



## Northlake Corners

±21.22 AC | ALLIANCE TEXAS OUTDOOR  
STORAGE I-35W & FM 1171, NORTHLAKE TX

13650 FM 1171  
Northlake, Texas 76247  
Tarrant County

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Site Aerial

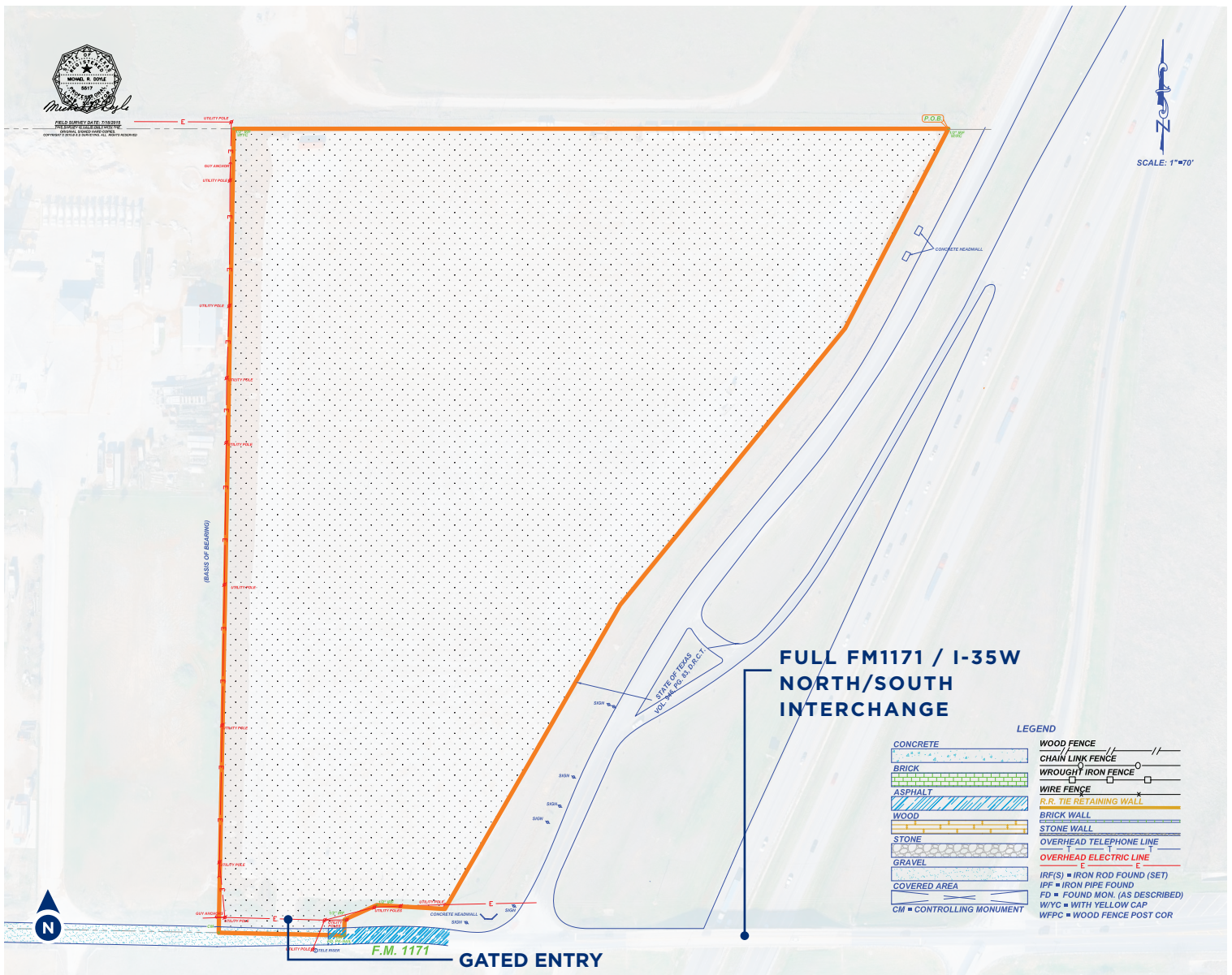
## PROPERTY DETAILS

# Overview

Northlake Corners is a ±21.22-acre improved outdoor storage opportunity located at the highly visible intersection of I-35W and Cross Timbers Road / FM 1171 in the Northlake ETJ. The site offers more than 1,500 feet of interstate exposure, direct access via the FM 1171 interchange, and immediate connectivity to AllianceTexas — one of the largest and most active industrial markets in the country. According to TxDOT 2024 traffic counts, the location sees approximately 70,000 vehicles per day on I-35W, providing strong visibility and brand exposure along one of North Texas' primary transportation corridors.

With approximately 21 acres of stabilized crushed gravel, perimeter fencing, automated gate access, and frontage along both I-35W and FM 1171, Northlake Corners provides a rare combination of functionality, flexibility, and regional access. Located in the Northlake ETJ and surrounded by major Alliance logistics infrastructure, the property is well positioned for users requiring secure outdoor space, equipment or material storage, fleet operations, trailer parking, and convenient access within the broader North Fort Worth, Denton County, and DFW industrial market.

<b>ADDRESS:</b>	13650 FM 1171, Northlake, Texas 76247
<b>SITE SIZE:</b>	±21.22 acres
<b>UTILITIES</b>	County electric, water, sewer near site
<b>PUBLIC STREET FRONTAGE</b>	1500 Feet of Frontage & Visibility to I-35W in Northlake
<b>CURRENT ZONING</b>	Northlake ETJ
<b>POTENTIAL USES</b>	Outdoor storage, container yard, trailer drop, equipment staging, fleet parking, contractor yard



# Site Plan

**±21.22-ACRE PROPERTY | IMPROVED OUTDOOR STORAGE WITH DIRECT ACCESS TO INTERSTATE 35W AND FM 1171 IN NORTHLAKE, TEXAS**

- ✓ 21.22 acres of stabilized crushed gravel throughout
- ✓ Fully secured - chain link with barbed wire topper fencing + automated gate access
- ✓ Access directly off Interstate 35W and FM 1171 intersection
- ✓ Northlake ETJ
- ✓ Automatic site lighting throughout





AllianceTexas® is a 27,000-acre master-planned community offering world-class aviation, office, industrial, retail, educational, residential and recreational opportunities.



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