

Prospector



DEVELOPMENT NEWS AND INFORMATION • ISSUE TWO • 2007/2008

Northlake Has Plan & Land For Hotel & Entertainment Development



anchored by the Texas Motor Speedway and nearby Cabela's, Northlake is promoting

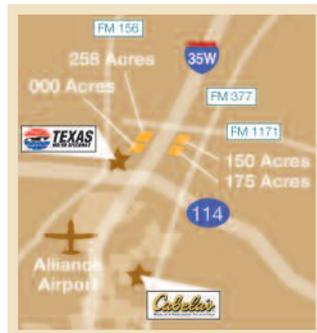
700 acres of land on Interstate 35 as prime sites for hotel and entertainment development.

The four high visibility parcels, all in the shadow of Texas Motor Speedway, offer access off of I-35W and Hwy. 114.

Because large land sites with this strategic location in DFW are difficult, if not impossible to find, Northlake is confident that

development is coming soon and it should even appeal to a regional entertainment attraction.

Targeted developments are: An amusement park; water park; family multi-plex; movie super theater; sports complex; golf course; hotels; resorts;



themed restaurants and a convention center.

Large Available Land Sites In Northlake Entertainment District Development

East Side of I-35W, between SH 114 & FM 1171

Both tracts are zoned residential; best suited for mixed use.

150+ acres - Bo Clark/CBRE (972) 458-4800

175+ acres - Canny Turgon/ReMax (972) 317-9414

West Side of I-35W, between SH 114 & FM 1171

Large acreage. Closest listed site adjacent to Texas Motor Speedway. Zoned commercial.

Dave Barouch/Keller Williams (817) 481-4184

258 acres. Mixed-use. Robert Moxey/MetroCom Properties, Inc. (214) 536-6345

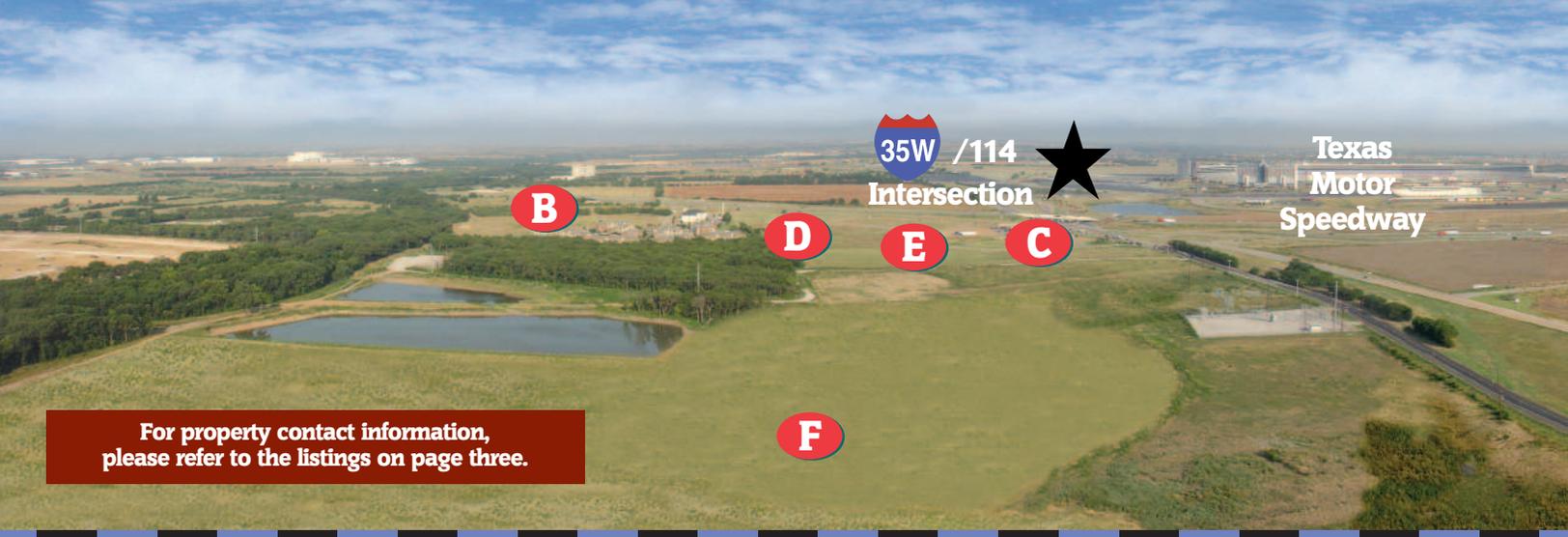


Northlake Ready To Meet Growth With Strategic Plan

In planning for immediate and future growth, Northlake has developed and is following through on a strategic plan that is molding the development and livability of the Town.

