

FORMER MUDHEN FARMERS MARKET



SHOP COS.

TABLE OF CONTENTS

PG. **3** ABOUT

PG. **4** TRADE AERIAL

PG. **5** OBLIQUE AERIAL

PG. **6** SITE PLAN

PG. **7-8** NEIGHBORHOOD VIBE

PG. **9-10** PHOTOS

ABOUT

PROJECT SCOPE

Rare second generation restaurant opportunity in the heart of the Farmers Market District in Downtown Dallas. This site is the only freestanding restaurant in the Farmer's Market District, featuring a large patio and great visibility. The Dallas Farmers Market has become a major attraction for locals and tourists alike, featuring fresh produce, local specialty foods, boutique shops, and panoramic skyline views.

TRAFFIC COUNTS

DEMOGRAPHICS	1 mile	3 mile	5 mile
Est. Population	18,849	189,687	410,442
Avg. HH Income	\$97,805	\$96,156	\$100,248
Total Housing Units	11,184	87,142	169,977
Daytime Population	66,755	269,872	513,465
Medium Home Value	\$415,435	\$350,910	\$347,415

DETAILS

- 100% Leased
- Join:



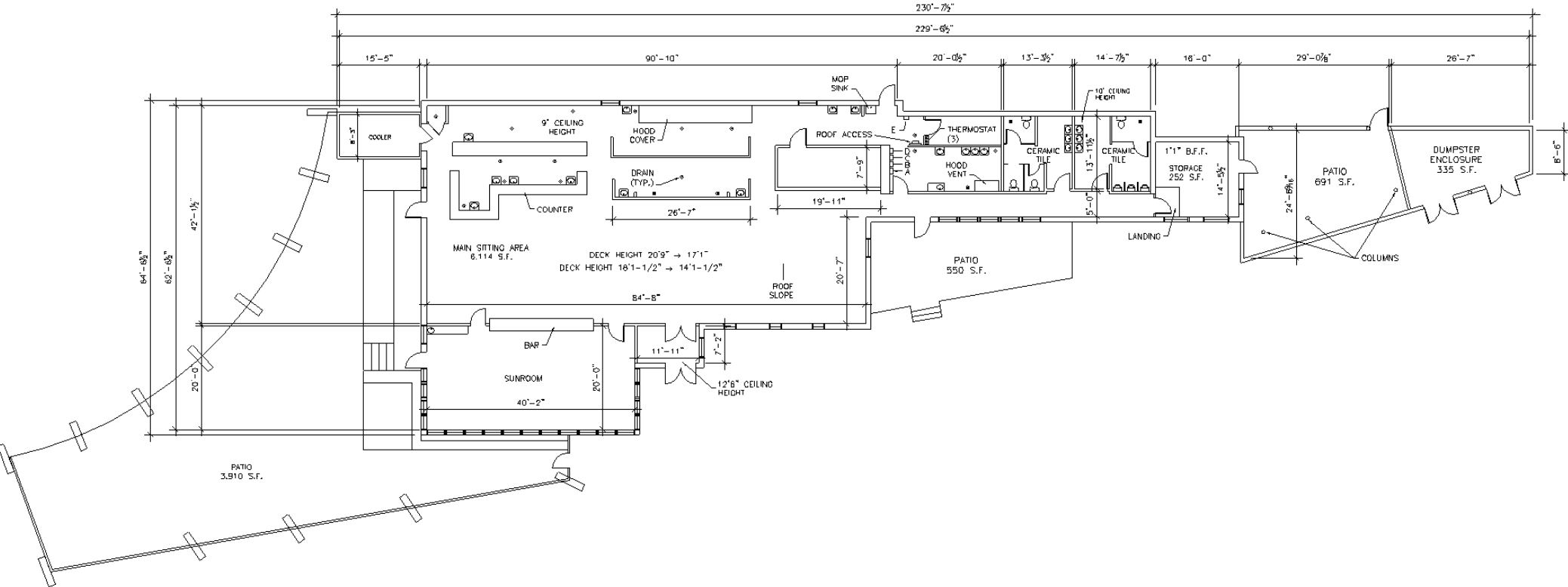
TRADE AERIAL



OBLIQUE AERIAL



SITE PLAN



FARMERS MARKET RESTAURANTS



8 CLOVES

8 Cloves menu is created with the highest standards in quality, ingredients, and respect for the traditional cuisine of Northern and Southern India.



