

# RESTAURANT SPACE + PAD SITES AVAILABLE ENTRADA WESTLAKE

WESTLAKE, TX | SEQ HWY 114 & DAVIS BLVD

WATER LOCATION



RESTAURANT SPACE AVAILABLE:  
5,700 SF RESTAURANT SPACE + 1,000 SF PATIO

PADS AVAILABLE

FOR LEASE:  
PLEASE CALL FOR PRICE

- Immediate availability 5,700 SF Restaurant Space + 1,000 SF Patio
- Signed restaurants: Hugo's, Copa Club and Carve American Grille [at lease]
- Canal location
- Retail | Restaurant Pad Sites available

**HG SPLY CO.** *Hugo's*

CHAPEL AT PALACIOS 

  **STARBUCKS**

**CARVE**  
AMERICAN GRILLE  
[AT LEASE]

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2023 Population	5,808	34,557	92,356
2023 Total Households	2,146	11,517	30,805
2023 Average HH Income	\$214,900	\$217,260	\$220,272
2023 Median HH Income	\$158,345	\$164,017	\$170,301

TRAFFIC COUNTS:
Hwy 114: 107,320 VPD
Hwy 377: 16,621 VPD

THE **retail** CONNECTION

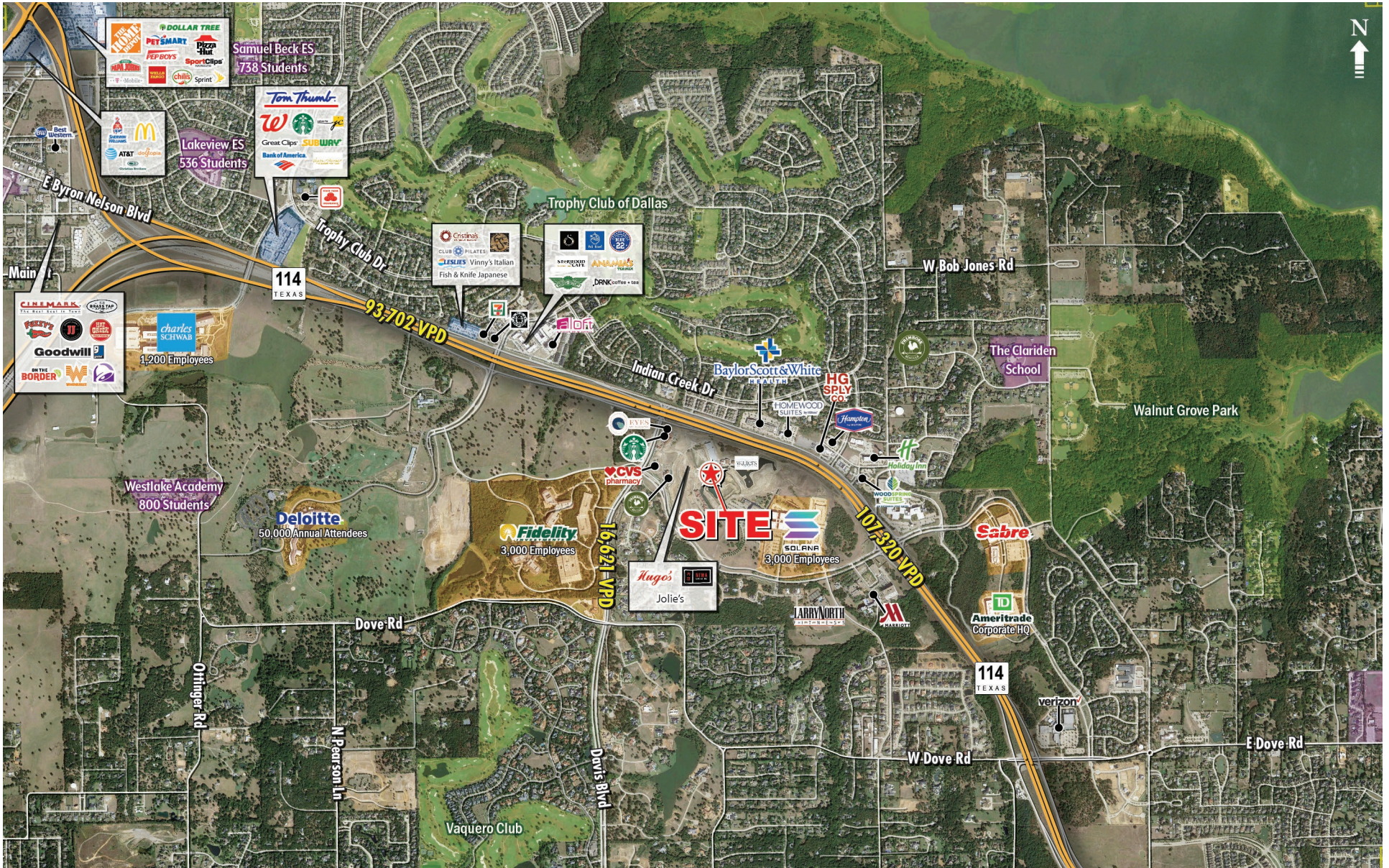
FOR MORE INFORMATION, PLEASE CONTACT:

