SHOPS AT CHADWICK FARMS: RETAIL SPACE & PADS AVAILABLE

Northlake, TX

A DEVELOPMENT BY:
Hunington
HUNINGTON PROPERTIES, INC.



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
- Near Roanoke Sports Complex opening Spring 2027 projected to see 2.2M visitors with 44 annual events
- 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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7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

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BUILDING 1



BUILDINGS 2 & 3



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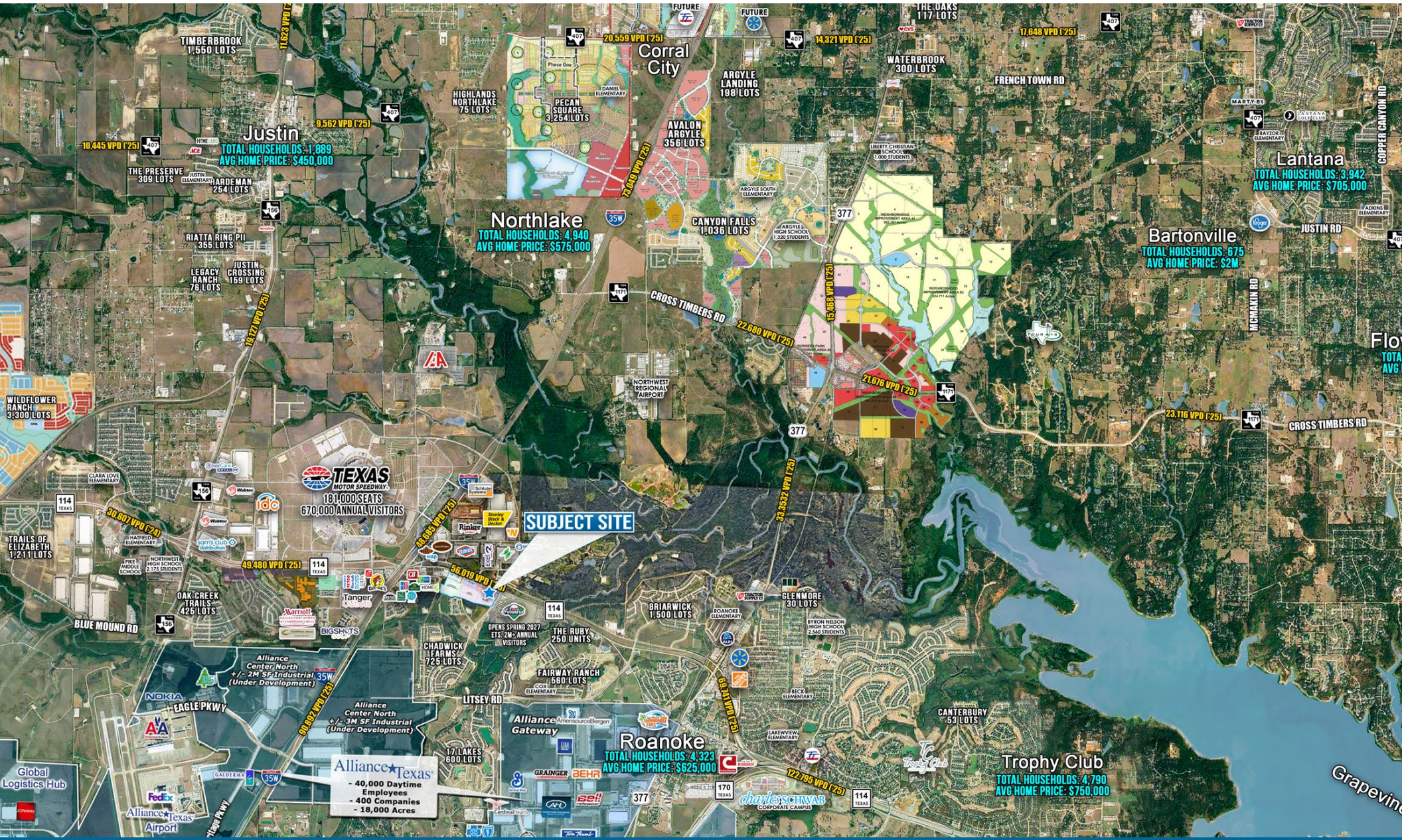
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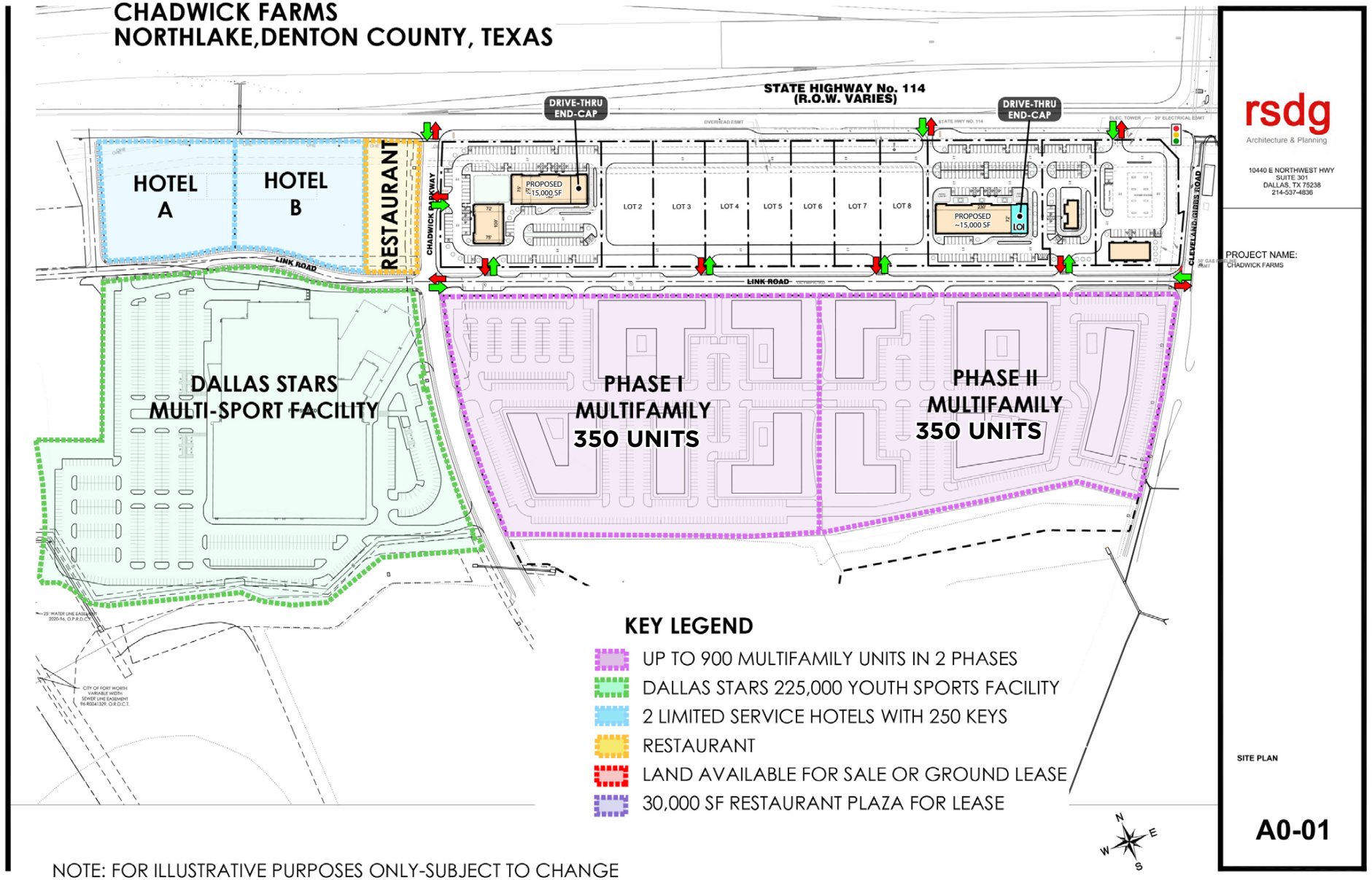
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NOTE: FOR ILLUSTRATIVE PURPOSES ONLY-SUBJECT TO CHANGE

