



**NEW PAD SITES AVAILABLE FOR SALE OR LEASE**

# WESTWORTH VILLAGE PLAZA

ALTA MERE DRIVE (SH183) & FAIRWAY DRIVE | WESTWORTH VILLAGE, TEXAS

## KEY FEATURES

- 10.543 acres - 6 pad sites available
  - Lot 1 43,734 SF (UNDER CONTRACT)
  - Lot 2 51,596 SF
  - Lot 3 30,867 SF
  - Lot 4 48,343 SF (SOLD)
  - Lot 5 45,953 SF (CONTRACT PENDING)
  - Lot 6 18,802 SF
  - Lot 7 29,449 SF (UNDER CONTRACT)
- Hard corner location available
- Traffic signal & hooded left turn approved by TXDOT (2017 Completion)
- Area retailers: Walmart, Target, Sam's, LA Fitness, Lowe's, Petsmart, Half Price Books, Party City
- Dominant retail trade area
- Lockheed Martin and NAS employ over 31,000 people
- Call for pricing

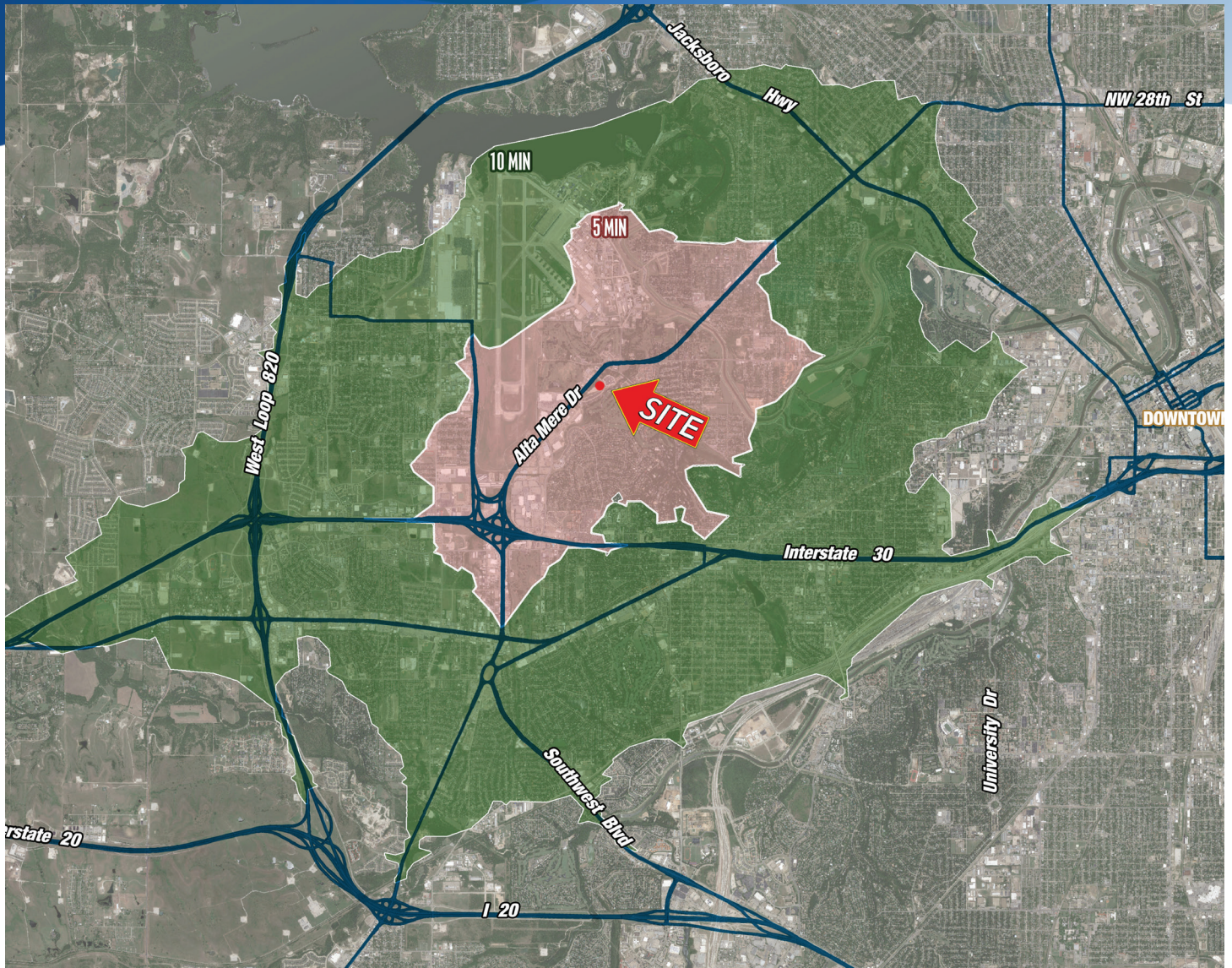
## FOR INFORMATION

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## DEMOGRAPHICS

	5 Minute	10 Minute
Population:	16,526	116,813
Avg. HH Income:	\$67,622	\$64,882
Daytime Population:	19,167	115,073

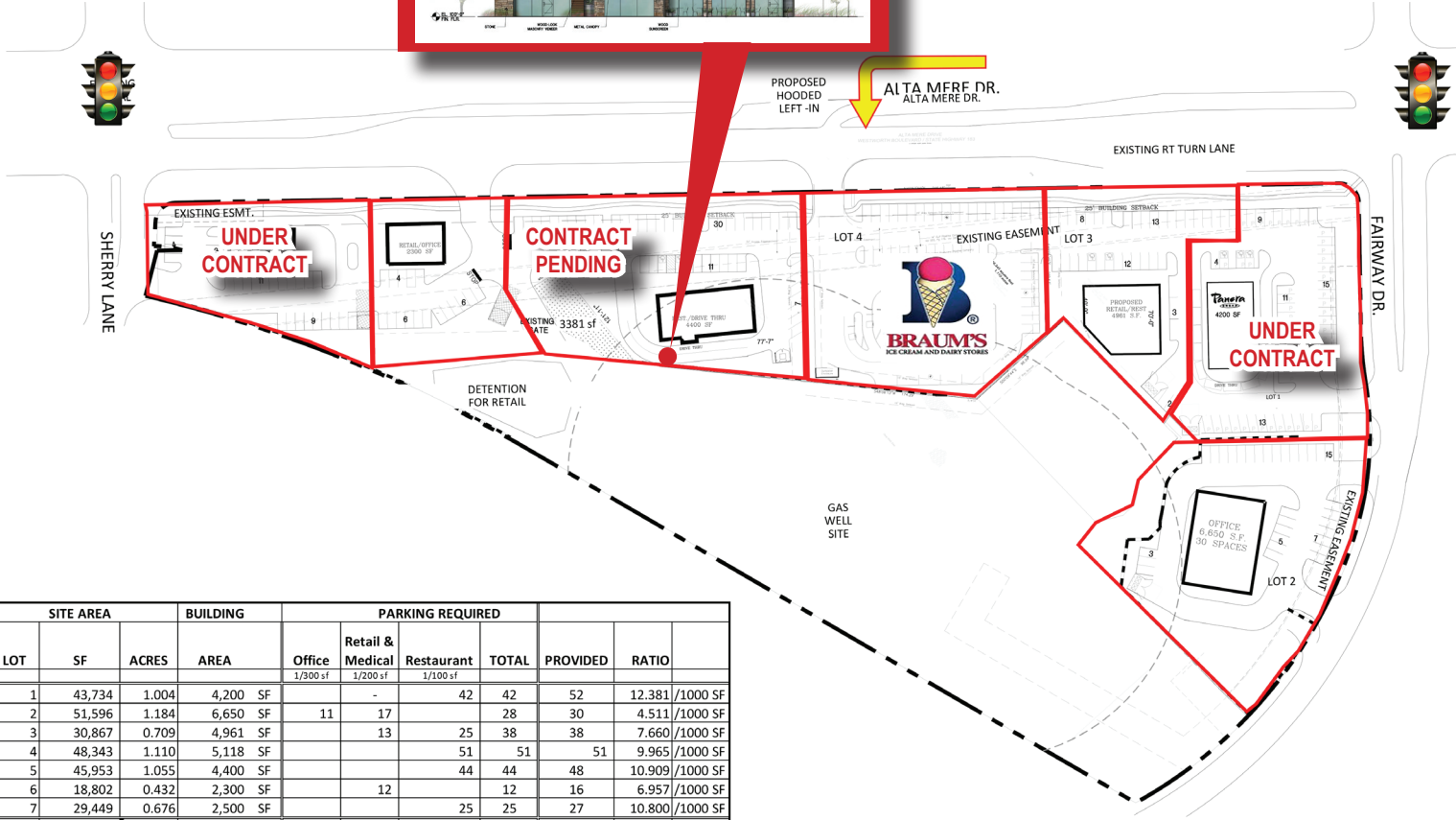
