

## SPEEDWAY COMMERCIAL DISTRICT

SOUTHEAST IH 35W & SH 114

Several pad sites available ranging from 1-2 acres

### PROPERTY DESCRIPTION

With a prime location at the southeast corner of two major highways, IH 35W and SH 114, the parcels sit directly across from the Tanger Outlet Mall, Champions Center, and Texas Motor Speedway.

### PROPERTY CONTACTS

#### IH 35W FRONTAGE PAD SITES

- 12 Wycliff Realty & Investment • 214.522.9922
- 13 Ryan Griffin, Edge Realty Partners • 214.621.2965
- 14 Jay Bhakta, Northlake Lodging Development, Inc. 940-293-3368

### CURRENT TENANTS

- Twin Peaks
- Quick Service Restaurants
- Car Wash
- Holiday Inn Express
- Quality Inn
- Motel 6
- Popeye's
- Taco Casa
- Homewood Suites Coming Soon
- Multi-family Residential
- Tru by Hilton
- La Quinta Inn & Suites
- Home2 Suites by Hilton
- Papa John's
- QT
- Shell
- Sonic
- TownePlace Suites Coming Soon

## SPEEDWAY COMMERCIAL DISTRICT

NORTHEAST IH 35W & SH 114

~30 acres available for retail development including pad sites with freeway frontage

### PROPERTY DESCRIPTION

Located across from Texas Motor Speedway, the northeast quadrant of IH 35W & SH 114 has a mix of light industrial, office, restaurant, and retail. The District's ~5 million sf of industrial space is fully occupied. Corporate headquarters, light manufacturing, warehouse and logistics uses add to the area's daytime population.

### PROPERTY CONTACTS

#### IH 35W & SH 114 FRONTAGE PAD SITES

- 1 2 Guy Grivas, Hillwood Retail Development 817.224.6000

10 Thomas Glendenning  
thomas@shopcompanies.com • 214-960-4528

Landry Kemp  
landry@shopcompanies.com • 214-398-2546

- 3 4 5 6 15 Will Vaughan • 817-807-6636

### CURRENT TENANTS

- Fuel/Convenience Stores
- QSRs
- Texas Roadhouse
- Rosa's Cafe
- Jefferson Northlake
- Crown Lift Trucks
- TreeHouse Foods
- Cambria Hotel & Conference Center Opening Spring 2025
- Stanley Black & Decker
- Wingstop
- MainFreight
- Walgreens Fulfillment Center



### TOWN OF NORTHLAKE ECONOMIC DEVELOPMENT

Nathan Reddin  
Development Director  
940.242.5703  
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Economic Development Coordinator  
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WWW.TOWN.NORTHLAKE.TX.US

Incentives are available for select businesses. Contact Northlake Economic Development for more information.

## CHADWICK FARMS COMMERCIAL DISTRICT

SH 114 FRONTAGE NEAR IH 35W

Commercial Land, Retail Pads and Lease Space Available

### PROPERTY DESCRIPTION

The residential component of the mixed-use Chadwick Farms development includes ~800 homes, 500+ apartment units, and ~60 townhomes with an additional 900 apartment units in the planning phase. The commercial component is situated on 3/4 miles of prime frontage along SH 114 from the signalized intersection of Cleveland-Gibbs Road to just east of IH 35W, near Texas Motor Speedway.

Available sites range from 1-2-acre pad sites to large acreage tracts planned for commercial development.

Seeking Anchor retailers and restaurants to join the 225,000 sf StarCenter Multisport Northlake which will open in late 2025.

### PROPERTY CONTACTS

#### PAD SITES/RETAIL SPACE

Lease or Purchase

- 7 8 9 11

Aaron Stephenson  
aaron@retailstreetadvisors.com • 214.952.5555

John Giesler  
john@retailstreetadvisors.com • 214.514.8022

Elise Mikus  
elise.mikus@gmail.com • 214.356.1397

### CURRENT TENANTS

- Backporch Drafthouse
- PJ's Coffee of New Orleans
- Medical & Dental Offices
- Multi-family Residential
- St. Peter Church & School
- Premier Christian Academy
- Nail Bar
- Donut Shop

## DEMOGRAPHICS

	POPULATION (SOURCE: ESRI)		HOUSEHOLD INCOME (SOURCE: ESRI)		
	Daytime Population	Population		Average HH Income	Median HH Income
1 Mile	3,533	4,353	1 Mile	\$122,934	\$97,760
3 Mile	22,539	22,432	3 Mile	\$140,831	\$113,529
5 Mile	72,507	84,390	5 Mile	\$150,606	\$113,303

### TRAFFIC COUNTS (SOURCE: TXDOT)

IH 35W: 73,624

SH 114: 49,280



# TEXAS

MOTOR SPEEDWAY®

## AVAILABLE PROPERTIES

- ① 9 ACRE PARCEL
- ② 4.7 ACRE PARCEL
- ③ 4.3 ACRE PARCEL
- ④ 5.2 ACRE PARCEL
- ⑤ 6.4 ACRE PARCEL
- ⑥ 1.2 ACRE PARCEL
- ⑦ 3 ACRE PARCEL
- ⑧ 1.5 ACRE PARCEL
- ⑨ 6.5 ACRE PARCEL
- ⑩ 2.4 ACRE PARCEL
- ⑪ 40 ACRE PARCEL
- ⑫ 1.5 ACRE PARCEL
- ⑬ 1 ACRE PARCEL
- ⑭ 1.53 ACRE PARCEL
- ⑮ 5 ACRE PARCEL

114 TEXAS

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