



KIRKWOOD RESERVE™

RESERVED FOR THE EXCEPTIONAL

SOUTHLAKE, TEXAS



INTRODUCTION

3

PROXIMITY

4

MAJOR EMPLOYERS

5

LOCATION

7

DEMOGRAPHICS

8

SITE MAP

10

PHASE ONE: RESTAURANT

11

PHASE TWO: EVENT CENTER

13

PHASE THREE: RETAIL

15

CONTACT

18

Naturally Elevated.

Fine Dining. Luxury Shopping. Distinct Events.

Kirkwood Reserve is a premier planned mixed-use development located at 1901 West Kirkwood Boulevard in Southlake, Texas, near the intersection of Southlake, Westlake, and Trophy Club. Set on a 245,191 SF site, the development will feature Dakota's Steakhouse, a signature event venue, and eight boutique retail spaces arranged around more than 98,000 SF of landscaped open space.

Designed as a luxury destination with over 200 parking spaces and a walkable site plan, Kirkwood Reserve will bring elevated dining, gathering, and curated retail to one of the most desirable communities in North Texas. Dakota's Steakhouse is scheduled to open spring 2027, followed by the event space in fall 2027, and retail tenants in spring 2028.



PROXIMITY

Kirkwood Reserve is ideally situated with easy access to major shopping, travel hubs, and city centers.

