

SHOPS AT CHADWICK FARMS: RETAIL SPACE & PADS AVAILABLE

Northlake, TX



LOCATION

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

PROPERTY HIGHLIGHTS:

- **Total Acreage:** +/- 11.44 AC
 - **Pre-leasing:** (two) 15,000 SF Retail Buildings
 - **Pads:** 8+ AC (divisible)
- Pads available for sale, ground lease, BTS
- Now Pre-leasing Two 15,000 SF Retail Buildings for lease with drive thru end caps
- Near newly opened Dallas Stars Multi-Sport Facility projected to see 1,000,000+ annual visitors
- Contact broker for pricing

DEMOGRAPHICS

	2 MILES	3 MILES	5 MILES
Total Population	16,343	29,209	99,891
Daytime Population	13,787	30,383	83,063
Average HH Income	\$184,133	\$174,956	\$186,893

TRAFFIC COUNTS:

Highway 114:	56,019 VPD (2025)
Interstate 35W:	90,892 VPD (2025)

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A DEVELOPMENT BY:



HUNINGTON PROPERTIES, INC.



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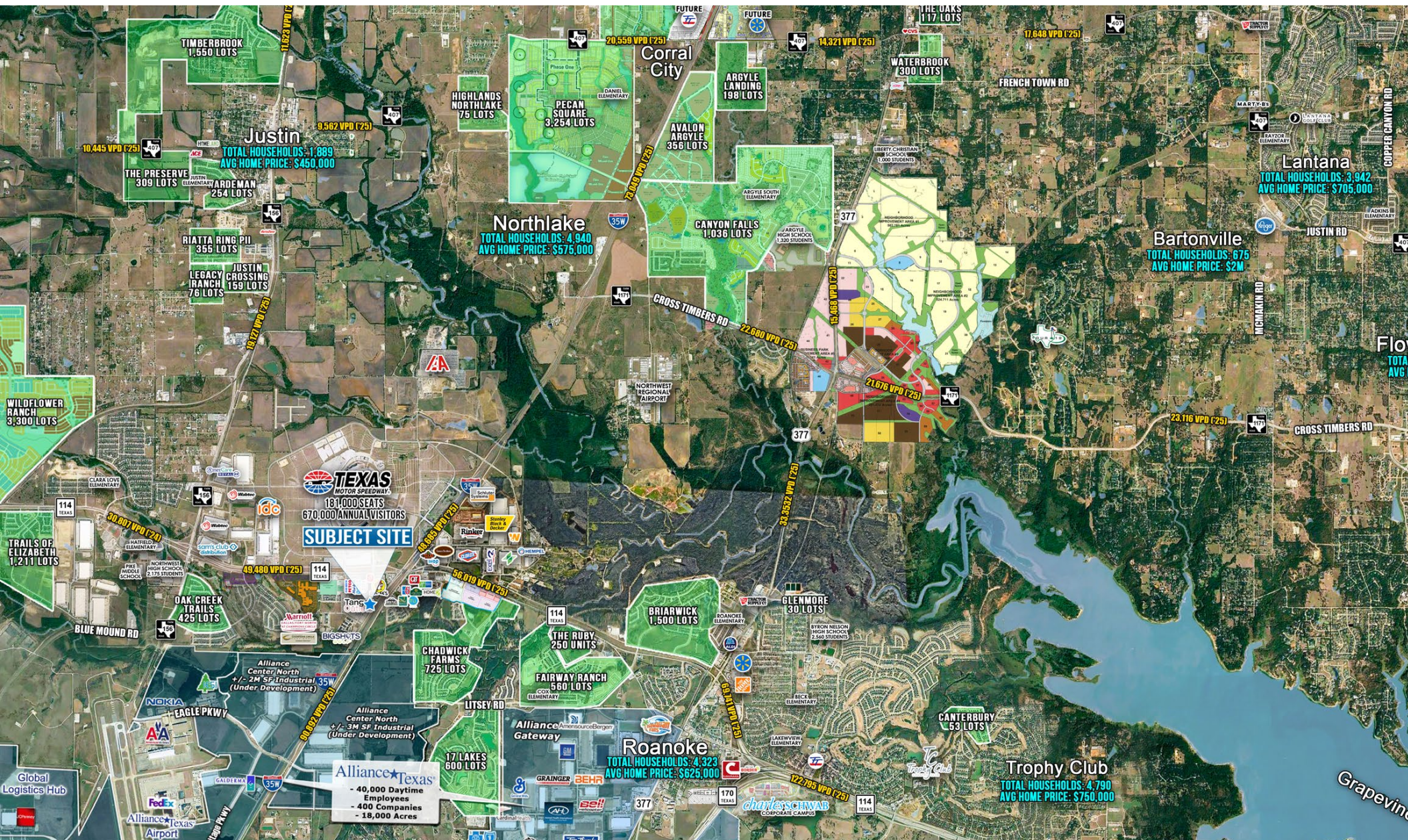
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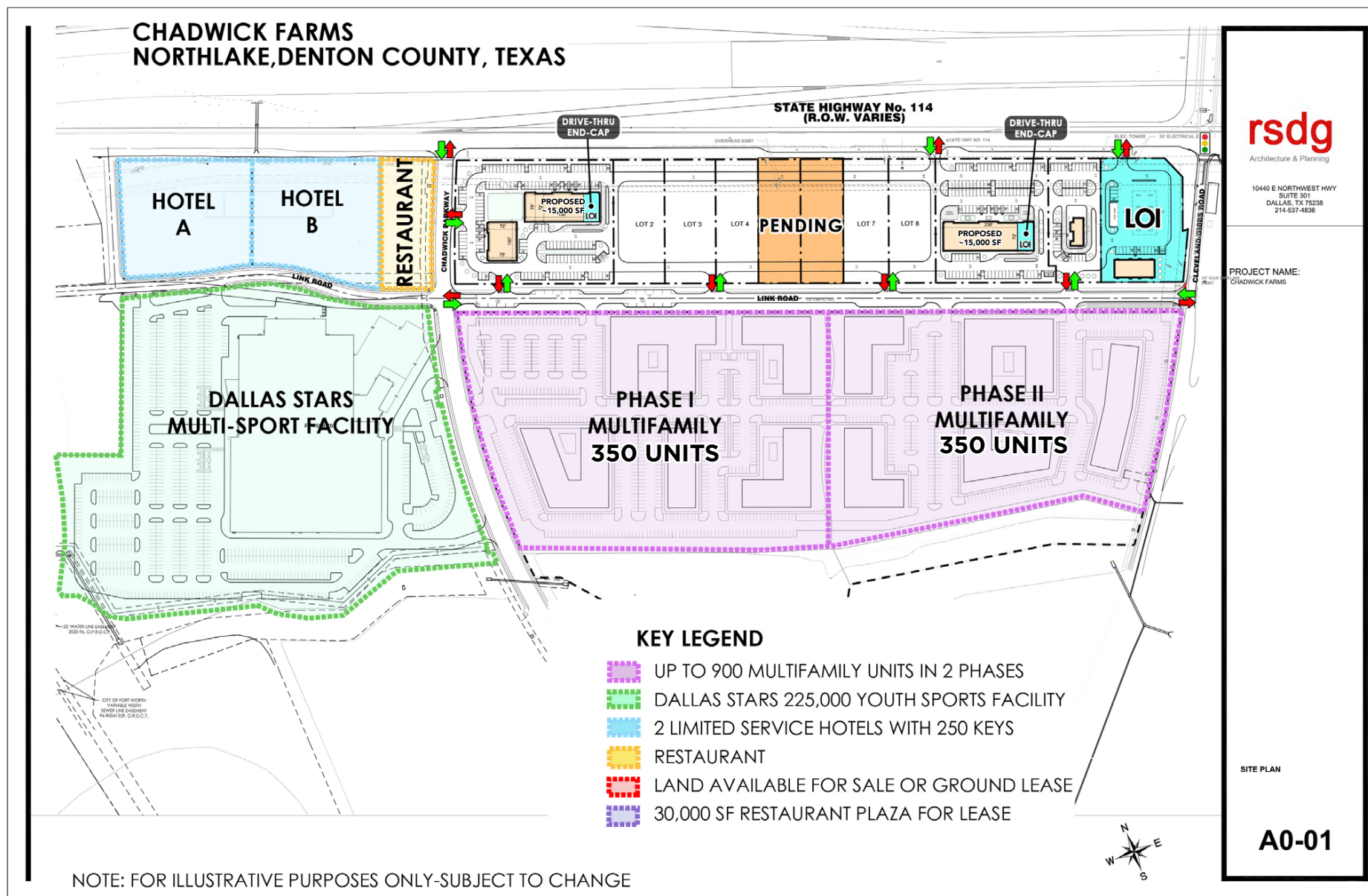
7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

