

+/- 3.19 ACRES REDEVELOPMENT SITE

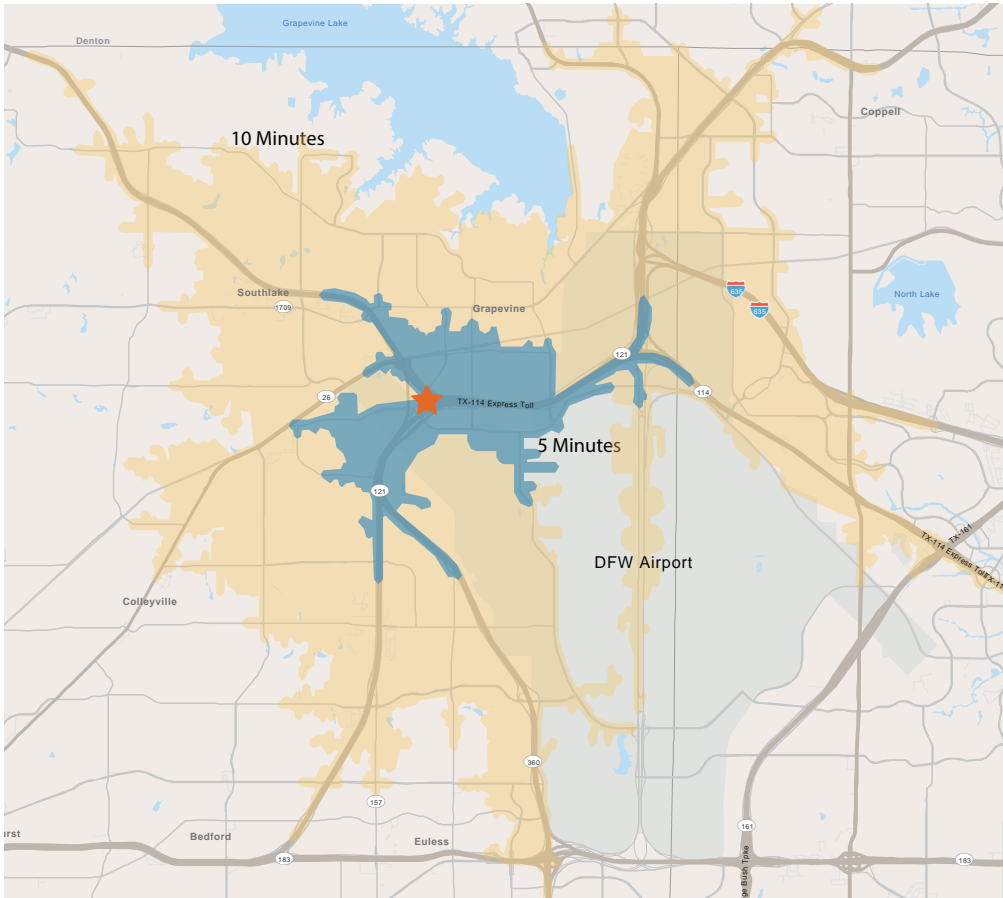
**1031 & 1041 HIGHWAY 114**

GRAPEVINE, TEXAS 76051

**TRANSWESTERN<sup>®</sup>**  
RETAIL



5 & 10 MINUTE DRIVE TIME MAP



LOCATION

SEQ William D. Tate Avenue & Highway 114 | Grapevine, Texas

LOT SIZE

3.185 Acres

TRAFFIC COUNTS

Highway 114: 203,542 VPD  
 William D Tate: 33,158 VPD

KEY FEATURES

- ▶ Regional Commercial Corridor
- ▶ Location offers superior market presence, visibility and brand recognition
- ▶ Pylon signage available along SH 114

