



ALL GOOD THINGS

BISHOP ARTS BUILDING
408

CHOCOLATE

EAT
CHOCOLATE
HERE

EAT
CHOCOLATE
HERE

408 W. EIGHTH ST
BISHOP ARTS

SHOP COS.

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ABOUT

PROJECT SCOPE

Rare second-generation restaurant opportunity in the heart of the Bishop Arts District. The Bishop Arts District is Dallas' most celebrated historic district, with independent restaurants, galleries, studios, and boutiques along a historic main street. Adjacent to Exxir's mixed-use development, which features over 80,000 sf of retail and 550 residential units, this site benefits from daily traffic from locals and tourists alike. Bishop Arts has become Dallas' premier retail entertainment district based on craft, passion, and authenticity.

TRAFFIC COUNTS

- W. Davis St: 21,211 VPD

DETAILS

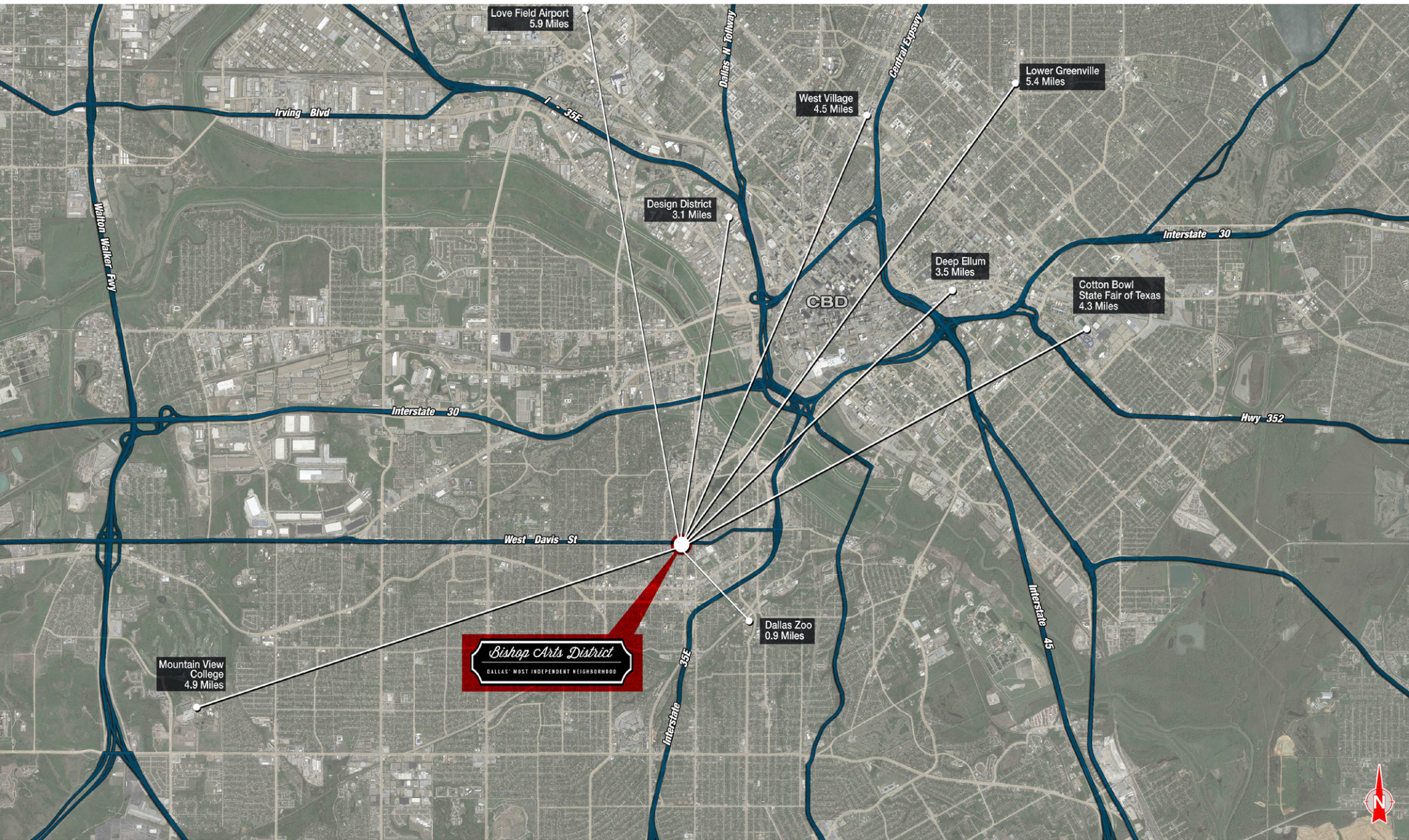
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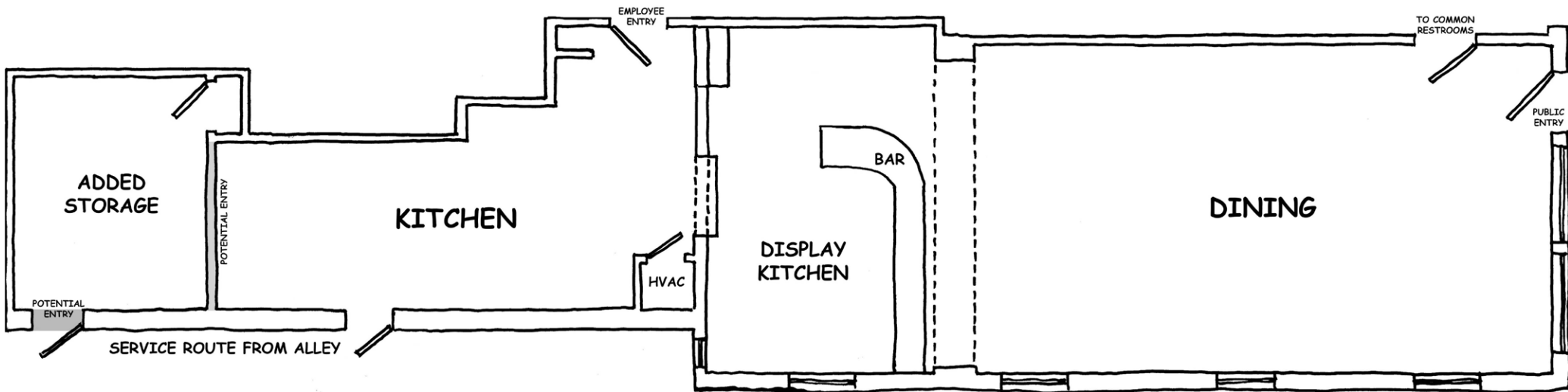
SITE AERIAL



