



Northlake Retail Center - Pecan Plaza

TBD Cleveland Gibbs & 407, Northlake, TX 76247



Conceptual Rendering Only. This image is intended for illustrative purposes and represents a preliminary design concept. Building features, materials, colors, landscaping, signage, dimensions, and site elements are subject to change without notice and may not reflect the final constructed project.

PROPERTY HIGHLIGHTS

New construction Northlake ETJ 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 Northlake ETJ

PRICE

Call For Pricing | NNN
Lease Structure

SIZE

Suites 1-5 | +/- 1,200
– 6,000 SF

**Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

MORGAN PARKEY

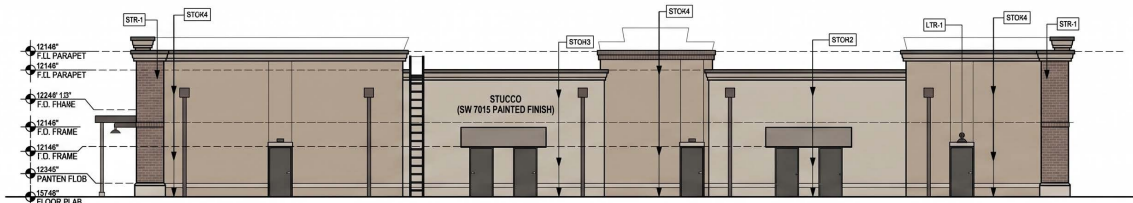
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CONCEPTUALS

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2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH MATERIALS	
	BR-1: ENGLISH COTTAGE - CANTERBURY
	BR-2: METRO BRICK - 103 FIELDHOUSE
	BR-3: METRO BRICK - 100 BROWN CENTER, BUCK, PLASTER HERRINGBONE
	STO-1: SW7003 PAINTED FINISH (MATCH BR-2)
	STO-2: SW7003 PAINTED FINISH
	STO-2: SW7015 PAINTED FINISH

LEGEND:	
	SECTION OUT KEY
	SELECTION KEY
	CONTROL JOINT
	REVISION NUMBER
	ELEVATION NUMBER
	WALL TYPE
	ROOM LABEL
	NOON LABEL
	WINDOW LABEL
	PLAN NORTH

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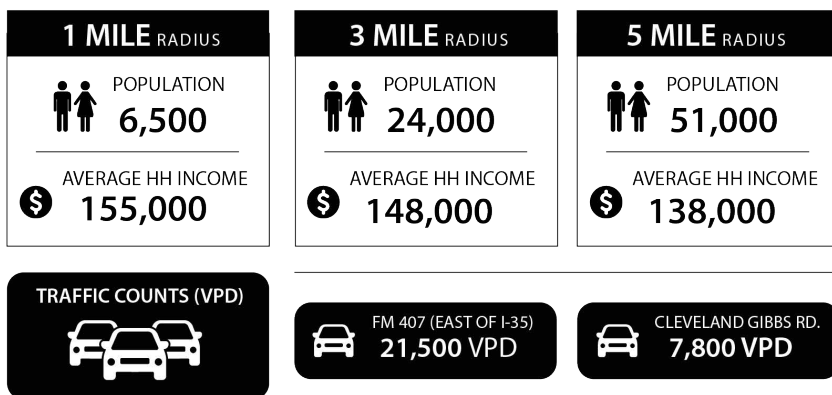
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SITEMAP

TBD Cleveland Gibbs & 407, Northlake, TX 76247



NORTHLAKE, TEXAS DEMOGRAPHICS & TRAFFIC PROFILE



LOCATION - NORTHLAKE, TX

- 3 miles from Alliance Airport
- 10 miles from downtown Denton
- 17 miles from Dallas/Fort Worth International Airport (DFW)
- 20 miles from downtown Fort Worth
- 35 miles from downtown Dallas



