

WESTLAKE ENTRADA MEDICAL PARK | 12 +/- AC

DAVIS BLVD & TX-114 | WESTLAKE, TX 76262



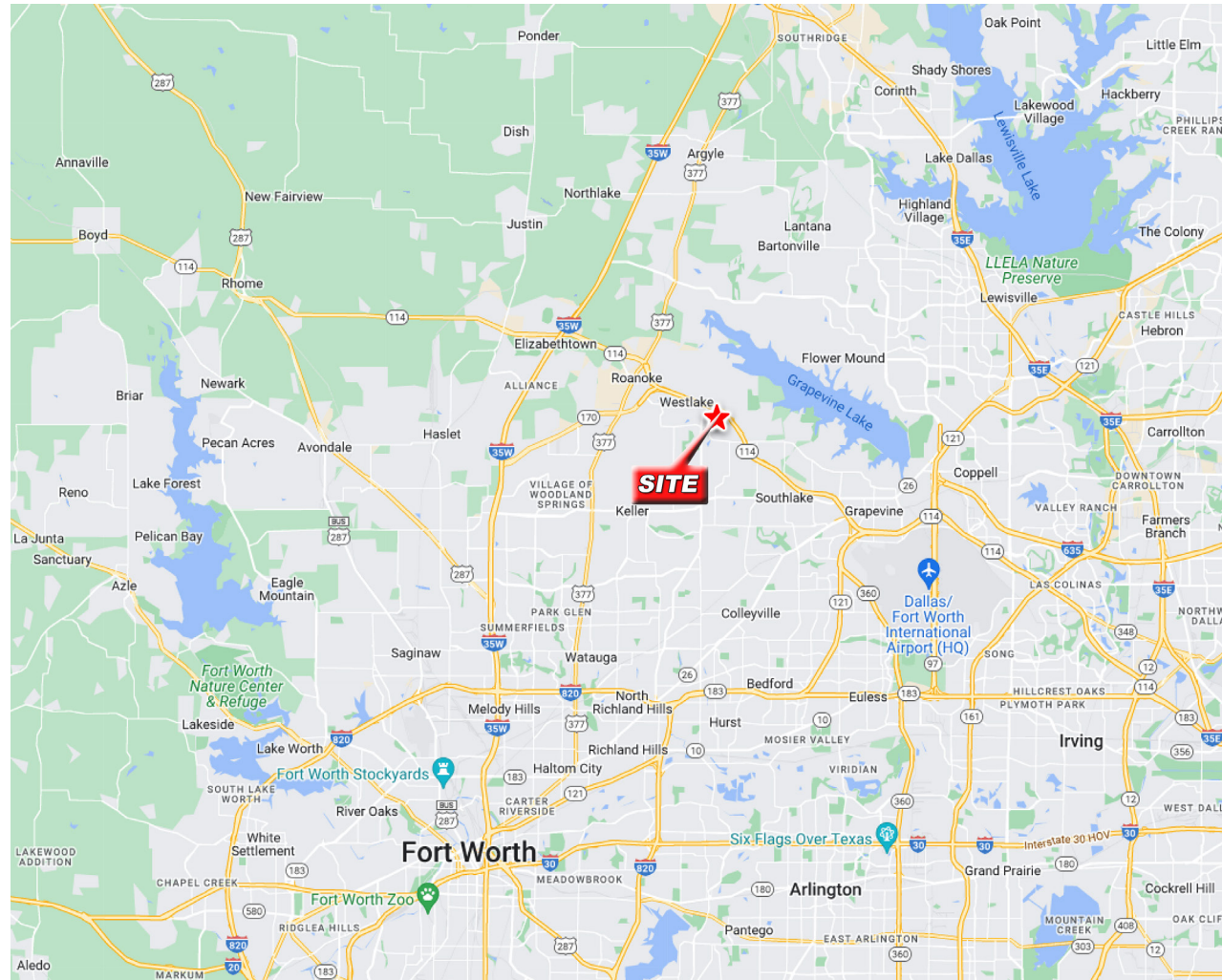
PROPERTY OVERVIEW

AREA HIGHLIGHTS

- 107-acre Mixed-Use, Master-Planned development located at the hard corner of Davis Blvd, (FM-1938) and TX-114 in Westlake
- Westlake is 7 miles east of Texas Motor Speedway, 23 miles north of Downtown Fort Worth, and 16 miles west of DFW International Airport
- Westlake is a Gold Level Scenic City and home to several corporate campuses including Deloitte University, CoreLogic, and Fidelity Investments
- Fully entitled PD, meant to emulate a dense European Village with:
 - No setbacks, no side yards, no open space requirements
 - 100% Lot Coverage with Building height up to 12-stories
- Residential Zoning capped at 322-Units
- Adjacent to AllianceTexas and Circle T Ranch

TRAFFIC COUNTS

- TX-114: 110,788 VPD ('22)



