Florance Road Business Park

For Sale | 10,200 SF | $1,800,000



Industrial Flex - 1.22 Acres | Flexible Northlake ETJ Zoning

8137 Florance Rd Northlake, TX 76247

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Overview

TX Business Parks is proud to offer the opportunity to acquire a 1.22 acre lot with a build to suit building in the fast-growing city of Northlake, Texas. Positioned along Florance Road within the recently developed Florance Road Business Park, a steel-framed building can be thoughtfully designed to support a wide range of commercial uses.

The broader Florance Road Business Park comprises six individually owned lots with building sizes ranging from 10,000 to 20,000 square feet. Protective POA restrictions will limit certain business types to preserve the quality and character of the park, fostering a professional and clean business environment. Additionally, the business park is located in the flexible Northlake ETJ Zoning, free from municipal zoning constraints providing unmatched flexibility for owners.

Contact 817-566-5435
info@txbusinessparks.com / www.txbusinessparks.com

Key Features

10,200 SF - 1.22 Acres

- Building material - Steel
- Customizable Size
- Four bay doors (12' x 14')
- Two retail store frontage entrances
- Four foot awnings above storefronts
- 24' frontage wall - 20' rear wall
- ESFR fire sprinkler systems with monitoring
- 3-phase electrical service capable
- Concrete pad for parking lot
- Plumbing rough in for multiple bathrooms
- Fully insulated (R10)
- Designated monument signage on road frontage
- Northlake ETJ Zoning
- Polished concrete flooring
- City of Northlake water & septic system
- 50% owner occupied minimum requirement

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Potential Customizations

Interior Finish-outs

We have the ability to customize interior finish-outs with our in house construction crew (TX Park Management)

- Mezzanine options
- Mutliple & larger office spaces
- Multiple & larger bathrooms
- Kitchenette & Cabinets
- Fencing & Yard Space
- Larger bathrooms with shower/baths

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Interior Customizations









Examples of previous customizations by TX Business Parks

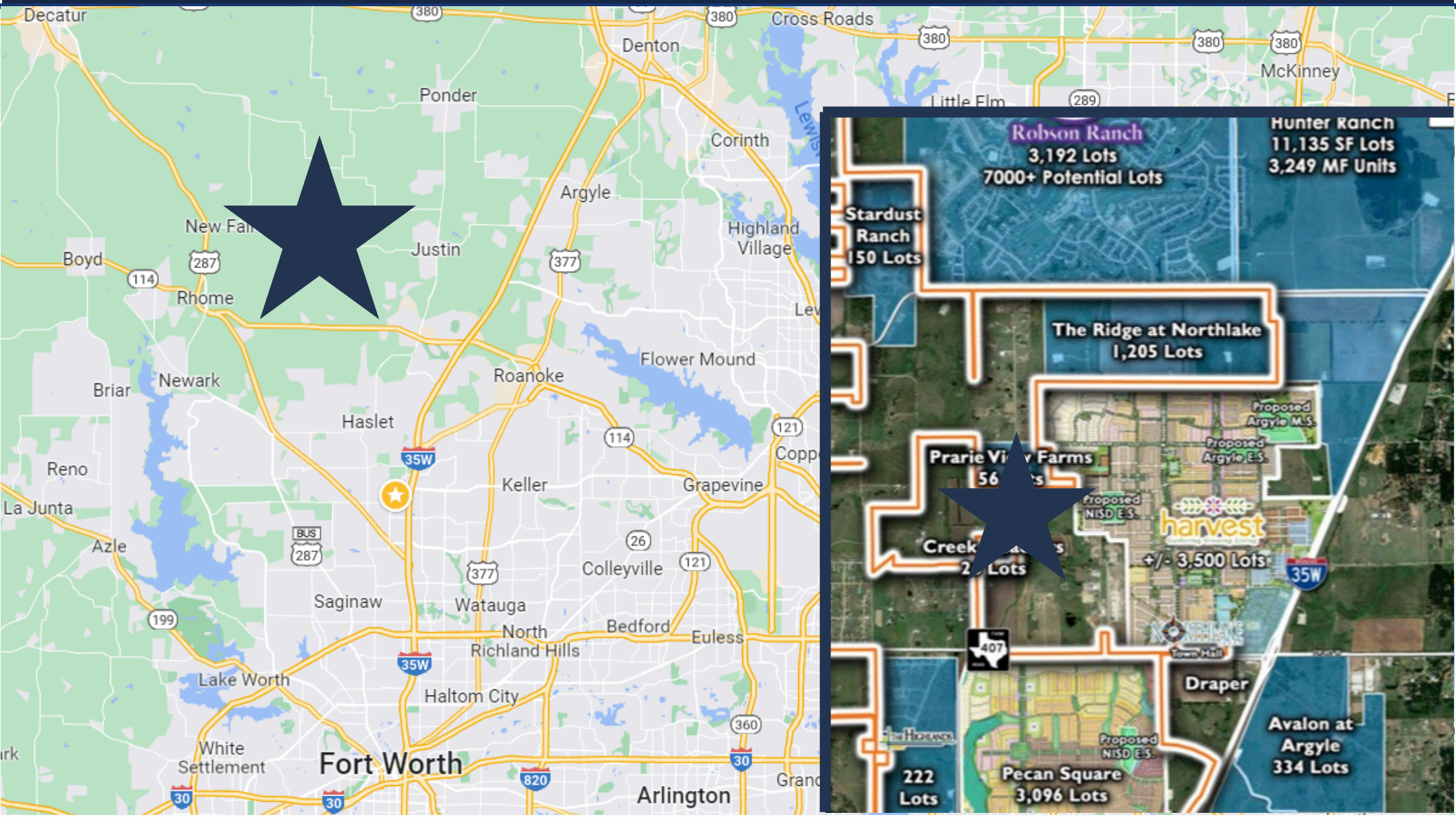
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Business Park Site Plan



