



# Entertainment Properties 360, LLC. West Grove Park Enhancements

**Maher Maso, Principal, Ryan, LLC.**



# Entertainment Properties 360, LLC





# Entertainment Properties 360, LLC. Projects

## The Central- Dallas, Texas



The Central

The Central Dallas is a planned/in-development 4 million-square-foot urban mixed-use development focused on connectivity with upscale multifamily, hospitality, office, retail and restaurant uses as well as an activated 3.5-acre park.

# Entertainment Properties 360, LLC. Projects

## Las Palmas Marketplace- El Paso, Texas



Las Palmas Marketplace

Las Palmas Marketplace is a 900,000 square-foot open-air shopping center developed by De La Vega, that boasts dramatic architectural appeal, pedestrian-friendly walkways and an incredible location near the border, drawing both locals and tourists alike.



# Entertainment Properties 360, LLC. Projects

Canyon West- Lubbock, Texas



Canyon West

Canyon West is the largest outdoor shopping center in West Texas with over 1 million square-feet of shopping, dining, entertainment and hospitality offerings, and is the epicenter of West Texas' fastest-growing retail corridor.

# West Grove Development- McKinney, TX

Currently in Final Construction Phase

- 100,000 square feet of retail space
- Whole Foods (opening August 2025)
- Luxury Retail and Dining
- 1 Acre Community Park





# West Grove Park



## ► Current Park Status

- Park Completed May 2025
- Construction Spend \$1,247,212
- Open Greenspace

## ► Ask and Potential

- Requesting \$2M for Phase II Enhancements and Programming Budget
- Activation of Park with Amenities and Attractions
- Family Friendly Activation Programmed by Entertainment Properties 360, LLC.

# Enhancement Purpose



## Park Activation

- › Elevate Park from Open Space to Active Space
- › Create Community Events
- › Create Destination Feel at West Grove
- › Cultivate Activity Within West Grove



## Facilitate Community Goals

- › Unique Park Features Setting McKinney Apart
- › Provides Distinct Character to McKinney
- › Facilitate Community Centered Gatherings
- › Provide Family Focused Entertainment Options Within McKinney



# Existing Landscape



# Proposed Enhancements



**FALCON'S PERCH**  
 USE ZONE: 45' x 43'  
 AGE GROUP: 5-12 YRS OLD  
 OCCUPANCY: 20-24  
 COLOR SCHEME: TBD

**COMPONENTS** Floating  
 Tunnel Climber / Single  
 Sectional  
 Slide / Arch Rock Climber /



Playscapes



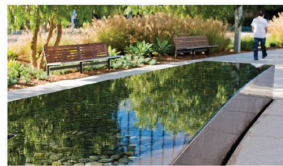
Event Stage



Shade Structure



# Proposed Enhancements



Public Restrooms

Large Water Features

Pavers

# Proposed Enhancements



Specimen Trees



Small Water Features



Public Wi-Fi



# Budget and Construction Spend

## COST PROPOSAL : Enhancements

**Project Name:** West Grove Retail Enhancements  
**Address:** 8701 West University Drive McKinney, TX 75071  
**Date:** 03.04.2025

ITEM	UNIT	QUANTITY	PRICE
Public Restrooms	LS	2	\$650,000.00
Public Wi-Fi Network	LS	1	\$125,000.00
Food Truck Concrete Demo & Re-Pour	SF	200	\$4,975.00
Pavers Dry Laid W/Flex Base for Enhanced Paving Area	SF	5500	\$125,454.00
Event Stage with finished stone perimeter, composite material stage; and steel/wood canopy, allowance only 20'L x 14'W x 18" Ht	LS	1	\$67,150.00
Bermuda Sod, Irrigation and Drainage Repair	SY	550	\$12,510.00
Commercial Playground 45'L x 43'W use Zone. Age Group 5 to 12 years. Occupancy 20-24	LS	1	\$95,455.00
Steel Shade Structure (50'L x 20'W) and (32'L x 26'W) W/LED Lights and Fans. Power to be provided by Others within 10' of installation	SF	1832	\$264,485.00
Bubbling Pot Basin/Pump/Filter Bag. Power to be provided by others within 10' of installation	LS	1	\$3,504.00
Shade Tree Includes: Staking, Inspection Pipe and Mulch	100 Gal	9	\$24,300.00
Raised Large Water Feature, allowance	LS	2	\$499,975.00
Mobilization	LS	1	\$5,000.00
Design and Construction Documents	LS	1	\$39,695.00
<b>PROJECT TOTAL</b>			<b>\$1,917,503.00</b>

## Park Construction Budget

West Grove  
McKinney, TX

COMPLETED WORK	BILLED/PAID
ITEM	
Earthwork	\$ 53,408.00
Landscape	\$ 441,178.92
Pavers	\$ 34,752.00
15% Concrete	\$ 322,806.00
10% Electrical	\$ 82,331.00
10% Utilities	\$ 51,666.00
Contractor, General Conditions, and Fees	Sum: \$ 987,141.92
	+ 15% \$ 148,071.29
<b>Total before landscape architectural fees</b>	<b>\$ 1,135,212.00</b>
Landscape Architectural Fees	\$ 112,000.00
<b>COMPLETED TOTAL</b>	<b>\$ 1,247,212.00</b>

## PROPOSAL - PHASE II LANDSCAPE ENHANCEMENTS

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\*Cost Proposal provided by Complete Landsculpture

# Ask

\$2Million

- \$1,917, 503- Physical Enhancements
- \$82,497- Programming, Additional Cost, Contingencies







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