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THE ULTIMATE GUIDE TO LIVING LOCAL • LOCAL HOT SPOTS • LOCAL NEIGHBORHOODS • MUST SEE AND DO

NORTHLAKE COMMUNITY GUIDE

THE ULTIMATE GUIDE TO LIVING LOCAL IN NORTHLAKE, TX

DEVIN DAUSSAT



hello,

I'm Devin Dausat, a dedicated real estate expert! With 6 years of experience and over \$35 Million sold in this vibrant market, I've fallen in love with the Northlake's energy and growth so much, I moved my family here in 2024. Being a part of its growth both as an agent and local coffee shop owner has been exciting, and I'm passionate about helping others find their perfect home here.

I'm thrilled to share this guide with you, highlighting some of the wonderful neighborhoods that make our town so special. I absolutely love this community and all it has to offer, and I'm excited to share some of its gems with you.

A Little About Me:

This community is my home, and I'm passionate about helping others find their place here. I love exploring and supporting new businesses, spending time with my family at local events, and being "in the know" of what's to come. Whether you're just starting your search or ready to make a move, I'm here to offer my support and expertise.

Where You Might Find Me Around Town:

When I'm not helping clients achieve their real estate dreams, you can usually find me:

- Welcoming the community into my coffee shop, Function Coffee Co.
- Hanging out with my family & friends at local events
- Working out at HotWorx in Northlake Commons

Let's Connect

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real



Discover *Northlake*

Welcome to Northlake, where *Texas Skies are Calling*. This guide helps you discover your ideal neighborhood by providing profiles with details on population, home prices, schools, parks, and community events.

Why Choose Northlake?

- Variety of homes & lot sizes
- Prime DFW access
- Highly regarded school districts
- New construction & modern communities
- Intentional growth
- Strong sense of community
- New Business Opportunities

Finding the right neighborhood is key to making Northlake your home. I hope this guide helps you find the perfect fit for your lifestyle. Happy house hunting!

The Northlake Community:

- Population: ~12,000
- Diverse and growing international community
- New businesses popping up each month
- Popular with young professionals and families

Northlake's Recognition:

- Neighborhoods that consistently rank as the "Best Master-Planned Communities"
- Northlake Town Council continues proactive development actions including annexation of over 100 acres for future projects.

A photograph of a Northlake sign with a compass rose logo, set against a background of tall grass and a modern building in the distance.

Northlake FAQ

What's the Cost of Living Like in Northlake?

Northlake's cost of living tends to be above the national and Texas averages, with housing being the biggest factor. Home prices and housing costs run higher than typical U.S. levels, though income levels are also relatively high, which can balance things out for many residents. Other everyday expenses like groceries, healthcare, and transportation are more in line with state norms.

How is the Traffic in Northlake?

Northlake doesn't have extensive public transit, so most people drive to work. Commute times tend to be a bit longer than average for the region (often around 30–32 minutes), reflecting that many locals travel to jobs in nearby cities like Fort Worth and Denton. Roadways like I-35W, FM 407, and FM 1171 are key corridors. With the area's rapid growth, roads will improve in the coming years and residents won't be traveling as far to work, should they take jobs coming to the area.

What's the Job Market Like in Northlake?

The local job market shows signs of growth and strong income levels, with median household earnings well above national figures. That said, Northlake itself is small and many residents commute to jobs elsewhere in the Dallas-Fort Worth metroplex. Employment rates and business activity are generally favorable. For entrepreneurs and business owners, there is a lot of potential for commercial and retail space.

What Else Should I Know About Northlake?

Northlake is expanding quickly and has a young, growing population with new housing developments and easy access to big city amenities within DFW. Property taxes are something to factor into your budget. Its proximity to Denton, Fort Worth, and Dallas gives you plenty of options for shopping, dining, and entertainment outside town.

Living Local

OUR LOCAL NORTHLAKE FAVORITES *Coffee & Cafes*

- **Function Coffee Co (May 2026):** Northlake's only local coffee roaster, serving specialty coffee, teas, and local pastries
- **Northlake Cafe:** Hometown Breakfast and lunch spot serving the best pancakes in town.

