



## OVERVIEW

Northlake is located in Denton County, Texas, along Interstate 35W and State Highway 114, between Fort Worth and Denton, and just 17 miles northwest from Dallas / Fort Worth International Airport (DFW).

Northlake benefits from its location in the Dallas / Fort Worth Metroplex, the 4th largest metropolitan area in the United States. The Northlake retail trade area has a current population of 147,243 and is projected to grow by 30% within 5 years to 191,224.

The primary retail intersection is Interstate 35W and State Highway 114. The retail opportunities at this intersection are Northlake Business Center (NEC), Texas Speedway Centre (SEC), and Chadwick Farms (SEC), with hundreds of acres available for retail development.

Funding provided by a grant from: [www.coserv.com](http://www.coserv.com)



## RETAIL PRIMARY TRADE AREA STATISTICS

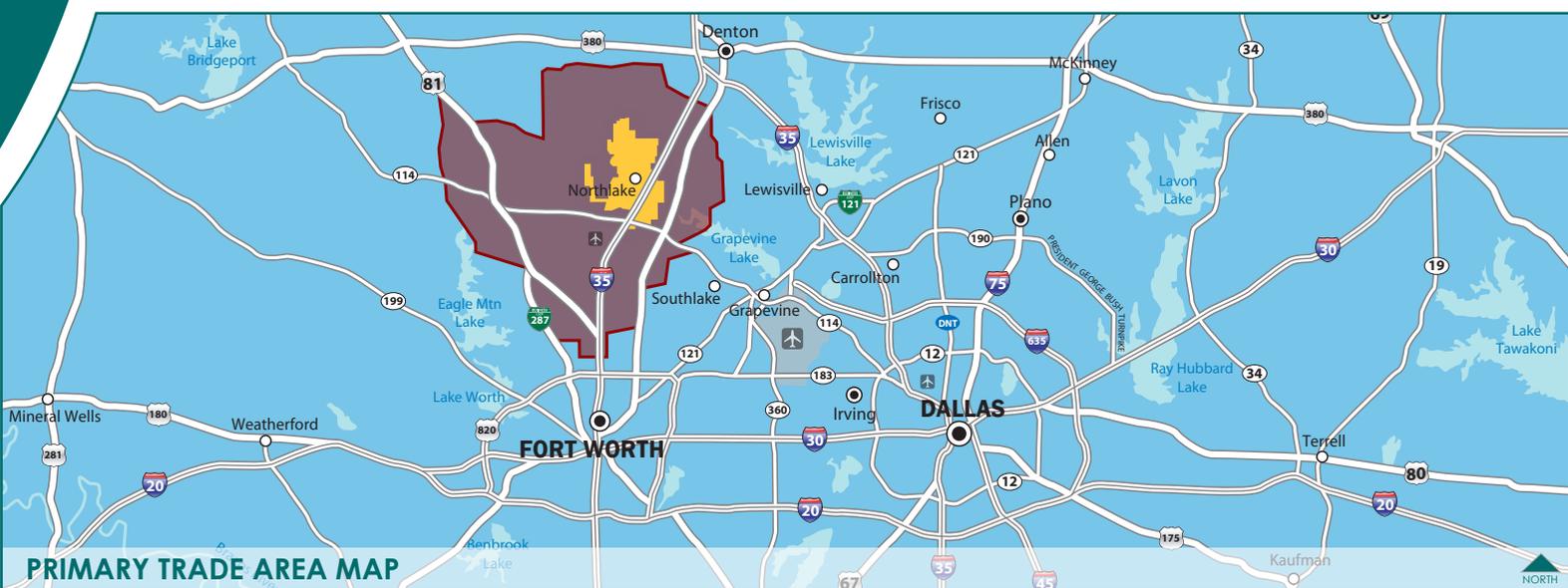
POPULATION	YR	TRADE AREA	1 MILE	3 MILES	5 MILES
City of Northlake	2010	147,243	1,703	8,890	36,796
	2015	191,224	2,243	11,675	46,736
Median Age	2010	34.8	36.3	33.1	35.8
Median HH Income	2010	\$76,091	\$79,843	\$66,128	\$69,827
	2015	\$83,079	\$99,134	\$74,729	\$77,345

TRAFFIC COUNTS	VPD	EDUCATION (PTA)	Est. 2010
Intersection of Interstate 35W & State Highway 114	80,000	Educational Attainment	25,184
		College Graduate	30.8%
		Some College, no Degree	28.0%
		High School Graduate	28.6%
		Less Than 9th Grade	12.5%

INCOME (PTA)	Est. 2010	Est. 2015	DAYTIME POPULATION	(3 mi) 7,783
Average Household	\$87,444	\$95,849		
Median Household	\$76,091	\$83,079		
Per Capita	\$29,565	\$33,112		