2023 DEMOGRAPHICS

TOTAL POPULATION

HOUSEHOLDS

AVERAGE HH INCOME

1 MILE

4,296

1,519

\$245,140

3 MILE

36,353

11,754

\$232,796

5 MILE

100,685

33,720

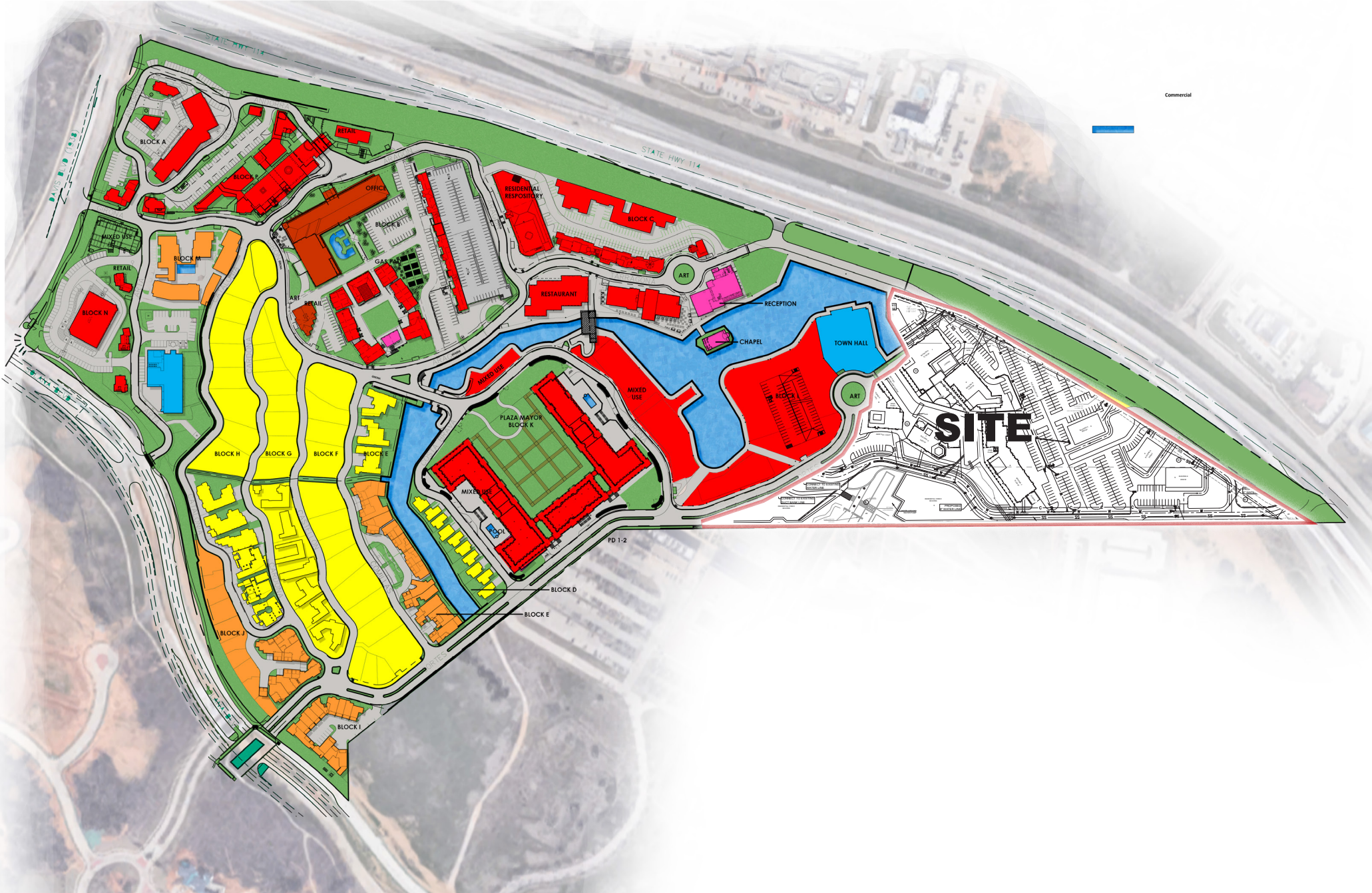
\$219,617



3838 OAK LAWN #1230, DALLAS, TX 75219
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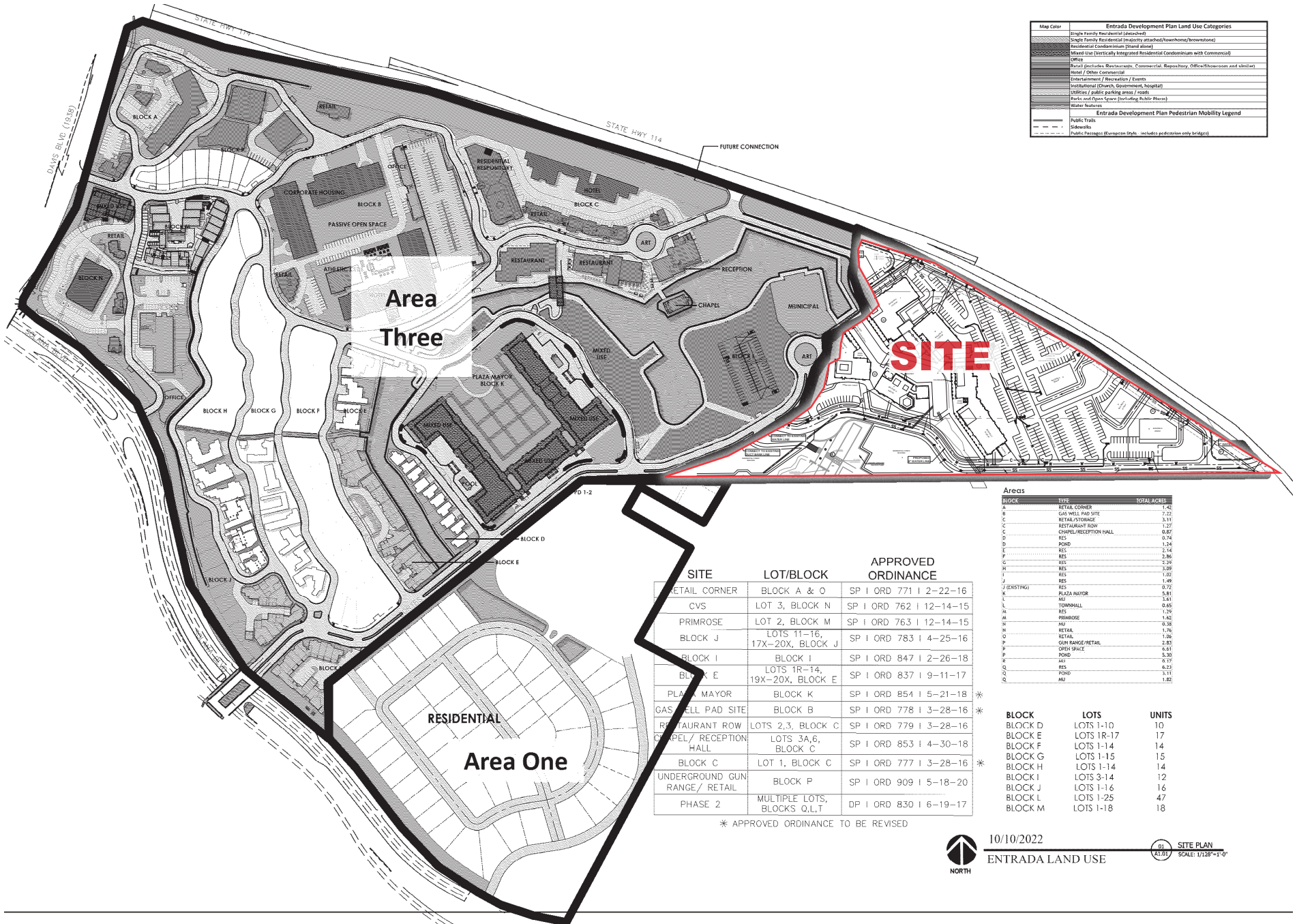
SITE PLAN



