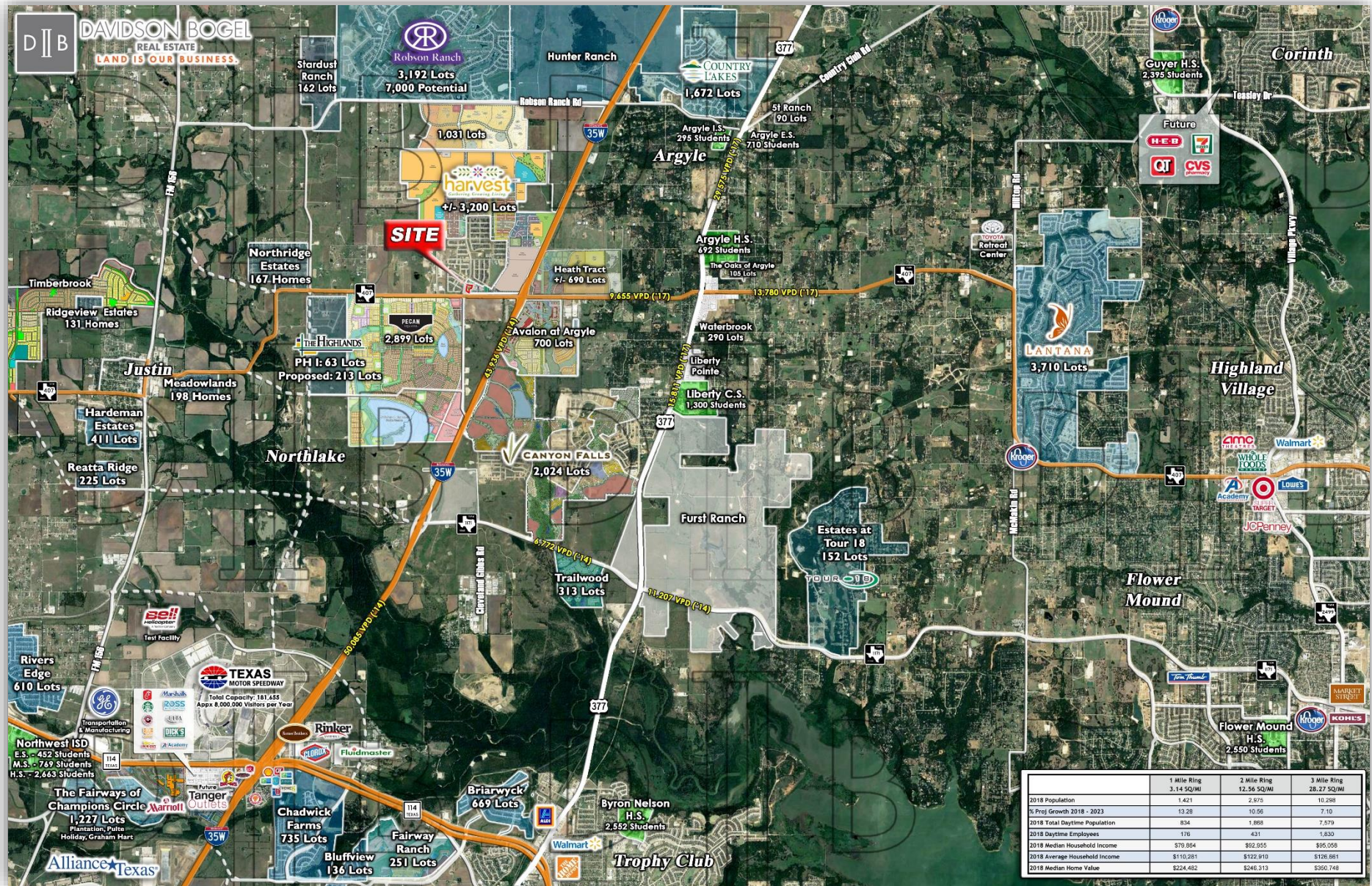


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