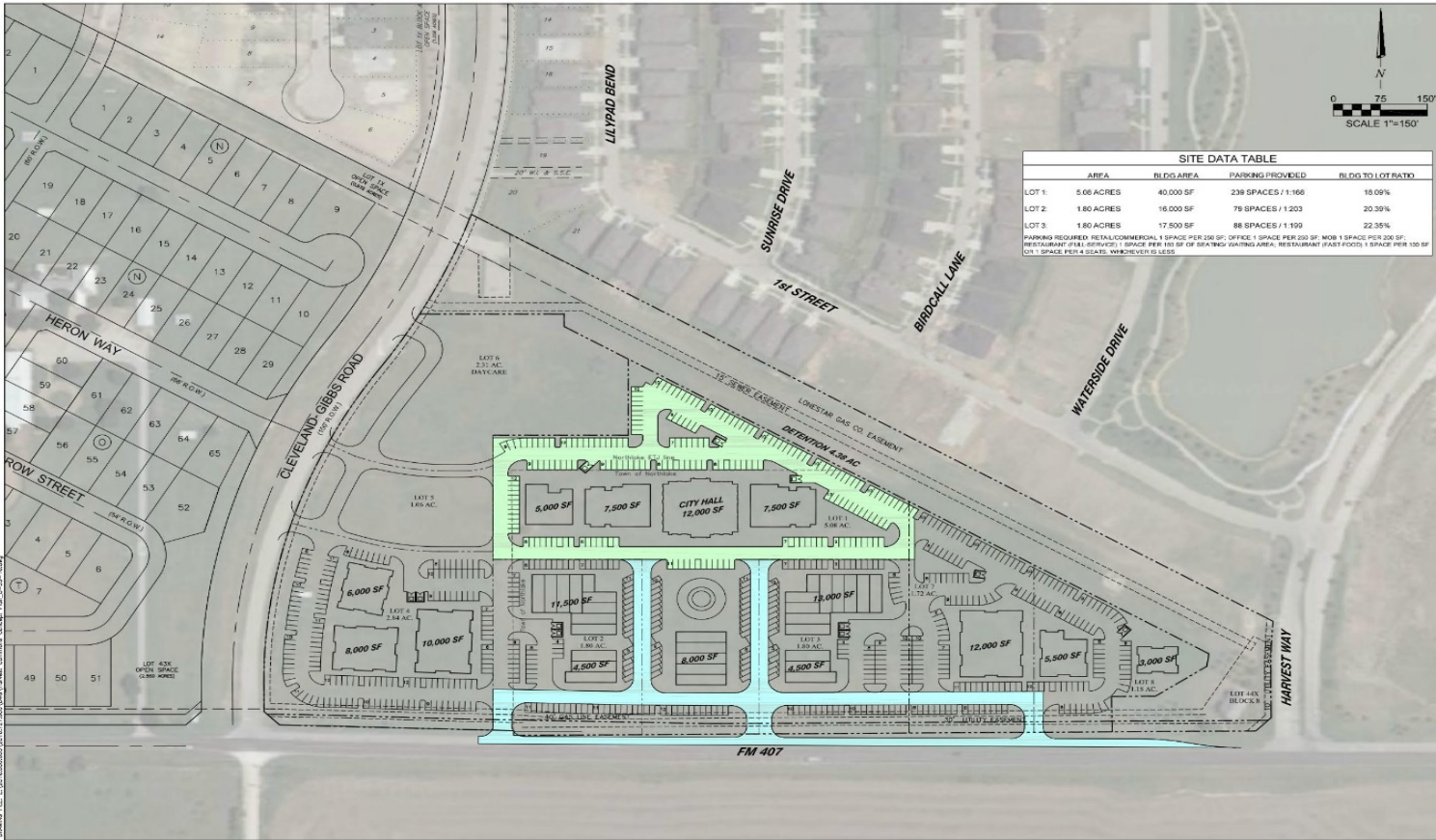


NORTHLAKE TOWN SQUARE DEVELOPMENT

FM 407 & Cleveland Gibbs Road, Northlake, Texas 76226



| SITE DATA TABLE | | | |
|-------------------|-----------|--------------------|-------------------|
| AREA | BLDG AREA | PARKING PROVIDED | BLDG TO LOT RATIO |
| LOT 1: 5.06 ACRES | 40,000 SF | 238 SPACES / 1:166 | 10.09% |
| LOT 2: 1.80 ACRES | 16,000 SF | 75 SPACES / 1:203 | 20.39% |
| LOT 3: 1.80 ACRES | 17,800 SF | 88 SPACES / 1:199 | 22.35% |

