



COMMUNITY PROFILE

2012

GENERAL GOVERNMENT INFORMATION

- Incorporated in 1960
- General Law/Type A
- Mayor and five Council members
- 16.9 square miles in Town limits
- 32.5 square miles of total land area including extraterritorial jurisdiction (ETJ)

LOCATION

Northlake is conveniently located in the Dallas/Fort Worth Metroplex with easy access to surrounding cities and activity centers. The Dallas/Fort Worth Metroplex has a convenient, central location within the United States and North America with superb transportation access providing excellent opportunities for trade both nationally and internationally.

Northlake is just:

- 3 miles from Alliance Airport
- 10 miles from downtown Denton
- 17 miles from DFW Airport
- 20 miles from downtown Fort Worth
- 35 miles from downtown Dallas
- 175 miles from Oklahoma City
- 215 miles from Austin
- 281 miles from Houston
- 294 miles from San Antonio
- 449 miles from Laredo/Mexican border
- 963 miles from Chicago
- 1,429 miles from Los Angeles
- 1,590 miles from New York

POPULATION

Northlake has been one of the fastest growing cities in percentage population growth in the region with a growth rate of over 100% from 2000 to 2011. Northlake's growth has just begun with a total projected build-out population of 55,000 according to the Town's Comprehensive Plan.

| Northlake Population Growth | | |
|-----------------------------|------------|----------------------------------|
| Year | Population | Source |
| 1980 | 143 | US Census |
| 1990 | 250 | US Census |
| 2000 | 921 | US Census |
| 2010 | 1,724 | US Census |
| 2011 | 2,010 | NCTCOG Estimate (as of 1/1/2011) |

Northlake is surrounded by populous and growing communities. A population of nearly 150,000 is estimated within Northlake's primary retail trade area centered at the intersection of SH 114 and I-35W.

Retail Primary Trade Area Population Statistics

(Source: Catalyst Commercial 2010)

| Year | Trade Area | 1-mile | 3-mile | 5-miles |
|------|------------|--------|--------|---------|
| 2010 | 147,243 | 1,703 | 8,890 | 36,796 |
| 2015 | 191,224 | 2,243 | 11,675 | 46,736 |

TAXES

Northlake residents and businesses benefit from a very low tax burden. Northlake's property tax rate of \$0.295 per \$100 of assessed value is one of the lowest rates in the area. Fort Worth's tax rate is almost three times Northlake's, and Denton's tax rate is double that of Northlake. Northlake also benefits from its location in Texas which is one of just a few states with no state income tax.

Property Tax Rate

(total rate depends on ISD)

| Taxing Entity | Northwest ISD | Argyle ISD | Ponder ISD |
|-----------------------------------|-------------------|-------------------|-------------------|
| Northlake | \$0.295000 | \$0.295000 | \$0.295000 |
| Denton County | \$0.277357 | \$0.277357 | \$0.277357 |
| Emergency Services District (ESD) | \$0.100000 | \$0.100000 | \$0.100000 |
| School District (ISD) | \$1.375000 | \$1.460050 | \$1.344610 |
| Total | \$2.047357 | \$2.132407 | \$2.016967 |

Sales Tax Rate

| | |
|---|--------------|
| State of Texas | 6.25% |
| Town of Northlake | 1.0% |
| Northlake Economic Development Corp. (EDC) | 0.5% |
| Northlake Community Development Corp. (CDC) | 0.5% |
| Total | 8.25% |

TRAFFIC COUNTS

Average daily traffic counts at Northlake's major intersections

| Intersection | Vehicles Per Day |
|-----------------------|------------------|
| I-35W & State Hwy 114 | 93,220 |
| I-35W & FM 1171 | 48,459 |

TRANSPORTATION

Multiple modes of transportation can be used to access Northlake. The following are the major transportation infrastructure in and near Northlake.

Interstates

- I-35W

State Highways

- SH 114
- FM 1171
- FM 407
- FM 156

Airports

- Alliance Airport
- D/FW International Airport
- Northwest Regional Airport

Railroads

- Union Pacific
- Burlington Northern Santa Fe
 - BNSF Intermodal Facility within 5 miles

UTILITIES & SERVICES

The following utilities serve Northlake. Available services depend on location. Please contact the listed companies to determine what services are available in your area.

Electricity

- CoServ – 940-321-7800
www.coserv.com
- Oncor – 888-313-6862
www.oncor.com
Visit www.powertochoose.com for retail providers in the Oncor service area.

