

Northlake Corners - Retail & Industrial/Flex

FM 1171 & I-35 W, Roanoke, TX



Alicia Harrison
Hilliard Realtors
99 Trophy Club Dr, Trophy Club, TX 76262
alicia@dfwhomesonline.net
(214)893-7886
License: 0333864

Northlake Corners - Retail & Industrial/Flex

\$11 - \$20 /SF/Year

Incredible Retail and Industrial/Flex opportunity with frontage on I-35 and high elevation in Greater Alliance area. Retail is \$15-\$20/SF NNN, Industrial/Flex is \$11-\$14 MG and a prime location for an Auto Parts/Tire shop, Paint Store, Flooring Showroom and more. Less than 1/2 mile from Texas Motor Speedway, Tanger Outlets and many more. Owner/Agent.

- I-35 W Frontage
- High Elevation
- Build-to-Suit



Total Space Available:	N/A
Rental Rate:	\$11 - \$20 /SF/Year
Min. Divisible:	1,200 SF
Max. Contiguous:	6,000 SF
Property Type:	Retail
Property Sub-type:	Strip Center
Additional Sub-types:	Flex Space
Construction Status:	Under Construction/Proposed
Building Size:	102,000 SF
Gross Leasable Area:	102,000 SF



Alicia Harrison
Hillard Realtors
214-893-7586

Space 1200RTL

Space Available	1,200 SF
Rental Rate	\$15 - \$20 /SF/Year
Space / Lot Type	Strip Center
Lease Type	NNN
Date Available	Aug 2017
Lease Term	48 Months
Pct. Procurement Fee	4.00%

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Space 2400RTL

Space Available	2,400 SF
Rental Rate	\$15 - \$20 /SF/Year
Space / Lot Type	Strip Center
Lease Type	NNN
Date Available	Aug 2017
Lease Term	48 Months
Pct. Procurement Fee	4.00%

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Space 3600RTL

Space Available	3,600 SF
Rental Rate	\$15 - \$20 /SF/Year
Space / Lot Type	Strip Center
Lease Type	NNN
Lease Term	48 Months
Pct. Procurement Fee	4.00%

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Space 4800RTL

Space Available	4,800 SF
Rental Rate	\$15 - \$20 /SF/Year
Space / Lot Type	Strip Center
Lease Type	NNN
Lease Term	48 Months

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Space 6000RTL

Space Available	6,000 SF
Rental Rate	\$15 - \$20 /SF/Year
Space / Lot Type	Strip Center
Lease Type	NNN
Lease Term	48 Months

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Pct. Procurement Fee	4.00%
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Space 1200INFX

Space Available	1,200 SF
Rental Rate	\$11 - \$14 /SF/Year
Space / Lot Type	Strip Center
Additional Space / Lot Types	Flex Space
Lease Type	Modified Gross
Lease Term	48 Months
Pct. Procurement Fee	4.00%

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Space 2400INFX

Space Available	2,400 SF
Rental Rate	\$11 - \$14 /SF/Year
Space / Lot Type	Strip Center
Additional Space / Lot Types	Flex Space
Lease Type	Modified Gross
Lease Term	48 Months

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Space 3600INFX

Space Available	3,600 SF
Rental Rate	\$11 - \$14 /SF/Year
Space / Lot Type	Strip Center
Additional Space / Lot Types	Flex Space
Lease Type	Modified Gross
Lease Term	48 Months

