

Prospector



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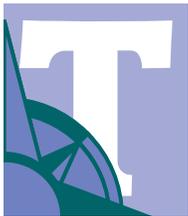
Northlake In The Path Of Swelling Metroplex

Northlake's time to mature and develop is now.

Developers show increased

interest in Northlake. Within a five minute drive time Northlake shows the following trends in growth:

- 109% increase in population growth over the last five years
- 106% increase in household growth over the last five years
- More than 15,000 vacant lots on line and future lots approved through final and preliminary plats
- New home prices in Northlake starting at the \$170's and up
- 2004 estimated average household income of \$93,420
- Traffic counts in excess of 80,000 vehicles at specific locations over a two day period
- Highly rated schools
- Low crime rate
- One of the lowest combined tax rates in the DFW Metroplex (See comparison chart on page 4)



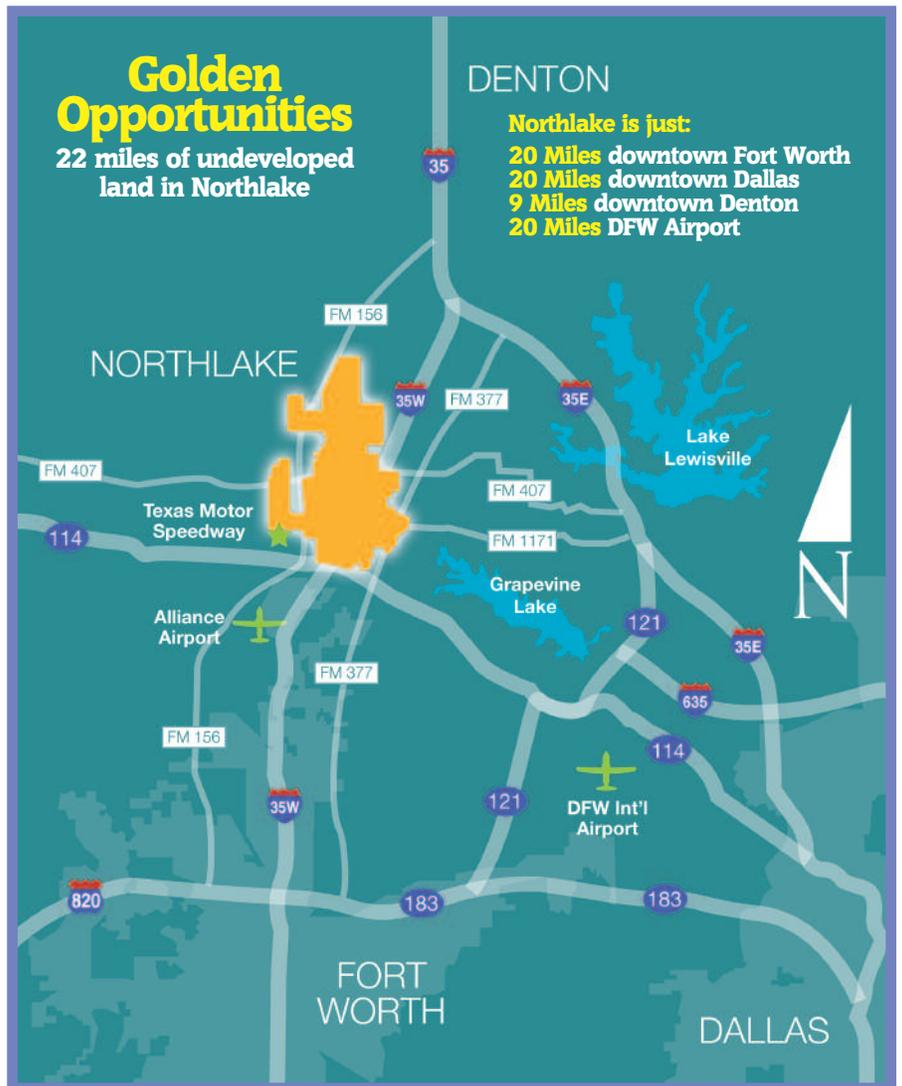
The new development frontier of the Dallas / Fort Worth Metroplex lies in the shadow of

the mammoth Texas Motor Speedway right on highways I-35 and 114.