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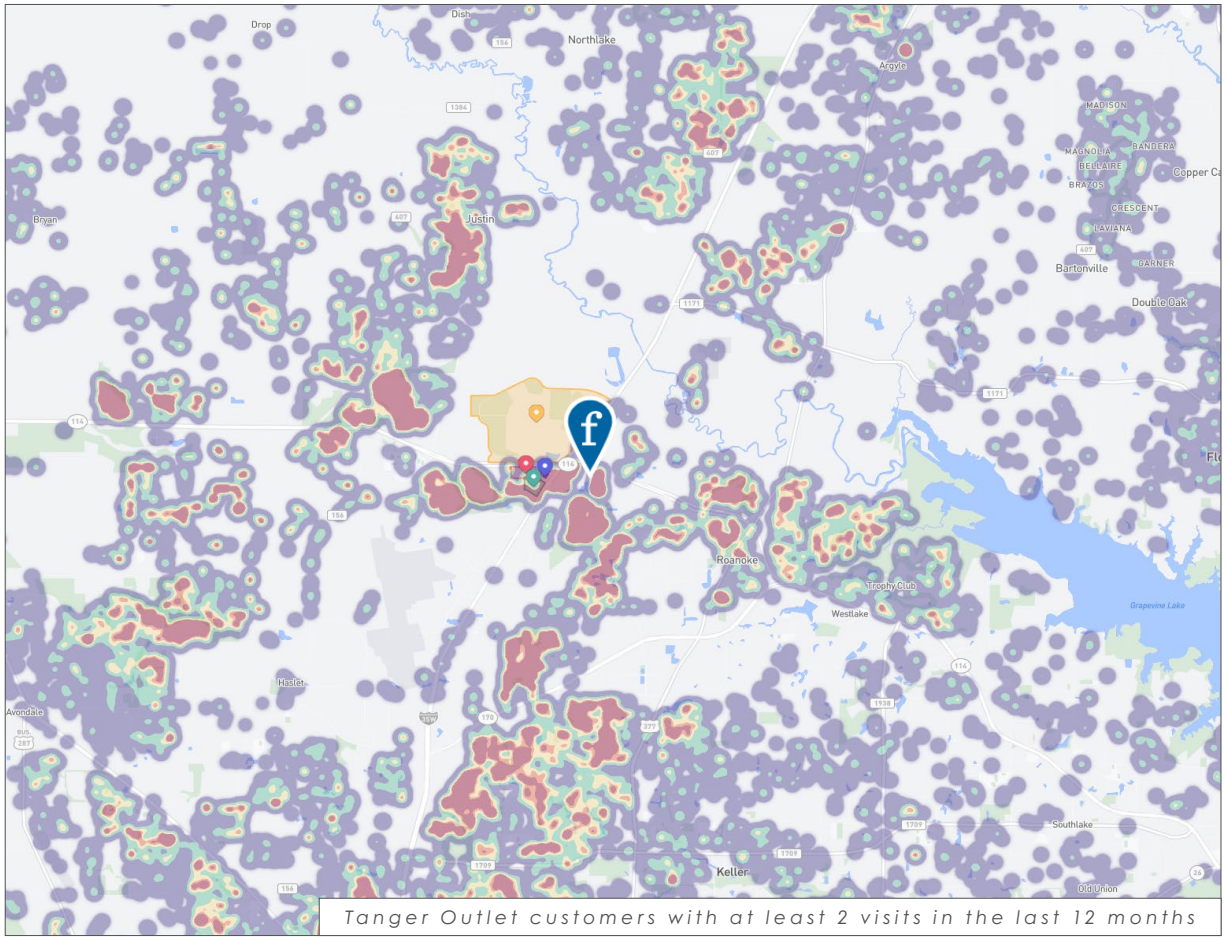
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Tanger Outlet customers with at least 2 visits in the last 12 months

