

Harvest Neighborhood Shops by Slate

Pre-leasing 11,891 SF

Retail / Office

NEC FM 407 & Cleveland Gibbs,
Northlake, TX



AVAILABLE:

±1,200 to ±11,891 SF

USES:

Retail, Office, Medical Office

LEASE RATE:

\$28 to \$32 PSF, Plus \$6.95 NNN

LOCATION:

Located at the NEC of FM 407 & Cleveland Gibbs Rd, Northlake, TX.

SUMMARY:

Located at the Corner intersection pad with gateway/entry into Harvest Community. Harvest by Hillwood is a 1,200 AC master planned community with 3,200+ proposed lots. Across the street from \$1.5B residential/mixed use development named Pecan Square by Hillwood master planned community with 3,000+ proposed lots.

PROPERTY DRONE VIDEO:

[FM 407 & Cleveland Gibbs Aerial Drone Video](#)

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±1,200 SF to ±11,891 SF for Lease



LOT SIZE:

1.59 Acres

DAILY TRAFFIC COUNT:

FM 407 (2015) 7706

Close Proximity To:

- Harvest by Hillwood—3,200+ lots
- Pecan Square by Hillwood—3,000+ lots
- Lance Thompson Elementary School
- Argyle Elementary School

POPULATION

1 MILE	3 MILE	5 MILE
98	5,390	13,503

(NUMBERS ARE NOT UPDATED. HARVEST ALONE SHOWS POPULATION OF 5,010 ON THEIR SIGN)

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$116,458	\$110,022	\$114,098



