



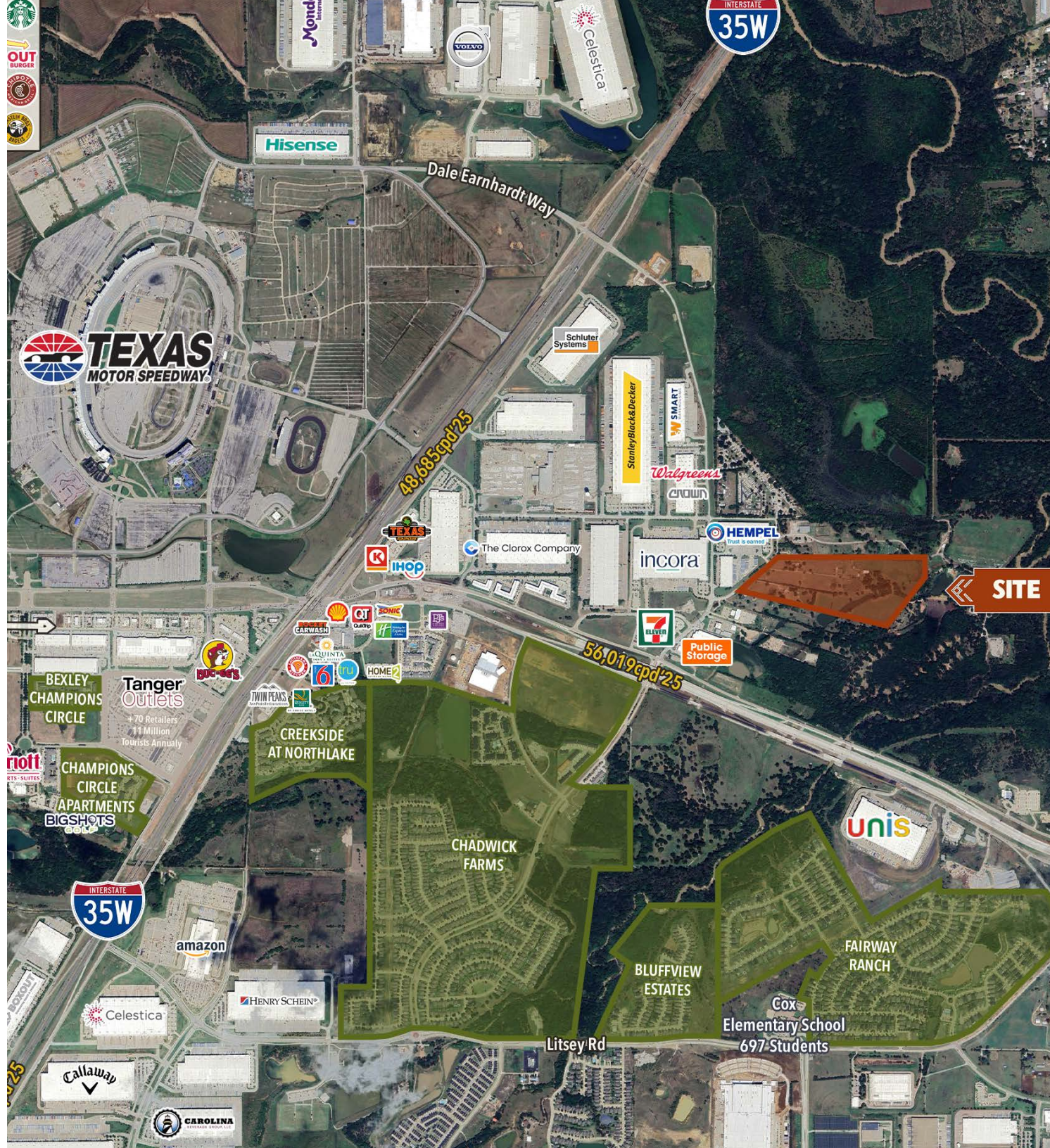
**13161 Cleveland Gibbs Rd
Northlake, TX, 76262**

CONTACT BROKER FOR MORE INFORMATION:

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Property Details

LOCATION 13161 Cleveland Gibbs Rd, Northlake, TX, 76262

AVAILABLE ±22 Net AC / 44 Gross AC

PRICE Please call for pricing

ZONING ETJ

HIGHLIGHTS

- » Located within major employment and logistics hub, Alliance Texas, tapping into existing labor force and amenities
- » ETJ designation
- » Proximity to major freeways, Hwy 114 and I-35W