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CONCEPT PLAN



Map Color	Entrada Development Plan Land Use Categories
[Pattern]	Single Family Residential (detached)
[Pattern]	Single Family Residential (in accessory attached/townhome/brownstone)
[Pattern]	Residential Condominium (stand alone)
[Pattern]	Mixed Use (Vertically Integrated Residential Condominium with Commercial)
[Pattern]	Office
[Pattern]	Office (includes Restaurants, Commercial, Repository, Office/Showrooms and similar)
[Pattern]	Hotel / Other Commercial
[Pattern]	Entertainment / Recreation / Events
[Pattern]	Institutional (Church, Government, hospital)
[Pattern]	Utilities / public parking areas / roads
[Pattern]	Park and Open Space (including Public Plaza)
[Pattern]	Water Features
[Pattern]	Public Trails
[Pattern]	Sidewalks
[Pattern]	Public Pedestrian (European Style - includes pedestrian only bridge)

Block	Type	Total Acres
A	RETAIL CORNER	1.42
B	GAS WELL PAD SITE	7.72
C	RETAIL/STORAGE	3.11
C	RESTAURANT ROW	1.27
C	CHAPEL/RECEPTION HALL	0.87
D	RES	0.74
D	POND	1.24
E	RES	2.14
F	RES	2.36
G	RES	2.29
H	RES	3.09
I	RES	1.02
J	RES	1.49
J (EXISTING)	RES	0.72
K	PLAZA MAYOR	5.81
L	RES	3.61
L	TENNISBALL	0.65
M	RES	1.76
N	PRIMROSE	1.62
N	RES	0.36
O	RETAIL	1.76
P	RESTAURANT	1.26
P	GUN RANGE/RETAIL	2.83
P	OPEN SPACE	6.43
R	POND	6.17
R	RES	6.22
Q	POND	1.11
Q	RES	1.82

SITE	LOT/BLOCK	APPROVED ORDINANCE
RETAIL CORNER	BLOCK A & O	SP ORD 771 2-22-16
CVS	LOT 3, BLOCK N	SP ORD 762 12-14-15
PRIMROSE	LOT 2, BLOCK M	SP ORD 763 12-14-15
BLOCK J	LOTS 11-16, 17X-20X, BLOCK J	SP ORD 783 4-25-16
BLOCK I	BLOCK I	SP ORD 847 2-26-18
BLOCK E	LOTS 1R-14, 19X-20X, BLOCK E	SP ORD 837 9-11-17
PLAZA MAYOR	BLOCK K	SP ORD 854 5-21-18
GAS WELL PAD SITE	BLOCK B	SP ORD 778 3-28-16
RESTAURANT ROW	LOTS 2,3, BLOCK C	SP ORD 779 3-28-16
CHAPEL/RECEPTION HALL	LOTS 3A,6, BLOCK C	SP ORD 853 4-30-18
BLOCK C	LOT 1, BLOCK C	SP ORD 777 3-28-16
UNDERGROUND GUN RANGE/RETAIL	BLOCK P	SP ORD 909 5-18-20
PHASE 2	MULTIPLE LOTS, BLOCKS Q,L,T	DP ORD 830 6-19-17

* APPROVED ORDINANCE TO BE REVISED

Block	Lots	Units
BLOCK D	LOTS 1-10	10
BLOCK E	LOTS 1R-17	17
BLOCK F	LOTS 1-14	14
BLOCK G	LOTS 1-15	15
BLOCK H	LOTS 1-14	14
BLOCK I	LOTS 3-14	12
BLOCK J	LOTS 1-16	16
BLOCK L	LOTS 1-25	47
BLOCK M	LOTS 1-18	18