A

SOUTHLAKE TOWN SQUARE

5 MILES

B

DFW AIRPORT

10 MILES

C

ALLIANCE AIRPORT

12 MILES

D

ALLIANCE TOWN CENTER

14 MILES

E

DALLAS LOVE FIELD

29 MILES

F

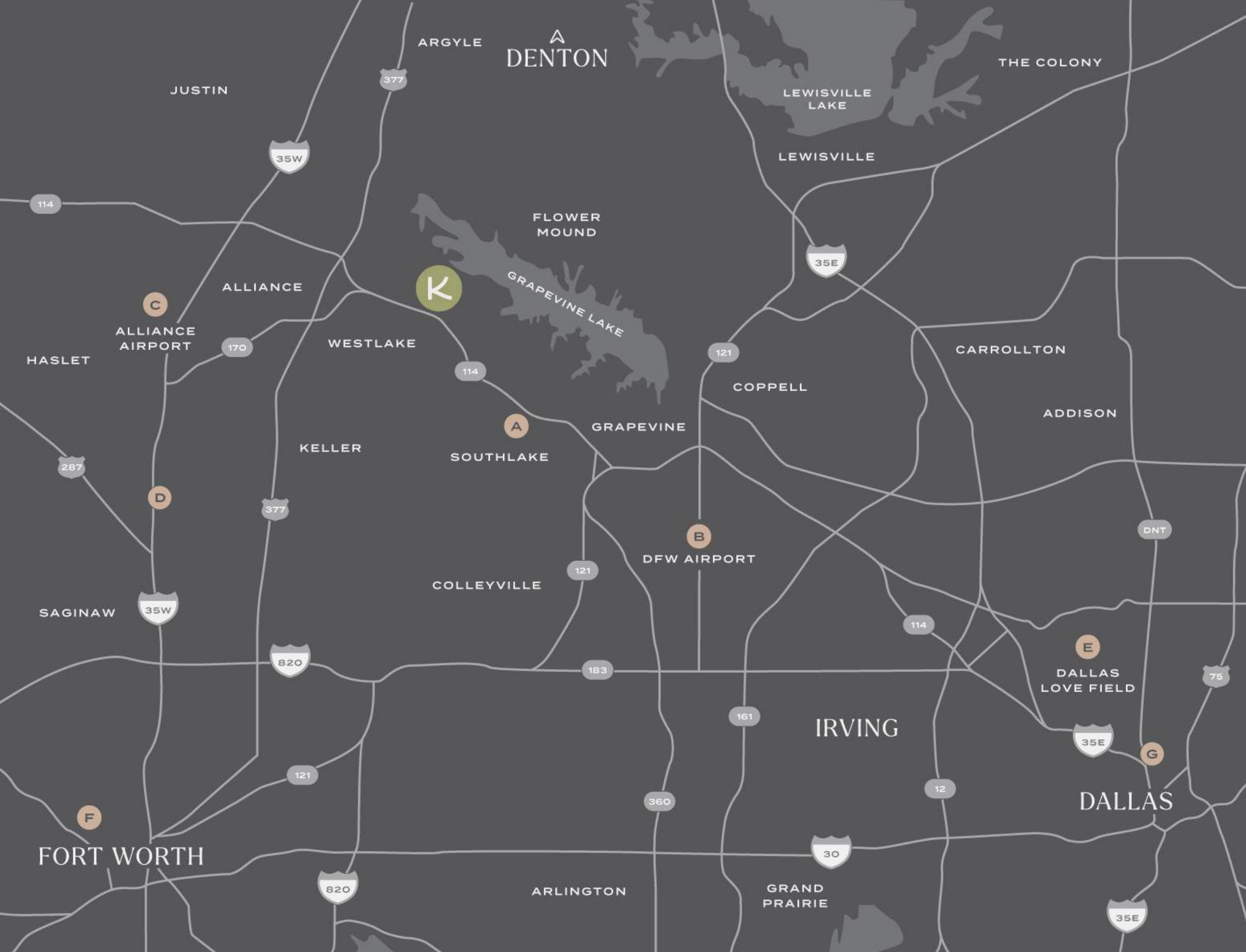
DOWNTOWN FORT WORTH

31 MILES

G

DOWNTOWN DALLAS

32 MILES





MAJOR EMPLOYERS

Southlake and the surrounding area are a hub for globally recognized companies across multiple industries.

A

FEDEX

B

META

C

UPS

D

NESTLE

E

MCKESSON

F

KIEWIT

G

DELOITTE

H

FIDELITY

I

SABRE

J

CHARLES SCHWAB



Distinctly Southlake

Located at the intersection of Southlake, Westlake, and Trophy Club, Kirkwood Reserve sits within one of the most desirable and affluent communities in North Texas. Surrounded by established neighborhoods, premier schools, and major corporate campuses, the development draws from a strong and growing base of residents, professionals, and visitors. With convenient access to regional corridors, nearby destinations, and Dallas Fort Worth International Airport, Kirkwood Reserve is positioned to become a natural gathering place for fine dining, curated shopping, and signature events in the heart of this thriving community.



