



THE PLAZA

AT SOLANA

Retail Leasing Opportunities



45,000 SF

RETAIL / FLEX



315,000 SF

CLASS A OFFICE SPACE

294 Room

MARRIOTT HOTEL

THE PLAZA AT SOLANA

Property Overview

Designed by renowned architect, Ricardo Legorreta, The Plaza at Solana is a landmark mixed-use property located within the greater Solana Business Park in Westlake, Texas.

PROPERTY HIGHLIGHTS

- 315,000 Sq. Ft. of Office
- 45,000 Sq. Ft. of Retail and Flex Space
- 294 Room Marriott Hotel
- Larry North Fitness Facility

COMMON AREA RENOVATION UNDERWAY

- Enhanced Landscaping Throughout
- New Retail Grove with Patio Dining Options
- 105 Additional Parking Spaces

EXCEPTIONAL DAYTIME POPULATION

- Total daytime population of 131,100
- Located within the Solana Business Park, 233 acres spanning over 1.9 million square feet.
- On-Site and Nearby Employers Include: Deloitte University, Fidelity Investments, Sabre Holdings, TD Ameritrade, Charles Schwab, Wells Fargo, and Verizon Wireless
- 72% Average Weekday Hotel Occupancy

AFFLUENT RESIDENTIAL COMMUNITY

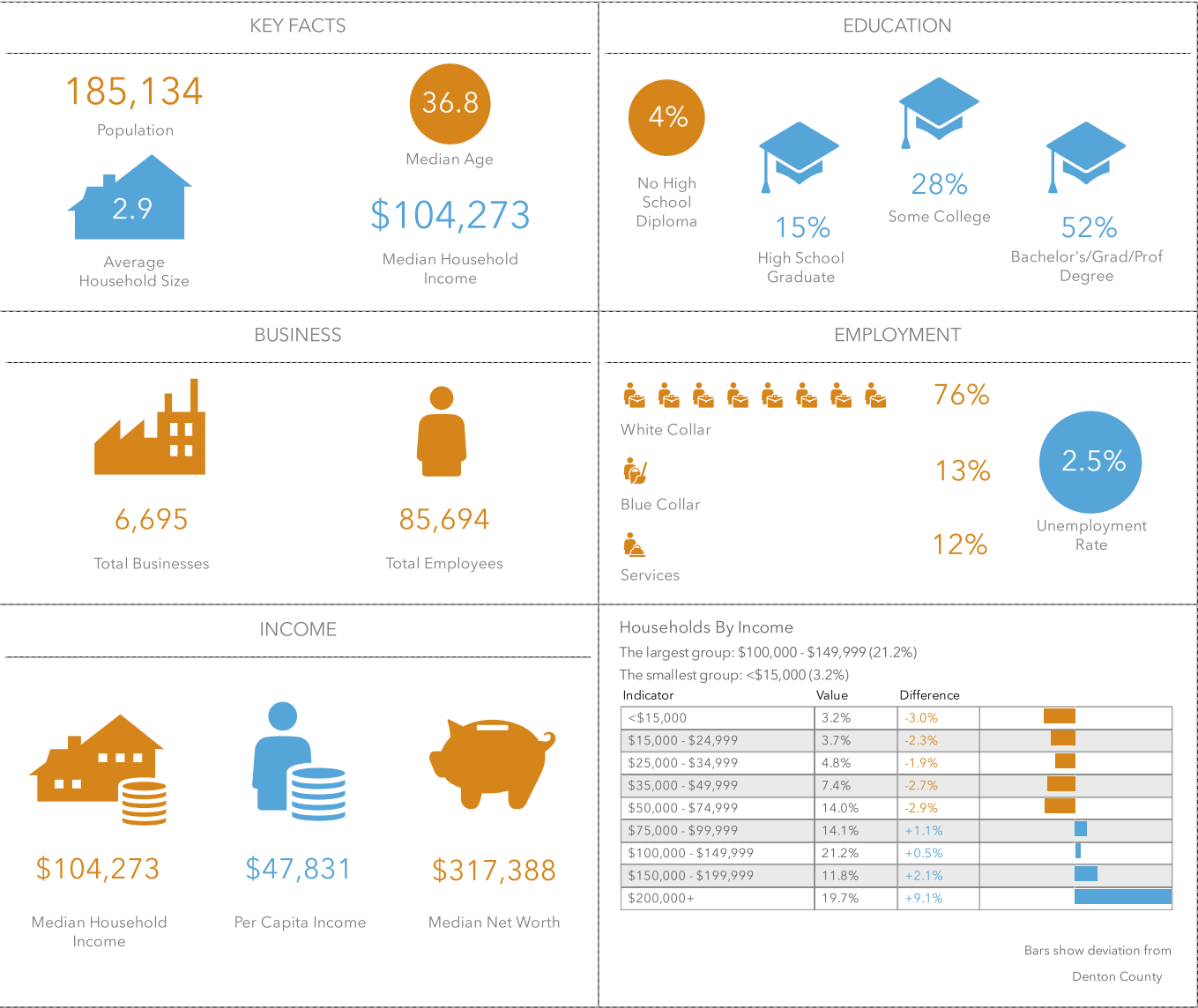
- Trade Area Population of 185,134
- Median Household Income of \$104,273
- Dominant Psychographics: Professional Pride (25%) and Up-And-Coming Families (10%)
- Home to Exclusive Vaquero Golf and Country Club and Westlake Academy Charter School