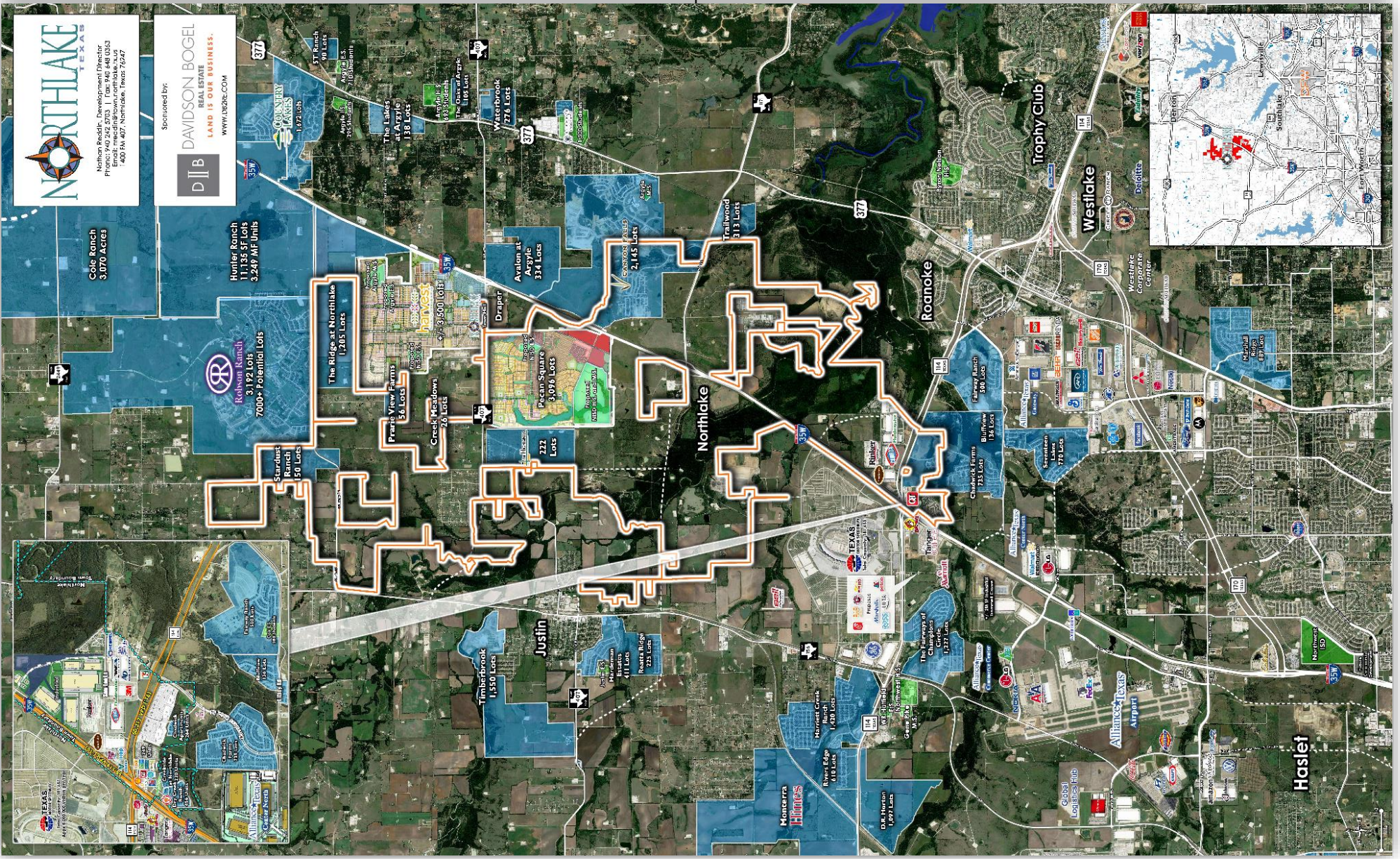