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Space 4800INFX

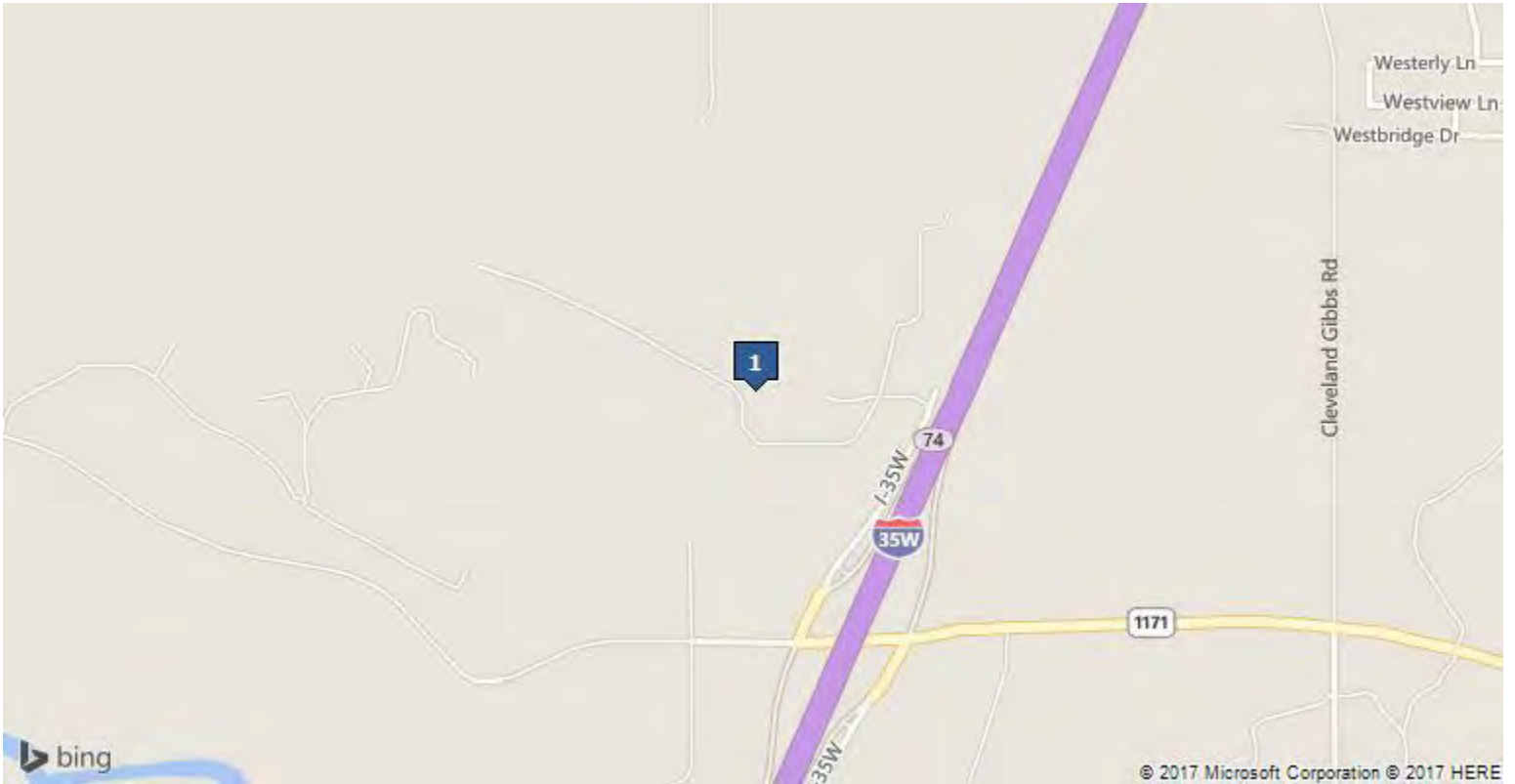
Space Available	4,800 SF
Rental Rate	\$11 - \$14 /SF/Year
Space / Lot Type	Strip Center
Additional Space / Lot Types	Flex Space
Lease Type	Modified Gross
Lease Term	48 Months
Pct. Procurement Fee	4.00%

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Space 6000INFX

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Space Available	6,000 SF
Rental Rate	\$11 - \$14 /SF/Year
Space / Lot Type	Flex Space
Lease Type	Modified Gross
Lease Term	48 Months
Pct. Procurement Fee	4.00%