AREA RETAIL & TRAFFIC DRIVERS

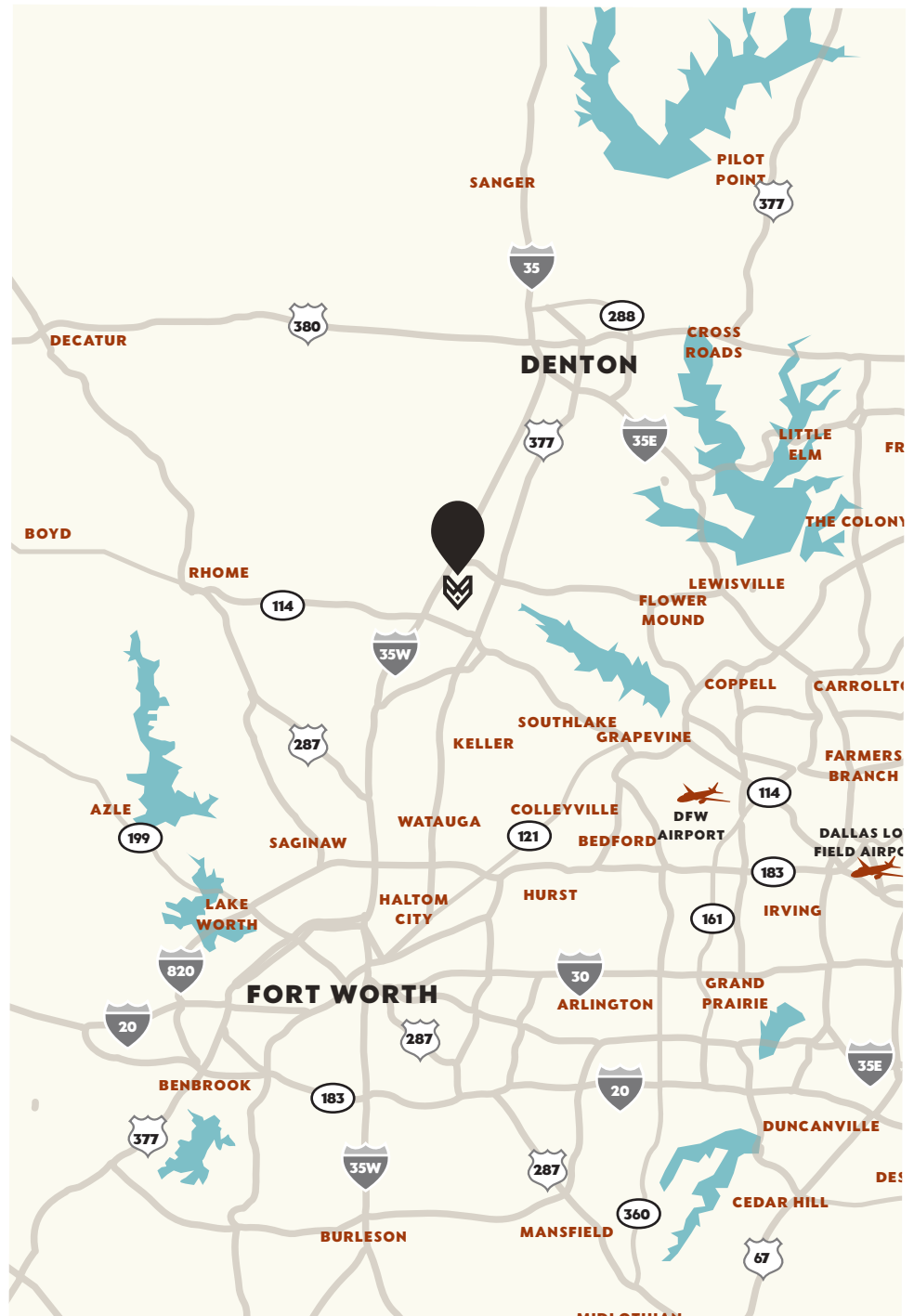
Texas Motor Speedway, Tanger Outlets, Buc-ee's, Texas Roadhouse, IHop, Circle K, Alliance Texas, Public Storage, Popeyes, Walmart, Home Depot, ALDI, Hampton Inn, La Quinta, Quality Inn, Sonic, Chick-fil-A, Marriott, Big Shots Golf, CVS