## TRAFFIC COUNTS

Highway 183:	30,198 vpd
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SITE AREA			BUILDING		PARKING REQUIRED					
LOT	SF	ACRES	AREA		Office	Retail & Medical	Restaurant	TOTAL	PROVIDED	RATIO
					1/300 sf	1/200 sf	1/100 sf			
1	43,734	1.004	4,200 SF			-	42	42	52	12.381 /1000 SF
2	51,596	1.184	6,650 SF		11	17	28	30	4,511	/1000 SF
3	30,867	0.709	4,961 SF			13	25	38	7,660	/1000 SF
4	48,343	1.110	5,118 SF				51	51	51	9.965 /1000 SF
5	45,953	1.055	4,400 SF				44	44	10,909	/1000 SF
6	18,802	0.432	2,300 SF			12	12	16	6,957	/1000 SF
7	29,449	0.676	2,500 SF				25	27	10,800	/1000 SF
<b>TOTAL</b>	<b>268,744</b>	<b>6.170</b>	<b>30,129 SF</b>					<b>239</b>	<b>262</b>	<b>8.70 /1000 SF</b>

## 01 SITE PLAN

1" = 100'-0"



TRANSWESTERN DALLAS | 5001 SPRING VALLEY ROAD, SUITE 400W | DALLAS, TX 75244 | 972.744.2500 | TRANSWESTERN.COM

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## AVG HH INCOME

by block group



source : STI PopStats 2014



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