

# SHOPS AT CHADWICK FARMS: RETAIL SPACE & PADS AVAILABLE

Northlake, TX



## DEMOGRAPHICS

	2 MILES	3 MILES	5 MILES
Total Population	15,769	27,359	92,097
Daytime Population	13,419	29,590	78,409
Average HH Income	\$165,990	\$156,574	\$171,698

CONTACT:

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7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

## LOCATION

SWC TX-114 & Cleveland Gibbs Road  
 Northlake, TX 76262

## PROPERTY HIGHLIGHTS:

- **Available Space** (can be demised):
  - **Pre-leasing:** (two) 15,000 SF Retail Buildings
  - **Lots 3 – 5:** +/- 3.31 AC (divisible)
- Pads available for sale, ground lease, BTS
- Now Pre-leasing Two 15,000 SF Retail Buildings for lease with end cap drive thru
- Near future home of Dallas Stars Multi-Sport Facility projected to see 1,000,000 annual visitors
- Contact broker for pricing

## TRAFFIC COUNTS:

Highway 114: 49,743 VPD (2024)

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#### A DEVELOPMENT BY:



HUNTINGTON PROPERTIES, INC.



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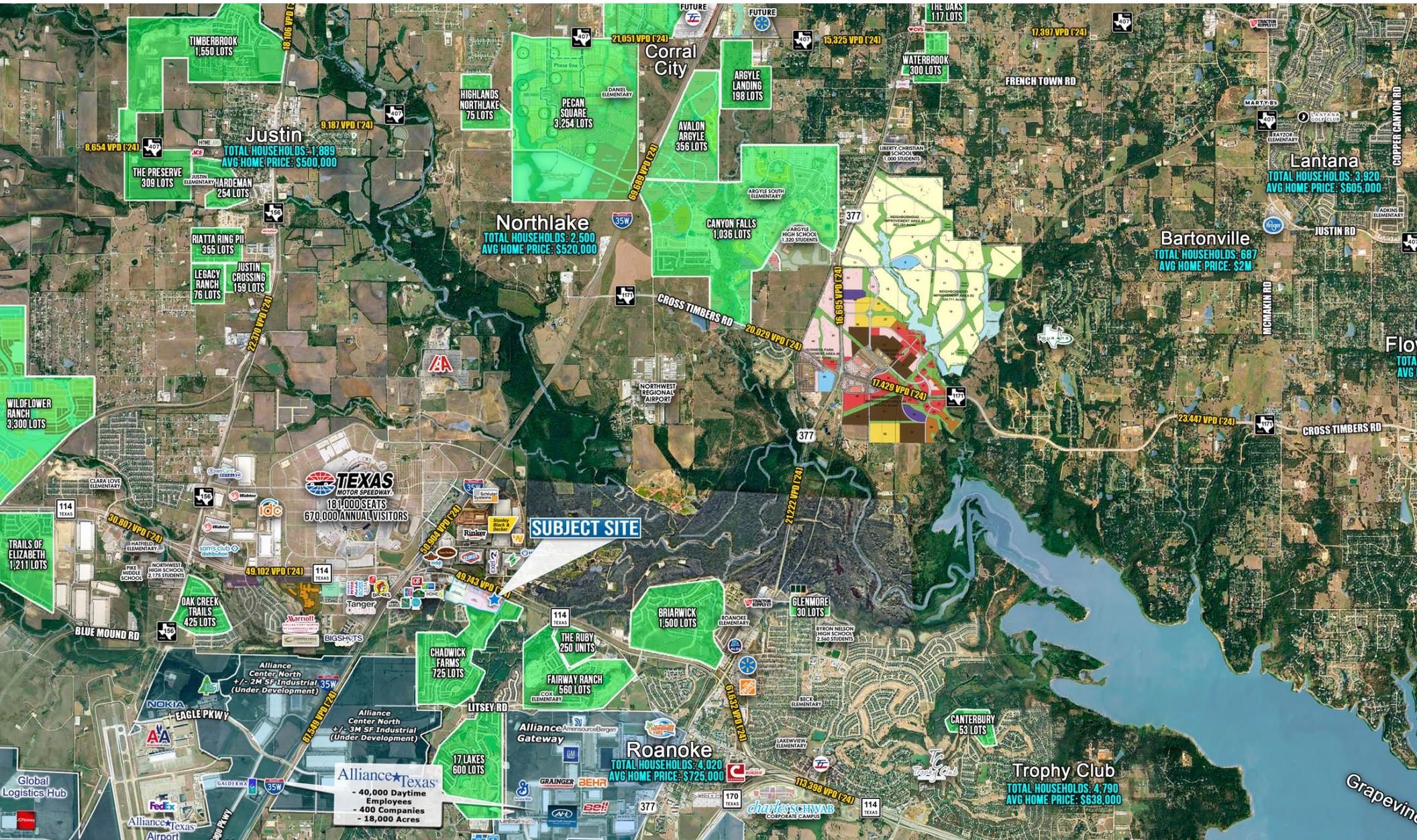
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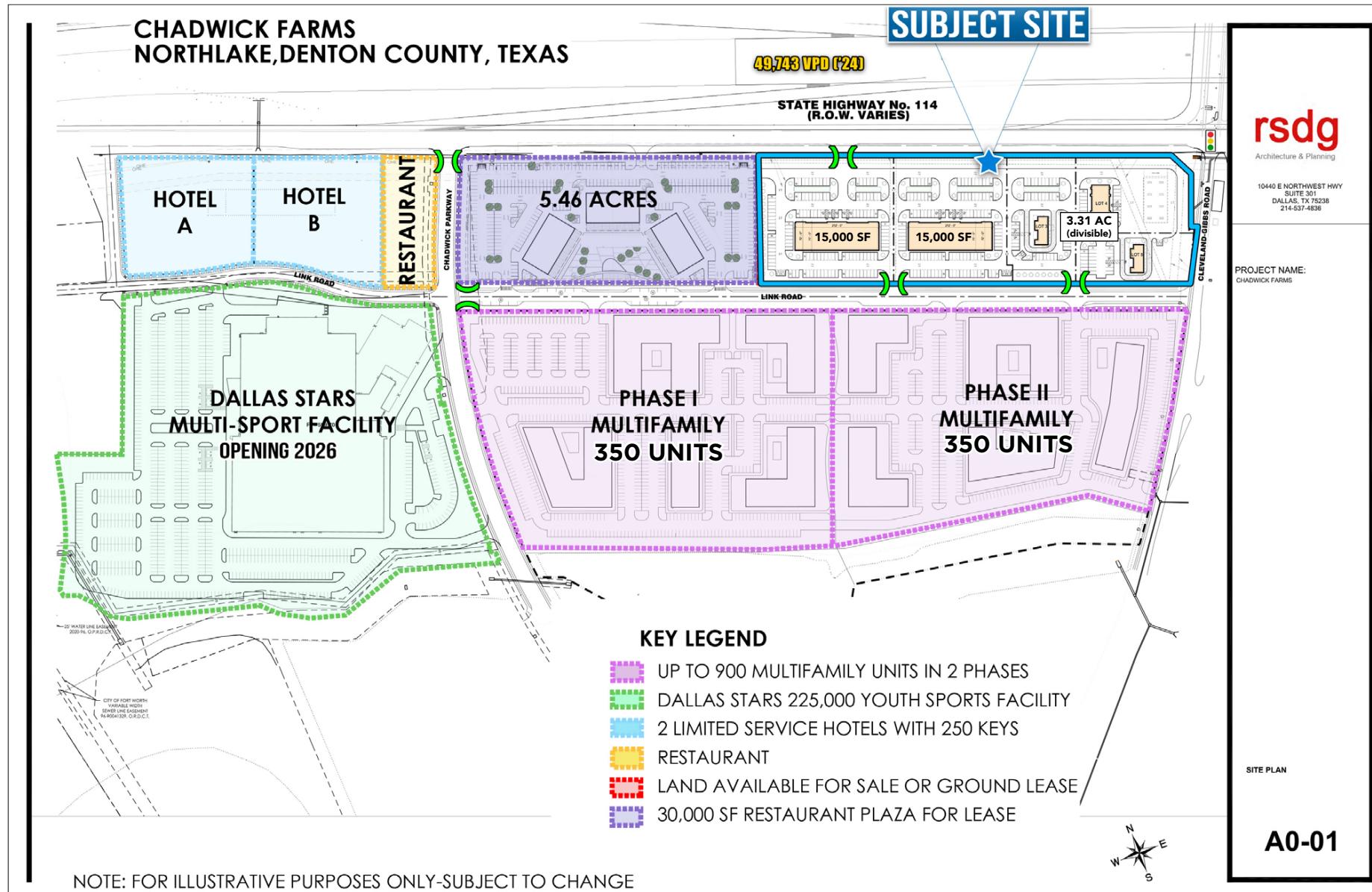
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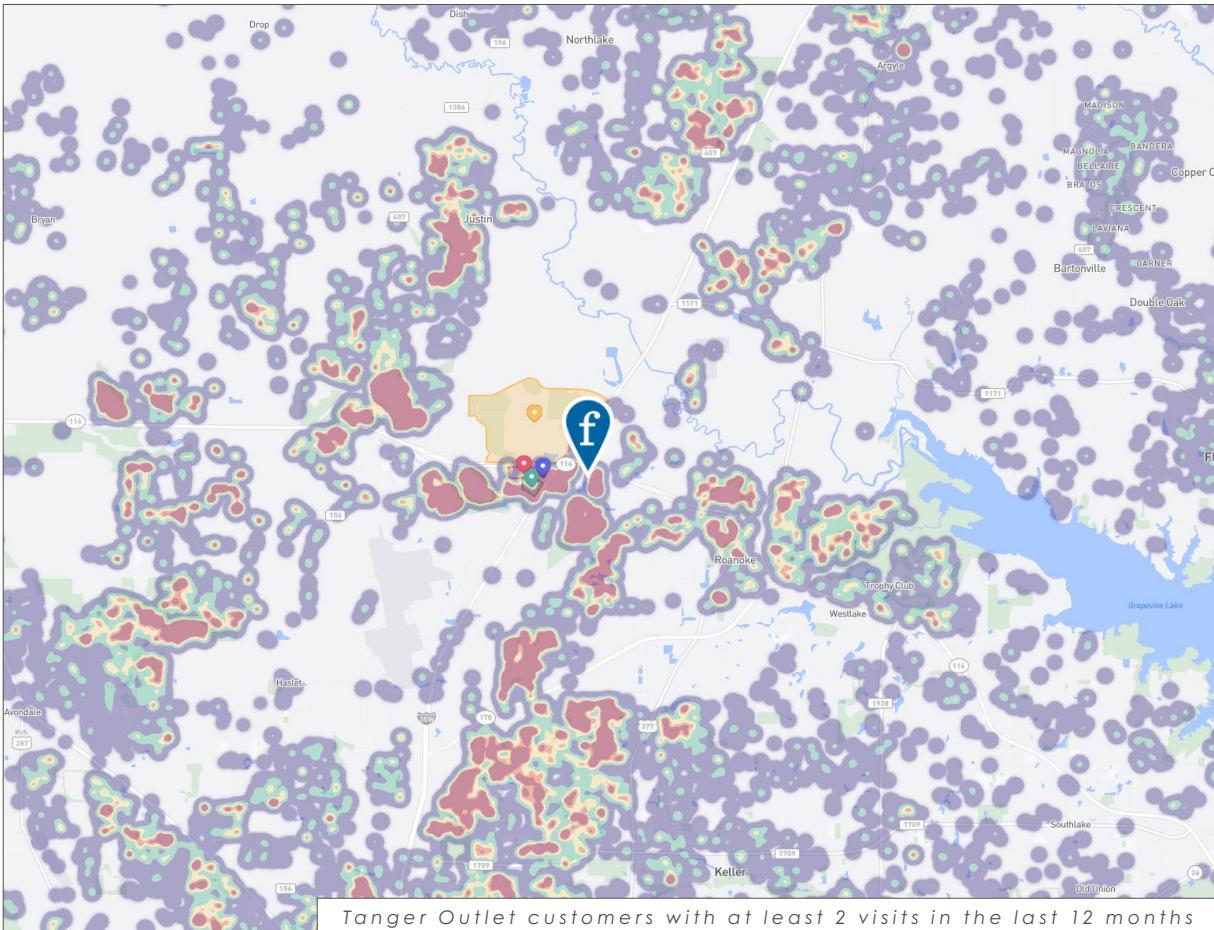
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## AREA TRAFFIC GENERATOR FOOT TRAFFIC (12 mos: Oct 2024 to Oct 2025)