Northlake's initiatives include:

- Economic development priority. Bringing quality and diverse development to the Town and its 22 miles of undeveloped land which is located in the path of DFW's rapid swell.
- Increasing the police force.
- Update Northlake's Comprehensive Plan and Create a Park & Trail System Master Plan.
- Planning future infrastructure needs: including water, sewer, roadway and stormwater drainage.
- Hiring the Town's first city administrator and additional staff.
- Identifying the location for future municipal facilities which will include a town hall, library and senior center.



Texas Motor Speedway

35W / 114 Intersection

B

D

E

C

F

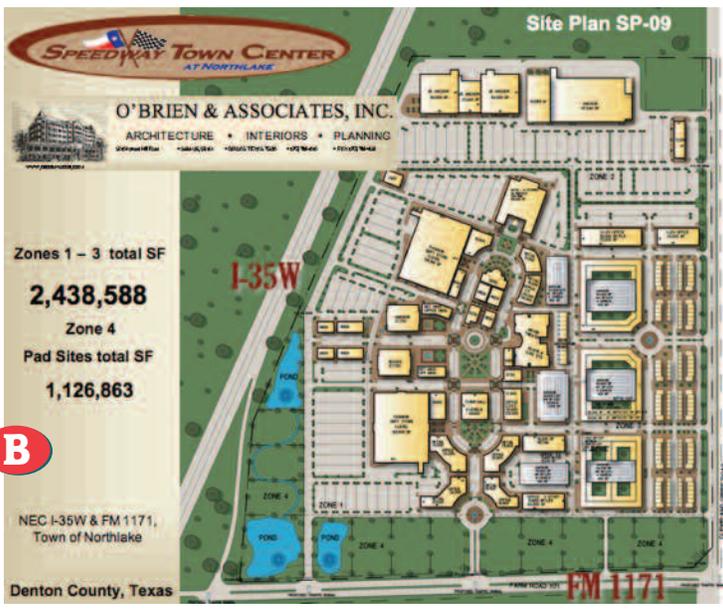
For property contact information, please refer to the listings on page three.

Speedway Town Center at Northlake



Trophy Design & Development Associates has announced and is moving forward with plans to develop 150 acres on the NE corner of I-35W and FM 1171 into Northlake's first shopping center. Speedway Town Center at Northlake will be an open-air lifestyle development showcasing more than a million square feet of high quality retail offerings. For more information, you may contact the developer, Eric Cox, President & CEO of Trophy Design & Development, at (682) 549-8001.

Retail representation is by Staubach,



B

Nick Schaefer (972) 361-5068 and Steve Ewing (972) 361-5513 and medical and office leasing is being handled by Jennifer Gray, (817) 912-0252, ext. 102

Texas Motor Speedway - Upcoming Major Events

- 2007**
- November 2**
Silverado 350K NASCAR Craftsman Truck Series race.
- November 3**
O'Reilly Challenge NASCAR Busch Series race.
- November 4**
Dickies 500 NASCAR Sprint Cup race.
- 2008**
- April 5**
O'Reilly 300 NASCAR Busch Series race.
- April 6**
Samsung 500 NASCAR Sprint Cup race.
- June 6**
Sam's Town 400K NASCAR Craftsman Truck Series race.
- June 7**
Bombardier Learjet 550K IndyCar Series race.
- October 31**
Silverado 350K NASCAR Craftsman Truck Series race.
- November 1**
O'Reilly Challenge NASCAR Busch Series race.
- November 3**
Dickies 500 NASCAR Sprint Cup race.