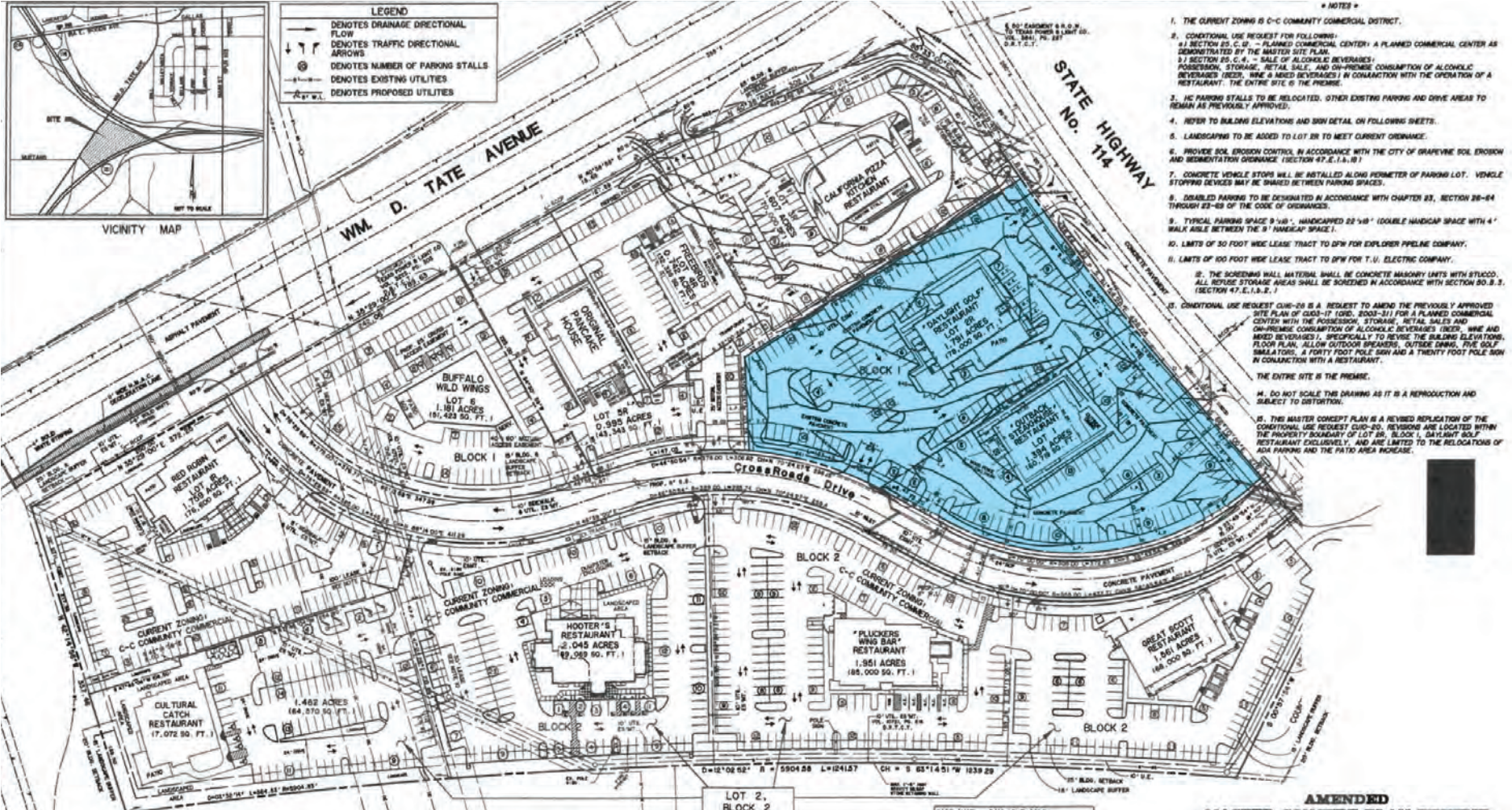
ZONING

CC -Community Commercial

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	5 MINUTE DRIVE	10 MINUTE DRIVE
Population	4,741	51,490	130,246	9,091	88,545
Daytime Population	15,474	89,633	178,960	22,959	146,143
Average HH Income	\$71,523	\$126,630	\$141,772	\$79,466	\$125,966