TRADE AERIAL



SITE PLAN



PHOTOS



David Spence,
Founder of Good Space



NEIGHBORHOOD RESTAURANTS



PARADISO

Coastal Mediterranean fare in multi-venue culinary concept space surrounding a central courtyard.



TRIBAL

A menu specializing in health food & juice with lunch counter-style seating in a contemporary space.



ENO'S

A community establishment with a focus on serving cracker-thin crust pizza, locally sourced ingredients and craft beer, wine and cocktails.



LA REUNION

Neighborhood parlor offering sophisticated espresso drinks & cocktails, plus creative shared plates.



BOULEVARDIER

Stylish destination offering upscale French bistro fare, classy cocktails & an extensive wine list.



EMPORIUM PIES

Pie specialist in a cottage with a few tables offering signature sweets & seasonal specials.



TEJAS

Burgers, all-day taco options & margaritas highlight this colorful Tex-Mex in multi-venue food spot.



SALTY DONUT

Artisan donut shop that focuses on chef-made, small-batch, craft donuts that rotate based on seasonality. We're a 100% scratch bakery, so we use nothing but the highest quality ingredients and making everything in house!



TACO Y VINO

The simple but focused menu delivers on namesake promises of tacos & wine. all with creative twists.



ODDFELLOWS

Bustling, rustic-hip coffeehouse/diner offers American fare morning till night, plus cocktails.



STOCK & BARREL

Laid-back destination serving seasonal, locally sourced, fire-grilled American dishes & drinks.



LOCKHART SMOKEHOUSE

Counter-serve joint dishing up Central Texas-style smoked meats on butcher paper, plus local beers.



DALLAS GRILLED CHEESE CO

Casual eatery offering takes on the classic grilled cheese & other American fare, plus beer & cider.



KRIO

A flavorful Asian inspired Cajun food while providing a more approachable establishment that showcases the quality and history of the food.



HUNKY'S

Modern take on a retro burger stand prepares hot dogs, patty melts, shakes & housemade onion rings.

NEIGHBORHOOD RETAILERS



ALL GOOD THINGS PAPER

the shop offers a curated collection of letterpressed greeting cards, stylish papers, modern gifts, desk accessories and custom stationery.



OASIS PLANT SHOP

We provide a refined, curated environment for both the plant enthusiast and the experienced gardener.



MARCEL MARKET

Market with a little bit of everything; jewelry, handbags, accessories, candles and home things.



MOD & JOE

Dallas based, small batch jewelry brand cultivating confidence and femininity with a mix of vintage and modern energy. Made to layer.



WILD DETECTIVES

Indie bookstore & cafe offering a variety of titles, light fare & drinks, author readings & music.



WE ARE 1976

Boutique featuring prints, stationery, housewares, apparel, books & collectible toys in quaint digs.



ETTIENE MARKET

A kitchen and pantry store. We sell stories that look like ingredients and kitchen goods favored by Coryanne Ettiene.



SOCIETY CANDLES

Our candle offerings have evolved and grown over the years. Jackson Vaughn now designs and pours four in-house candle collections, with over 40 distinctive scents.



CAFFENIATED BEAUTY BAR

We cultivate a collection of daytime to nighttime transitional clothing that makes your wardrobe easy, fun, and functional.



SPINSTER RECORDS

Indie shop specializing in vinyl records, turntables & music-inspired apparel, plus in-store events.



DUDE SWEET CHOCOLATE

Chocolatier Katherine Clapner's welcoming sweets shop offering inventive flavor combos.



GO EASY

A self care based store. Whether you are new to self care or a seasoned professional, we are here for you!

SHOP^{COS.}

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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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