Northlake, located 30 minutes from downtown Fort Worth and DFW Airport, has retail, industrial, residential and commercial

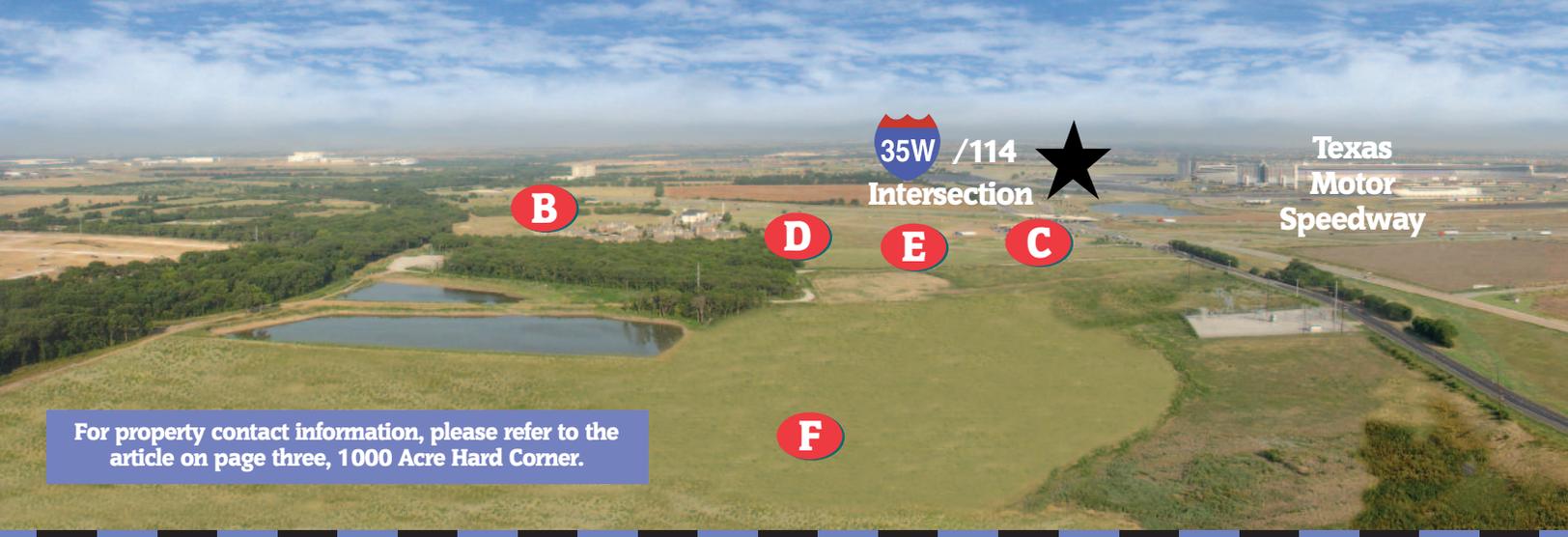
opportunities - plenty on 22 square miles of undeveloped land. Its strategic location and patterns in regional development show that

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Northlake's Sleep Inn is exposed to high traffic counts.





35W / 114
Intersection



Texas
Motor
Speedway

B

D

E

C

F

For property contact information, please refer to the article on page three, 1000 Acre Hard Corner.

Housing Boom



Developers look towards Northlake. As cities close to downtown Dallas and downtown Fort Worth build

out, developers are looking outside the first ring of suburbs towards the second ring. Developers are finding Northlake one of the most appealing second ring suburbs to build new homes in the Metroplex. A vast amount of land means the sky's the limit in Northlake. The Town's comprehensive land use plan calls for diversity in housing types including: 5-acre rural, 1-acre estate homes and more dense types of single family and multi-family development surrounded by green spaces, parks and multi-purpose trails.

Residential developments in the planning stages in Northlake include: the 2nd phase of North Ridge Estates - single family development; Creek Side Phase II - multi-family development; Belmont and Canyon Falls - both mixed-use developments. Nearby residential developments already under construction or in the planning stages include: Robson Ranch, Chadwick Farms, Traditions, Hunters Ranch, Country Lakes, Oak Creek Trails, Beachwood Creek, Harriet Creek Estates, Rivers Edge, Hardeman Estates, Reatta Ridge, Meadowlands and Slaughter Ranch. By the year 2010, thousands of new homes are projected in Northlake and the surrounding area.



Texas Motor Speedway Brings The Retail Race To Northlake



Every year, more than 900,000 people visit the Texas Motor Speedway (TMS) and bestow \$200 million upon

the North Texas economy. Two huge NASCAR events are held annually at TMS. The racing destination also holds the Lone Star 500, Samsung / Radio Shack 500 and several other races and community events throughout the year.

This is great news for the Town of Northlake which is strategically located next to TMS. A hotel and a few restaurants have already located in Northlake. Plans are underway to recruit additional hotels, restaurants, retail and entertainment to the area.

Directly across I-35 from TMS are a number of projects that are anticipating added growth. Increased interest has been shown in the Northlake Business Center, Texas Speedway Center and Chadwick Farms. These sights are sure to develop very soon; the time is now to locate directly across from one of the largest attractions in North Texas.