PARKING REQUIRED: RETAIL COMMERCIAL: 1 SPACE PER 200 SF; OFFICE: 1 SPACE PER 200 SF; MOB: 1 SPACE PER 200 SF;
 RESTAURANT (SEAT SERVICE): 1 SPACE PER 100 SF OF SEATING AREA; RESTAURANT (FAST FOOD): 1 SPACE PER 150 SF
 OR 1 SPACE PER 4 SEATS, WHICHEVER IS LESS.

Office Equity Solutions
 305 W. Main, Suite A, Northlake, TX 76222
 (972) 721-0000 Fax: (972) 721-8372

BIB BIRDSONG & BROWN, INC.
 ENGINEERING & SURVEYING
 1000 W. Main, Suite 100, Northlake, TX 76222
 (972) 721-0000 Fax: (972) 721-0000

| NO. | REVISIONS | DATE |
|-----|-----------|------|
| | | |

CONCEPT DEVELOPMENT PLAN
 TOWN COMMONS
 FM 407, BETWEEN HARVEST WAY AND
 E. CLEVELAND GIBBS RD
 NORTHLAKE, TX

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BIB PROJECT NO: **2016.721.000**
 SHEET NO: **1 of 2**

FOR MORE INFORMATION:

T 817-416-3981
 F 817-416-8372
 WWW.OFFICEEQUITYSOLUTIONS.COM

- Property Overview
- Land Size: 5.08 Acres
 - No. Buildings: 4
 - Cross Streets: FM 407 & I-35W
 - Property Type: Office
 - Building Class: A

- Property Highlights
- Mixed-use of single and multi tenant buildings designed for professional/medical office and retail use.
 - Access to I-35W, HWY 114, and 1171.
 - High visibility and road frontage on FM 407.

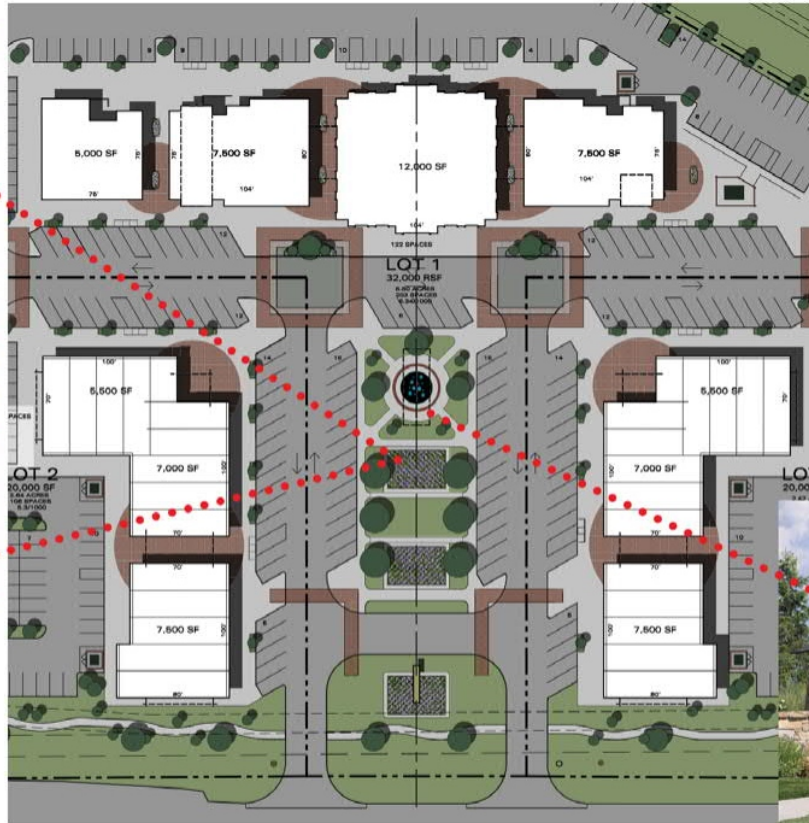
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NORTHLAKE TOWN SQUARE DEVELOPMENT