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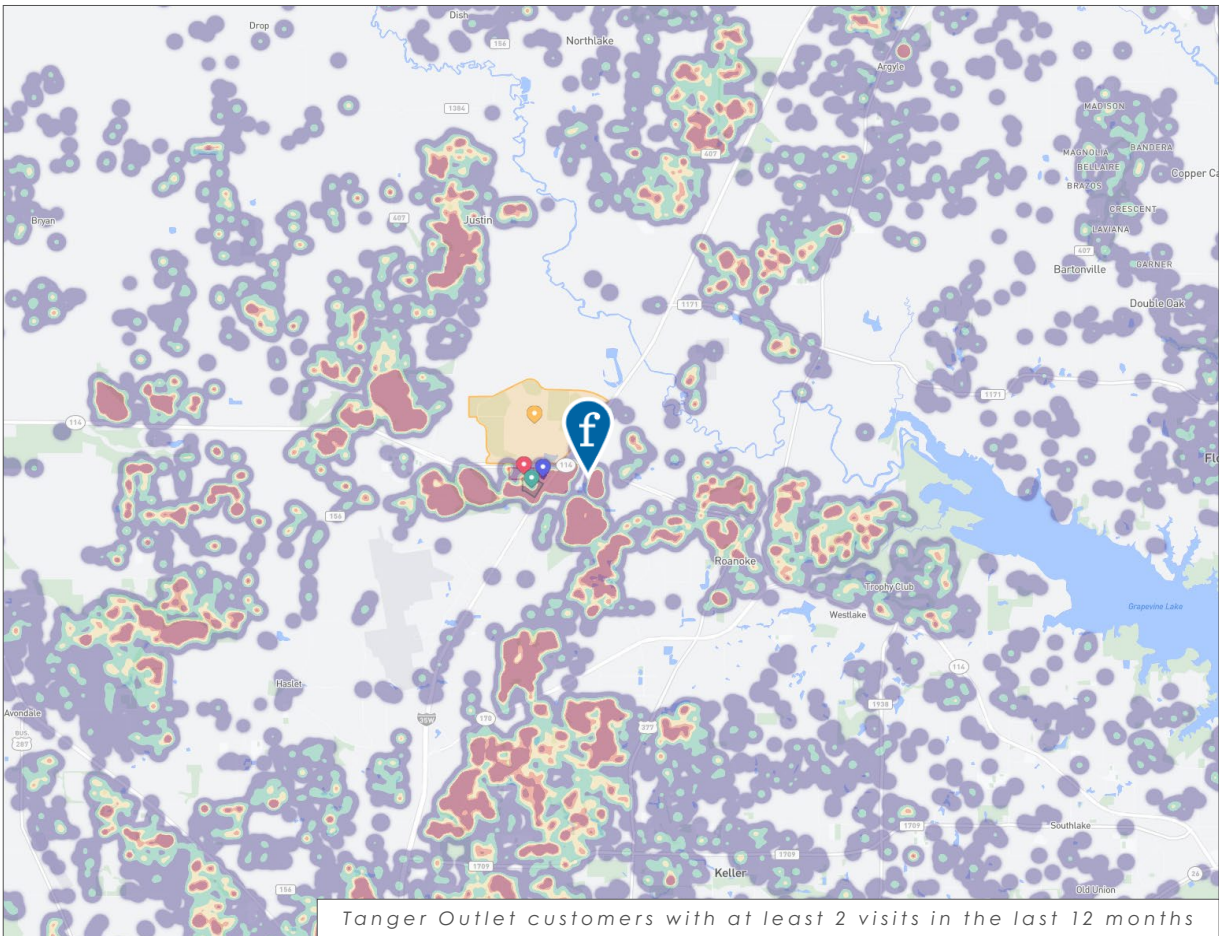
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Tanger Outlet customers with at least 2 visits in the last 12 months

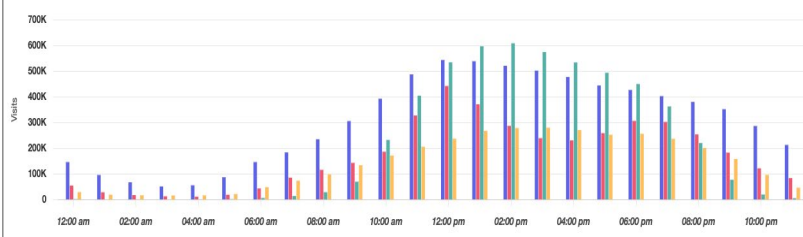
AREA TRAFFIC GENERATOR FOOT TRAFFIC (12 mos: Oct 2024 to Oct 2025)

	est. # of Customers	est. # of visits
Buc-ee's:	2,200,000 customers	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