Northlake Open for Business



New housing starts, increasing traffic counts, and new retailers entering the market show that the time

is right for Northlake to grow their commercial retail base. City and elected officials are preparing a huge marketing blitz including: updating marketing and demographic materials, hiring the Buxton Group



to assist with a targeted business list, upcoming plans for an Allies day to show commercial developers and brokers specific retail sites, and attendance at the North Texas Commercial Real Estate Association and International Council of Shopping Centers trade shows.

The Town has picked key locations along Interstate 35 to be their future commercial and retail centers. These areas will serve as a catalyst to draw significant retail development to the Town. Among retailers that Northlake plans to attract includes sit down and fast food restaurants, hotels and entertainment. The Town would also like to see regional and neighborhood serving shopping centers. Many attributes make Northlake a prime candidate for additional retail, hotel and entertainment options including: a market that is currently underserved versus needs developing from expansive residential growth, great visibility along Interstate 35, several key locations to choose from, reasonable land prices and close proximity to the Texas Motor Speedway, among other attractions.

For demographic or market information, please contact Ashley Stathatos at (817) 589-1722.





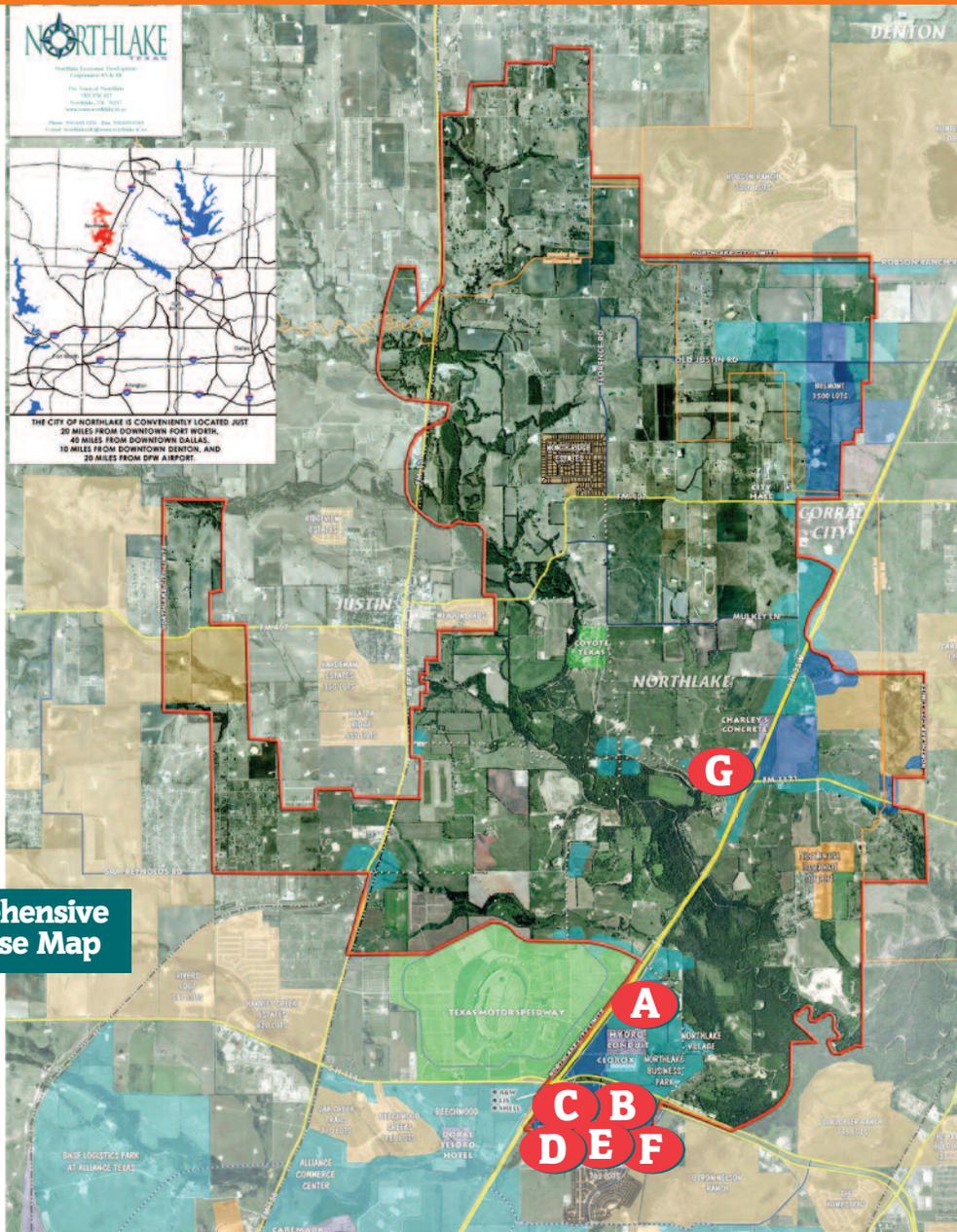
1000 Acre Hard Corner!