# AREA MAP



	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



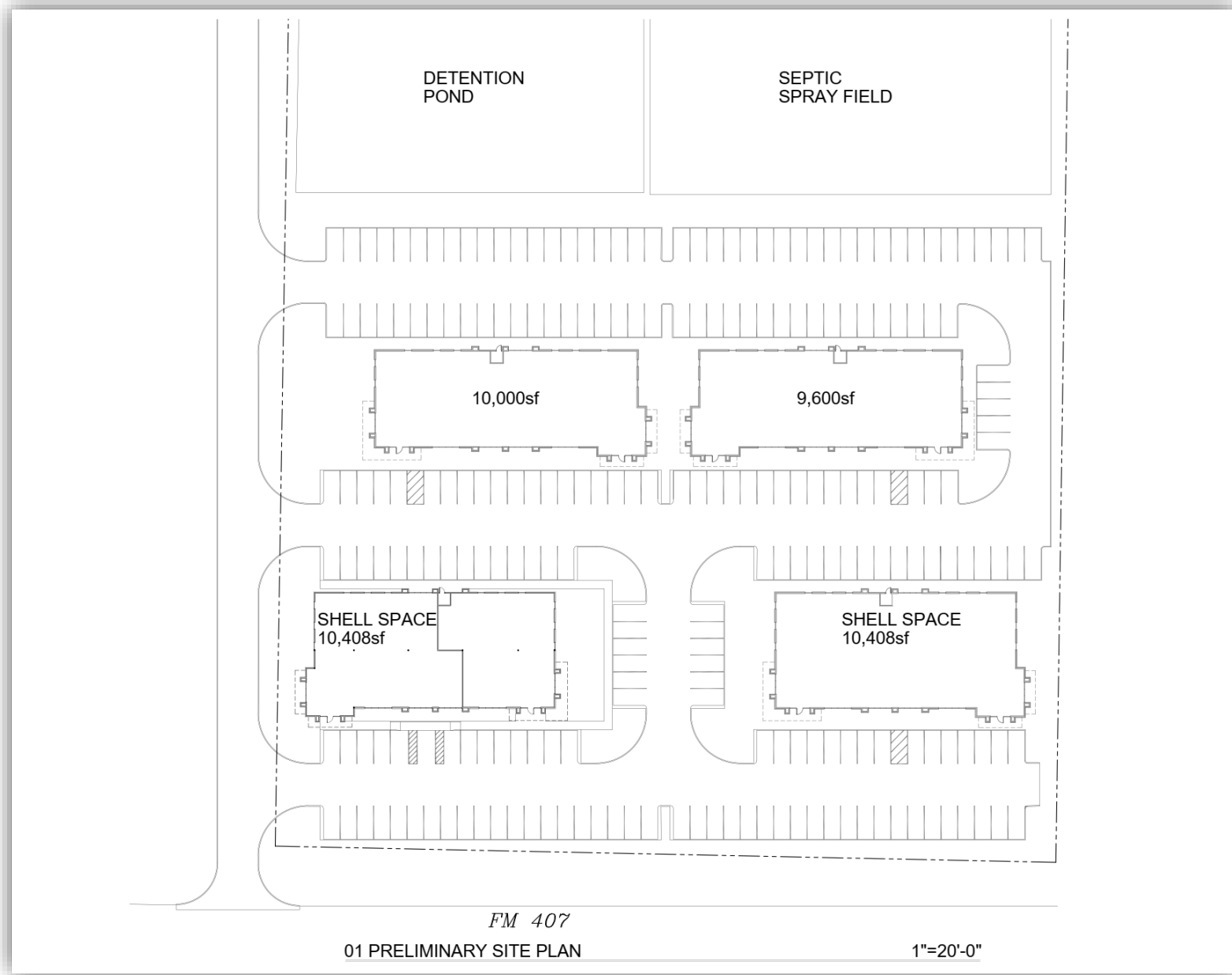
**NORTHLAKE TEXAS**

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 Email: northon.pezdin@castledevgroup.com  
 400 W. 407th Street, Suite 7247