FM 407 & Cleveland Gibbs Road, Northlake, Texas 76226



Textural Images



Textural Images

Enlarged Site Plan of Main Corridor **HARVEST DEVELOPMENT AT NORTHLAKE** *Northlake, Texas*

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NORTHLAKE TOWN SQUARE DEVELOPMENT

FM 407 & Cleveland Gibbs Road, Northlake, Texas 76226

August 2016



FOR MORE INFORMATION:

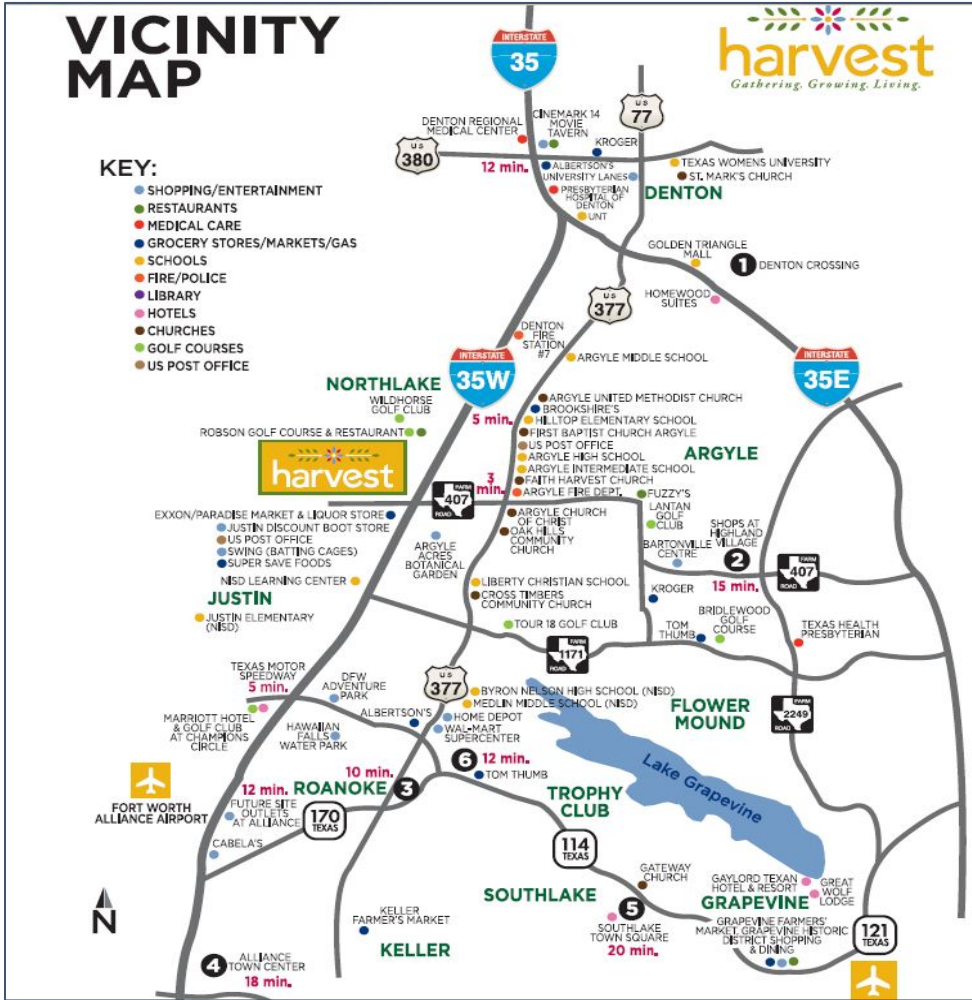
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NORTHLAKE TOWN SQUARE DEVELOPMENT

FM 407 & Cleveland Gibbs Road, Northlake, Texas 76226



Demographics
 Population 14,616
 Avg. Household Income \$93,386

Traffic Counts
 FM 407 54,636 VPD

FOR MORE INFORMATION:

T 817-416-3981 Location
 F 817-416-8372
 WWW.OFFICEEQUITYSOLUTIONS.COM

NORTHLAKE TOWN SQUARE DEVELOPMENT

FM 407 & Cleveland Gibbs Road, Northlake, Texas 76226



Textural Images

Enlarged Site Plan of East Side

FOR MORE INFORMATION:

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