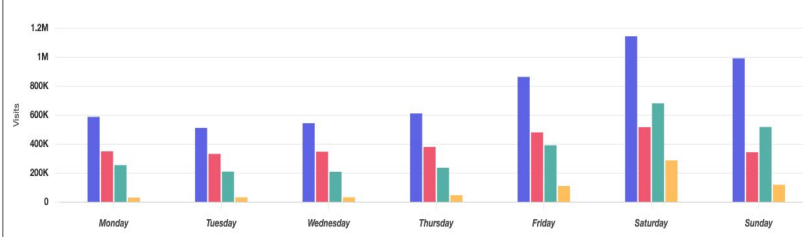
AREA TRAFFIC GENERATORS:

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

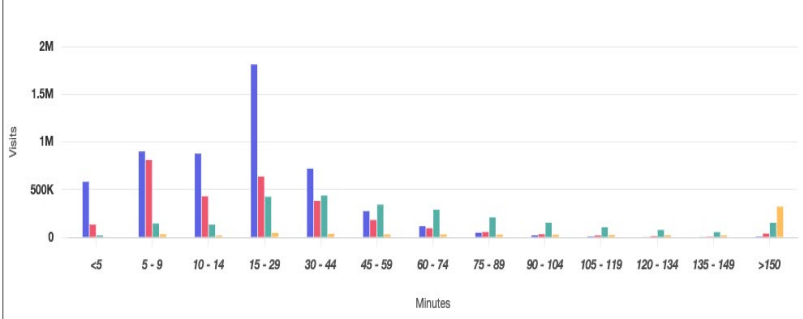
HOURLY VISITS:



DAILY VISITS:



LENGTH OF STAY:



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DEMOGRAPHIC SUMMARY

Chadwick Farms
Ring of 3 miles

KEY FACTS



29,209

Population



30,383

Daytime Population



2.23%

'23-'28 Compound
Annual Growth Rate



10,997

Households



\$498,006

Median Home Value



35.2

Median Age

EDUCATION



11%

High School Diploma



17%

Some College



54.34%

Bachelor's Degree or
Graduate Degree

INCOME



\$133,371

Median
HH Income



\$174,956

Average
HH Income



\$65,461

Per Capita
Income



\$298,827

Median
Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$148,162

Total Annual
Expenditures



\$6,348

Meals at
Restaurants



\$10,748

Meals at Home



\$45,331

Retail Goods



\$6,048

Entertainment



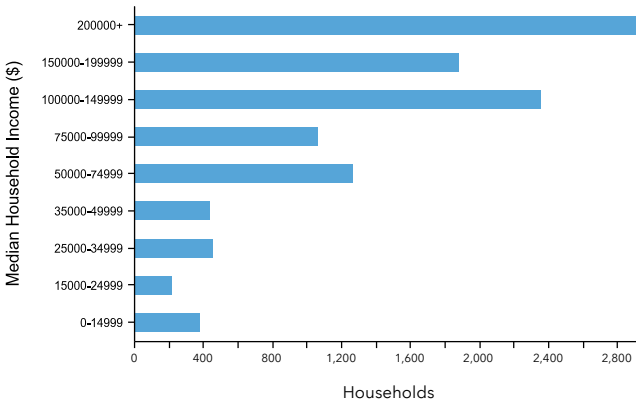
\$1,671

Personal Care



\$10,847

Health Care



BUSINESS



1,049

2026 Total
Businesses



13,941

2026 Total
Employees



23.22%

Blue Collar
Occupation

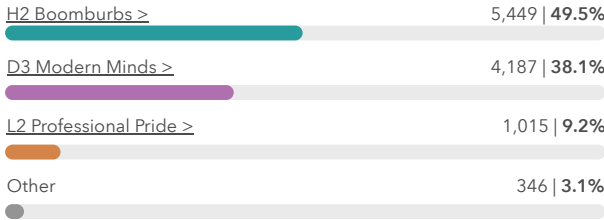


76.77%

White Collar
Occupation

Tapestry

Top 3 segments by household count



[View comparison table](#)

2026 Race and ethnicity (Esri)

The largest group: White Alone (62.54)

The smallest group: Pacific Islander Alone (0.10)

Indicator	Value	Diff		
White Alone	62.54	+9.35		
Black Alone	8.63	-3.35		
American Indian/Alaska Native Alone	0.63	-0.14		
Asian Alone	10.89	-2.44		
Pacific Islander Alone	0.10	0		
Other Race	4.81	-2.48		
Two or More Races	12.40	-0.95		
Hispanic Origin (Any Race)	16.87	-3.93		

Bars show deviation from Denton County

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.

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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Buyer / Tenant / Seller / Landlord Initials

Date