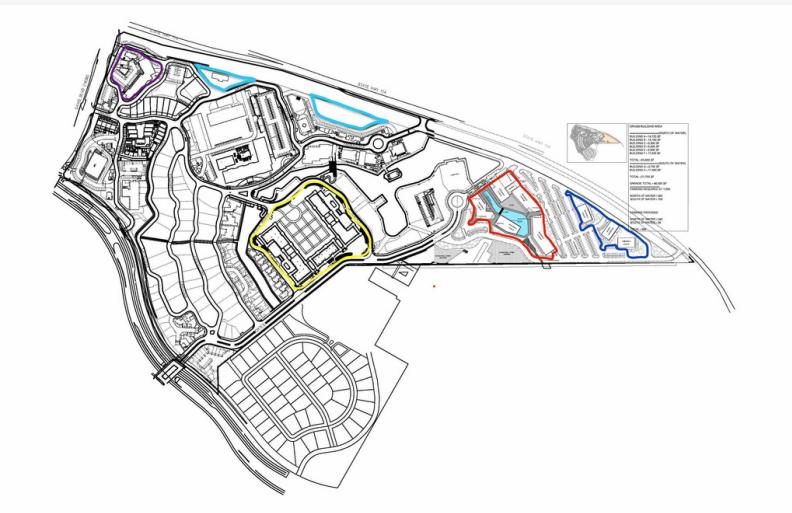


# ENTRADA WESTLAKE TEXAS | COMMERCIAL PAD SITES FOR SALE



## AVAILABILITY HIGHLIGHTS

- Multiple Pad Sites Available
- .28 AC to 3.2 AC (most are 1.2-1.4 AC)
- Fee Simple, Build to Suit & Ground Lease Opportunities
- Entrada is the best mixed-use development in North Texas since Las Colinas!

- Fully entitled, All utilities available
- Pad Sites Range from an anchor opportunity to inline to QSR Pads
- Owner is able to build space for your
- Westlake is home to the major players in the Financial Service Industry and the Municipality is one of the highest income areas in Texas



## THE LOCATION

- In the heart of the booming HWY 114 Corridor Minutes from DFW Airport & Alliance Airport
- Near the campuses of Fidelity Investments, Charles Schwab, Deloitte & TD Ameritrade

FOR MORE INFORMATION  
CONTACT BROKER:

Craig Andres  
Funk Commercial Division  
214-914-9246  
Craig@funkrealtor.com



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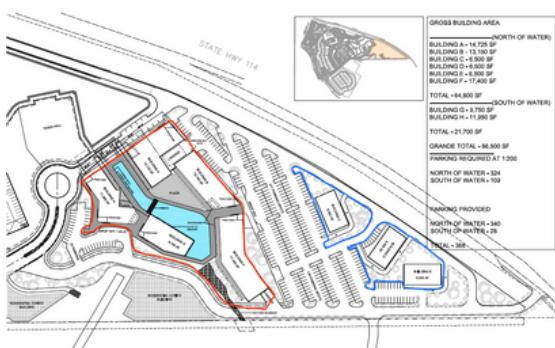
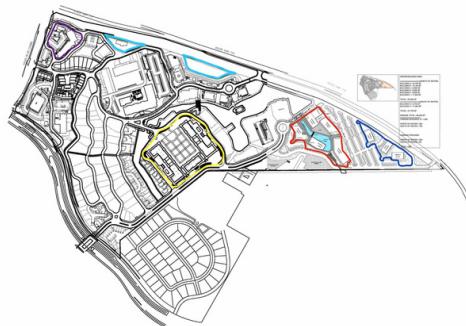


# ENTRADA WESTLAKE TEXAS | PAD SITE OPPORTUNITIES FOR SALE



## PAD SITES IN ENTRADA

- 10 Available Pad Sites
- Build to Suit, Fee Simple, Ground Lease (both leasehold and lease fee)
- Anchor Location (3 AC), Retail Strip, Ground Up and QSR Sites available
- Contact Broker for pricing



