



54,859 VPD



Farmer Brothers



47,534 VPD



SITE Public Parking

Denton Creek Senior Living



CREEKSIDE AT NORTHLAKE  
226 UNITS

CHADWICK FARMS

CHADWICK APTS  
249 UNITS



DRY CREEK RANCH  
288 UNITS



+/- 1.46 ACRE PAD SITE FOR SALE | LEASE | BUILD TO SUIT

# TEXAS SPEEDWAY CENTRE

SEQ OF I-35W & HIGHWAY 114 | NORTHLAKE, TEXAS 76262

TRANSWESTERN®

LESTER DAY  
817.259.3506

lester.day@transwestern.com

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777 Main St., Ste. 1100  
Fort Worth, Texas 76102  
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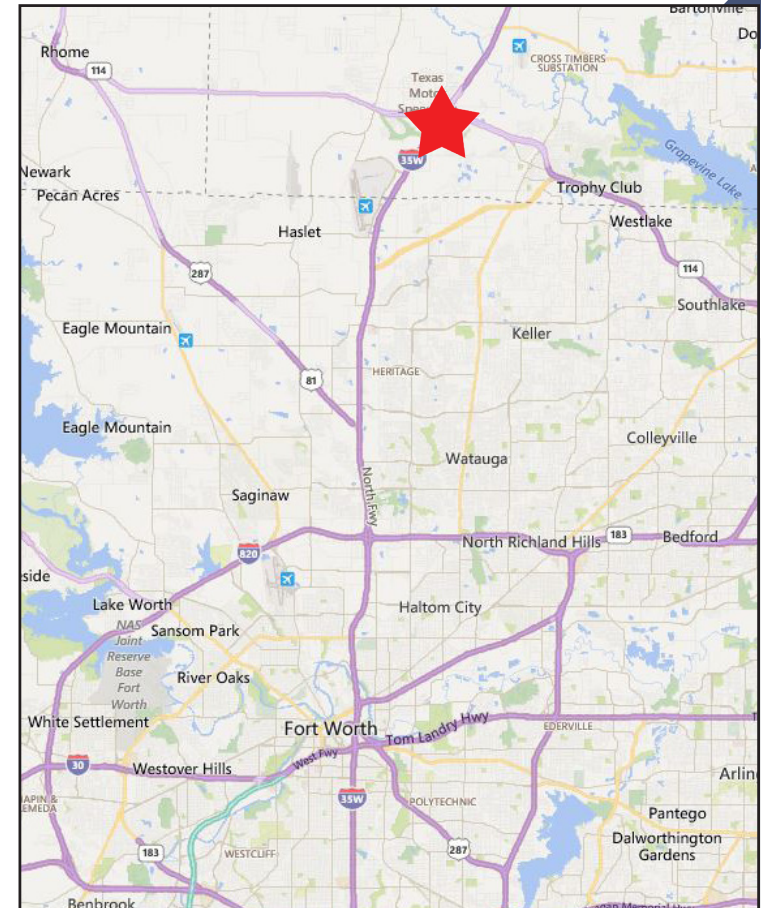
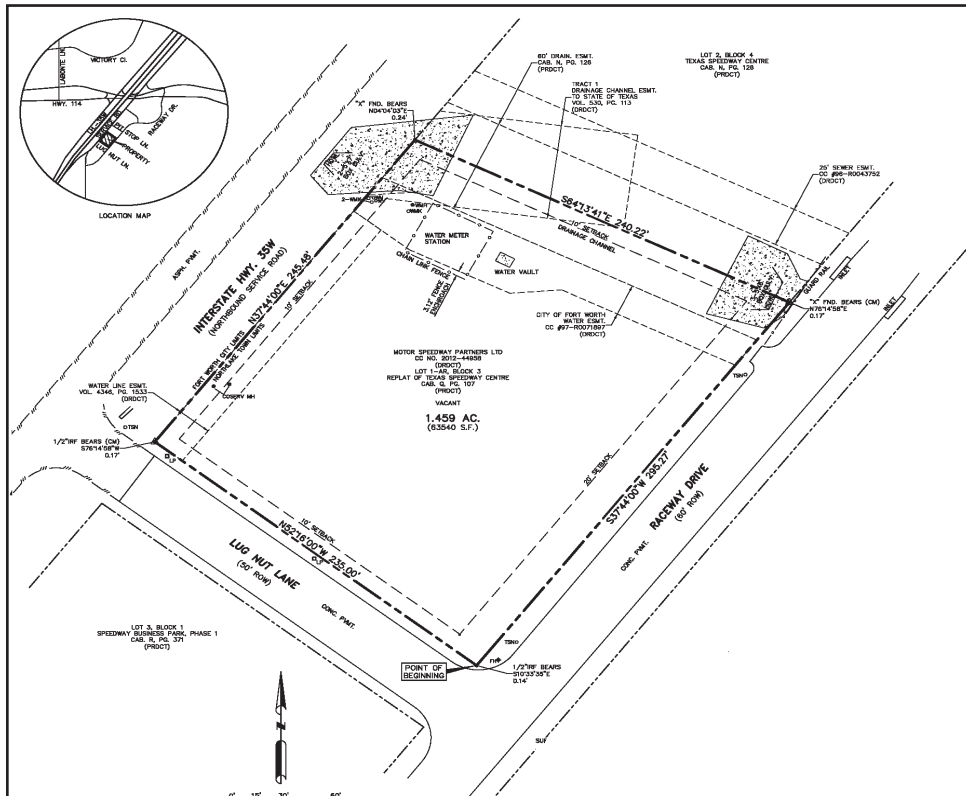
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**PRICE:** \$1,300,000.00

## PROPERTY INFORMATION:

- Zoned "Mixed Use PD" - Retail/Restaurant/Commercial
- Fully developed pad site, platted
- Located in the SEQ of I-35 & SH 114 at the corner of Lugnut Drive on Service Road
- See proposed city public parking site



DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2017 Population	17,689	58,842	306,924
2017 Households	6,486	20,194	102,378
Daytime Population	19,503	55,605	243,217
2017 Average HH Income	\$93,357	\$105,464	\$129,889
Employed/Work at Home	12,659	32,802	104,364

