

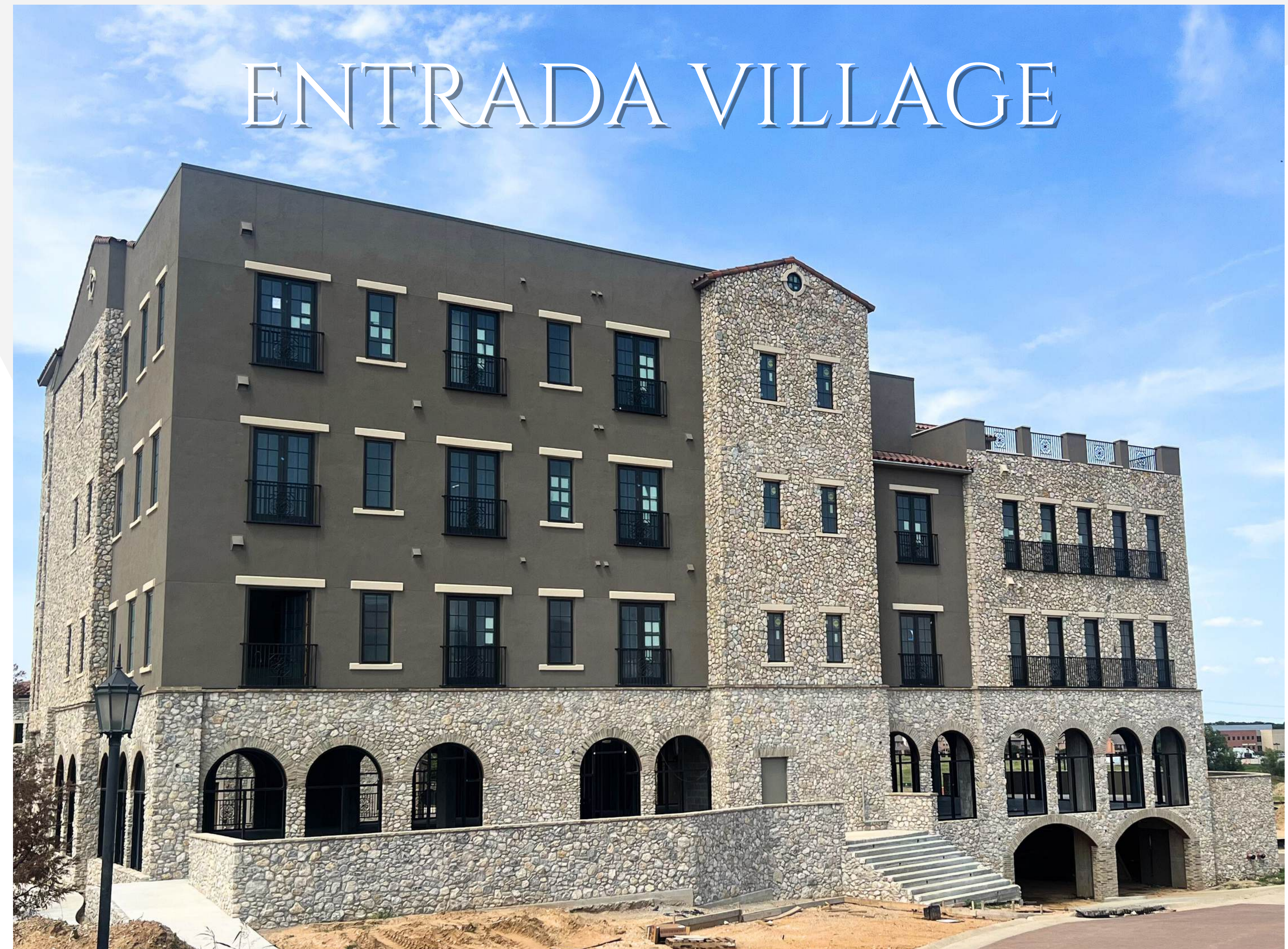
RETAIL/OFFICE FOR LEASE

49 ARTA DR WESTLAKE, TX



214-637-4300

- ~7,128 SF (DIVISIBLE)
- 1ST FLOOR
- NEW CONSTRUCTION
- PATIO SPACE
- NEAR HWY 114 (107K VPD)
- SIGNAGE AVAILABLE
- AHHI OF \$250K+
- MINS FROM DFW AIRPORT