STRATEGIC LOCATION FRONTING HIGHWAY 114

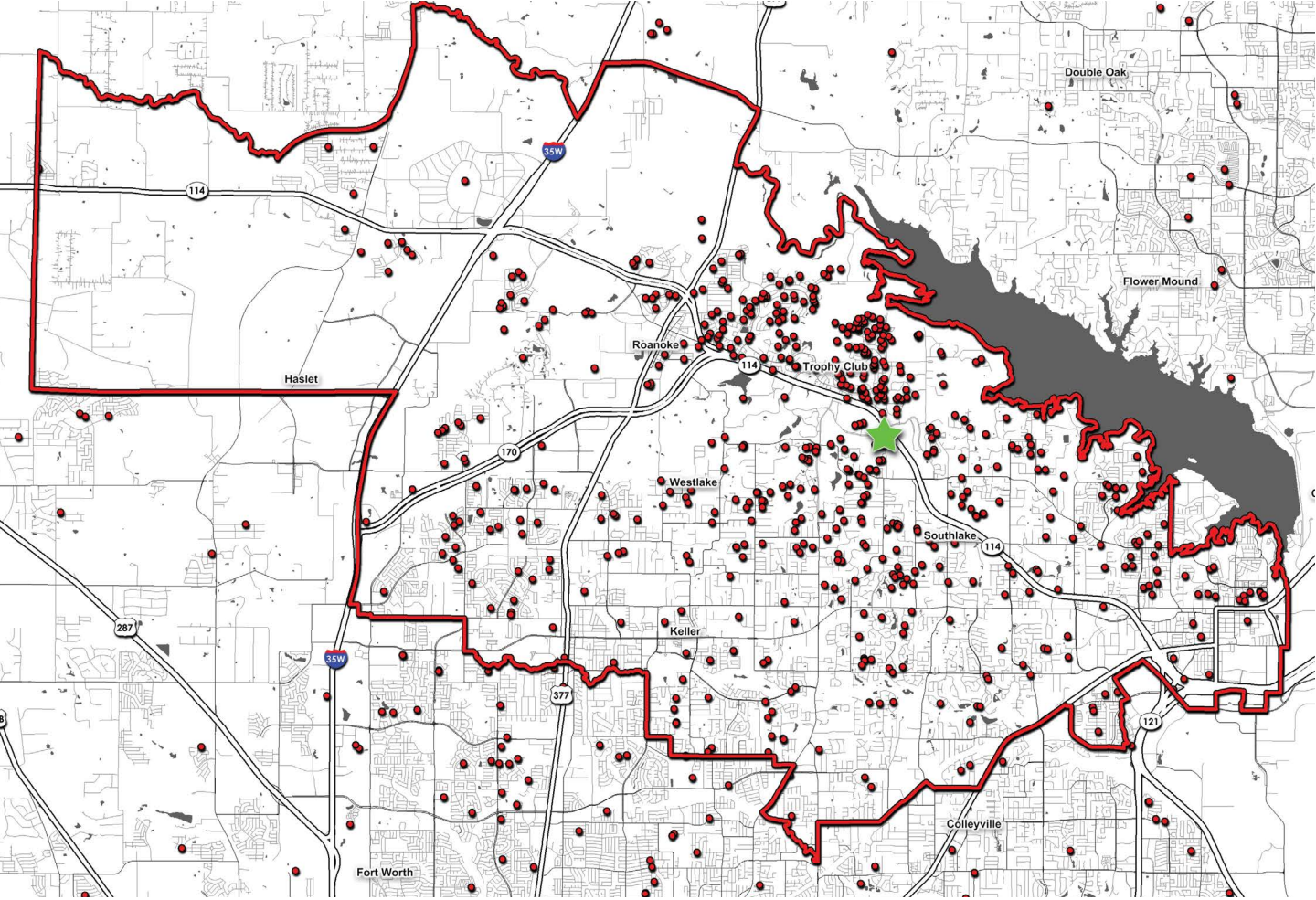
- 109,987 vehicles per day
- Dedicated freeway on/off ramp and intersection
- Convenient access to entire North Texas Region