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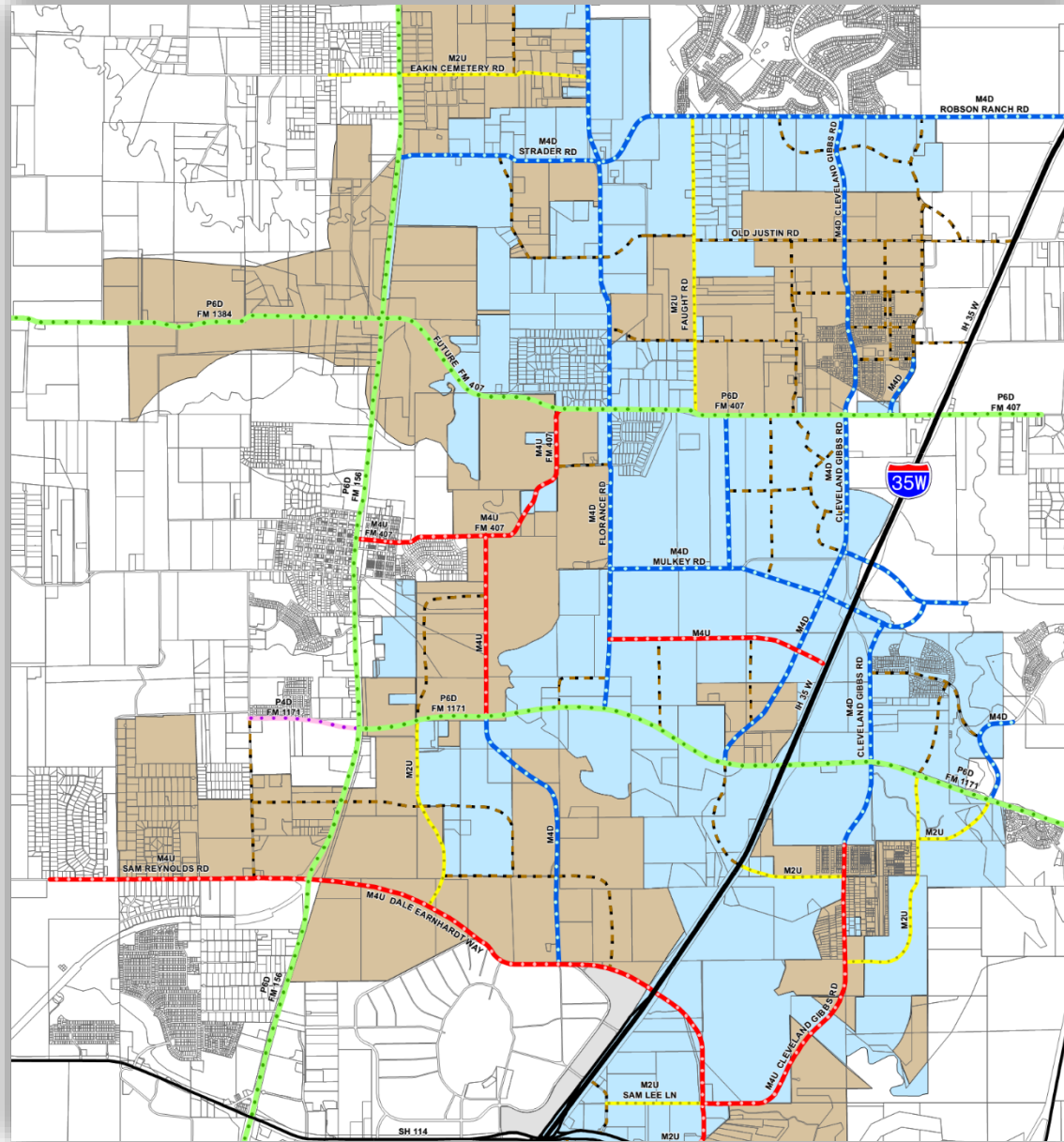
# SITE PLAN



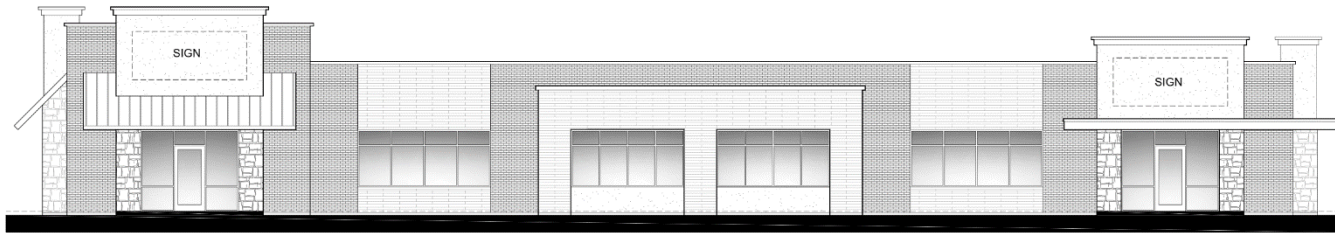
FM 407  
01 PRELIMINARY SITE PLAN

1"=20'-0"