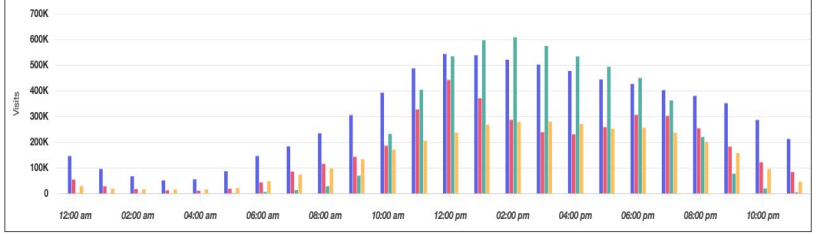
AREA TRAFFIC GENERATOR FOOT TRAFFIC *(12 mos: Oct 2024 to Oct 2025)*

	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

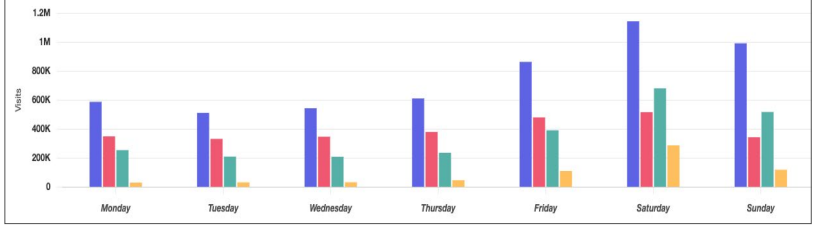
AREA TRAFFIC GENERATORS:

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

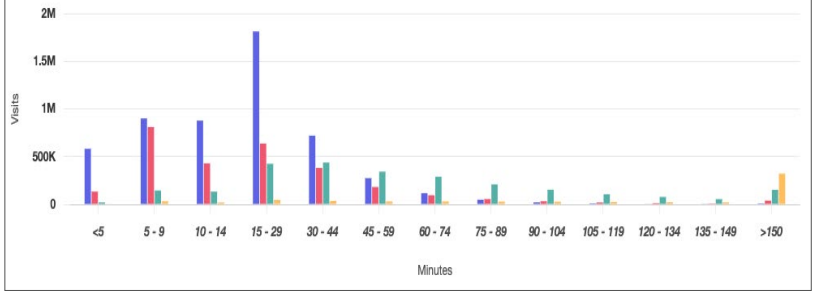
HOURLY VISITS:



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

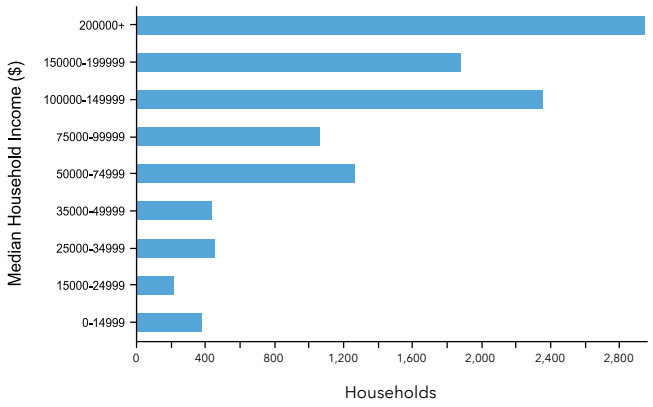
$10,748
Meals at Home

$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

H2 Boomburbs >	5,449 | **49.5%**
D3 Modern Minds >	4,187 | **38.1%**
L2 Professional Pride >	1,015 | **9.2%**
Other	346 | **3.1%**

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

This infographic contains data provided by Esri, Esri-Data Axle, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2026, 2031.

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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

• A BROKER is responsible for all brokerage activites, 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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Sales Agent / Associate's Name	License No.	E-Mail	Phone

Buyer / Tenant / Seller / Landlord Initials

Date