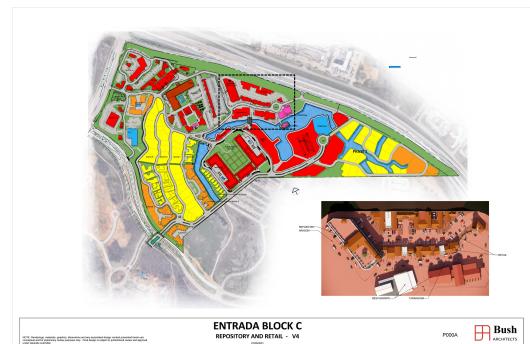
## PAD OPPORTUNITIES

- 3 QSR Pads
- Multiple In-line Sites featuring multiple plans to match diverse tenant requirements
- Restaurant, Retail Uses with adjacency to canal.

• R-1 - 28 AC -

## BLOCK C DETAILS

- Block C has a full platted plan
- For Block C Detail and Platting- Please download Block C Brochure



ENTRADA BLOCK C  
REPOSITORY AND RETAIL - V4

POSA



FOR MORE INFORMATION  
CONTACT BROKER:

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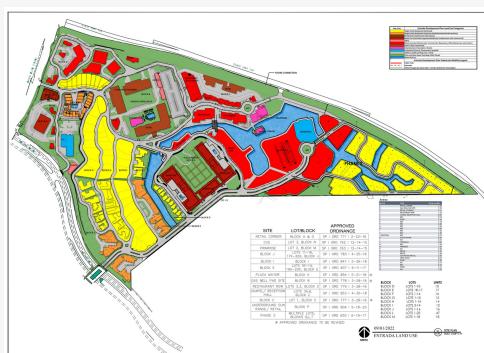


# ENTRADA WESTLAKE TEXAS | THE PREMIER MIXED USE DALLAS- FORT WORTH DEVELOPMENT



## ENTRADA HIGHLIGHTS

- Offices, Hotels, Retail and Entertainment Destination
- Canals, Trails and Pedestrian Plazas- The Old World Meet the New
- World Class Corporate Neighbors
- Curvilinear Roads with Zero Lot Setbacks
- The beautiful architecture of Catalonia in Northeastern Spain
- Incredible Disposable Income in area
- Surrounded by Westlake, Texas- one of the highest median home prices in Texas and the Nation!



## TRUE MIXED USE

- 300 Condominiums, Townhomes and Single Family Villas
- Premier Office Space
- Entertainment & Dining
- A walkable neighborhood like no other!

FOR MORE INFORMATION  
CONTACT BROKER:

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# ENTRADA WESTLAKE TEXAS | ANALYTICS AND TRAFFIC

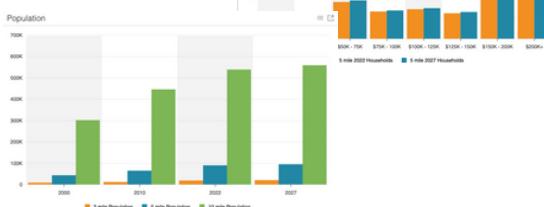


## DAYTIME EMPLOYMENT

- 6 Major Campus Sites within 1 mile
- 38,314 Employees within 2 miles
- 204,829 Employees within 5 Miles!