Trade Area Snapshot

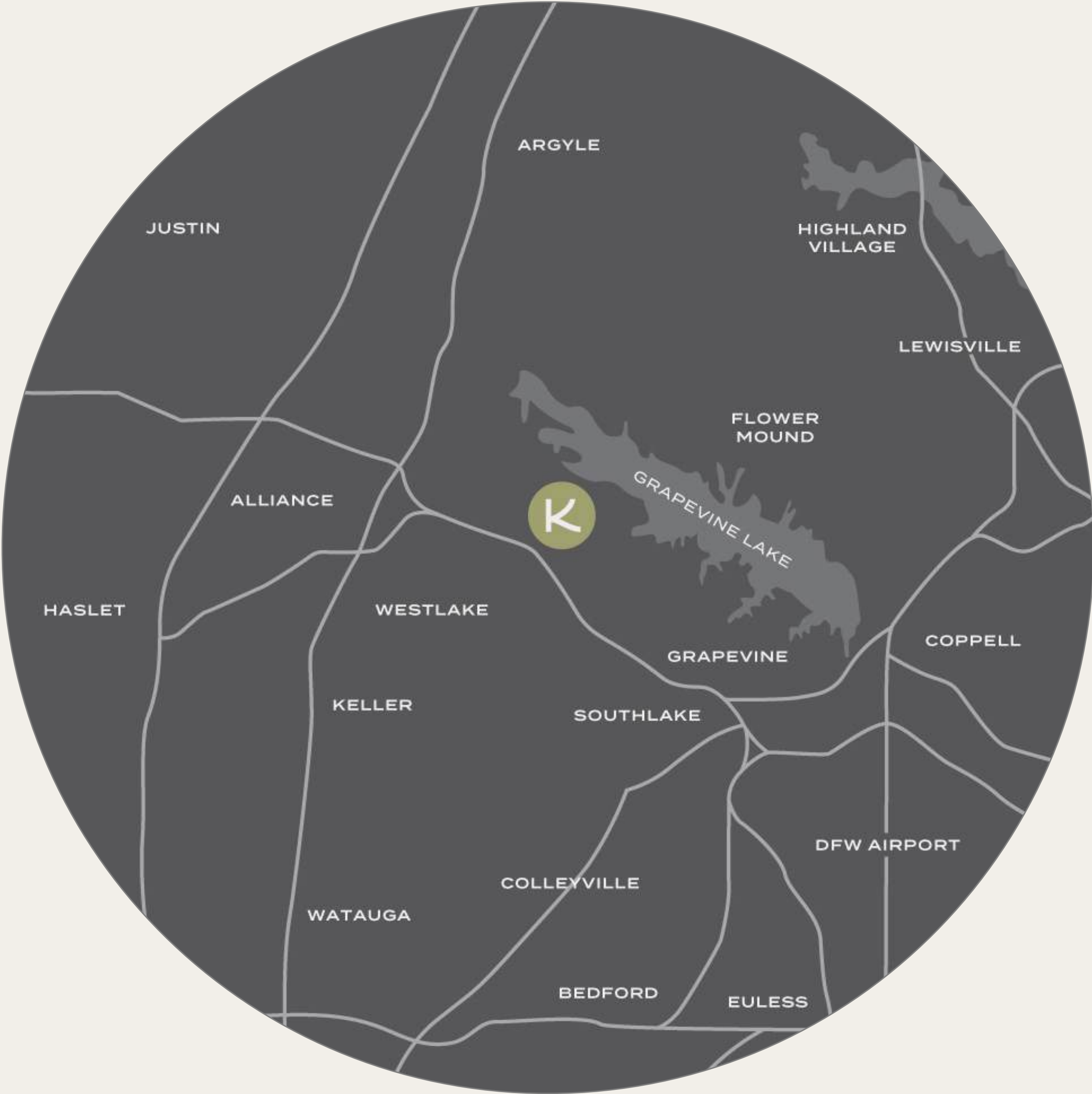
	5 MILES	10 MILES	15 MILES
POPULATION	106,000	565,236	1,328,486
POPULATION GROWTH SINCE 2010	54%	39%	35%
DAYTIME POPULATION	107,417	557,471	1,331,212
AVERAGE HOUSEHOLD INCOME	\$210,665	\$185,021	\$146,727
% HOUSEHOLDS EARNING GREATER THAN \$100K	67%	65%	53%
AVERAGE HOME VALUE	\$702,165	\$574,544	\$500,496
MEDIAN AGE	39.4	39.1	37.2



Trade Area Snapshot

WITHIN 15-MINUTE RADIUS OF THE PROPERTY

231,085	45%
POPULATION	POPULATION GROWTH SINCE 2010
167,167	\$193,825
DAYTIME POPULATION	AVERAGE HOUSEHOLD INCOME
64.1%	\$623,141
HOUSEHOLDS EARNING GREATER THAN \$100K	AVERAGE HOME VALUE
38.6	
MEDIAN AGE	





^
N

SITE MAP

RESTAURANT

(A)

DAKOTA'S STEAKHOUSE

EVENT CENTER

(B)

VIRIDIAN

RETAIL

(C)

RETAIL 1

(D)

RETAIL 2

(E)

RETAIL 3

(F)

RETAIL 4

(G)

RETAIL 5

(H)

RETAIL 6

(I)

RETAIL 7

(J)