# FUTURE ROADWAY EXPANSION



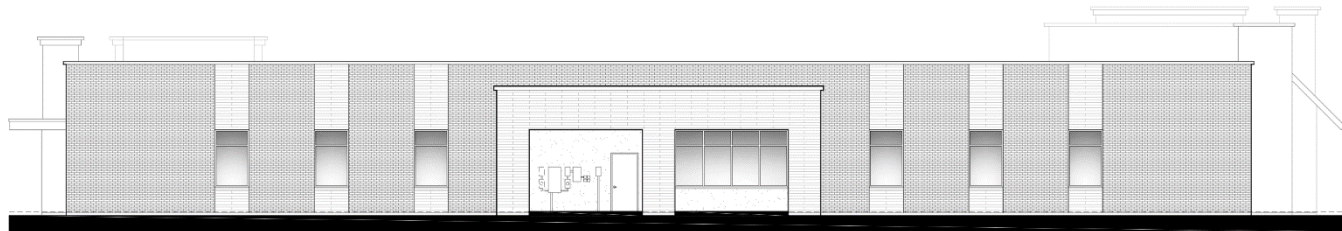
# PRELIMINARY ELEVATIONS



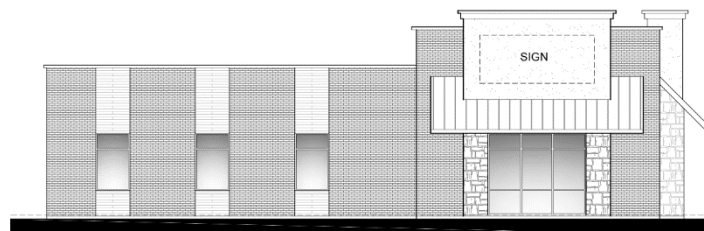
01 PRELIMINARY FRONT ELEVATION 3/16"



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
<b>Population</b>			
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%
<b>2020 Population by Hispanic Origin</b>	258	780	2,257
<b>2020 Population</b>	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
<b>Households</b>			
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%
<b>2020 Households by HH Income</b>	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%
<b>2020 Avg Household Income</b>	\$109,786	\$124,208	\$132,280
<b>2020 Med Household Income</b>	\$87,822	\$96,028	\$105,322

## 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
<b>Population</b>			
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%
<b>2020 Population by Age</b>			
	<b>2,220</b>	<b>9,002</b>	<b>22,027</b>
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%
<b>Median Age</b>	<b>37.70</b>	<b>56.40</b>	<b>46.20</b>
<b>Average Age</b>	<b>37.10</b>	<b>50.00</b>	<b>43.60</b>

# DEMOGRAPHICS

## Demographic Detail Report

FM 407 & Thompson Rd, Northlake, TX 76247			
Radius	2 Mile	3 Mile	5 Mile
<b>2020 Population By Race</b>	<b>2,220</b>	<b>9,002</b>	<b>22,027</b>
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%
<b>Population by Hispanic Origin</b>	<b>2,220</b>	<b>9,002</b>	<b>22,027</b>
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%
<b>2020 Median Age, Male</b>	<b>37.50</b>	<b>54.50</b>	<b>44.80</b>
<b>2020 Average Age, Male</b>	<b>36.80</b>	<b>48.80</b>	<b>42.50</b>
<b>2020 Median Age, Female</b>	<b>37.80</b>	<b>58.00</b>	<b>47.60</b>
<b>2020 Average Age, Female</b>	<b>37.40</b>	<b>51.10</b>	<b>44.60</b>
<b>2020 Population by Occupation Classification</b>	<b>1,755</b>	<b>7,851</b>	<b>18,409</b>
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%
<b>Households by Marital Status</b>			
Married	545	2,688	5,795
Married No Children	270	2,005	3,656
Married w/Children	276	684	2,139
<b>2020 Population by Education</b>	<b>1,565</b>	<b>7,403</b>	<b>16,720</b>
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
<b>2020 Population by Occupation</b>	<b>2,059</b>		<b>7,160</b>		<b>19,805</b>
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%
<b>2020 Worker Travel Time to Job</b>	<b>1,068</b>		<b>3,501</b>		<b>9,830</b>
<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%
<b>2010 Households by HH Size</b>	<b>476</b>		<b>2,327</b>		<b>5,670</b>
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%
<b>2020 Average Household Size</b>	<b>2.90</b>		<b>2.40</b>		<b>2.70</b>
<b>Households</b>					
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