### Daytime Employment

Radius	2 mile		5 mile			
	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees
<b>Service-Producing Industries</b>	<b>672</b>	<b>12</b>	<b>35,435</b>	<b>4,311</b>	<b>8</b>	<b>187,388</b>
Trade Transportation & Util...	48	12	4,719	534	9	34,677
Information	9	9	866	58	8	3,415
Financial Activities	78	20	5,636	634	9	20,211
Professional & Business Se...	88	41	6,554	688	10	27,202
Education & Health Services	301	4	7,589	1,471	5	46,522
Leisure & Hospitality	68	13	5,980	414	14	35,171
Other Services	63	5	3,064	434	7	14,930
Public Administration	17	11	1,407	78	18	5,260
<b>Goods-Producing Industries</b>	<b>46</b>	<b>6</b>	<b>3,479</b>	<b>378</b>	<b>10</b>	<b>17,441</b>
Natural Resources & Mining	2	5	53	16	3	240
Construction	37	3	1,600	268	6	9,254
Manufacturing	7	19	2,226	94	24	7,947
<b>Total</b>	<b>718</b>	<b>12</b>	<b>39,314</b>	<b>4,689</b>	<b>8</b>	<b>204,829</b>



## HOUSEHOLD INCOME/ POPULATION

- Phenomenal Local Household Income- \$200K +
- Vast 5 and 10 mile radius populations of 100K and 550K respectively in the next 5 years!

## CONSUMER SPENDING & TRAFFIC COUNTS

- \$1.5B and \$8B spent in the 2 and 5 mile radius!
- Over 100,000 vehicles in the traffic count within ONE mile

### Consumer Spending Details

Radius	2 mile		5 mile					
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	
▼ Expand All								
▼ Apparel	\$15,476,739	\$2,340	\$862	\$271,15,816	\$2,339	\$797	\$403,441,780	
▼ Entertainment, Hobbies & P...	\$48,105,003	\$7,373	\$2,561	\$217,321,779	\$7,095	\$2,418	\$178,023,892	
▼ Food & Alcohol	\$79,002,902	\$11,945	\$4,206	\$360,397,511	\$11,751	\$4,004	\$2,023,753,792	
▼ Household	\$59,184,349	\$8,948	\$3,151	\$267,890,500	\$8,737	\$2,377	\$1,397,106,846	
▼ Transportation & Maintenance	\$80,972,117	\$12,243	\$4,310	\$371,984,814	\$12,133	\$4,134	\$2,028,657,421	
▼ Health Care	\$15,203,427	\$2,299	\$869	\$67,356,192	\$2,206	\$752	\$370,595,105	
▼ Education & Daycare	\$28,170,193	\$4,259	\$1,500	\$127,16,369	\$4,172	\$1,422	\$621,110,044	
Total Specified Consumer S...	\$256,116,720	\$49,307	\$17,360	\$1,484,363,279	\$48,433	\$16,504	\$8,019,688,880	

### Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Trophy Club Dr	Northwest Hwy SW	6,032	2022	0.09 mi
Trophy Club Dr	Hey 114 NE	42,817	2022	0.09 mi
Indian Creek Dr	Hopkins Dr SE	4,493	2022	0.26 mi
State Hwy 114	Northwest Hwy W	67,528	2022	0.57 mi
Camoucite Dr	Bilmore Ct NW	219	2022	0.63 mi
Oak Hill Dr	Hill Ln SW	47	2022	0.64 mi
Fresh Meadow Ct	Forest Hill Dr SE	93	2022	0.64 mi
State Hwy 114	Northwest Hwy SW	92,002	2022	0.80 mi

FOR MORE INFORMATION  
CONTACT BROKER:

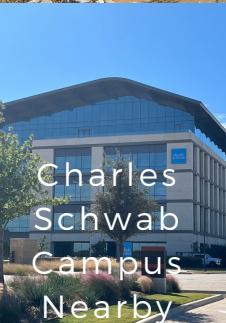
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# ENTRADA WESTLAKE TEXAS | THE LOTS, THE DEVELOPMENT, THE AREA



## PROPERTY AND AREA PHOTOS



FOR MORE INFORMATION  
CONTACT BROKER:

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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Craig Andres	0702585	craig@funkrealtor.com	214-914-9246
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES  
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,  
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS,  
AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND  
CHECK THE STATUS OF A LICENSE HOLDER AT

**WWW.TREC.TEXAS.GOV**

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC  
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL  
COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR  
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS  
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE  
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT  
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE  
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND  
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.

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IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF  
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE  
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



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