



PROPERTY SUMMARY

PROPERTY:	Northlake Retail Center - Pecan Plaza
ADDRESS:	TBD Cleveland Gibbs & 407, Northlake, TX 76247
TYPE:	Retail Strip Center New Construction
ZONING:	M-PD Mixed-Use Planned Development
AVAILABLE:	Suites 1-5 +/- 1,200 – 6,000 SF Delivery Est. Q2-Q3 2027
RATE:	Call For Pricing NNN Lease Structure
TERMS & TI:	Negotiable TI Allowance
UTILITIES:	All existing to the site Tenants Expense
FRONTAGE:	+/- 200ft on Cleveland Gibbs Rd
SIGNAGE:	Building Façade Monument Signage
PARKING:	32 Front/Side Spaces 9 Rear Spaces
LISTED:	LoopNet, Costar, Crexi, and many more sites
COMMENTS:	New construction Northlake Mixed-Use retail strip center with high visibility and accessibility. Located in one of the fastest growing corridors in Denton County with prime frontage to Cleveland Gibbs Rd & FM-407 with easy access to I-35 W. Surrounded by high growth commercial with direct proximity to strong tenants; Tom Thumb, CVS, Chase Bank, Chick-Fil-A, and more. Neighboring established residential; Harvest & Pecan Square providing a proven traffic driver. Planned Medical City and Mixed-Use developments directly across the street at the corner of Cleveland Gibbs Rd & FM-407. Shell delivery & tenant finish-out allowance. High traffic, high visibility location in the rapidly growing town of Northlake.

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