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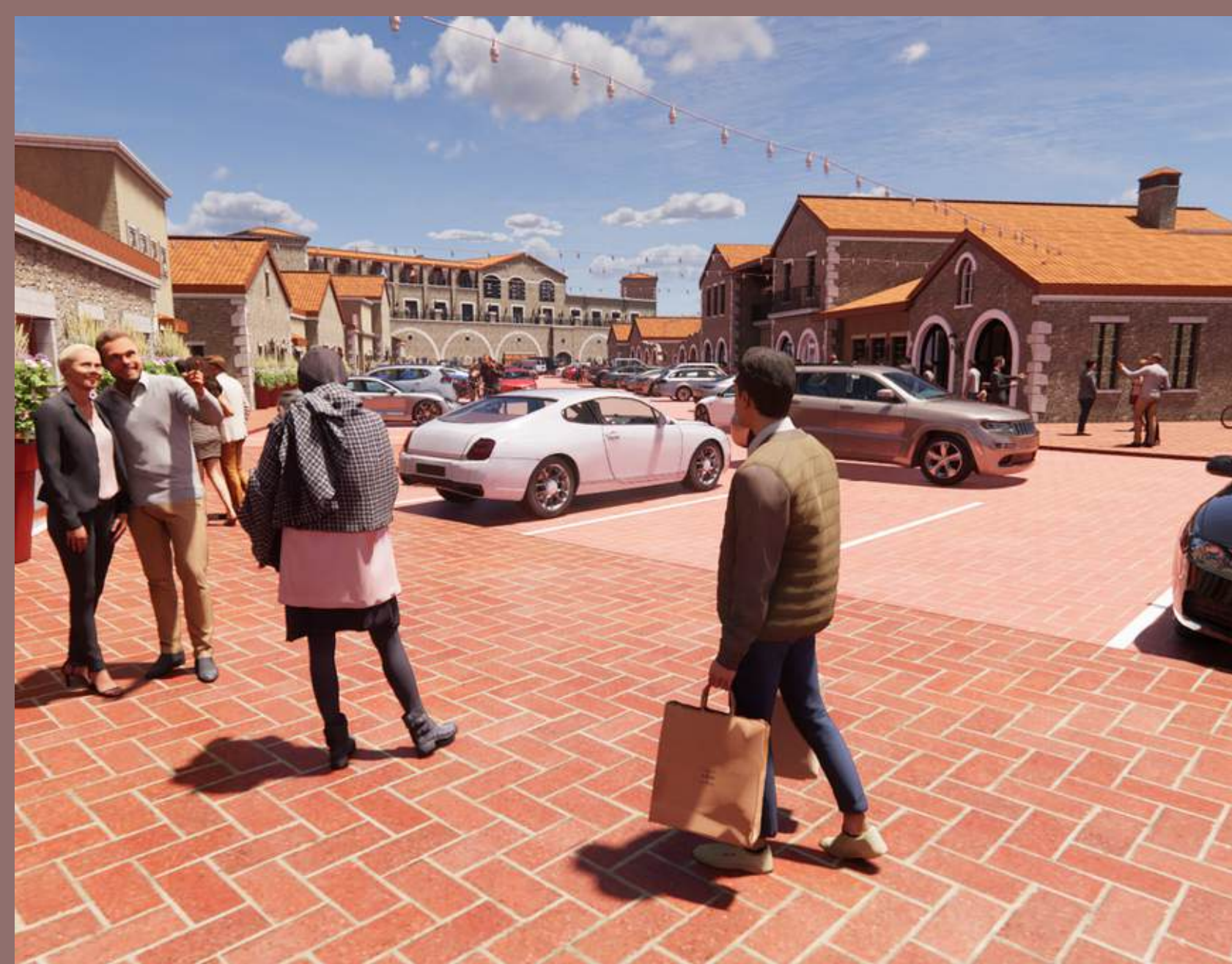
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ENTRADA AT WESTLAKE, A EUROPEAN RETREAT IN THE MIDDLE OF DFW