**Buc-ee's:**

**est. # of Customers**

2,200,000 customers

**est. # of visits**

5,300,000 visits

**Champions Center:**

740,000 customers

2,800,000 visits

**Tanger Outlets:**

1,100,000 customers

2,500,000 visits

**Texas Motor Speedway:**

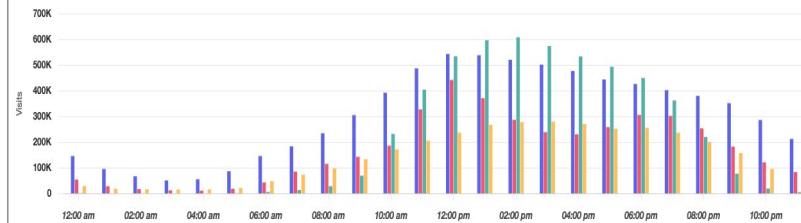
390,300 customers

670,000 visits

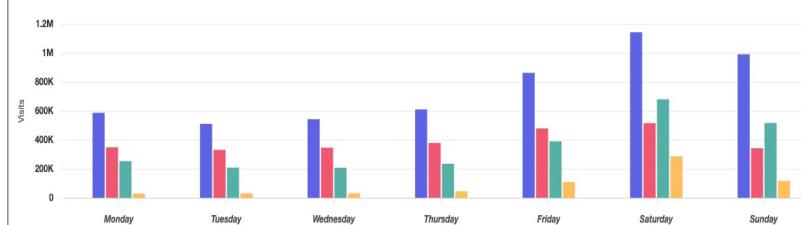
## AREA TRAFFIC GENERATORS:

- **BUC-EE'S**
- **TANGER OUTLETS**
- **CHAMPIONS CENTER**
- **TEXAS MOTOR SPEEDWAY**

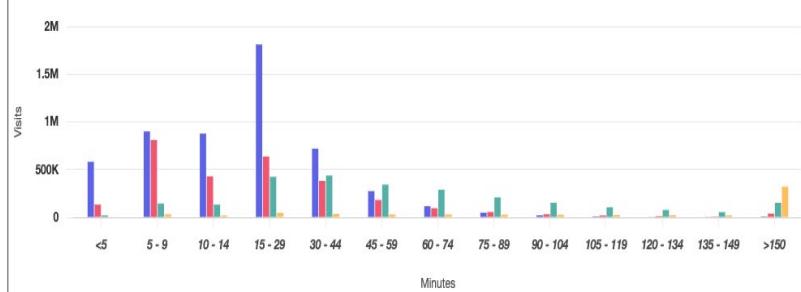
## HOURLY VISITS:



## DAILY VISITS:



## LENGTH OF STAY:



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# DEMOGRAPHIC SUMMARY

Chadwick Farms

Ring of 3 miles

## KEY FACTS



27,359

Population



29,590

Daytime Population



2.64%

'23-'28 Compound Annual Growth Rate



10,219

Households



\$490,724

Median Home Value



35.2

Median Age

## INCOME



\$119,812

Median Household Income



\$156,574

Average Household Income



\$58,084

Per Capita Income



\$261,296

Median Net Worth



1,034

Total Businesses



13,671

Total Employees



23.26%

Blue Collar Occupation



76.72%

White Collar Occupation

## AVERAGE ANNUAL HOUSEHOLD SPENDING



\$133,796

Total Annual Expenditures



\$5,601

2025 Meals at Restaurants



\$9,534

2025 Meals at Home



\$42,625

Retail Goods



\$5,443

Entertainment



\$1,425

Personal Care

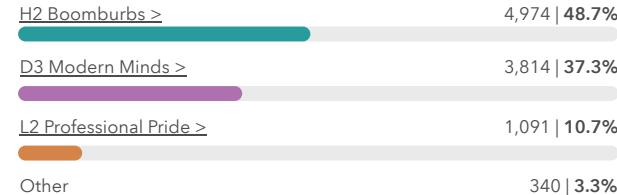


\$9,759

Health Care

## Tapestry

Top 3 segments by household count



[View comparison table](#)

## EDUCATION



12%

High School Diploma



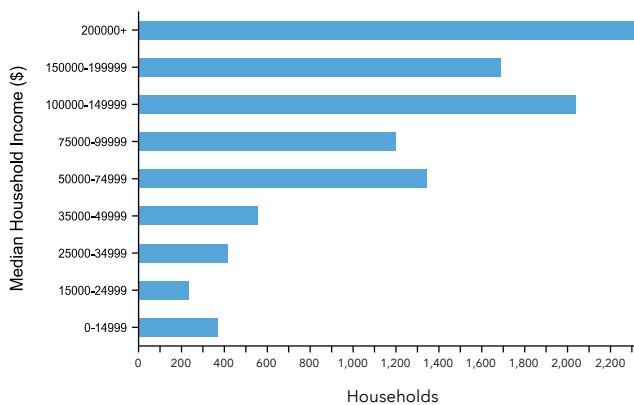
17%

Some College



53.27%

Bachelor's Degree or Graduate Degree



## 2025 Race and ethnicity (Esri)

The largest group: White Alone (64.16)

The smallest group: Pacific Islander Alone (0.10)

Indicator	Value	Diff
White Alone	64.16	+15.61
Black Alone	8.21	-7.51
American Indian/Alaska Native Alone	0.65	-0.32
Asian Alone	9.79	+1.39
Pacific Islander Alone	0.10	-0.03
Other Race	4.65	-7.42
Two or More Races	12.43	-1.73
Hispanic Origin (Any Race)	16.70	-12.48

Bars show deviation from Dallas-Ft. Worth, TX



# INFORMATION ABOUT BROKERAGE SERVICES

## 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.

Falcon Realty Advisors

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

497539

License No.

Timothy Hughes

Designated Broker of Firm

335775

License No.

Sales Agent / Associate's Name

License No.

Buyer / Tenant / Seller / Landlord Initials

Date

**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.

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