

NORTHLAKE, TX
76262

130.813 +/- Acres I 35 W



LAND FOR SALE

LISTING DETAILS

PROPERTY OVERVIEW:

130.813 acres, approximately 118 acres net. The property is zoned M-PD: Mixed Use-Planned Development. The east side fronts Cleveland Gibbs, and the west side fronts I-35W. The service road is in planning stages. This is one of the hottest locations in the metroplex!



LOT SIZE: 118 acres net



APN/PARCEL ID: 68431, 73877, 70834, 244899, 728765, 150127, 68510



ZONING: ARGYLE ETJ



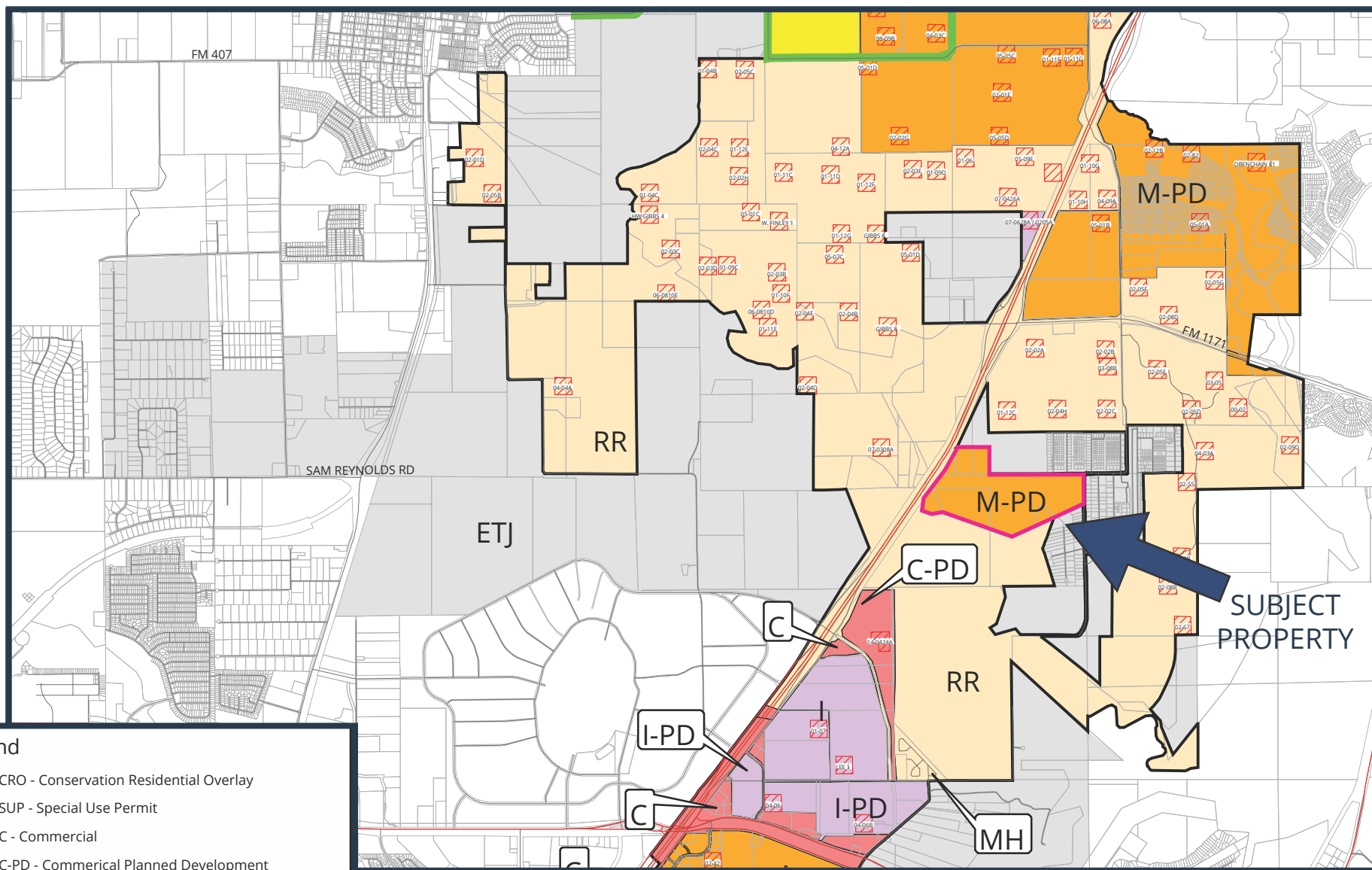
CROSS STREETS: I 35 W



LIST PRICE: \$17,092,944



UTILITIES: No Sewer, No Water



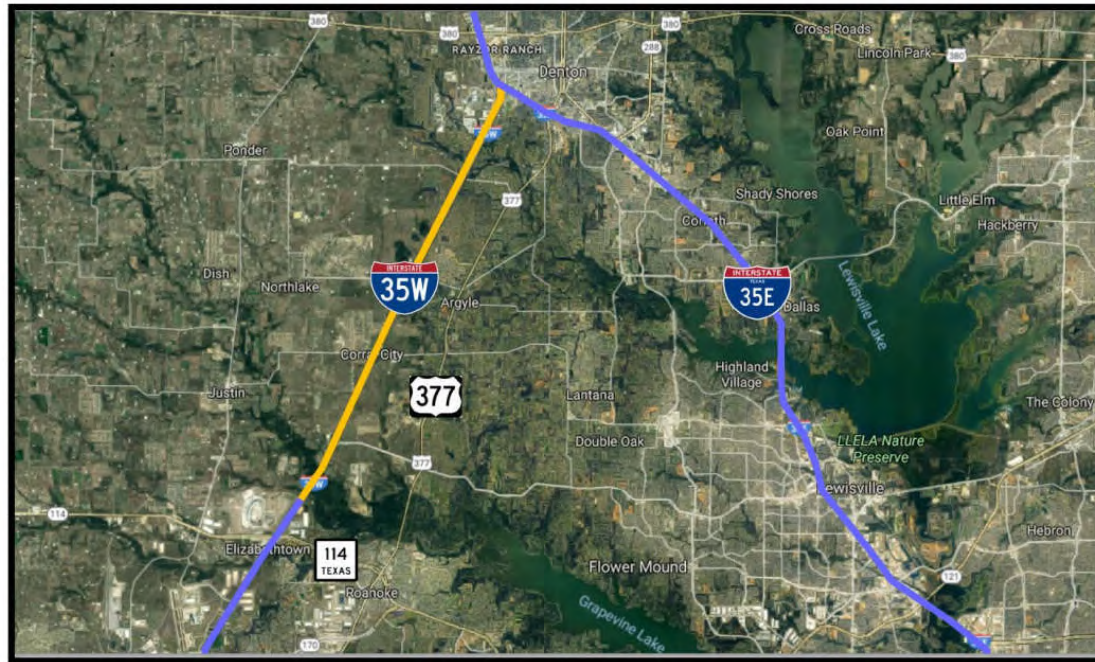
Legend

- CRO - Conservation Residential Overlay
- SUP - Special Use Permit
- C - Commercial
- C-PD - Commerical Planned Development
- I - Industrial
- I-PD - Industrial\Planned Development
- M-PD - Mixed-Use\Planned Development
- MH - HUD Code Manufactured Housing
- RR - Rural Residential (Min. 5 ac)
- RE - Rural Estate (Min. 1ac)
- RE-PD - Rural Estate\Planned Development (Min. 1 ac)
- Limited Purposes Annexation Area

ZONING MAP

I-35W Frontage Roads

CSJ:	0081-13-065	Schematic Approval:	March 20, 2020
Limits:	From Dale Earnhardt Way to south of I-35E/35W split	Environmental Clearance:	June 30, 2020
Project Description:	Construct frontage roads	ROW Acquisition Complete:	December 2021
Est. Construction Cost:	\$310,910,375	Utility Relocations Complete:	September 2023
Funding:	*	100% Plans:	April 2023
Firm & Key Contact:	HNTB	Ready to Let Date:	September 2023
TxDOT PM:	Rehan Bhatti	Let Date:	*



Current Activity:

- **IAJR:** HNTB is completing IAJR for entire corridor.
- **Environmental:** Environmental clearance received on June 30, 2020.
- **PS&E:** TxDOT continues negotiating PS&E efforts with HNTB. TxDOT continues evaluating priority project breakout segments.
- **ROW:** Parcel count is currently 113. ROW mapping continues.
- **Utilities:** SUE work has been completed and provided to consultants.
- **Other:** TxDOT has requested letters of support from Corral City, City of Denton, Fort Worth, and Denton County. Town of Northlake has provided resolution supporting project.

CONTACT

EveretteNewland

jeanette@northtexasrealestate.com

940.565.8326

NewlandRealEstate
3311 I-35, Suite140
Denton,TX 76207