FM 407 & Thompson Rd, Northlake, TX 76247			
Radius	2 Mile	3 Mile	5 Mile
<b>2020 Households by HH Income</b>	<b>771</b>	<b>3,737</b>	<b>8,171</b>
<\$25,000	35 4.54%	281 7.52%	516 6.32%
\$25,000 - \$50,000	157 20.36%	594 15.90%	1,015 12.42%
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\$200,000+	95 12.32%	644 17.23%	1,479 18.10%
<b>2020 Avg Household Income</b>	<b>\$109,786</b>	<b>\$124,208</b>	<b>\$132,280</b>
<b>2020 Med Household Income</b>	<b>\$87,822</b>	<b>\$96,028</b>	<b>\$105,322</b>
<b>2020 Occupied Housing</b>	<b>771</b>	<b>3,737</b>	<b>8,169</b>
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%
<b>2010 Housing Units</b>	<b>622</b>	<b>3,429</b>	<b>7,403</b>
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%
<b>2020 Housing Value</b>	<b>636</b>	<b>3,317</b>	<b>7,119</b>
<\$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%
<b>2020 Median Home Value</b>	<b>\$416,860</b>	<b>\$395,502</b>	<b>\$397,911</b>
<b>2020 Housing Units by Yr Built</b>	<b>796</b>	<b>3,842</b>	<b>8,392</b>
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%
<b>2020 Median Year Built</b>	<b>2005</b>	<b>2006</b>	<b>2004</b>

# DEMOGRAPHIC MARKET COMPARISON REPORT

## Demographic Market Comparison Report

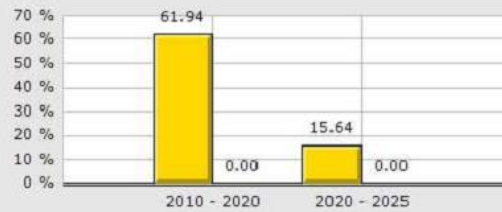
1 mile radius

FM 407 & Thompson Rd, Northlake, TX 76247

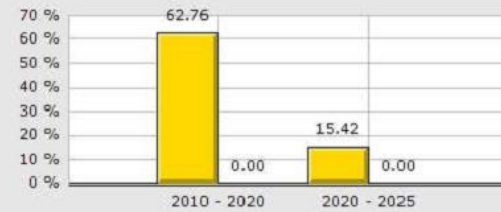
Type: Land  
County: Denton

1 Mile  
County

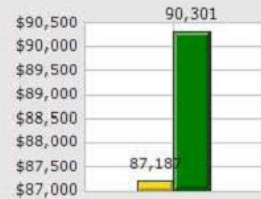
### Population Growth



### Household Growth



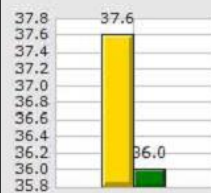
### 2020 Med Household Inc



### 2020 Households by Household Income



### 2020 Median Age



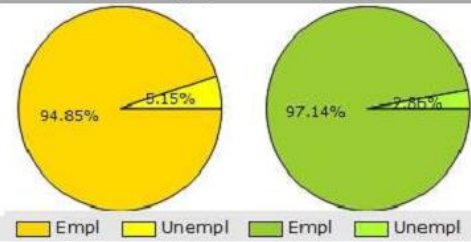
### 2020 Population by Race



### 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	
<b>Population Growth</b>				
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%
<b>2020 Population by Race</b>				
	<b>1,118</b>		<b>897,375</b>	
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%
<b>Household Growth</b>				
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%
<b>2020 Households by Household Income</b>				
	<b>390</b>		<b>323,101</b>	
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
<b>Population</b>	<b>691</b>	<b>1,119</b>	<b>1,294</b>
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%
<b>Age 15+</b>	<b>516 74.67%</b>	<b>902 80.61%</b>	<b>1,064 82.23%</b>
<b>Age 20+</b>	<b>472 68.31%</b>	<b>814 72.74%</b>	<b>972 75.12%</b>
<b>Age 65+</b>	<b>49 7.09%</b>	<b>130 11.62%</b>	<b>190 14.68%</b>
<b>Median Age</b>	<b>35</b>	<b>38</b>	<b>39</b>
<b>Average Age</b>	<b>34.00</b>	<b>37.10</b>	<b>38.70</b>
<b>Population By Race</b>	<b>691</b>	<b>1,119</b>	<b>1,294</b>
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