10/10/2022
ENTRADA LAND USE

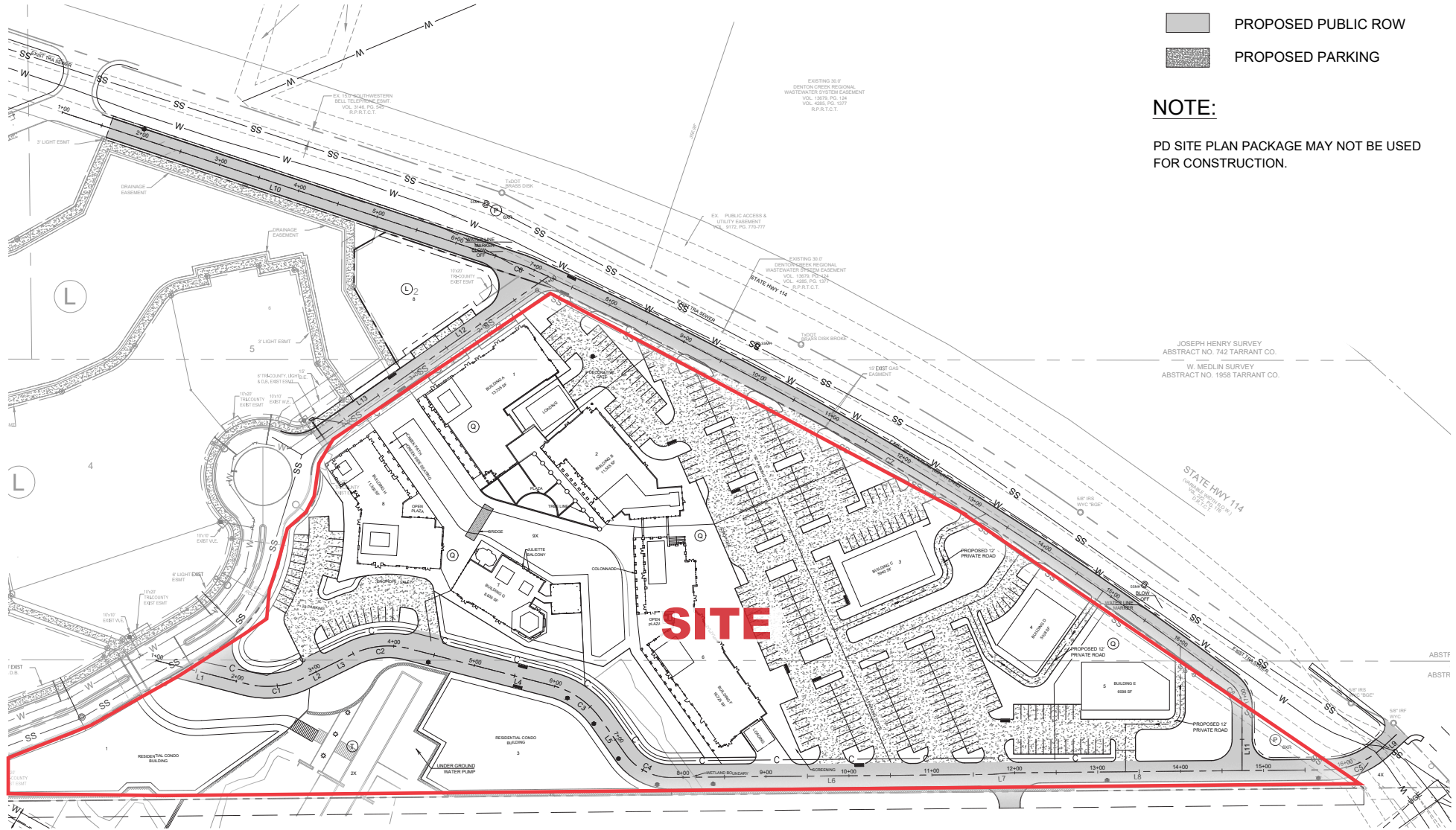
SCALE: 1/16" = 1'-0"



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CONCEPT PLAN



LEGEND

- PROPOSED PUBLIC ROW
- PROPOSED PARKING

NOTE:

PD SITE PLAN PACKAGE MAY NOT BE USED FOR CONSTRUCTION.