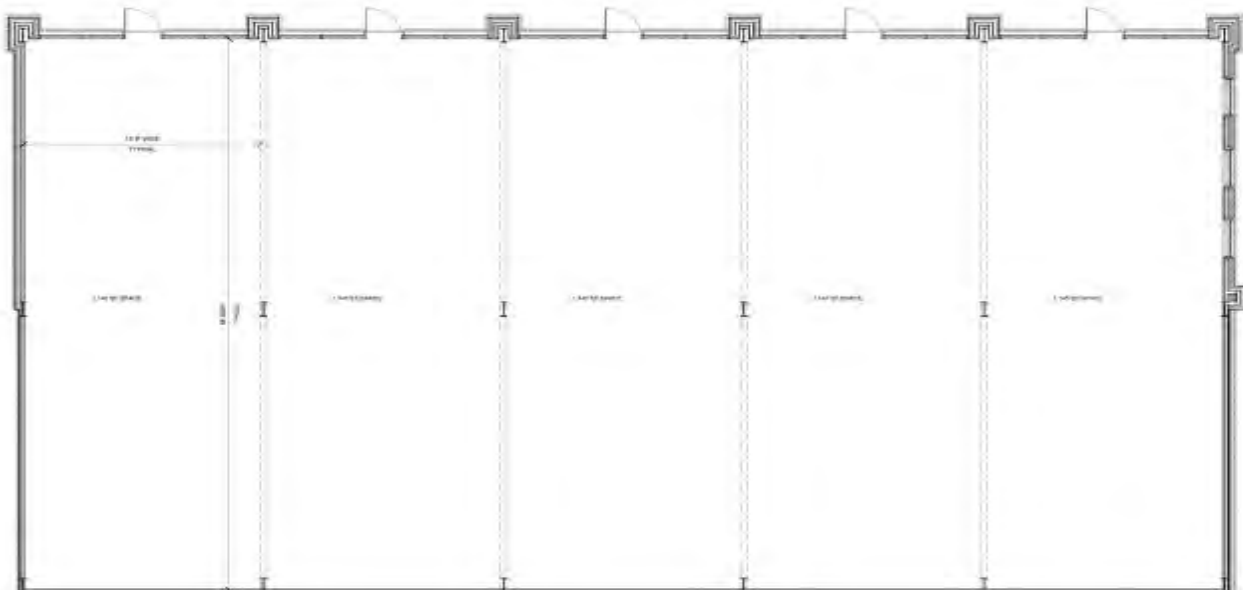


FM 1171 & I-35 W, Roanoke, TX

Northwest corner of I-35 W and FM 1171 on the west side of highway.



5 bay plan



Property Photos

Masterplan



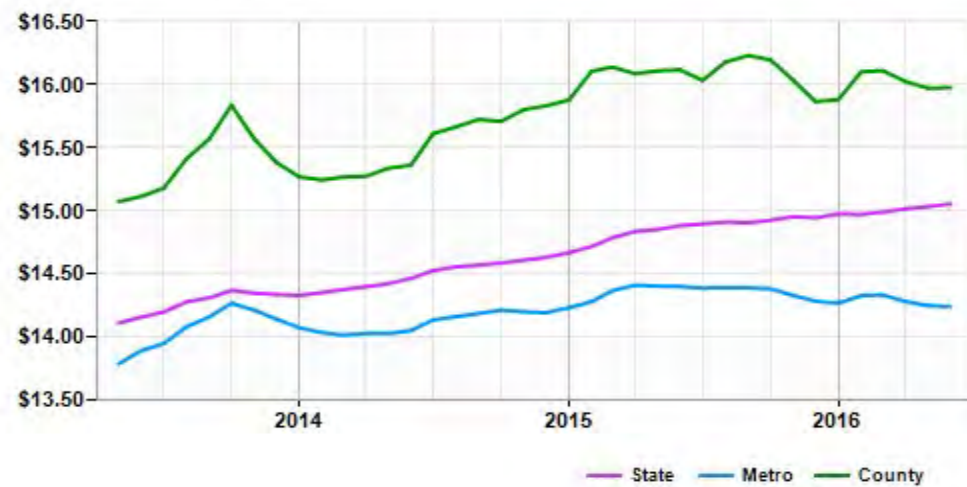
Market Trends

Asking Prices Retail for Sale Roanoke, TX (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$152	+4.3%	+12.0%
Metro	\$182	+6.1%	+14.6%
County	\$304	+9.9%	+38.6%