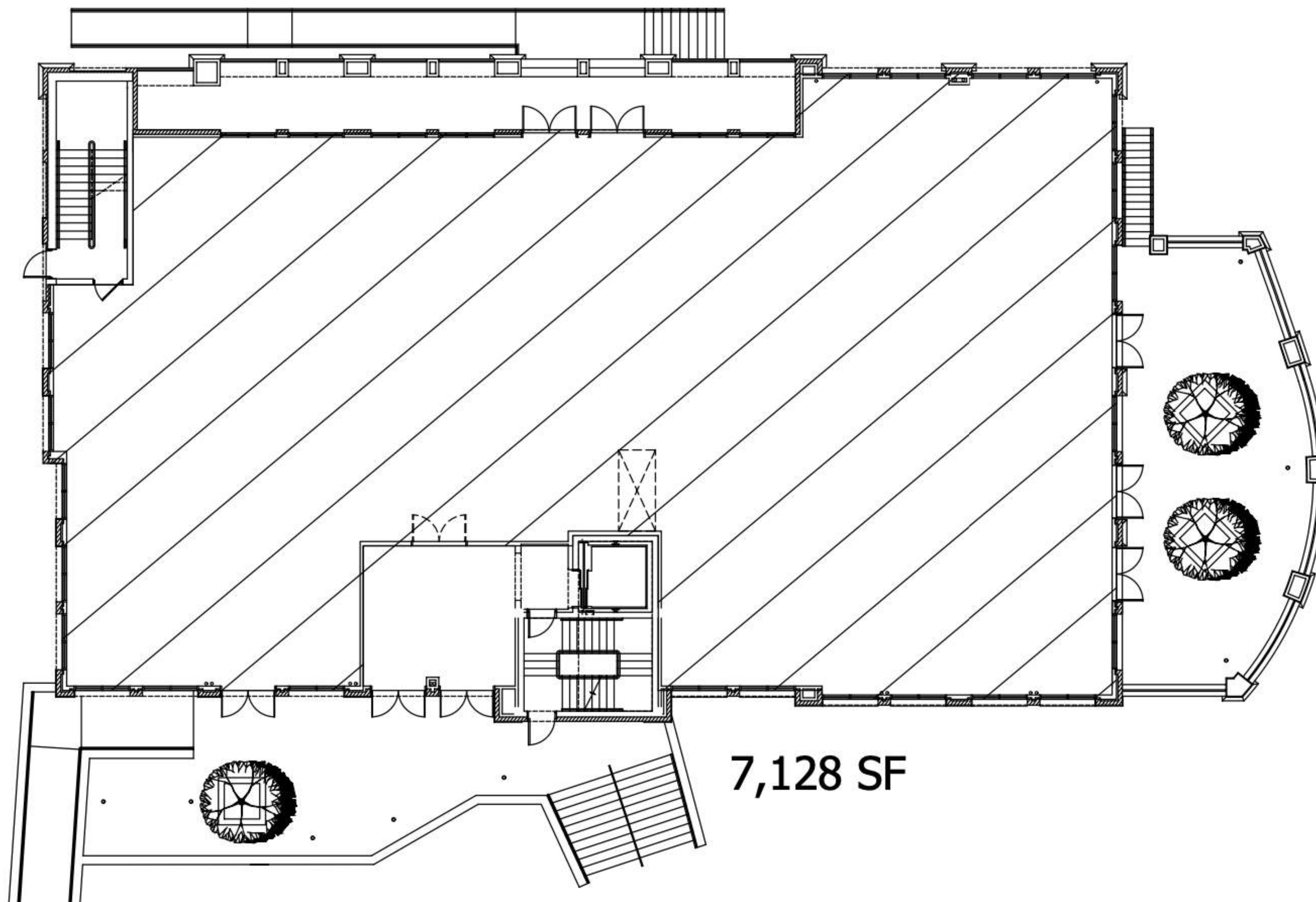


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1ST FLOOR

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THE TOWN OF
WESTLAKE



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Entrada is a master-planned mixed-use development where the architecture will emulate the Catalonia region of northeastern Spain. Entrada will feature offices, retail, hotels, entertainment, and 322 residential units (single-family villas, townhomes, and condominiums). In addition, the development features a large canal, pedestrian trails and paths, huge plazas and gathering areas, and other forms of entertainment throughout the 85 acres. Characterized by its curvilinear narrow roads, and zero lot setbacks, Entrada is like no other development seen in the Dallas-Fort Worth region.

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Westlake, Texas is a scenic, master-planned community in the heart of the DFW Metroplex, offering unmatched accessibility—just off Highway 114, 17 miles from Fort Worth, 32 from Dallas, and 14 from DFW Airport. Known for its preserved open spaces, miles of trails, and strong focus on quality of life, Westlake provides an ideal setting for businesses. Named by Forbes as the most affluent community in the U.S., with average household incomes over \$250,000 & median home prices exceeding \$3 million, and home to several Fortune 500 headquarters, it offers access to a highly engaged, upscale population—making it a truly unique destination in the region.