Gas

- Atmos – 888-286-6700
www.atmosenergy.com
- CoServ – 940-321-7800
www.coserv.com

Telecommunications

- AT&T – 800-288-2020
www.att.com
- Verizon – 800-837-4966
www.verizon.com

Trash/Recycling

- IESI/Progressive Waste Solutions – 800-909-9061
www.iesitexasregion.com

Water/Wastewater

- Town of Northlake – 940-648-3290
www.town.northlake.tx.us/water

MAJOR EMPLOYERS

Major employers within the Town include:

- CEVA Logistics
- Charley's Concrete
- Exel Logistics/Clorox
- Exel Logistics/3M
- Rinker Materials

Northlake benefits from proximity to the major employment centers of the Alliance Corridor. Top corporate employers in this area include:

- Sabre Holdings Corporate HQ (2,500-4,999)
- Fidelity Investments (2,500-4,999)
- AT&T/Logistics Services/Wireless Dist. (1,000-2,499)
- American Airlines Maintenance Base (1,000-2,499)
- Cinram International Inc. (1,000-2,499)
- First American Real Estate Information Serv. (1,000-2,499)
- Chrysler Financial Services (500-999)
- ATC Logistics (500-999)
- Bell Helicopter (500-999)
- Daimler Financial Services (500-999)
- Dyncorp International (500-999)
- Federal Express (500-999)
- JC Penney Distribution Center (250-499)

Source: North Central Texas Council of Governments

EDUCATION

Northlake lies within three school district boundaries. Most of the Town is served by the Northwest ISD. Portions of the Town are served by the Argyle ISD (northeast) and the Ponder ISD (far north). All three districts are known for their excellent schools.

- **Northwest Independent School District**
www.nisdtx.org
940-648-3224
- **Argyle Independent School District**
www.argyleisd.com
940-464-7241
- **Ponder Independent School District**
www.ponderisd.net
940-479-8200

There are numerous higher education institutions within minutes of Northlake including the following in Denton County:

- North Central Texas College
- Texas Woman's University
- University of North Texas

ACCOMODATIONS

Whether you are in town for business or pleasure, looking for a room to stay the night or a space for your RV, Northlake has a place for you to stay with nearly 200 hotel rooms and RV camping sites with full hook-ups available. Northlake is ideally situated if you are in town for business in the Alliance Corridor, and with the Texas Motor Speedway just across I-35W, there is no better place to stay for the races.

Motel 6

120 Guest Rooms
13601 Raceway Drive
817-541-3625
www.motel6.com

Sleep Inn & Suites

78 Guest Rooms
13741 Raceway Drive
817-491-3120
www.sleepinn.com/hotel-roanoke-texas-TX747

Northlake Village RV Park

13001 Cleveland-Gibbs Road #79
817-430-3303
www.northlakevillagerv.com

AREA ATTRACTIONS

Numerous attractions are within minutes of Town due to Northlake's location in the North Texas region. These are just a few of the major entertainment, recreational and cultural attractions in the area:

Arts & Entertainment

- World-Class Museums & Cultural Centers – The Fort Worth Cultural District, Dallas Arts District, Fair Park, and many more museums located throughout the region
- Performance Venues – Bass Hall, Billy Bob's Texas, Verizon Theatre Grand Prairie, Superpages.com Center Dallas, Meyerson Symphony Center, AT&T Performing Arts Center
- Entertainment Destinations – Six Flags Over Texas, Six Flags Hurricane Harbor, Dallas Zoo, Fort Worth Zoo, Fort Worth Botanical Gardens, Dallas Arboretum, Fort Worth Stockyards, Dallas Fair Park

Sports & Recreation

- Texas Motor Speedway – The most notable and nearest major attraction to Northlake is located adjacent to Northlake at the northwest corner of SH 114 & IH-35W. It is among the largest sports venues in America, hosting many events throughout the year including two NASCAR Sprint Cup Series events annually.
- Other Athletic & Entertainment Venues – Dallas Cowboy's Stadium, Ranger's Ballpark in Arlington, American Airlines Center, Lone Star Park
- Professional Sports – Dallas Cowboys, Dallas Mavericks, Dallas Stars, Texas Rangers, FC Dallas
- Minor/Amateur Sports – Collegiate athletics (UNT, TCU, SMU, UTA), Fort Worth Cats, Texas Brahmas
- Outdoor Recreation – Numerous Golf Courses, Tennis Courts, Lakes, and Parks

DEVELOPMENT ACTIVITY

Northlake is located in the path of regional growth moving north from Fort Worth, west from D/FW International Airport, and south from Denton. Recent development activity:

Recently Completed

- Northport Building 21 – 506,000 sf distribution center completed by end of 2008 and now fully leased and occupied by Exel Logistics and CEVA Logistics
- Motel 6 – 40,000 sf/120 room hotel completed September 2009
- Chadwick Apartments – 264-unit apartment community completed Summer 2010
- Valero Corner Store – Gas station/convenience store opened October 2010

Planned & Coming Soon!

- Belmont – 1,000 acre master planned community spanning Northlake, Argyle and Corral City. Up to 2,300 homes planned along with one million square feet of space designated for retail, entertainment and office use. Visit www.belmonttexas.com for more information.
- Canyon Falls – 1,500 acre master planned community spanning Northlake, Flower Mound and Argyle with 1,800 homes planned along with a mix of retail, office and high-end multi-family.
- Hooters Restaurant – Initial plans approved for 5,700 sf restaurant on IH-35W frontage road just north of SH 114
- Hotels – Initial plans for Holiday Inn Express, La Quinta & Candlewood Suites approved for Northlake's burgeoning hotel row on Raceway Drive near the Texas Motor Speedway