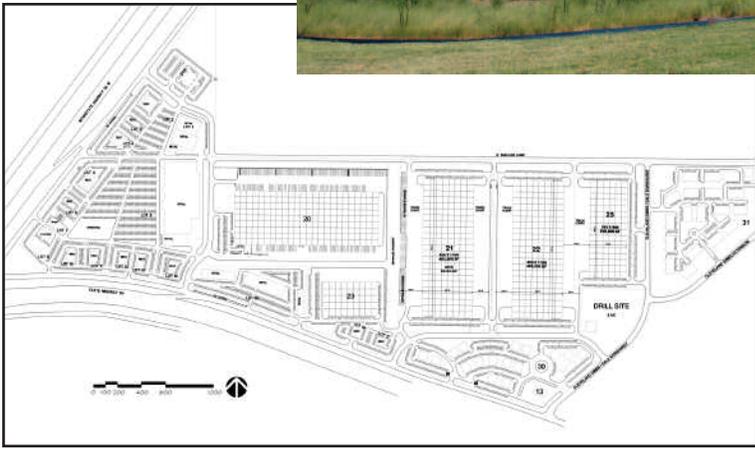
Courtland Development Now Leasing Company For Northlake Business Center



Northlake Business Center, the Town's premier 122 acre industrial, warehouse and retail development beginning at the NE corner of I-35W and Hwy. 114, is now being marketed and leased by Jon Napper of Courtland Development, (214) 370-6100, or e-mail jnapper@courtlanddev.com



A





Canyon Falls and Belmont To Bring 6,700 New Homes, Quality Retail To Northlake

Both projects to include large greenbelts and trails



Two new master planned developments spanning 2,245 acres will be bringing 6,700 quality rooftops

to Northlake and neighboring communities Argyle and Flower Mound. Both projects include massive greenbelt areas with trails, parks and lakes, which precisely mirrors Northlake's strategic development plan that calls for just this type of environment throughout the Town's 22 miles.

The majority of Canyon Falls' southernmost piece is in Northlake. It is bringing high quality mixed-use development to most of the Town's raw land east of I-35W from FM 1171 to the south and north to FM 407. A lifestyle greenbelt area will run from the southern to northern boundaries. 75% of the development will be devoted to low-density residential, with homes priced from \$250,000 to \$1 million. 5% will be moderate-density housing, and 20% will be developed as mixed use for retail and office. Canyon Falls is a joint venture between McGinnis Real Estate and Highland Capital Real Estate Advisors. For information,

Available land sites at I-35 / Hwy. 114 sector For site locations, please refer to the aerial above.



- A** Northlake Business Center
Industrial/ Warehouse / Retail
Space available: 1,434,000 SF
Divisible to: 100,00 SF
Maximum contiguous: 482,000 SF
Building size: 500,000 SF
See site plan on page 2
Jon Napper, Courtland Development
(214) 370-6100
- B** Speedway Business Park
30 acres. Mixed-use & multi-family.
N Investments
(940) 458-4610 or (214) 693-2363
- C** Texas Speedway Center
Retail pad sites.
Ben Armistead, Avex Properties
(214) 696-8100
- D** Retail pad sites.
Jim Norton, Connell Realty Service
(214) 357-4694
- E** Retail pad site
Wycliff Realty Investment
(214) 522-9922
- F** Chadwick Farms
600 acre master planned community.
Retail / Office / Commercial
Marc Footlik (214) 725-6047
Dan Hopkins (214) 663-3124
- G** Additional Hard Corner Land
I-35 & 1171 NW corner - 21 acres.
Mark Weatherford (214) 361-8614
- H** Speedway Town Center
See story on page 2
I-35 & 1171 NE corner. 158-acre open-air lifestyle development with over one million SF of retail offerings.
Retail leasing with Staubach
Nick Schaefer (972) 361-5068
Steve Ewing (972) 361-5513
Medical & office,
Jennifer Gray (817) 912-0252, ext. 102
- I** Canyon Falls
1,500 acre master planned community.
2,700 homes (\$250,000 to \$1 million)
and retail, office and multi-family.
S. Casey McGinnis, McGinnis Real Estate
(972) 596-9207
- J** Belmont
1,000 acre master planned community.
Realty Capital (214) 520-0033.

contact S. Casey McGinnis at (972) 596-9207.