TRAFFIC COUNTS

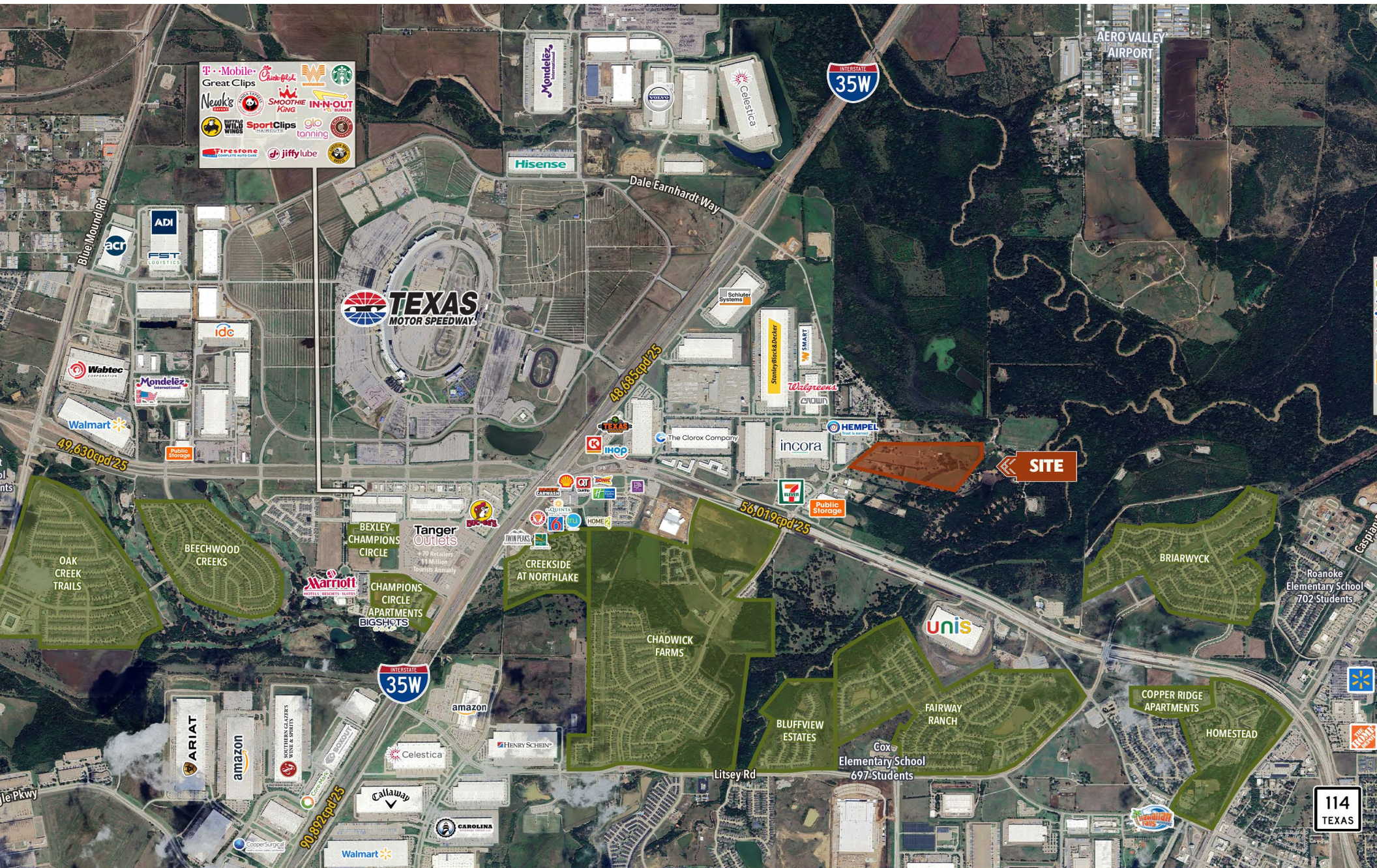
35W 48,685 CPD 2025 114 TX 56,019 CPD 2025