- \* NOTES \***
1. THE CURRENT ZONING IS C-C COMMUNITY COMMERCIAL DISTRICT.
  2. CONDITIONAL USE REQUEST FOR FOLLOWING:
    - a) SECTION 23. C. U. - PLANNED COMMERCIAL CENTER A PLANNED COMMERCIAL CENTER AS DEMONSTRATED BY THE MASTER SITE PLAN.
    - b) SECTION 25. C. 4. - SALE OF ALCOHOLIC BEVERAGES POSSESSION, STORAGE, RETAIL SALE, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE & MIXED BEVERAGES) IN CONJUNCTION WITH THE OPERATION OF A RESTAURANT. THE ENTIRE SITE IS THE PREMISE.
  3. NO PARKING STALLS TO BE RELOCATED. OTHER EXISTING PARKING AND DRIVE AREAS TO REMAIN AS PREVIOUSLY APPROVED.
  4. REFER TO BUILDING ELEVATIONS AND SIGN DETAIL ON FOLLOWING SHEETS.
  5. LANDSCAPING TO BE ADDED TO LOT 2R TO MEET CURRENT ORDINANCE.
  6. PROVIDE SOIL EROSION CONTROL, IN ACCORDANCE WITH THE CITY OF GRAPEVINE SOIL EROSION AND SEDIMENTATION ORDINANCE (SECTION 47.E.1.A.1).
  7. CONCRETE VEHICLE STOPS WILL BE INSTALLED ALONG PERIMETER OF PARKING LOT. VEHICLE STOPPING DEVICES MAY BE SHARED BETWEEN PARKING SPACES.
  8. DISABLED PARKING TO BE DESIGNATED IN ACCORDANCE WITH CHAPTER 23, SECTION 28-64 THROUGH 28-68 OF THE CODE OF ORDINANCES.
  9. TYPICAL PARKING SPACE 9'-6" x 18'-0" (DOUBLE HANDICAP SPACE WITH 4' WALK ARSLE BETWEEN THE 9' PARKING SPACE).
  10. LIMITS OF 30 FOOT WIDE LEASE TRACT TO DFW FOR EXPLORER PIPELINE COMPANY.
  11. LIMITS OF 100 FOOT WIDE LEASE TRACT TO DFW FOR T. U. ELECTRIC COMPANY.
    - a) THE SCREENING WALL MATERIAL SHALL BE CONCRETE MASONRY UNITS WITH STUCCO. ALL RETIRE STORAGE AREAS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20.8.3. (SECTION 47.E.1.B.2.1)
  12. CONDITIONAL USE REQUEST CUM-24 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CUM-17 (2000-21) FOR A PLANNED COMMERCIAL CENTER WITH THE POSSESSION, STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES), SPECIFICALLY TO REVISE THE BUILDING ELEVATIONS, FLOOR PLAN, ALLOW OUTDOOR SEATERS, OUTSIDE DINING, FIVE GOLF BALLS TONS, A FORTY FOOT POLE SIGN AND A TWENTY FOOT POLE SIGN IN CONJUNCTION WITH A RESTAURANT.
    - a) THE ENTIRE SITE IS THE PREMISE.
    - b) DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO AMENDMENT.
    - c) THIS MASTER CONCEPT PLAN IS A REVISED REPLICATION OF THE CONDITIONAL USE REQUEST CUM-20. REVISIONS ARE LOCATED WITHIN THE PROPERTY BOUNDARY OF LOT 2R, BLOCK 1, DAYLIGHT GOLF RESTAURANT EXCLUSIVELY, AND ARE LIMITED TO THE RELOCATIONS OF ADA PARKING AND THE PATIO AREA INCREASE.

**PROJECT DATA**

LOT#/BLOCK	LAND AREA (SQ. FT.)	TOTAL BUILDING AREA (SQ. FT.)	OCCUPANCY	PARKING REQUIRED	PARKING PROVIDED	BUILDING COVERAGE	LANDSCAPE AREA (SQ. FT.)
LOT 1, BLOCK 1	60,719	7,138	RESTAURANT (OUTBACK STEAKHOUSE)	91 SPACES	91 SPACES	11.6%	18,582
LOT 2R, BLOCK 1	78,000	7,561	RESTAURANT (DAYLIGHT GOLF)	110 SPACES	125 SPACES	10.2%	14,537
LOT 3R, BLOCK 1	70,000	5,388	RESTAURANT (CAL FORNIA PIZZA)	97 SPACES	100 SPACES	8.3%	19,210
LOT 4R, BLOCK 1	32,328	3,909	RESTAURANT (FRESHBROS)	47 SPACES	47 SPACES	9.0%	8,508
LOT 5R, BLOCK 1	43,343	4,927	RESTAURANT (ORG. PANCAKE HOUSE)	80 SPACES	82 SPACES	11.4%	4,688
LOT 6, BLOCK 1	51,423	6,603	RESTAURANT (BUFFALO WILD WINGS)	80 SPACES	82 SPACES	12.8%	13,461
LOT 7R, BLOCK 2	76,900	7,480	RESTAURANT (RED ROBIN)	120 SPACES	121 SPACES	9.8%	9,199
LOT 8, BLOCK 2 (PHASE 1)	68,000	7,928	RESTAURANT (PLUCKERS WING BAR)	182 SPACES	182 SPACES	9.2%	19,335
LOT 9, BLOCK 2 (PHASE 2)	66,069	7,956	RESTAURANT (HOOTER'S)	67 SPACES	148 SPACES	8.9%	19,445
LOT 2, BLOCK 2 (PHASE 3)	68,000	6,720	RESTAURANT (GREAT SCOTT)	93 SPACES	102 SPACES	9.9%	20,142
LOT 11, BLOCK 2 (PHASE 4)	64,370	7,072	RESTAURANT (CULTURAL CATCH)	80 SPACES	83 SPACES	11.0%	17,922
<b>GRAND TOTAL</b>	<b>719,052</b>	<b>78,059</b>	N/A	<b>1,065 SPACES</b>	<b>1,185 SPACES</b>	<b>10.0%</b>	<b>155,985</b>