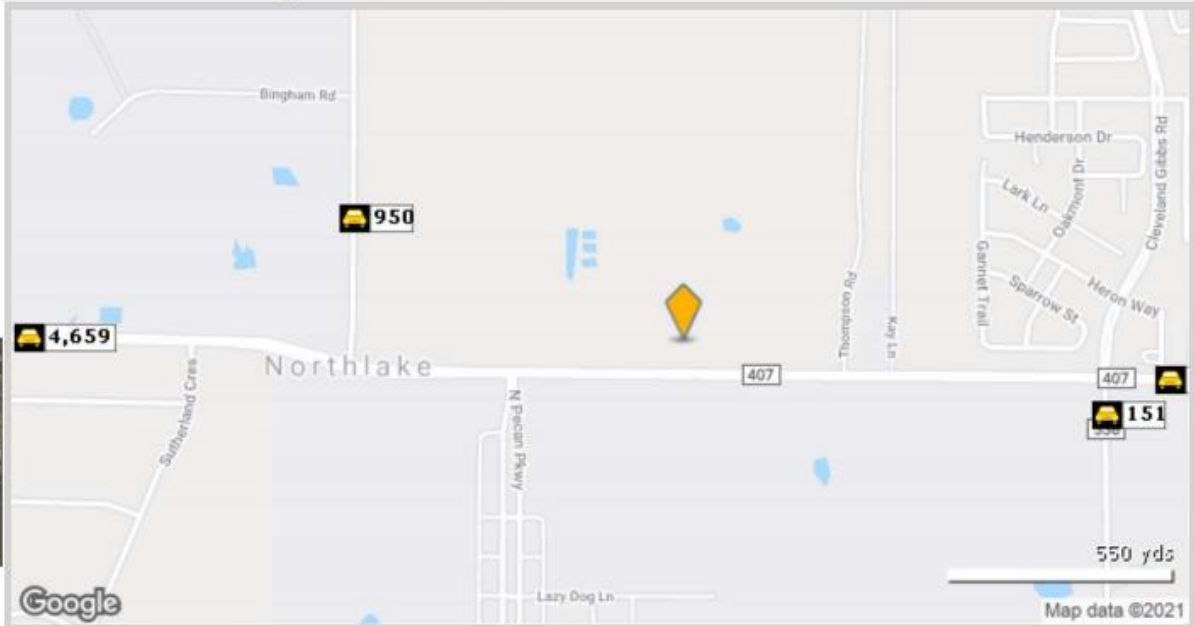
Demographic Trend Report		1 Mile Radius	
FM 407 & Thompson Rd, Northlake, TX 76247			
Description	2010	2020	2025
<b>Population by Race (Hispanic)</b>	<b>73</b>	<b>129</b>	<b>155</b>
White	66 90.41%	116 89.92%	138 89.03%
Black	3 4.11%	7 5.43%	9 5.81%
Am. Indian & Alaskan	1 1.37%	2 1.55%	2 1.29%
Asian	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%
<b>Household by Household Income</b>	<b>240</b>	<b>390</b>	<b>448</b>
<\$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%
<b>Average Household Income</b>	<b>\$86,731</b>	<b>\$108,282</b>	<b>\$110,033</b>
<b>Median Household Income</b>	<b>\$66,000</b>	<b>\$87,187</b>	<b>\$88,659</b>

# 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
<b>1</b> Faught Rd	Bingham	0.17 N	2018	950	MPSI	.50
<b>2</b> Cleveland Gibbs Rd	FM 407	0.05 N	2018	151	MPSI	.61
<b>3</b> FM 407	Cleveland Gibbs Rd	0.09 W	2018	5,215	MPSI	.69
<b>4</b> FM 407	Florence Rd	0.15 W	2020	4,659	MPSI	.92