Bars & Grills:

The Argyle Open: Bar & Grill with indoor Golf & Game Simulator Bays and vibrant patio space

- **Back Porch Drafthouse:** Burgers, Brews, Wings, Games
- **Hilltop Truck Park:** Outdoor bar featuring local food trucks and community events
-

Grocery & Markets:

- **Tom Thumb:** Argyle/Northlake's newest grocery store
- **Desi Chowrastha:** Groceries, Halal Meat & Eatery
- **Kroger Grocery:** Groceries Delivered to your Door

Restaurants:

- **Bella Italia:** Family-owned Italian restaurant serving authentic cuisine and excellent service
- **Gyro & Grill Mediterranean:** Locally owned restaurant, known for its fresh, high quality ingredients
- **Kurogi Sushi:** Cozy spot for sushi, bento boxes, & spicy ramen

Bakeries & Sweet Treats:

- **Branded Bagels:** Fresh bagels, shmears, and sandwiches
- **Wow Donuts:** Quick Service donuts & kolaches
- **Maya Creamery & Lounge:** Ice cream & Indian pastries

Honorable Mentions Just outside Northlake

- **Cactus Canyon:** Marty B's elevated Tex-Mex Concept
- **One Fusion:** Authentic Indian cuisine with generous portions
- **407 BBQ:** No Frills BBQ



Living Local

OUR LOCAL NORTHLAKE FAVORITES *Food Trucks*

- **Street Spice TX**
- **Touch of Toast**
- **Baja Quesadilla**
- **Rotating Food Trucks located at Hilltop Truck Park**

Doctors & Pharmacies

- **Doctors Urgent Care of Northlake**
- **My Eye Dr.**
- **Northlake Dentistry**
- **Orthopedic Associates - Northlake/Argyle**
- **CVS (Coming Soon)**

Daycares & Preschools

- **The Hive:** Drop-in play-care with flexible scheduling
- **The Godard School of Northlake:** Daycare & private preschool
- **The Academy of Northlake:** Daycare offering a variety of extracurricular classes

Gyms & Fitness Clubs

- **HotWorx:** Infrared Sauna Workouts & free weights with 24/7 member-only access
- **F45:** high-intensity functional group fitness classes
- **Club Pilates:** Pilates reformer classes
- **Star Center Multisport:** Hockey, Ice Skating, Volleyball, Basketball and more.

Boutiques & Shopping

- **River Bleu:** Boutique clothing & gifts
- **Seasonal Neighborhood Markets**
- **Tanger Outlets (Nearby):** Outdoor Shopping Mall

Salons & Barbers

- **Northlake Color Lab:** Haircut & Color Services
- **Pigtails & Crewcuts:** Haircuts for Kids
- **After Glow Tanning & Wellness**



Northlake *At A Glance*

Notable Neighborhoods



Pecan Square

Along I-35W corridor (Central Northlake)

Avg. Home Price Range: \$420K-\$900K+

✦ Master-planned Hillwood Community with pools, trails, dog park, fitness center, co-working space, and active lifestyle events
Northwest ISD

Harvest

Northlake (Northwest Quadrant)

Avg. Home Price Range: \$500K-700K+

✦ Master-planned Hillwood Community with farm-to-table inspired concept.

Neighborhood zoning is split between Northwest ISD and Argyle ISD.

Highlands at Northlake

Central Northlake

Avg. Home Price Range: \$500K-\$1M+

✦ One Acre+ homesites with views of the Texas Sunsets. Residents enjoy their space while still being close to the community action.

Northwest ISD

Stardust Ranch

Central Northlake

Avg. Home Price Range: ~\$950K-\$1M+

✦ Ranch-style homes on spacious 1-acre lots with a premium, custom feel. Quiet, upscale neighborhood that emphasizes privacy and open space while still being close to major roads and Northlake amenities.

Northwest ISD

The Ridge at Northlake

Near Central Northlake

Avg. Home Price Range: ~\$550K-\$900K+

✦ Newly built neighborhood with modern single-family homes and community green spaces. Positioned close to main commuting routes and other Northlake developments.

Argyle ISD

Canyon Falls

Northlake / Argyle / Flower Mound border

Avg. Home Price Range: ~\$650K-\$950K+

✦ Large master-planned community with miles of scenic trails, parks, pools, clubhouse, fitness center, dog park, and an active events calendar. Blends natural open space with neighborhood amenities and has access to top school districts.

Northwest ISD

Creek Meadows West

Central/Northlake

Avg. Home Price Range: ~\$995K-\$1.4M+

✦ New luxury neighborhood with one-acre home sites and larger custom-style homes. Offers a blend of country living and modern design while still having easy access to I-35W and nearby shopping/dining.