LOT 2, BLOCK 2  
7.039 ACRES  
(1306,638 SQ. FT.)

STATE HIGHWAY No. 121

\*\*\* THE FINAL % OF DEVELOPING OPEN AREA = 21.6% REQUIRED @ 20.00%

CASE NAME: DAYLIGHT GOLF  
CASE NUMBER: CU18-28  
LOCATION: 1041 WEST SH 114  
LOT 2R, BLOCK 1  
THE CROSSROADS OF DFW ADDITION

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET 1 OF 3

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

**AMENDED**  
**MASTER CONCEPT PLAN EXHIBIT**  
**CONDITIONAL USE REQUEST**  
**DAYLIGHT GOLF**  
**LOT 2R, BLOCK 1**  
**THE CrossRoads OF DFW**  
**CASE No. CU 18-28**

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
201 E. UMW BLVD., SUITE 200K WILSON, TEXAS 75062 (972)467-7700  
www.WierAssociates.com

**SHEET 1 OF 9** DATE: 09-23-2018  
S.A. No. 96332.02





### DFW INTERNATIONAL AIRPORT

NAMED  
**AIRPORT OF THE YEAR**  
2019

**69 MILLION**  
ANNUAL PASSENGERS

ECONOMIC IMPACT  
**\$37 BILLION**  
ANNUALLY

**662,000 FLIGHTS**  
ANNUALLY

AVERAGE  
**5.321 MILLION**  
PASSENGERS PER MONTH

**\$929 MILLION**  
ANNUAL REVENUE

\*New \$3.5B terminal addition, Terminal F and Terminal C renovation plan announced in 2019



TOTAL POPULATION OF  
**OVER 130,000 WITHIN**  
FIVE MILE RADIUS



TOTAL WORKERS  
**OVER 178,000 WITHIN**  
FIVE MILE RADIUS



TOTAL HOUSEHOLDS  
**OVER 51,000 WITHIN**  
FIVE MILE RADIUS



AVERAGE HH INCOME  
**OVER \$141,327 WITHIN**  
FIVE MILE RADIUS



AVERAGE HOME VALUE  
**OVER \$441,327 WITHIN**  
FIVE MILE RADIUS



STATE HIGHWAY 114  
**OVER 203,542**  
VEHICLES PER DAY



### DFW JOB GROWTH

DFW Ranked 1st for Metro Job Growth

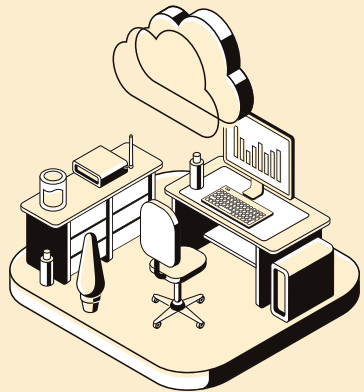
1. DFW - 116,400
2. New York - 115,500
3. Houston - 108,300
4. Phoenix - 76,900

### MAJOR BUSINESS HUB

**3 of the 10 Largest U.S. Companies are Headquartered in DFW\***

- > Exxon Mobil
- > AT&T
- > McKesson

\*Only Beijing has as many headquarters, and no other U.S. or international metro area has more than one headquarters





**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.

11-2-2015



**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 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
Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord License No.

Regulated by the Texas Real Estate Commission

Information Available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0

# 1031 & 1041 HIGHWAY 114

GRAPEVINE, TEXAS 76051

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