SLATE

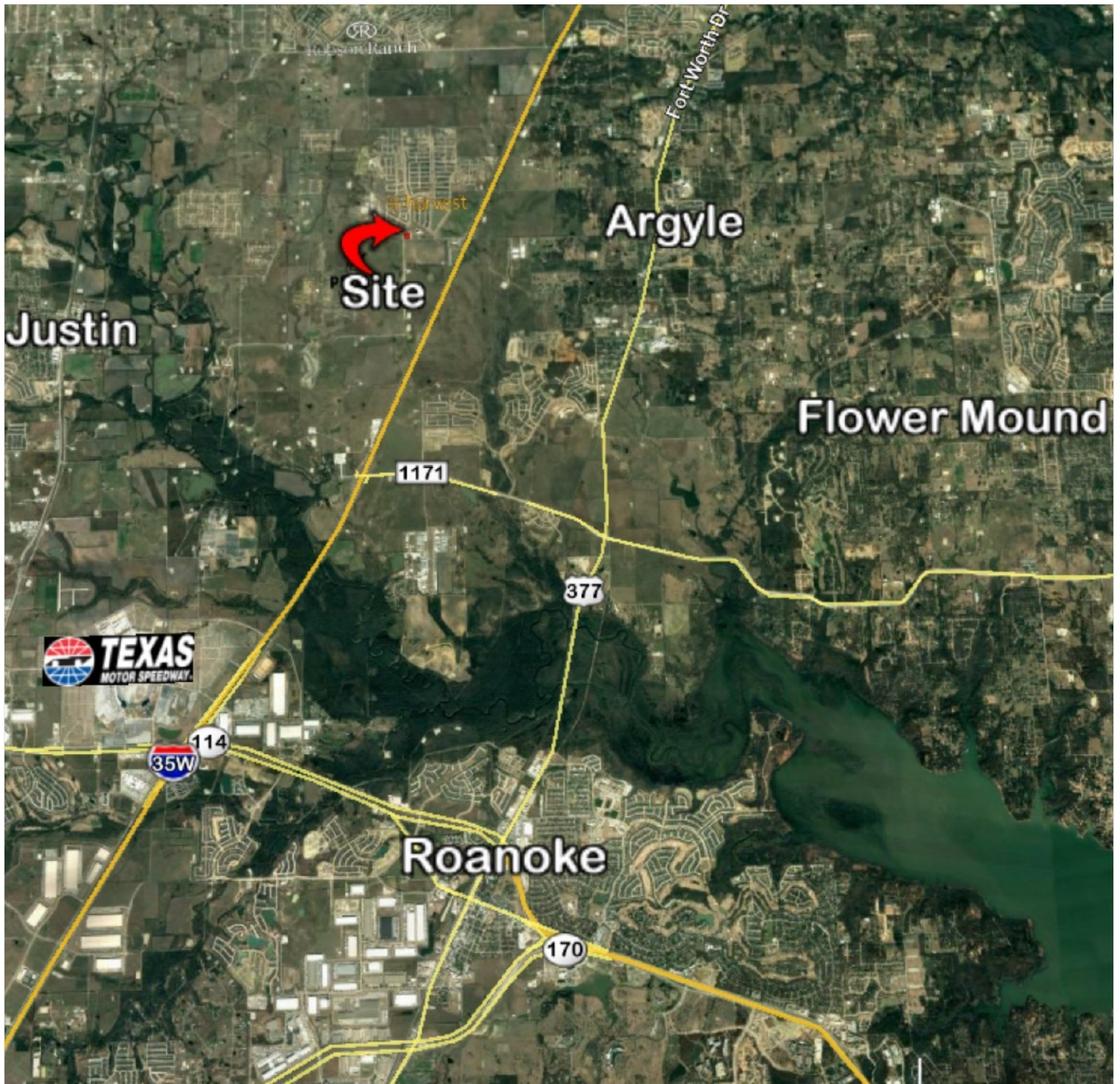
±1,200 SF to ±11,891 SF for Lease

AERIAL MAP



±1,200 SF to ±11,891 SF for Lease

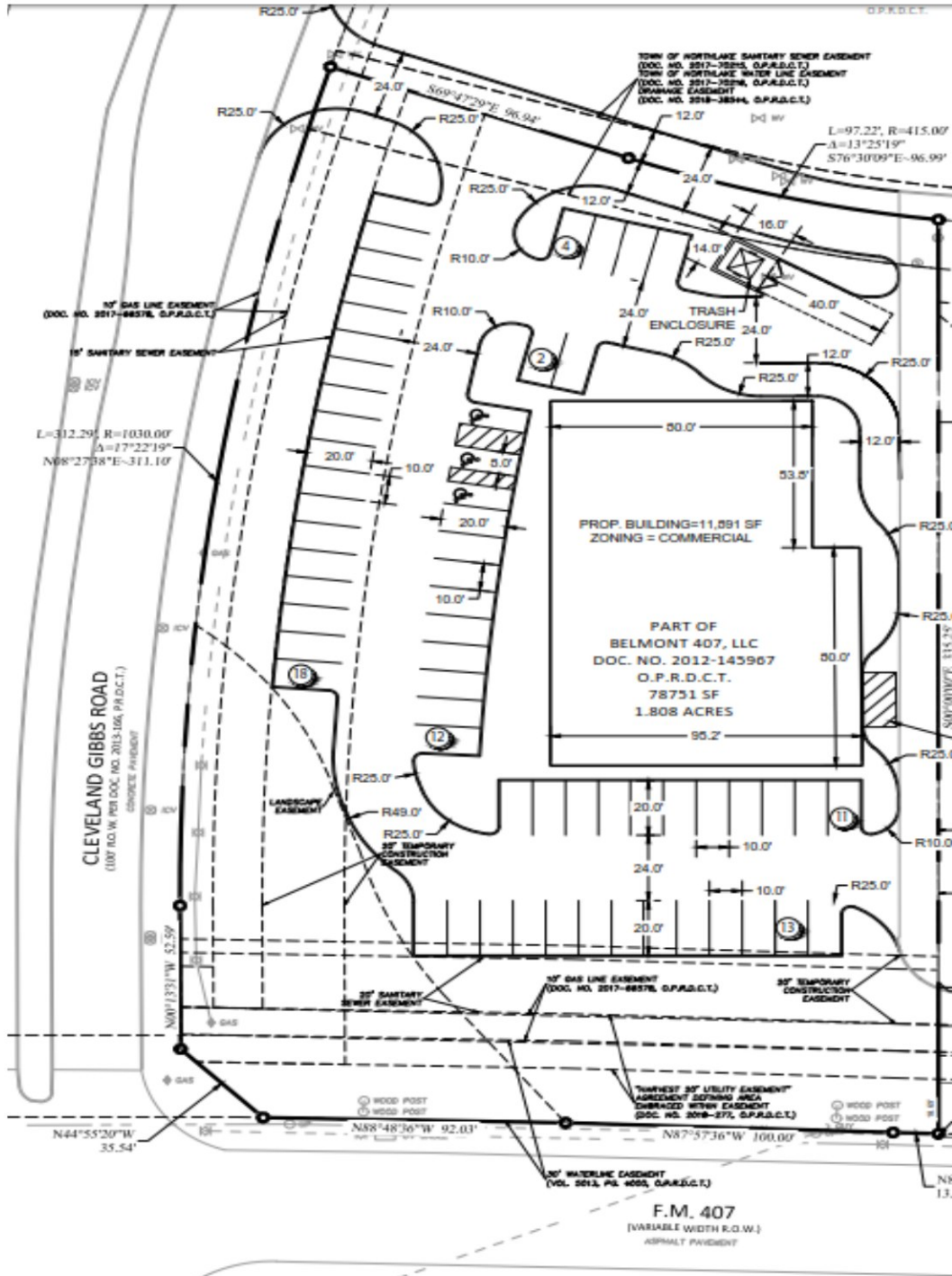
Aerial Map



SLATE

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Site Plan

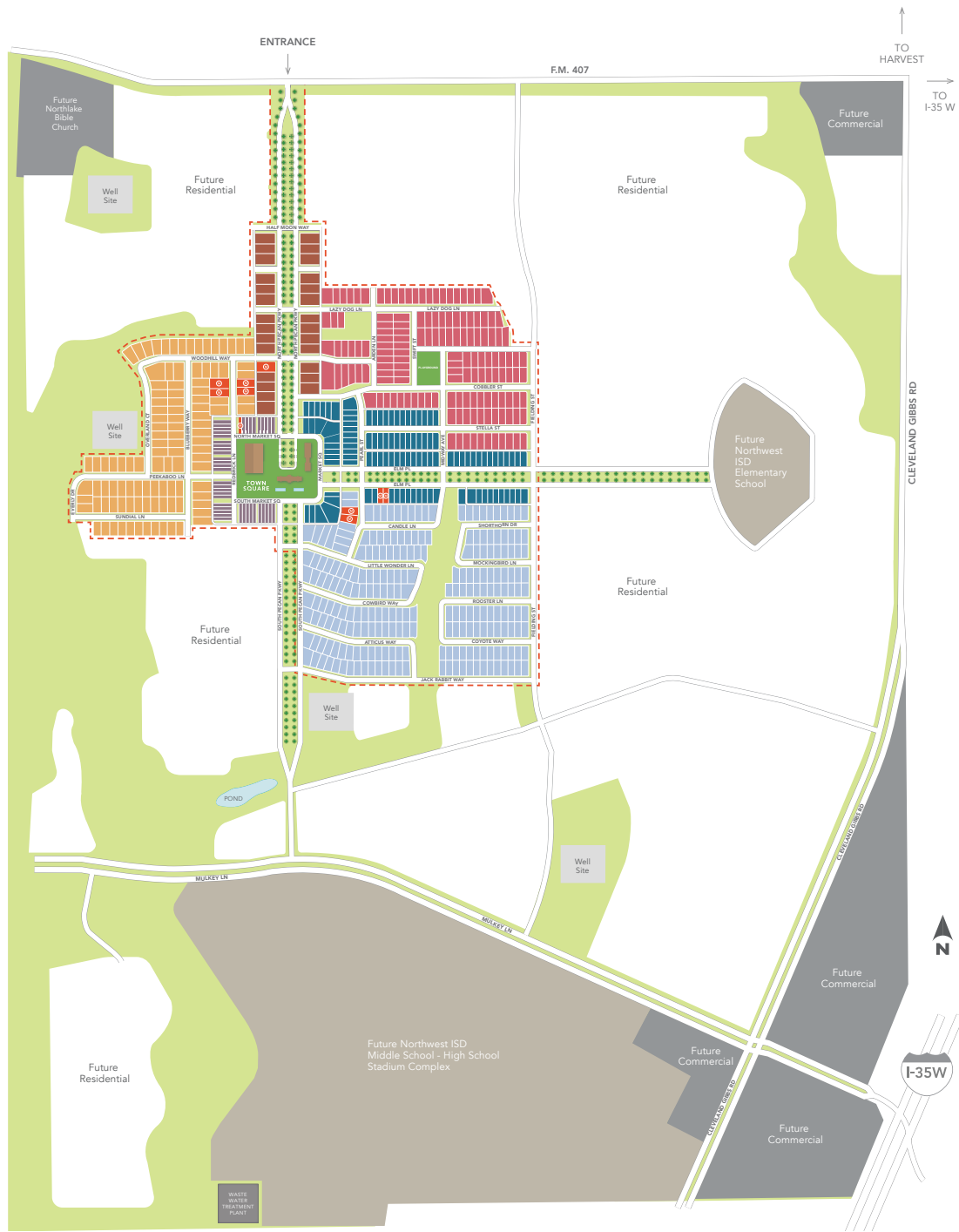


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Property Pictures



SLATE



- DREES CUSTOM HOMES**
2,600-4,000 sq ft (70')
- PLANTATION HOMES & TOLL BROTHERS**
2,400-3,700 sq ft (60')
- DAVID WEEKLEY HOMES & PERRY HOMES**
2,000-3,200 sq ft (50')
- D.R. HORTON & PULTE HOMES**
1,700-2,800 sq ft (50')
- HIGHLAND HOMES & ASHTON WOODS**
1,500-2,400 sq ft (40')
- CB JENI HOMES**
1,800-2,200 sq ft (25' Townhome)

- M **MODEL HOMES**
- NATURAL AREAS AND PARKS**
- PHASE 1 OUTLINE**
- COMMERCIAL**
- SCHOOL**

PECAN SQUARESM

PHASE 1 OUTLINE: The Phase 1 Outline is a preliminary outline of the proposed development. It is not intended to represent a final plan of the development and is subject to change without notice. The Phase 1 Outline is not intended to represent a final plan of the development and is subject to change without notice.

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