RACE (PTA)	Est. 2010	Est. 2015	AGE GROUPS (PTA)	Est. 2010
Caucasian / White	84.1%	82.4%	Under 4 years	8.3%
African American	2.1%	2.3%	5 - 14 years	7.8%
Amer. Indian / Alaska	0.8%	0.8%	15 - 19 years	7.0%
Asian	3.9%	4.2%	20 - 24 years	5.2%
Hawaiian / Islander	0.1%	0.1%	25 - 34 years	14.2%
Other Races	6.4%	7.3%	35 - 44 years	15.7%
Two or More Races	2.6%	2.9%	45 - 54 years	15.7%
Hispanic / Latino	15.6%	18.5%	55 years & older	4.4%

RETAIL OPPORTUNITIES



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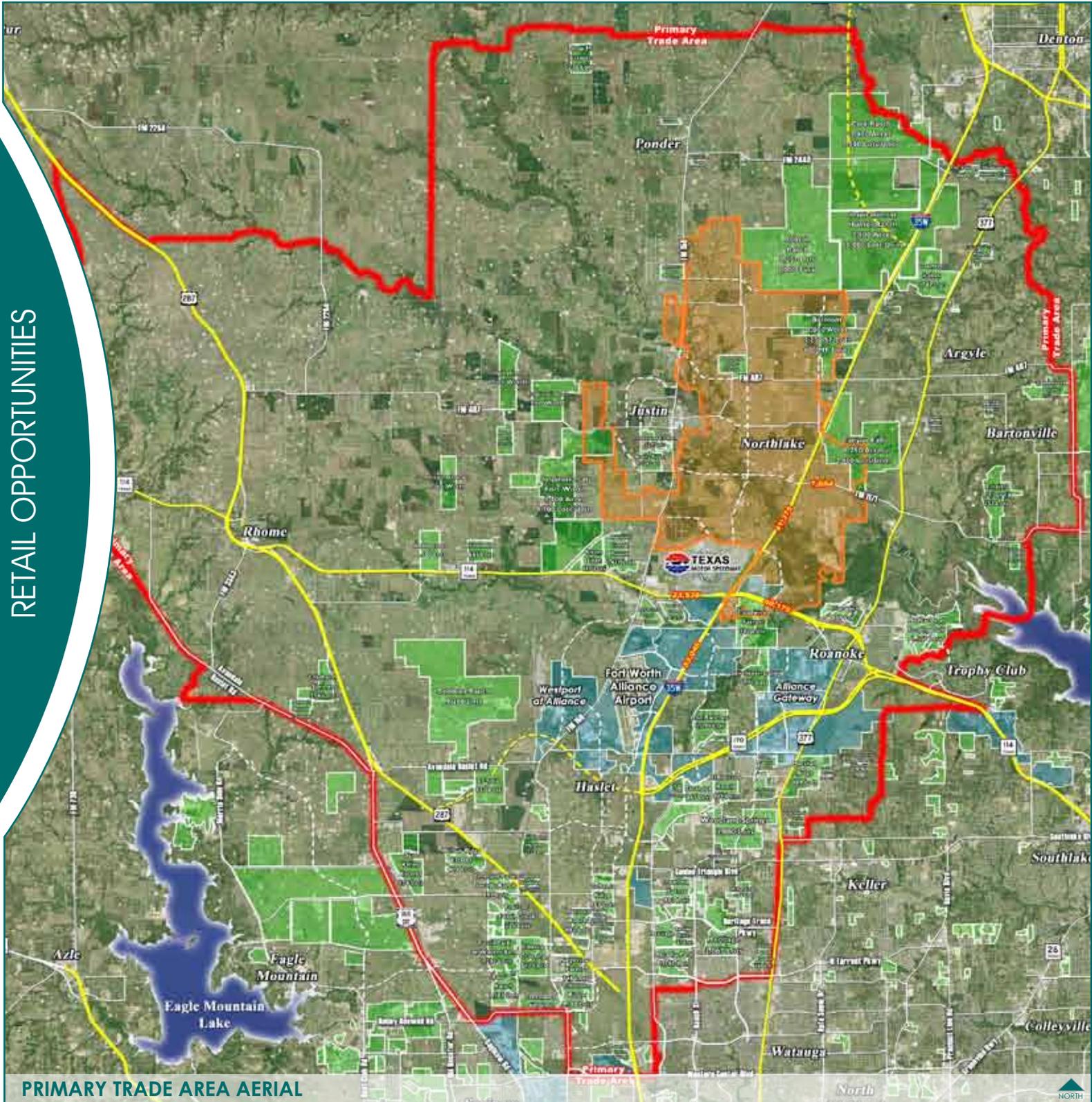
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RETAIL OPPORTUNITIES



PRIMARY TRADE AREA AERIAL

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