**PAUL COOKE**  
214.276.5282  
pcooke@theretailconnection.net

**JILL TIERNAN**  
972.572.8424  
jtiernan@theretailconnection.net

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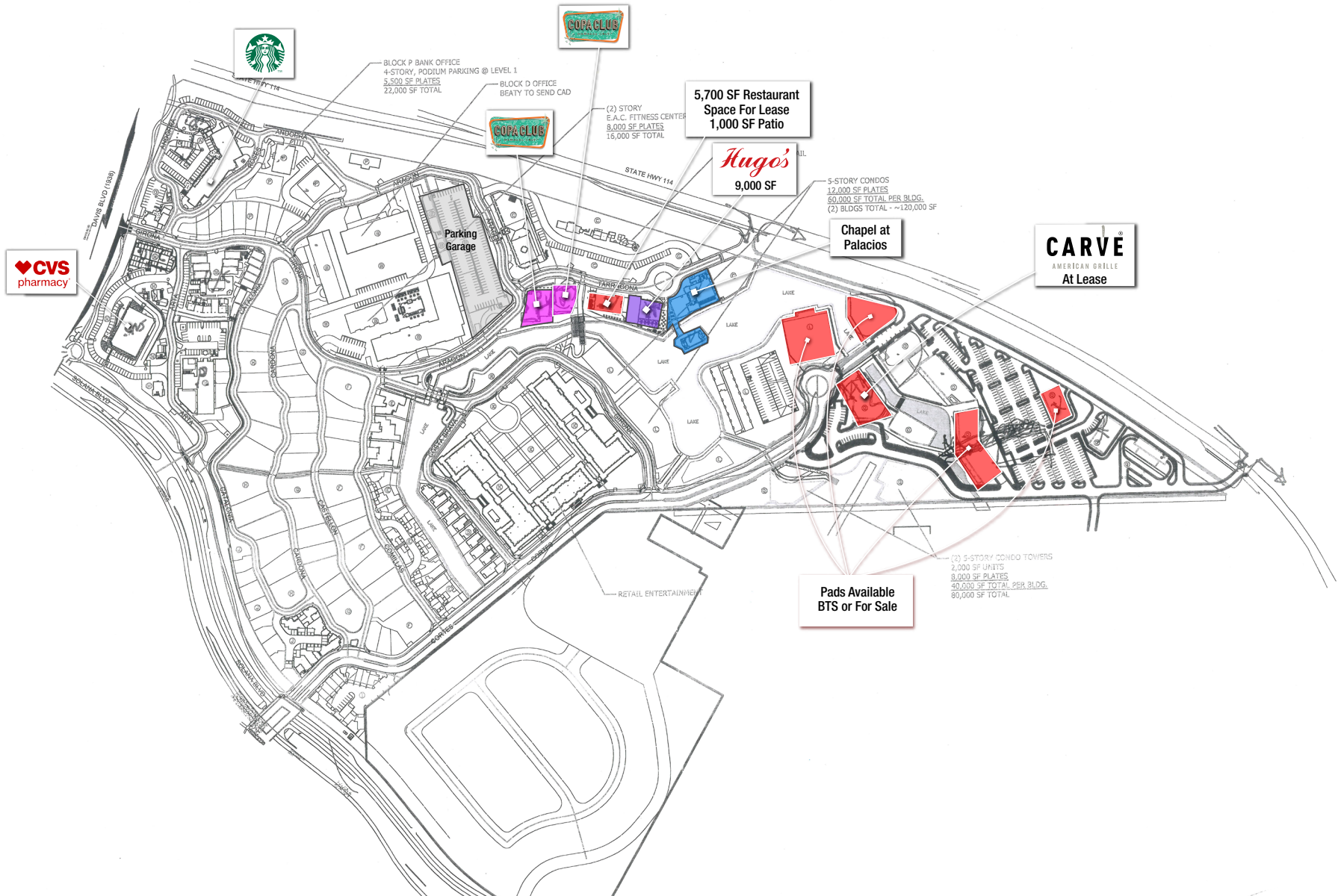
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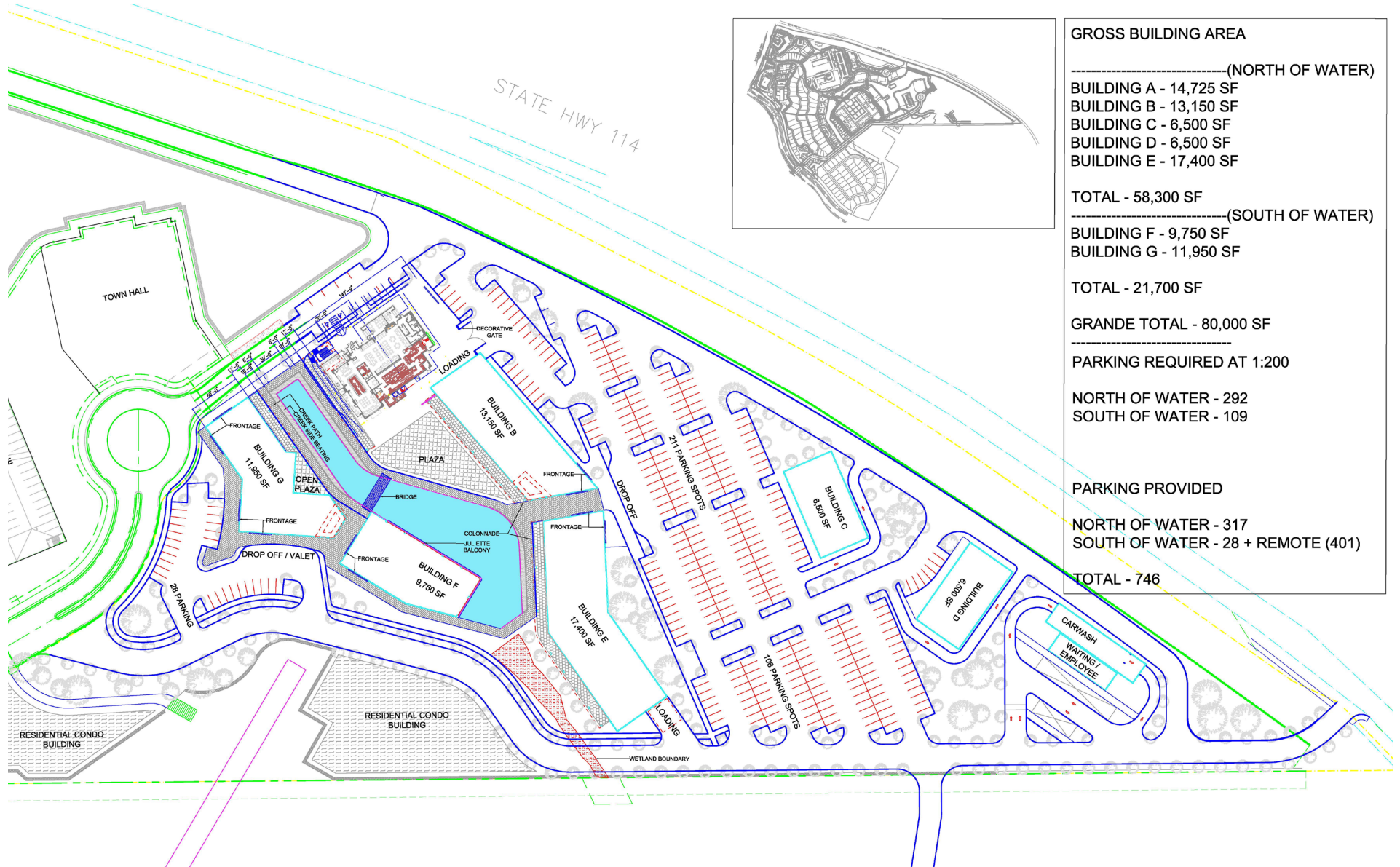
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GROSS BUILDING AREA	
----- (NORTH OF WATER)	
BUILDING A	- 14,725 SF
BUILDING B	- 13,150 SF
BUILDING C	- 6,500 SF
BUILDING D	- 6,500 SF
BUILDING E	- 17,400 SF
<b>TOTAL</b>	<b>- 58,300 SF</b>
----- (SOUTH OF WATER)	
BUILDING F	- 9,750 SF
BUILDING G	- 11,950 SF
<b>TOTAL</b>	<b>- 21,700 SF</b>
<b>GRANDE TOTAL</b>	<b>- 80,000 SF</b>
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<b>PARKING REQUIRED AT 1:200</b>	
NORTH OF WATER	- 292
SOUTH OF WATER	- 109
-----	
<b>PARKING PROVIDED</b>	
NORTH OF WATER	- 317
SOUTH OF WATER	- 28 + REMOTE (401)
<b>TOTAL</b>	<b>- 746</b>