SITE

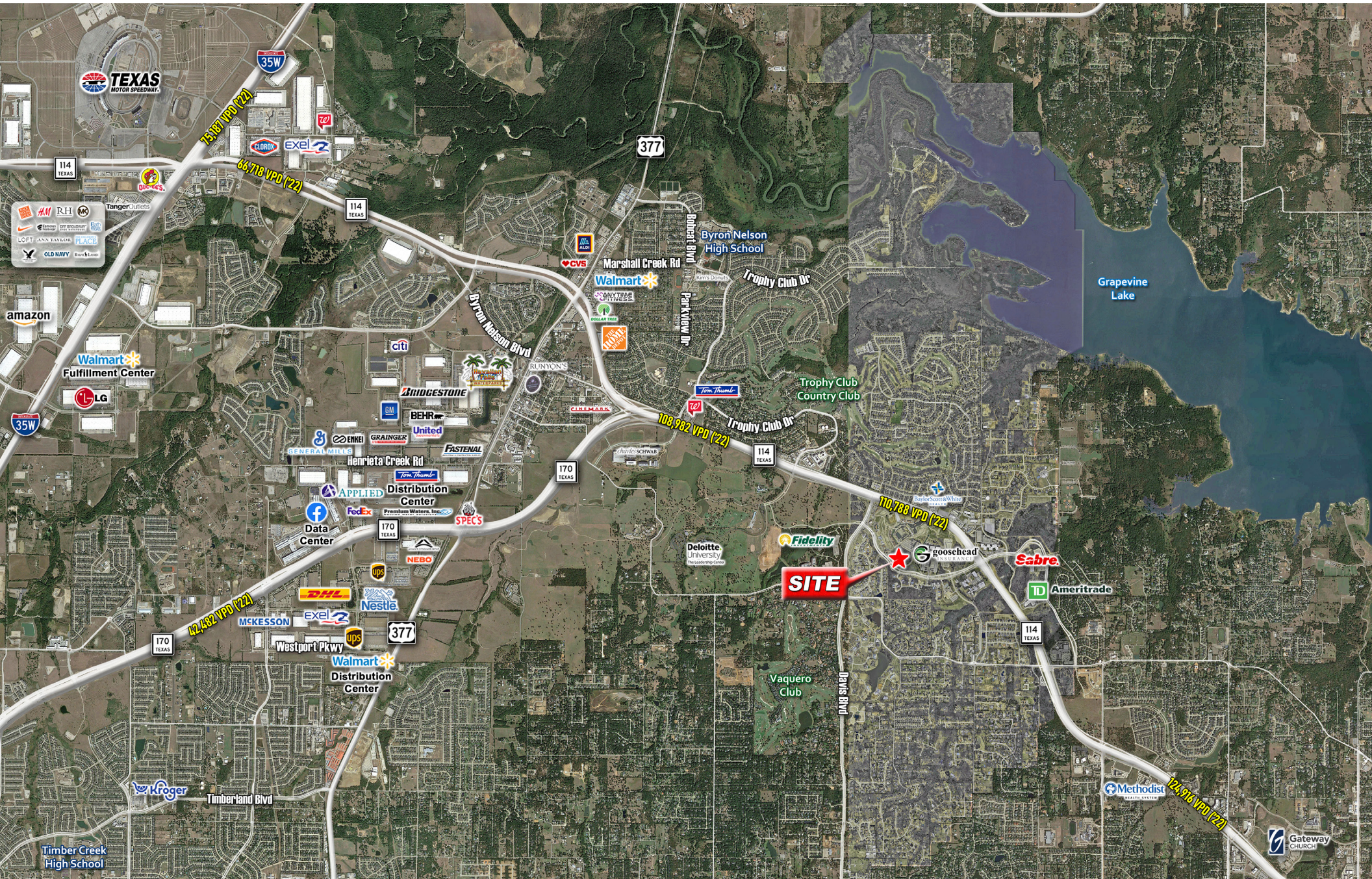
SITE AERIAL



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REGIONAL AERIAL



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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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____