AMERICAN BUTCHERS

Our butchers escort you and your meat to our Beyond the Butchers- where your fresh meat will be flamed grilled and served with your choice of two vegetables sautéed in our own made herb butter and "top secret" seasoning in a cast iron skillet



BELLATRINO

Neapolitan pizza truck also serving Italian sandwiches, gourmet salads and pastas.



EL TAMALERO

Family owned restaurant and wanted a place where people in the neighborhood could go and get delicious food in a nice comfortable atmosphere.



KA-TIP

At Ka-Tip Thai Street Food, their agenda is a "Quick Trip to Thailand" and their goal is to add a true cultural experience to the Dallas community through the cuisine.



NAMMI

A Vietnamese Fusion Truck serving up banh mi, vietnamese tacos and much more



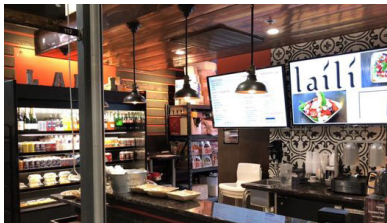
PALMIER CAFE

Palmieri Cafe is the inspiration of Corrado Palmieri, a Southern Italian from the province of Lecce a strip of land on the heel of the boot named Salento.



REX'S

Our goal is to provide the freshest and highest quality seafood to the people of Dallas.



LAILI

Mediterranean Shawarma Bar – creating specialized turnovers, dumplings, and other dishes that were working concepts for the launch of Laili.



TACUERIA LA VENTANA

Authentic Mexico City taqueria designed with eclectic, funky interiors and fused with a modern Texas sensibility.



GZR SUSHI

Japanese Sushi Restaurant made fresh to order and choose from Rolls, Tempura Rolls, Sushi (Nigiri), Sashimi, Poke Bowls, Bento Boxes, Japanese appetizers and



CHELLES MACARONS

A local bakery specializing in French macarons in many assorted flavors.

FARMERS MARKET RETAILERS



ABUNDANTLY AROMATIC

Natural Handmade Soaps, Candles, Scents, Fragrances, Shea Butter, Salt Scrubs, Sugar Scrubs, Bath Fizzies and Gift Vouchers.



BULLZERK

Hip, industrial-chic boutique selling quirky Dallas-themed gifts, artwork, T-shirts & other apparel.



FOLKLORE AND TRADITION

Beautiful selection of Mexican Traditional tops and dresses, jewelry, handbags & accessories all 100% handmade by Mexican and Guatemalan Artisans.



MARKET PROVISIONS

Market Provisions is a new take on the general store! Find your locally roasted morning coffee, sundries, and everything for a farm-to-table meal.



NIKKI SMITH

Nikki Smith designs trendsetting pieces that focus on quality, fun, and versatility. We create modern jewelry for clients that appreciate the power of accessorizing.



TEXAS GOODS

Antiques & decorating, specializing in both European Antiques and Rustic-Chic "Rustique" Decor, with unique accent pieces, accessories, & fun gifts.



WHISKI DESIGNS

Whiski Designs graphics are hand-lettered and drawn in the distinctive style of India Hearne, a native Texan. All designs reflect the spirit of the desert served up with a little sass and attitude that everyone loves!



K.A. CLASSICS

Delivering style and comfort inspired by the modern muse. The thoughtfully designed and textured rich styles for every day is made to take her from lounge, work, and yoga to a night out.





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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so 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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