Asking Rent Retail for Lease Roanoke, TX (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$15.05	+0.4%	+1.2%
Metro	\$14.24	-0.7%	-1.1%
County	\$15.97	-0.8%	-0.9%

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	n/a	n/a	16,692
2015 Female Population	n/a	n/a	17,249
% 2015 Male Population	0.00%	0.00%	49.18%
% 2015 Female Population	0.00%	0.00%	50.82%
2015 Total Population: Adult	n/a	n/a	25,331
2015 Total Daytime Population	n/a	n/a	30,606
2015 Total Employees	n/a	n/a	12,188
2015 Total Population: Median Age	n/a	n/a	38
2015 Total Population: Adult Median Age	n/a	n/a	47
2015 Total population: Under 5 years	n/a	n/a	2,087
2015 Total population: 5 to 9 years	n/a	n/a	2,570
2015 Total population: 10 to 14 years	n/a	n/a	2,712
2015 Total population: 15 to 19 years	n/a	n/a	2,207
2015 Total population: 20 to 24 years	n/a	n/a	1,435
2015 Total population: 25 to 29 years	n/a	n/a	2,082
2015 Total population: 30 to 34 years	n/a	n/a	2,228
2015 Total population: 35 to 39 years	n/a	n/a	2,378
2015 Total population: 40 to 44 years	n/a	n/a	2,850
2015 Total population: 45 to 49 years	n/a	n/a	2,473
2015 Total population: 50 to 54 years	n/a	n/a	2,442
2015 Total population: 55 to 59 years	n/a	n/a	2,169
2015 Total population: 60 to 64 years	n/a	n/a	1,938
2015 Total population: 65 to 69 years	n/a	n/a	1,915
2015 Total population: 70 to 74 years	n/a	n/a	1,194
2015 Total population: 75 to 79 years	n/a	n/a	653
2015 Total population: 80 to 84 years	n/a	n/a	358
2015 Total population: 85 years and over	n/a	n/a	250
% 2015 Total population: Under 5 years	0.00%	0.00%	6.15%
% 2015 Total population: 5 to 9 years	0.00%	0.00%	7.57%
% 2015 Total population: 10 to 14 years	0.00%	0.00%	7.99%
% 2015 Total population: 15 to 19 years	0.00%	0.00%	6.50%
% 2015 Total population: 20 to 24 years	0.00%	0.00%	4.23%
% 2015 Total population: 25 to 29 years	0.00%	0.00%	6.13%
% 2015 Total population: 30 to 34 years	0.00%	0.00%	6.56%
% 2015 Total population: 35 to 39 years	0.00%	0.00%	7.01%
% 2015 Total population: 40 to 44 years	0.00%	0.00%	8.40%
% 2015 Total population: 45 to 49 years	0.00%	0.00%	7.29%
% 2015 Total population: 50 to 54 years	0.00%	0.00%	7.19%
% 2015 Total population: 55 to 59 years	0.00%	0.00%	6.39%
% 2015 Total population: 60 to 64 years	0.00%	0.00%	5.71%
% 2015 Total population: 65 to 69 years	0.00%	0.00%	5.64%
% 2015 Total population: 70 to 74 years	0.00%	0.00%	3.52%
% 2015 Total population: 75 to 79 years	0.00%	0.00%	1.92%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	0.00%	0.00%	1.05%
% 2015 Total population: 85 years and over	0.00%	0.00%	0.74%
2015 White alone	n/a	n/a	29,329
2015 Black or African American alone	n/a	n/a	1,411
2015 American Indian and Alaska Native alone	n/a	n/a	255
2015 Asian alone	n/a	n/a	882
2015 Native Hawaiian and OPI alone	n/a	n/a	30
2015 Some Other Race alone	n/a	n/a	1,196
2015 Two or More Races alone	n/a	n/a	838
2015 Hispanic	n/a	n/a	4,482
2015 Not Hispanic	n/a	n/a	29,459
% 2015 White alone	0.00%	0.00%	86.41%
% 2015 Black or African American alone	0.00%	0.00%	4.16%
% 2015 American Indian and Alaska Native alone	0.00%	0.00%	0.75%
% 2015 Asian alone	0.00%	0.00%	2.60%
% 2015 Native Hawaiian and OPI alone	0.00%	0.00%	0.09%
% 2015 Some Other Race alone	0.00%	0.00%	3.52%
% 2015 Two or More Races alone	0.00%	0.00%	2.47%
% 2015 Hispanic	0.00%	0.00%	13.21%
% 2015 Not Hispanic	0.00%	0.00%	86.79%
2015 Not Hispanic: White alone	n/a	n/a	9,230
2015 Not Hispanic: Black or African American alone	n/a	n/a	97
2015 Not Hispanic: American Indian and Alaska Native alone	n/a	n/a	71
2015 Not Hispanic: Asian alone	n/a	n/a	88
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	n/a	4
2015 Not Hispanic: Some Other Race alone	n/a	n/a	5
2015 Not Hispanic: Two or More Races	n/a	n/a	121
% 2015 Not Hispanic: White alone	0.00%	0.00%	87.79%
% 2015 Not Hispanic: Black or African American alone	0.00%	0.00%	0.92%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.00%	0.00%	0.68%
% 2015 Not Hispanic: Asian alone	0.00%	0.00%	0.84%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.00%	0.04%
% 2015 Not Hispanic: Some Other Race alone	0.00%	0.00%	0.05%
% 2015 Not Hispanic: Two or More Races	0.00%	0.00%	1.15%

Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	n/a	n/a	33,941
2015 Households	n/a	n/a	12,089

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	n/a	n/a	9,239
Household Change 2010-2015	n/a	n/a	2,914
% Population Change 2010-2015	0.00%	0.00%	37.40%
% Household Change 2010-2015	0.00%	0.00%	31.76%
Population Change 2000-2015	n/a	n/a	23,427
Household Change 2000-2015	n/a	n/a	8,285
% Population Change 2000 to 2015	0.00%	0.00%	222.82%
% Household Change 2000 to 2015	0.00%	0.00%	217.80%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	n/a	n/a	4,458
2015 Occupied Housing Units	n/a	n/a	3,805
2015 Owner Occupied Housing Units	n/a	n/a	2,953
2015 Renter Occupied Housing Units	n/a	n/a	852
2015 Vacant Housings Units	n/a	n/a	656
% 2015 Occupied Housing Units	0.00%	0.00%	85.35%
% 2015 Owner occupied housing units	0.00%	0.00%	77.61%
% 2015 Renter occupied housing units	0.00%	0.00%	22.39%
% 2000 Vacant housing units	0.00%	0.00%	14.72%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	n/a	n/a	\$81,816
2015 Household Income: Average	n/a	n/a	\$104,299
2015 Per Capita Income	n/a	n/a	\$37,270
2015 Household income: Less than \$10,000	n/a	n/a	197
2015 Household income: \$10,000 to \$14,999	n/a	n/a	199
2015 Household income: \$15,000 to \$19,999	n/a	n/a	415
2015 Household income: \$20,000 to \$24,999	n/a	n/a	312
2015 Household income: \$25,000 to \$29,999	n/a	n/a	399
2015 Household income: \$30,000 to \$34,999	n/a	n/a	397
2015 Household income: \$35,000 to \$39,999	n/a	n/a	459
2015 Household income: \$40,000 to \$44,999	n/a	n/a	594
2015 Household income: \$45,000 to \$49,999	n/a	n/a	270
2015 Household income: \$50,000 to \$59,999	n/a	n/a	891
2015 Household income: \$60,000 to \$74,999	n/a	n/a	1,355
2015 Household income: \$75,000 to \$99,999	n/a	n/a	2,041
2015 Household income: \$100,000 to \$124,999	n/a	n/a	1,627
2015 Household income: \$125,000 to \$149,999	n/a	n/a	849
2015 Household income: \$150,000 to \$199,999	n/a	n/a	1,053
2015 Household income: \$200,000 or more	n/a	n/a	1,031
% 2015 Household income: Less than \$10,000	0.00%	0.00%	1.63%
% 2015 Household income: \$10,000 to \$14,999	0.00%	0.00%	1.65%