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: 100,000 SF
Maximum contiguous: 482,000 SF
Building size: 500,000 SF

Dan Anderson, Lisa Brinser or Jon Napper
Panattoni Development Company
(214) 370-9000
- 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



Comprehensive Land Use Map



Northlake's Low Tax Rate: Yields BIG SAVINGS for Businesses & Homeowners

Northlake's low tax rate is a high selling point for the Town. Northlake's tax rate is lower than all the cities adjacent to it. In fact, Fort Worth's tax rate is almost three times Northlake's, and Denton's tax rate is double that of Northlake.

Depending on the level of investment, businesses and homeowners can

save anywhere from hundreds to hundreds of thousands of dollars and more by choosing to locate in Northlake over neighboring cities. If you consider the annual savings of locating in Northlake compounded

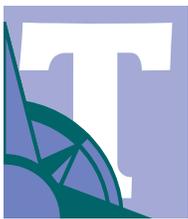
over time, the long-term savings can be significant. Northlake's low tax rate is like a built-in incentive for businesses and homeowners looking for a quality lifestyle in the DFW Metroplex at an affordable price.

Town of Northlake 2005 tax rate comparison:

	\$100,000 Investment	\$500,000 Investment	\$1,000,000 Investment	\$5,000,000 Investment	\$10,000,000 Investment
Argyle (.40324)	\$403	\$2,016	\$4,032	\$20,162	\$40,324
Denton (.60815)	\$608	\$3,041	\$6,082	\$30,408	\$60,815
Flower Mound (.44970)	\$450	\$2,249	\$4,497	\$22,485	\$44,970
Fort Worth (.86500)	\$865	\$4,325	\$8,650	\$43,250	\$86,500
Haslet (.303250)	\$303	\$1,516	\$3,033	\$15,163	\$30,325
Justin (.42969)	\$430	\$2,148	\$4,297	\$21,485	\$42,969
Northlake (.29500)	\$295	\$1,475	\$2,950	\$14,750	\$29,500
Roanoke (.37512)	\$375	\$1,876	\$3,751	\$18,756	\$37,512
Cost Savings to Locate in Northlake	Up to \$570 Annually	Up to \$2,850 Annually	Up to \$5,700 Annually	Up to \$28,500 Annually	Up to \$57,000 Annually

(Source: Denton Central Appraisal District & Tarrant County Central Appraisal District)

Northlake Aggressive With Incentives, Concessions



The Town of Northlake, along with the 4A and 4B Economic Development Corporations, are willing

- Creation of special districts
- Tax increment financing
- Tax exempt financing
- Development review committee (expediting policies to move projects swiftly)
- Fast track permitting

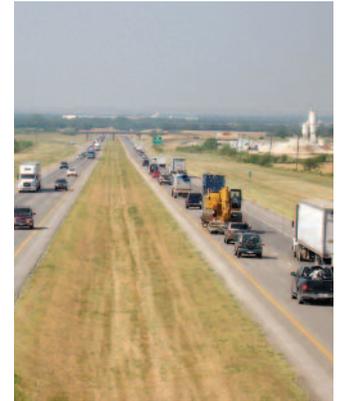
to enter into public/private partnerships to assist new developments and businesses locating within the Town. Among the incentives the Town is offering are:

- Tax abatements on real and personal property
- Sales tax reimbursements
- Building fee reductions
- Triple freeport exemption

The 550,000 square foot Clorox Distribution Center is located in the industrial section of Northlake Business Center.



Sleep Inn and Long John Silver's are on Northlake's 1000 acre hard corner directly across from the Texas Motor Speedway.



Upcoming Roadway Projects



May 2008

Interstate 35W expansion
Eagle Parkway to SH 114
New frontage roads, interchange and 5th and 6th main lanes

September 2008

Expansion of SH 114
County Line Road to FM 156 -- 2 to 4 lanes
FM 156 to I-35 -- 2 to 6 lanes
SH 114 at FM 156 interchange

January 2018

Western section of SH 114 bypass
I-35W to SH 377 -- new 4 lane rural



Town of Northlake Economic Development

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Justin, Texas 76247-0729
(940) 648-3290

www.town.northlake.tx.us

Economic Development Consultants -- GSBS

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(817) 589-1722

E-mail: Astathatos@gsbs-pc.com