On the west side of I-35W at FM 407 will be Belmont, a 1,000 acre master planned community development which will include up to 4,000 homes priced similarly to Canyon Falls. A centerpiece of Belmont, which runs north of Northlake into Argyle north of Old Justin Rd., will be miles of hiking and biking trails and a chain of interconnected green spaces. The master plan also designates more than a million square feet of space for retail, entertainment and office use in creating a unique regional lifestyle center. The architectural style of The Village at Belmont will have a distinct historical feel patterned after some of the best examples of European and early American town planning. Belmont is a project of Realty Capital. For information on Belmont call Realty Capital at (214) 520-0033.

Location, location, location.



ocation,
location,
location.
Northlake
has it!
As growth
moves
further

and further out, it is evident that Northlake's time to shine is now. Two mixed-use developments and two prime retail developments are underway and more are expected to come. Why have these developments decided to locate in Northlake?

Here are just a few reasons Why...

1 Northlake is right next to the Texas Motor Speedway

The major identifying factor for Northlake is its location right next to the Texas Motor Speedway. Northlake would like to capitalize on its location and bring additional family oriented entertainment venues to the area.

2 Northlake's location along I-35W Corridor

The I-35W Corridor gives Northlake businesses great visibility and access. Traffic counts along I-35W are increasing at a rate of 7%, annually.

24 Hour Traffic Counts

I-35W & SH 114 (June 2006)
48,428 Vehicles

I-35W & FM 1171 (March 2007)
49,735 Vehicles

3 Northlake's location within the Alliance Corridor

Over 62 companies from the Fortune 500 and the Forbes list of Top Private Companies maintain facilities at Alliance, the state's



largest industrial corridor. Additional retail, restaurants and service-oriented businesses are needed within Northlake to provide for the needs of these businesses.

Alliance Fortune 500 Companies

- American Airlines
- BNSF Railway
- Cardinal Health
- Fed Ex
- Grainger Industrial Supply
- Hewlett Packard/ Ryder
- Ryder System, Inc.
- Tech Data
- Texas Instruments/ Excel

4 Northlake location within the Metroplex

Recent projections from the North Texas Council of Governments show growth projections to be heading towards the northwest quadrant of the Metroplex, where Northlake is located.

DFW Growth Projections

2000	5,060,400
2010	6,328,200
2020	7,646,600
2030	9,107,900

5 Northlake's location within its Trade Area

The following cities comprise Northlake's trade area. They are located within a 15-minute drive-time or less from Northlake's boundaries. The population of Northlake's trade area is approaching 100,000 people.

Argyle
Denton
Flower Mound
Fort Worth
Haslet
Justin
Ponder
Roanoke
Trophy Club
Westlake

Northlake Pro-Development Incentives

- Tax abatements on real and personal property
- Triple freeport exemption
- Sales tax rebates
- Building fee reductions
- Creation of special districts
- Tax increment financing
- Tax exempt financing
- Fast track permitting

Demographics

SH 114 @ I 35W	5 Minutes	10 Minutes	15 Minutes
Population	439	11,625	84,468
Average Age	35.5	33.2	34.0
Average Household Income	\$64,632	\$85,032	\$92,499
Average House Value	\$182,176	\$199,905	\$202,121

FM 1171 @ I 35W	5 Minutes	10 Minutes	15 Minutes
Population	392	5,261	71,831
Average Age	37.6	37.0	29.0
Average Household Income	\$79,486	\$104,243	\$78,701
Average House Value	\$184,625	\$297,261	\$219,995

Northlake NOW

- Northlake's low tax rate (.29500) is three times less than Fort Worth's and half of what is collected in Denton. This low tax rate is a huge drawing card for Northlake.
- The Dallas Business Journal (Sept. 07) has ranked Northlake as the 12th fastest growing city in the Metroplex by percentage of growth in 2006-07. In this time period, Northlake grew 57.43% since the last 2000 census.
- Within 5 miles of Northlake there are more than 65,000 homes in 16 developments that are either in the process of being built, or will be built within the next few years.
- Within 10 miles of Northlake there are 62 Fortune 500 companies.
- The average household income in Northlake is a lucrative \$93,420.



Town of Northlake Economic Development

1301 FM 407
Justin, Texas 76247-0729
(940) 648-3290

Pete Dewing, Mayor
Scott Hill, 4A EDC President
Pete Dewing, 4B EDC President
Drew Corn, City Administrator

www.town.northlake.tx.us

Economic Development Consultants -- GSBS

Marty Wieder / Ashley Stathatos
(817) 589-1722

E-mail: Astathatos@gsbs-pc.com