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	0.00%	0.00%	3.43%
% 2015 Household income: \$20,000 to \$24,999	0.00%	0.00%	2.58%
% 2015 Household income: \$25,000 to \$29,999	0.00%	0.00%	3.30%
% 2015 Household income: \$30,000 to \$34,999	0.00%	0.00%	3.28%
% 2015 Household income: \$35,000 to \$39,999	0.00%	0.00%	3.80%
% 2015 Household income: \$40,000 to \$44,999	0.00%	0.00%	4.91%
% 2015 Household income: \$45,000 to \$49,999	0.00%	0.00%	2.23%
% 2015 Household income: \$50,000 to \$59,999	0.00%	0.00%	7.37%
% 2015 Household income: \$60,000 to \$74,999	0.00%	0.00%	11.21%
% 2015 Household income: \$75,000 to \$99,999	0.00%	0.00%	16.88%
% 2015 Household income: \$100,000 to \$124,999	0.00%	0.00%	13.46%
% 2015 Household income: \$125,000 to \$149,999	0.00%	0.00%	7.02%
% 2015 Household income: \$150,000 to \$199,999	0.00%	0.00%	8.71%
% 2015 Household income: \$200,000 or more	0.00%	0.00%	8.53%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	n/a	n/a	\$3,528,097
2015 Jewelry stores	n/a	n/a	\$1,372,040
2015 Mens clothing stores	n/a	n/a	\$4,288,800
2015 Shoe stores	n/a	n/a	\$4,346,672
2015 Womens clothing stores	n/a	n/a	\$7,363,793
2015 Automobile dealers	n/a	n/a	\$59,337,015
2015 Automotive parts and accessories stores	n/a	n/a	\$11,285,308
2015 Other motor vehicle dealers	n/a	n/a	\$1,532,755
2015 Tire dealers	n/a	n/a	\$5,036,571
2015 Hardware stores	n/a	n/a	\$250,016
2015 Home centers	n/a	n/a	\$2,526,280
2015 Nursery and garden centers	n/a	n/a	\$3,071,727
2015 Outdoor power equipment stores	n/a	n/a	\$1,322,890
2015 Paint andwallpaper stores	n/a	n/a	\$284,651
2015 Appliance, television, and other electronics stores	n/a	n/a	\$7,972,894
2015 Camera andphotographic supplies stores	n/a	n/a	\$641,023
2015 Computer andsoftware stores	n/a	n/a	\$20,545,318
2015 Beer, wine, and liquor stores	n/a	n/a	\$3,675,027
2015 Convenience stores	n/a	n/a	\$15,892,257
2015 Restaurant Expenditures	n/a	n/a	\$15,407,171
2015 Supermarkets and other grocery (except convenience) stores	n/a	n/a	\$57,676,036
2015 Furniture stores	n/a	n/a	\$5,601,830
2015 Home furnishings stores	n/a	n/a	\$19,231,271
2015 General merchandise stores	n/a	n/a	\$101,753,101
2015 Gasoline stations with convenience stores	n/a	n/a	\$50,077,918
2015 Other gasoline stations	n/a	n/a	\$36,006,409
2015 Department stores (excl leased depts)	n/a	n/a	\$100,381,061
2015 General merchandise stores	n/a	n/a	\$101,753,101
2015 Other health and personal care stores	n/a	n/a	\$3,978,159

Demographics

Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	n/a	n/a	\$15,408,864
2015 Pet and pet supplies stores	n/a	n/a	\$4,190,448
2015 Book, periodical, and music stores	n/a	n/a	\$677,144
2015 Hobby, toy, and game stores	n/a	n/a	\$1,799,834
2015 Musical instrument and supplies stores	n/a	n/a	\$199,893
2015 Sewing, needlework, and piece goods stores	n/a	n/a	\$343,481
2015 Sporting goods stores	n/a	n/a	\$1,897,136