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	1,776	26,217	90,102
EST. POP GROWTH 2026-31	2.9%	3.5%	3.7%
MEDIAN AGE	38.4	36.8	37.2
NUMBER OF HOUSEHOLDS	601	10,341	32,167
AVG HOUSEHOLD INCOME	\$259,072	\$195,527	\$195,881
MED HOUSEHOLD INCOME	\$182,449	\$145,480	\$157,095



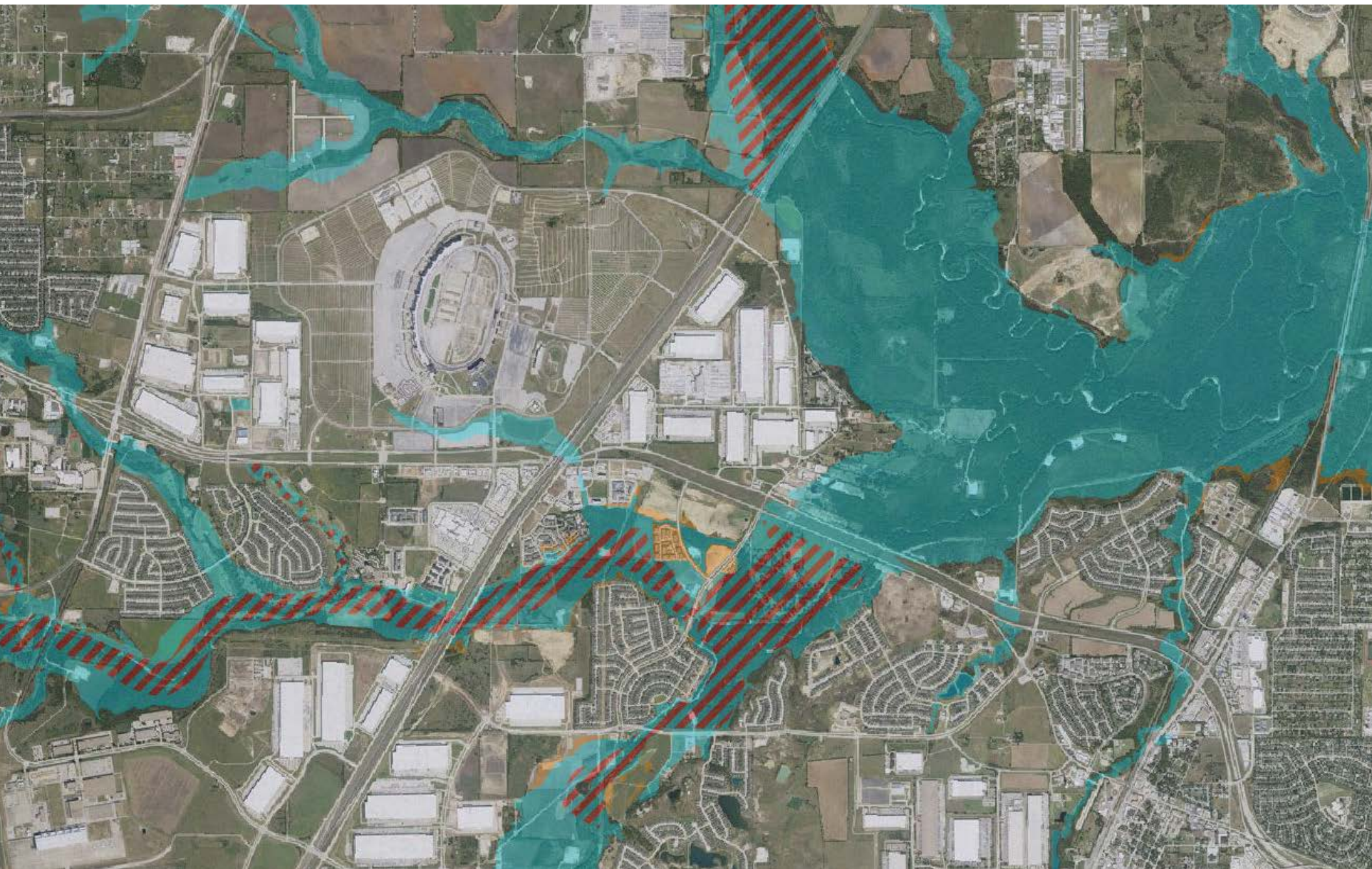
Wide Aerial



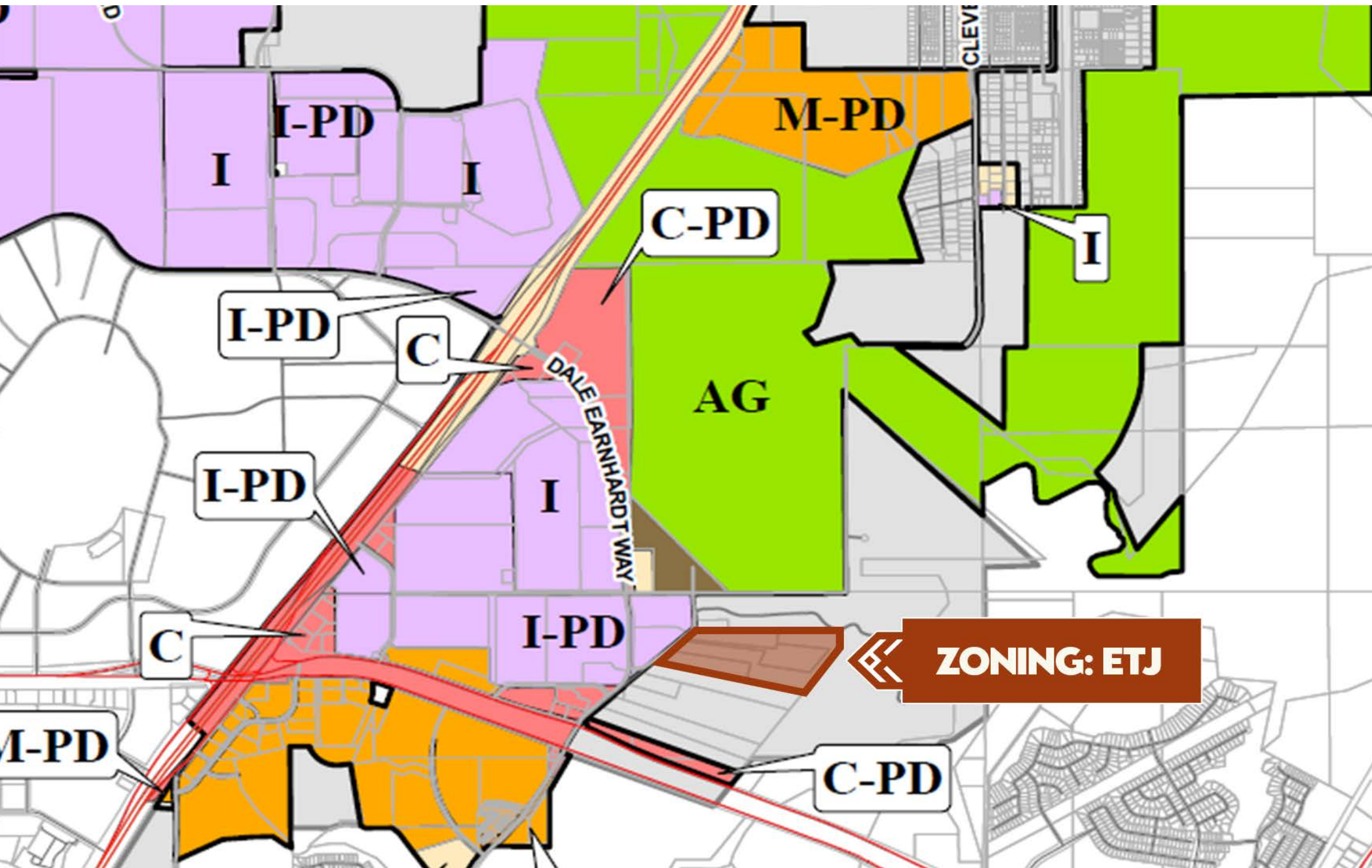
Aerial With Roadway Access



Flood Plain Map



Zoning Map



Zoom Aerial





Information About Brokerage Services

11-2-



Texas Law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/Associate

License No

E-mail

Phone

Sales Agent/Associate's Name

Date

Buyer/Tenant/Seller/Landlord Initials

Regulated by the Texas Real Estate
Information available at www.trec.texas.gov

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