Northwest ISD

North Ridge Estates

Central/Southwest Northlake

Avg. Home Price Range: ~\$600K-\$800K+

✦ Established family-friendly neighborhood with spacious single-family homes and well-kept yards. A quieter, traditional area with easy access to schools and local amenities.

Northwest ISD



STARCENTER

GRAND OPENING IN APRIL 2026

Operated under the NHL's Dallas Stars, StarCenter Multisport is more than a training facility. It's a year-round athletic hub serving families across Northlake and the greater DFW area.

Operated by:

Dallas Stars (NHL Organization)

Type:

Indoor Multisport Training & Competition Facility

Serves:

Youth, Teens, Adults

Sports Offered:

- Basketball
- Volleyball
- Pickleball
- Throwball
- Camps & skill development programs
- Competitive leagues

Additional Options:

- Open playsessions
- Court rentals
- Private group reservations
- Casual drop-in games

Why Families Love it:

- Year-round programming
- Trusted NHL-backed brand
- Skill development for multiple sports
- Safe, structured environment





HEB

FM 407 CORRIDOR

PROJECTED OPENING: LATE 2027 (EST.)

Northlake area is getting its first full-scale H-E-B — a major milestone that signals long-term retail growth and increased property value support for the area.

Location:

FM407 near planned commercial corridors

Opening Timeline:

Targeted late 2027 (subject to development phases)

Impact Area:

Landmark, Pecan Square, Harvest, The Ridge, Highlands, surrounding acreage communities

What to Expect:

- Full-service grocery
- Curbside & delivery
- Expanded fresh market offerings
- Pharmacy & fuel center (typical format)

Why It Matters:

- Reduces drive time to Argyle/Roanoke
- Signals major commercial confidence
- Boosts surrounding home values
- Attracts additional retail & dining

Why Residents Are Excited:

- Everyday convenience
- Strong Texas brand loyalty
- Anchors future retail growth
- Makes Northlake more self-contained





Hilltop Truck Park

OPEN DAILY (HOURS VARY SEASONALLY)

Hilltop Truck Park is Northlake's outdoor food truck destination — bringing a rotating lineup of local culinary vendors, a full-service bar, artisan market vibes, and community events under the Texas sky.

Type:

Food truck park
Outdoor bar
Event space

Atmosphere:

Laid-back and family-friendly with live music, games, and community gatherings.

What You'll Find:

- Full Bar: Covered outdoor bar with beer, cocktails, and TVs for games.
- Rotating Food Trucks: A diverse rotation of trucks serving BBQ, tacos, burgers, Korean BBQ, coffee & desserts, and more.
- Artisan Market & Events: Seasonal farmers markets, twilight markets, themed events, and special gatherings throughout the year.
- Live Music & Entertainment: Regular live music, televised sports, and community-focused nights.

Why the Community Loves it:

- Creates a social destination for Northlake residents and visitors.
- Supports local food entrepreneurs and small vendors.
- Adds a vibrant outdoor venue for weekends, nights out, and family outings.



Northlake Welcomes **MP Materials**

EXCITING NEWS: HISTORIC INVESTMENT IN NORTHLAKE
Northlake has landed what is likely the largest private commercial investment in Denton County history.

Governor Abbott announced that MP Materials will build a new rare earth magnet manufacturing campus in Northlake, bringing:

- **1,500+ new jobs**
- **\$1.25 billion in capital investment**
- **A major boost to advanced U.S. semiconductor manufacturing**

The new “10X” campus will be located in Northlake’s industrial corridor just north of Texas Motor Speedway and will significantly expand domestic production of high-performance magnets critical to semiconductor chip fabrication. Backed by state grants through the Texas Enterprise Fund and the Texas Semiconductor Innovation Fund, this project positions Northlake at the center of America’s advanced manufacturing resurgence.



Why it matters for Northlake:

- **Major job creation**
- **Long-term economic growth**
- **Increased commercial tax base**
- **Helps protect low residential property tax rates**
- **Elevates Northlake as a destination for world-class industry**



your
Northlake

Have Community or Real Estate Questions? I'm Here to Help!

I'm passionate about our community and dedicated to helping you find the perfect place to call home. Whether you have questions about local schools, events, market trends, or anything real estate-related, please don't hesitate to reach out. I'm happy to share my knowledge and connect you with the resources you need.

Stay up-to-date on the latest community news, real estate insights, and more by following me on social media @biggerbettertexas!

I look forward to hearing from you!

let's chat

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