RETAIL 8



PHASE ONE: RESTAURANT

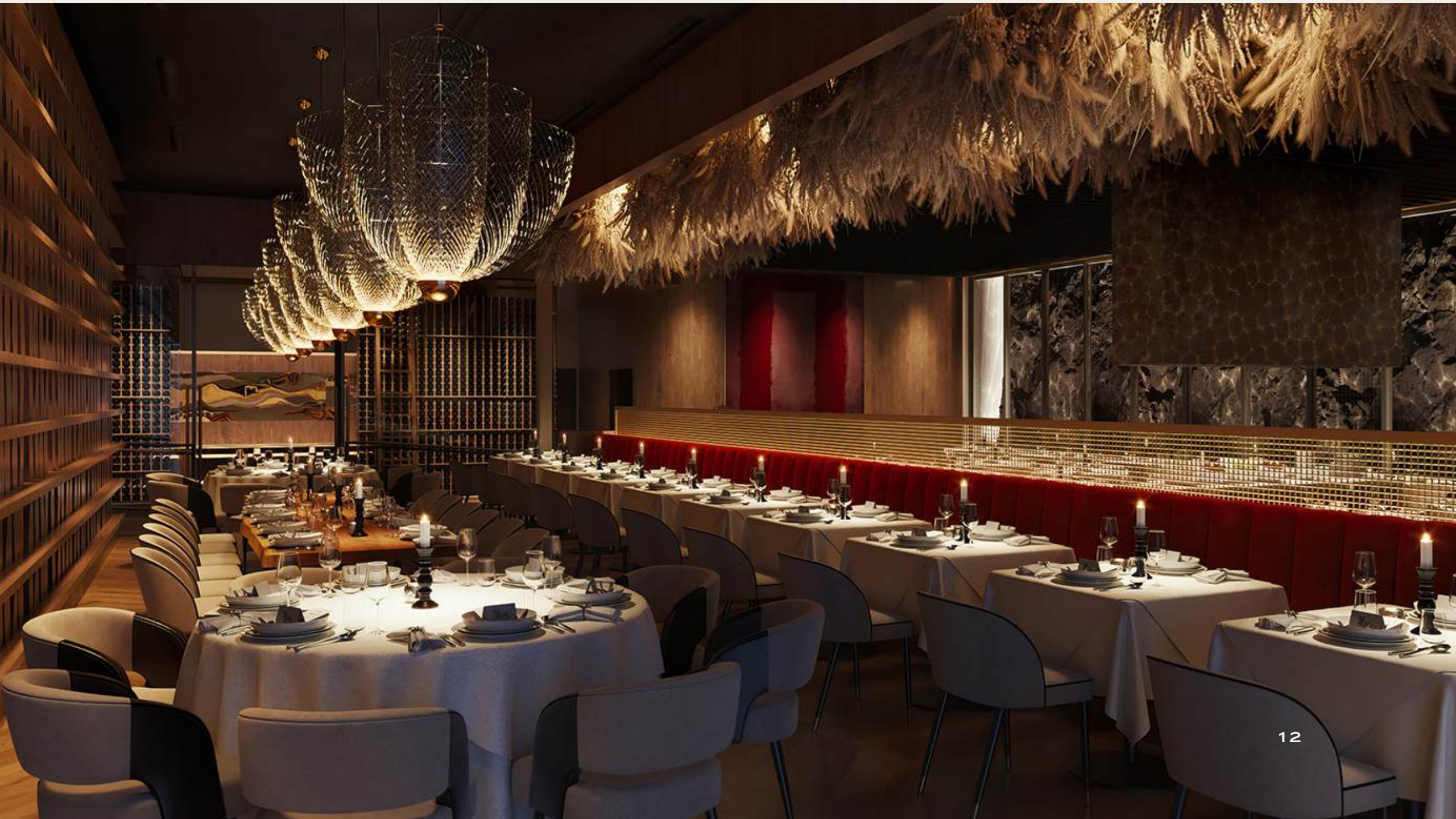
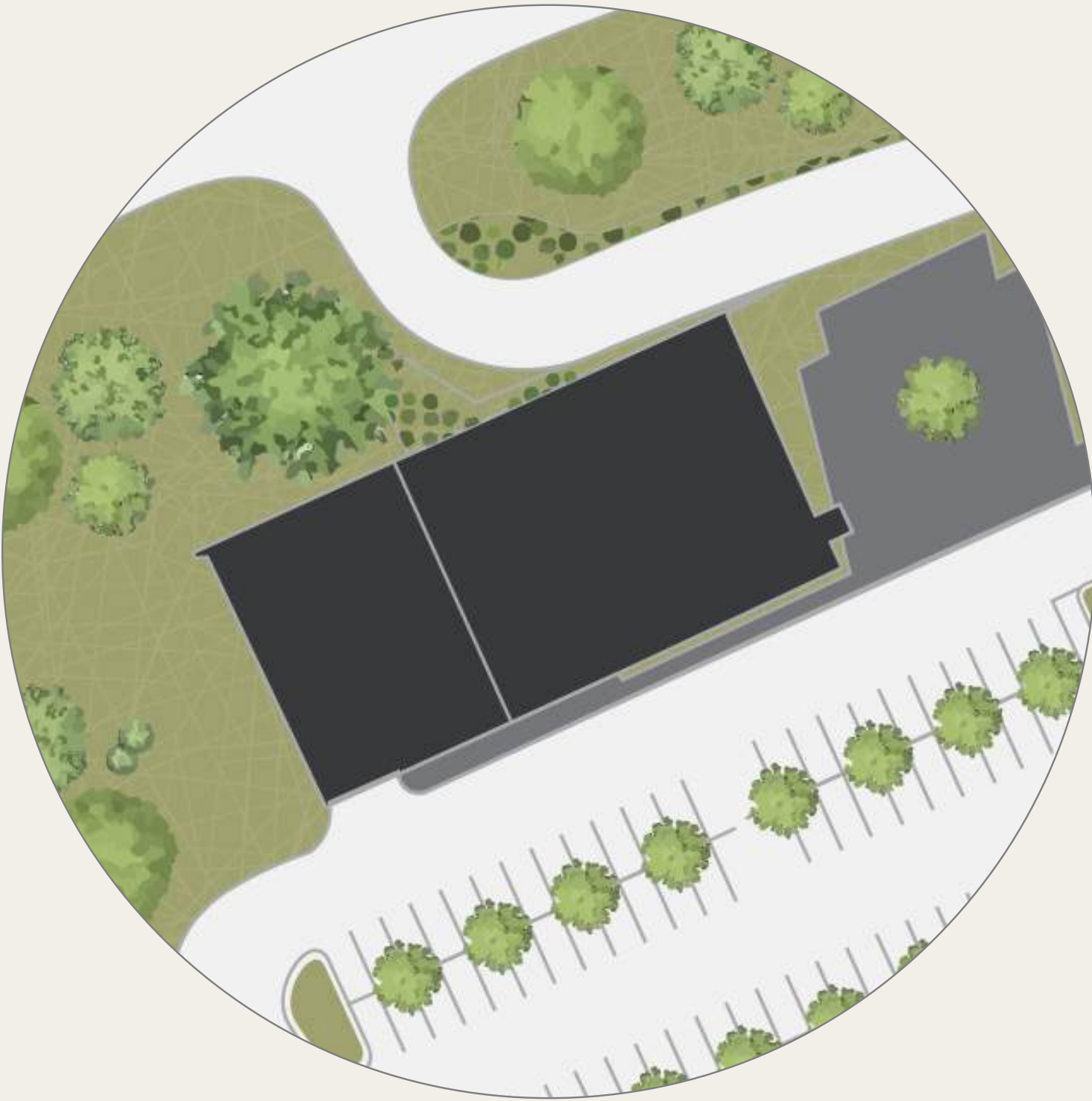
Dakota's Steakhouse