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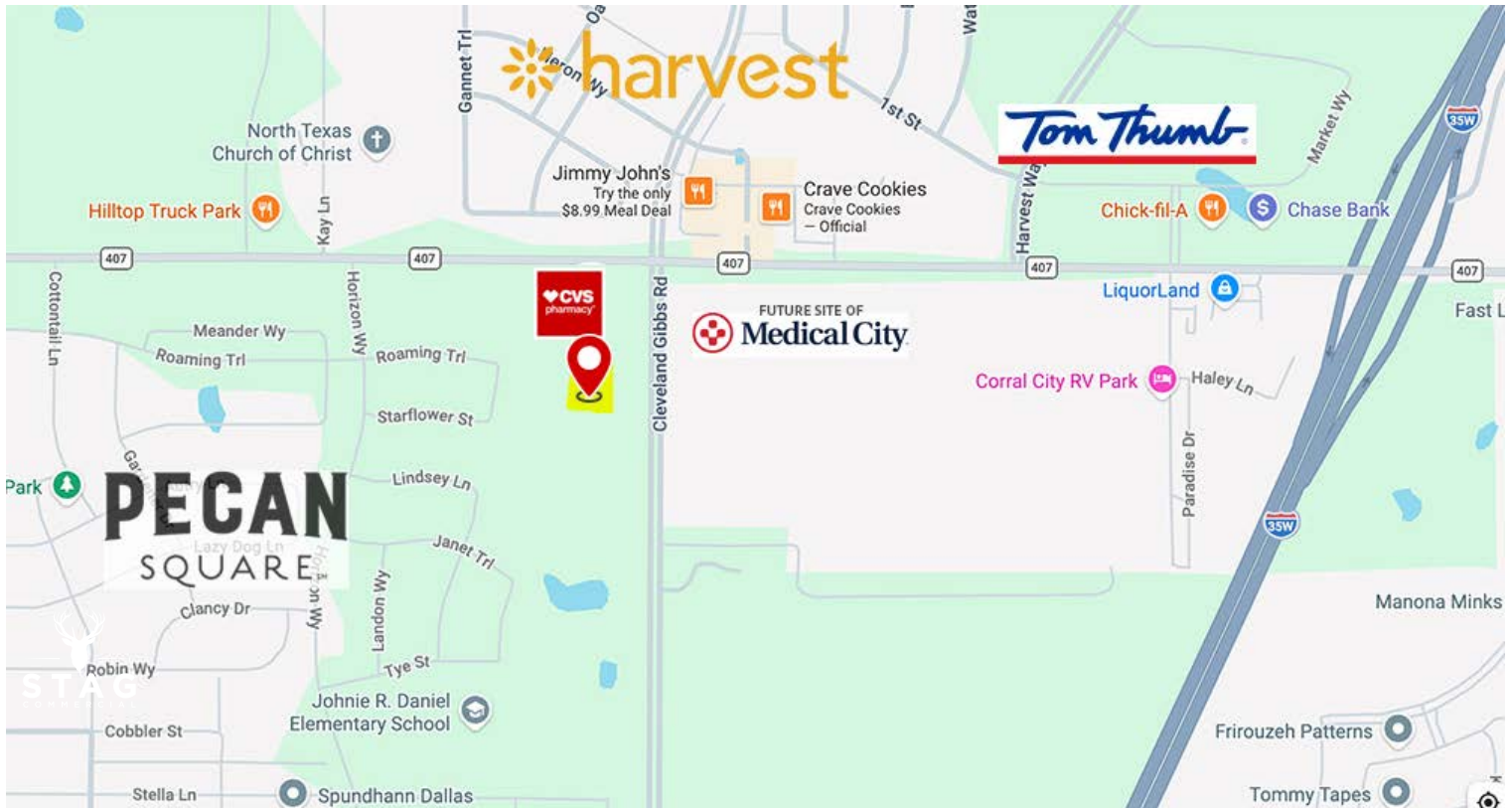
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SITEMAP

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PROPERTY SUMMARY

PROPERTY:	Northlake Retail Center - Pecan Plaza
ADDRESS:	TBD Cleveland Gibbs & 407, Northlake, TX 76247
TYPE:	Retail Strip Center New Construction
ZONING:	Northlake ETJ
AVAILABLE:	Suites 1-5 +/- 1,200 – 6,000 SF Delivery Est. Q1 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 ETJ 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 Northlake ETJ.

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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.

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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

0766988

Buyer/Tenant/Seller/Landlord Initials

Date