THE PLAZA AT SOLANA

Trade Area Overview



GEOFENCING-BASED TRADE AREA



SUBSTANTIAL DAYTIME POPULATION

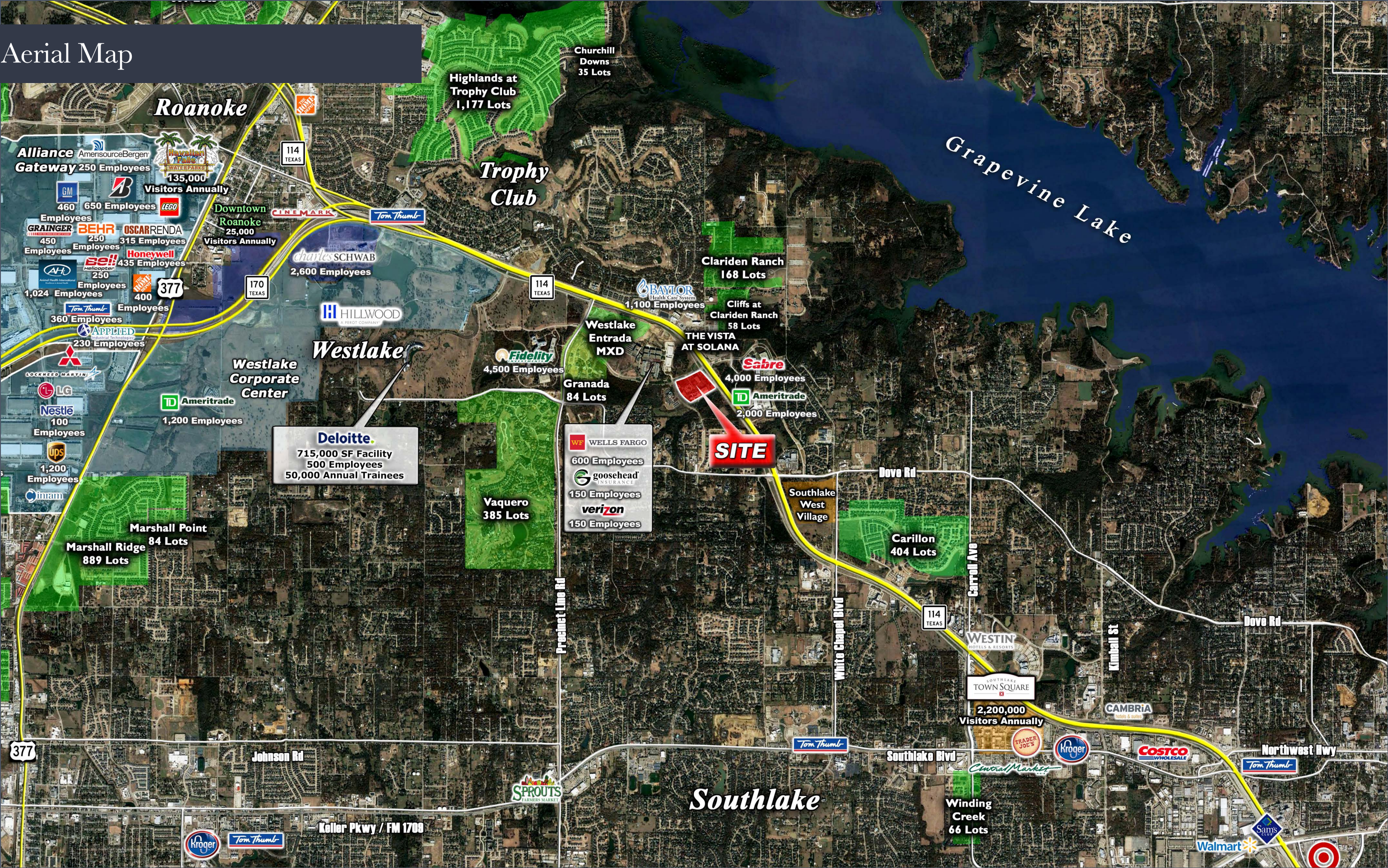
NEARBY EMPLOYERS



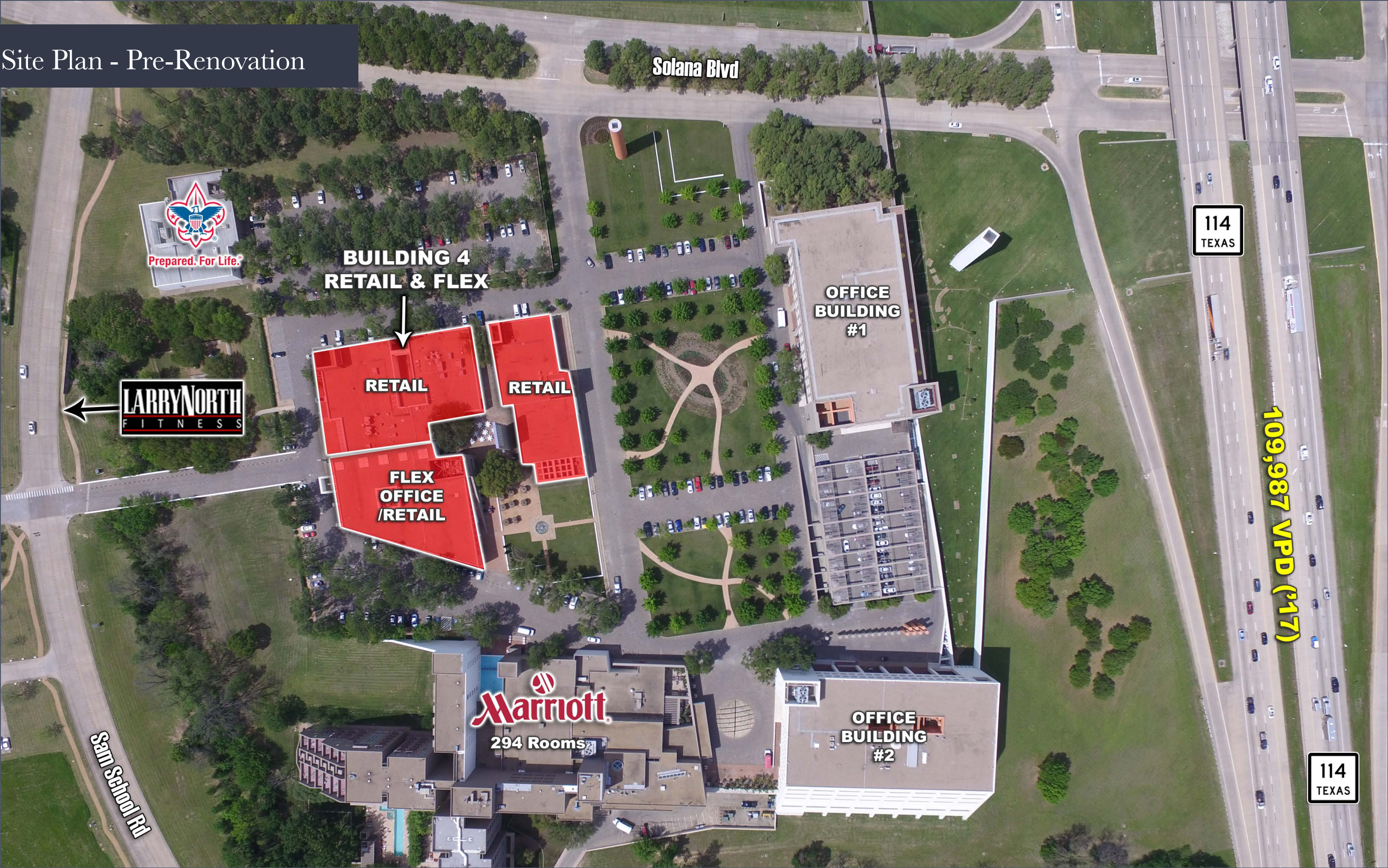
STRONG F&B POTENTIAL

Segment Name	
Professional Pride	24.8%
Up and Coming Families	10.2%
Boomburbs	9.6%
Savvy Suburbanites	7.4%
Top Tier	4.8%
Young and Restless	4.7%
Metro Renters	4.1%
Middleburg	3.9%
Other (59 segments)	30.6%

Aerial Map



Site Plan - Pre-Renovation



Solana Blvd

114
TEXAS

109,987 VPD (17)

114
TEXAS



BUILDING 4
RETAIL & FLEX

RETAIL

RETAIL

FLEX
OFFICE
/RETAIL

OFFICE
BUILDING
#1

OFFICE
BUILDING
#2

Marriott
294 Rooms

LARRY NORTH
FITNESS

Sam School Rd

Site Plan - Post-Renovation



Proposed Restaurant/Patio





Leasing Information

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Harbert
Management



DENALI
PROPERTIES



QUADRANT
INVESTMENT PROPERTIES

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