PHASE ONE: RESTAURANT

Dakota's Steakhouse

10,650 SQ FT | 155' X 75'

Dakota's Steakhouse is a celebrated dining destination, bringing a legacy of exceptional cuisine, timeless ambiance, and impeccable service. Guests enjoy prime steaks, top-quality seafood, and an extensive selection of fine wines.





PHASE TWO: EVENT CENTER

Viridian

Viridian

15,000 SQ FT | 120' X 130'

An elegant setting for life’s most memorable moments, Viridian event center is designed to host weddings, corporate events, and private gatherings with refined architecture, lush surroundings, and a seamless sense of occasion.



CAPACITY BY
CONFIGURATION

RECEPTION
800

BANQUET
350

THEATER
800

CLASSROOM
400





RETAIL RETAIL RETAIL

PHASE THREE: RETAIL

The Shops at Kirkwood

The Shops at Kirkwood

A curated collection of boutique retail set within a walkable, garden-inspired environment, The Shops at Kirkwood offers an elevated mix of retail, services, and experiences tailored to one of North Texas' most discerning communities.



- Ⓒ **RETAIL 1**
1,263 SQ FT
28'-0" X 50'-8"
- Ⓓ **RETAIL 2**
1,275 SQ FT
28'-0" X 50'-8"
- Ⓔ **RETAIL 3**
1,088 SQ FT
30'-6" X 42'-4"
- Ⓕ **RETAIL 4**
946 SQ FT
25'-6" X 43'-6"
- Ⓖ **RETAIL 5**
1,789 SQ FT
40'-0" X 51'-6"
- Ⓗ **RETAIL 6**
1,224 SQ FT
30'-0" X 45'-6"
- Ⓘ **RETAIL 7**
1,736 SQ FT
41'-6" X 44'-0"
- Ⓙ **RETAIL 8**
976 SQ FT
37'-0" X 30'-0"





Reserved for the Exceptional.

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