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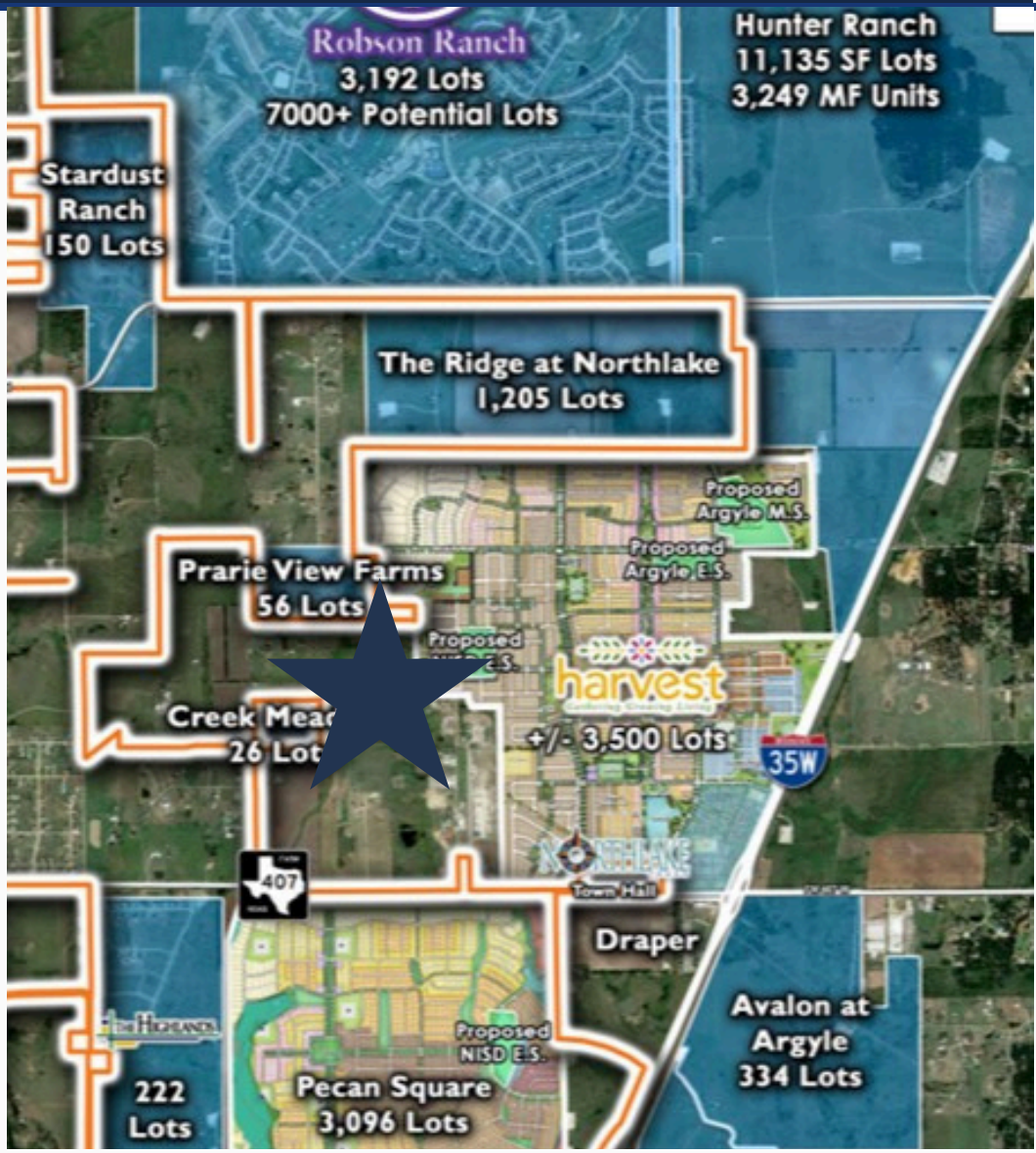
Location - DFW



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Location - Growth & Density

- Average Household Income $100,000+
- 18,000 traffic count at FM 407 & I-35
  - Located one mile from intersection
  - Close proximity to 5,000+ lot developments
- One mile from Harvest Town Center Development



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TX Business Parks

The developers of Florance Road Business Park have constructed over 600,000 SF of light industrial & office/warehouse property

Projects include:

Harmon Road Business Park (13045 Harmon Road Fort Worth, TX 76177)
Harmon Industrial Condos (13015 Harmon Rd. Fort Worth, TX 76177
Golden Heights Business Park (2163 Golden Heights Rd. Fort Worth, TX)
DFW Alliance Business Park (12801 Harmon Rd. Fort Worth, TX)
Argyle Business Park (308 East FM 1830 Argyle, TX 76226)

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TX Park Management, LLC

Confidentiality

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