# AREA VIBES

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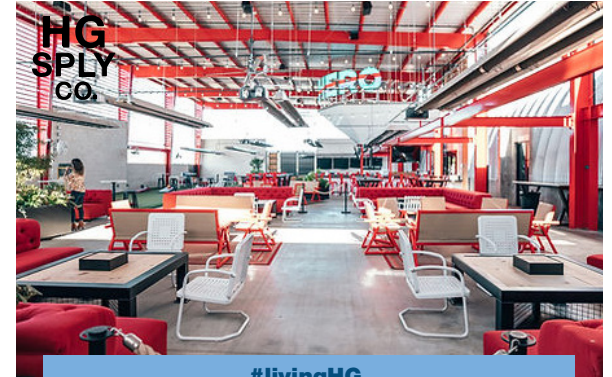
**expect more than coffee.**

Over decades, we would grow to welcome millions of customers each week and become part of the fabric of tens of thousands of neighborhoods all around the world. Our Mission: with every cup, with every conversation, with every community—we nurture the limitless possibilities of human connection.



**reinventing the American Grille experience.**

Our butcher is carving the freshest cuts while our chefs prove how wood, live-fire and smoke—with hand-craftsmanship—can harmoniously meld every ingredient into an unforgettable creation. Our mixologists stand ready to serve innovation in a glass and our pastry specialist smokes your sweet ending.



**#livingHG.**

We think the idea of a truly healthy life without limits is extraordinary, we just have a very simple way to approach it. By eating well sourced, minimally processed, properly portioned food, you can make the healthy choices in what you eat easy and enjoyable. It is how we choose to live. We hope you will join us.



**good food that's good for you.**

Here you are family. Our menu is influenced by various regions of Mexico, and inspired by our guests: authentic all-natural and true. Everything is made from scratch using farm-fresh, sustainable and nutritious ingredients, and most every dish is fully gluten-free. We believe experiences begin with impeccable service.



**gotta risk it to get the brisket.**

Our mission has always been about serving the highest quality smoked meats and sides while providing excellent customer service. To ensure this we have built a culture where short cuts are not allowed and customers come first. We are selling our famous smoke brisket, BBQ seasonings, sauce and gear nationwide.

# 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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date