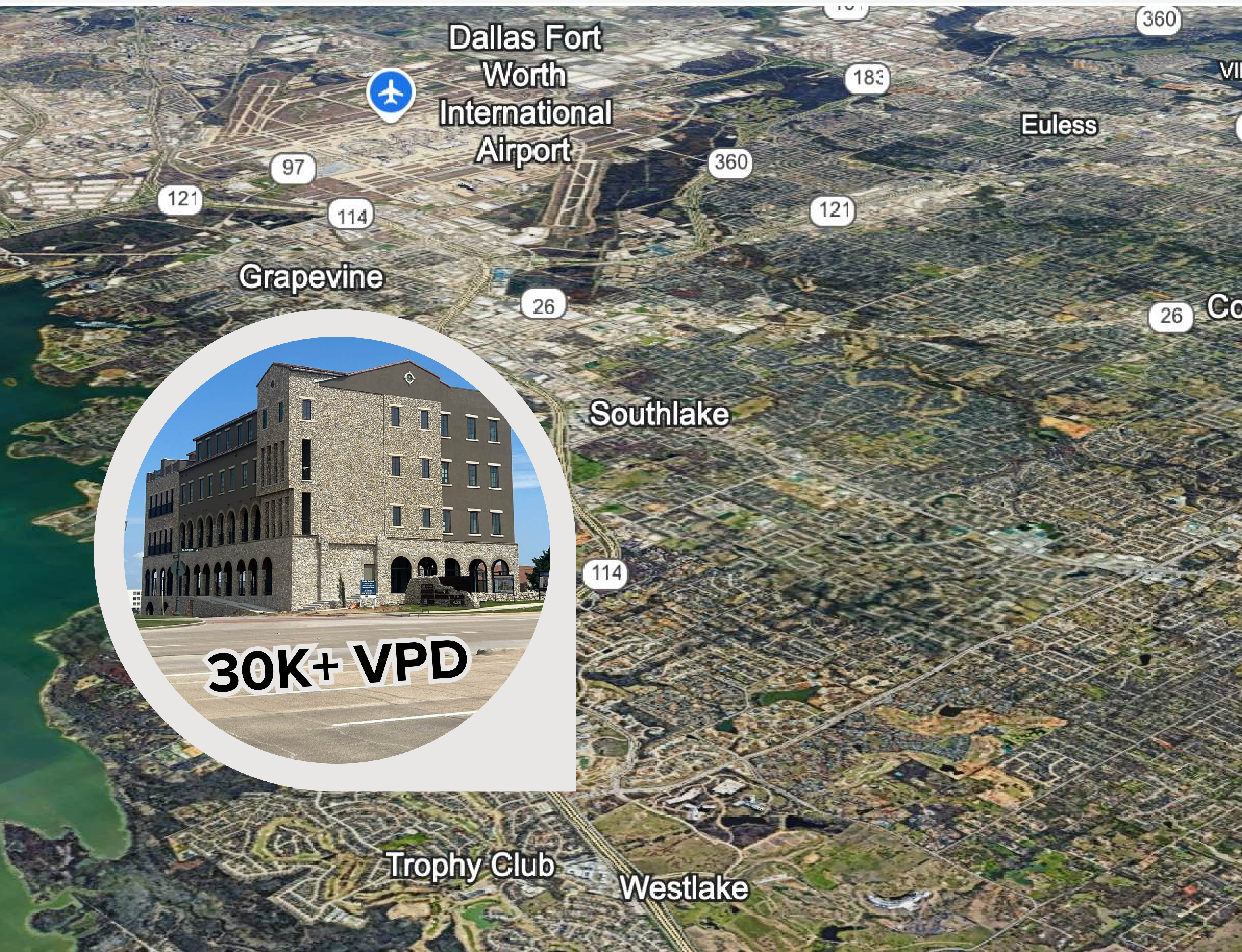


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Nearby Restaurants, Retail, & More

- Starbucks
- Vaquero Country Club
- CVS Pharmacy
- Tom Thumb
- Chipotle
- Baylor Scott & White
- Solana Business Park
- Southlake Town Square
- HG Supply CO
- The Westin
- Hotel Vin
- Downtown Roanoke
- Grapevine Main Street
- Gaylord Texan