

Firewheel Retail Center Case Study

Westerhaus Management in support of Karns Commercial Real Estate, Inc., provided Project Management Services on Firewheel Retail Center located in Garland, Texas. The existing 92,000 SF Wal-Mart was converted to a multi-tenant retail center to include the addition of 25,000 SF of retail, bringing the center total to 117,000 SF. Tenants occupying the center include Mardel Book Store (25,000SF), Hobby Lobby (60,000 SF), Big Lots (36,000 SF) Hancock Fabrics (13,500SF) and Tuesday Morning (10,900 SF).

Project Management Services provided by Westerhaus Management include the following:

- Lease Work Letter Review and Negotiations
- Design Management
- Demolition
- Construction Management

Highlights of Westerhaus Management Project Management Solutions on the Firewheel Retail Center included the following:

- Met with City of Garland to determine municipal code requirements.
- Converted single tenant utilities (electric, water and sewer) to multi-tenant connections.
- Managed simultaneously finish-out of Hancock Fabrics, Big Lots and Tuesday Morning and pad work for Mardel Book Store.
- Interfaced with Tenants to assure Work Letter requirements were met during construction.



“Westerhaus Management has provided Karns Commercial Real Estate with invaluable project management services on many of our retail projects in multiple states. Their work ethic and ability to execute a plan on multiple projects in a timely manner are qualities that consistently bring positive results. Westerhaus Management’s ability to work through and solve problems while maintaining a positive attitude has representative us well in this competitive industry.”

Michael Karns
President
Karns Commercial Real Estate