

# 1928

## LOWEST GREENVILLE



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# ABOUT

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## PROJECT SCOPE

High-profile second generation end cap restaurant available at the core of Lowest Greenville Ave. Dallas' most iconic stretch of walkable dining and entertainment options, the trade area boasts an abundance of creative concepts from several of DFW's renowned local restaurateurs. A seamless blend of live, work, and play - Lowest Greenville represents the heart and soul of East Dallas through preserving it's historic charm while keeping up with modern demands for quality and atmosphere.

## TRAFFIC COUNTS

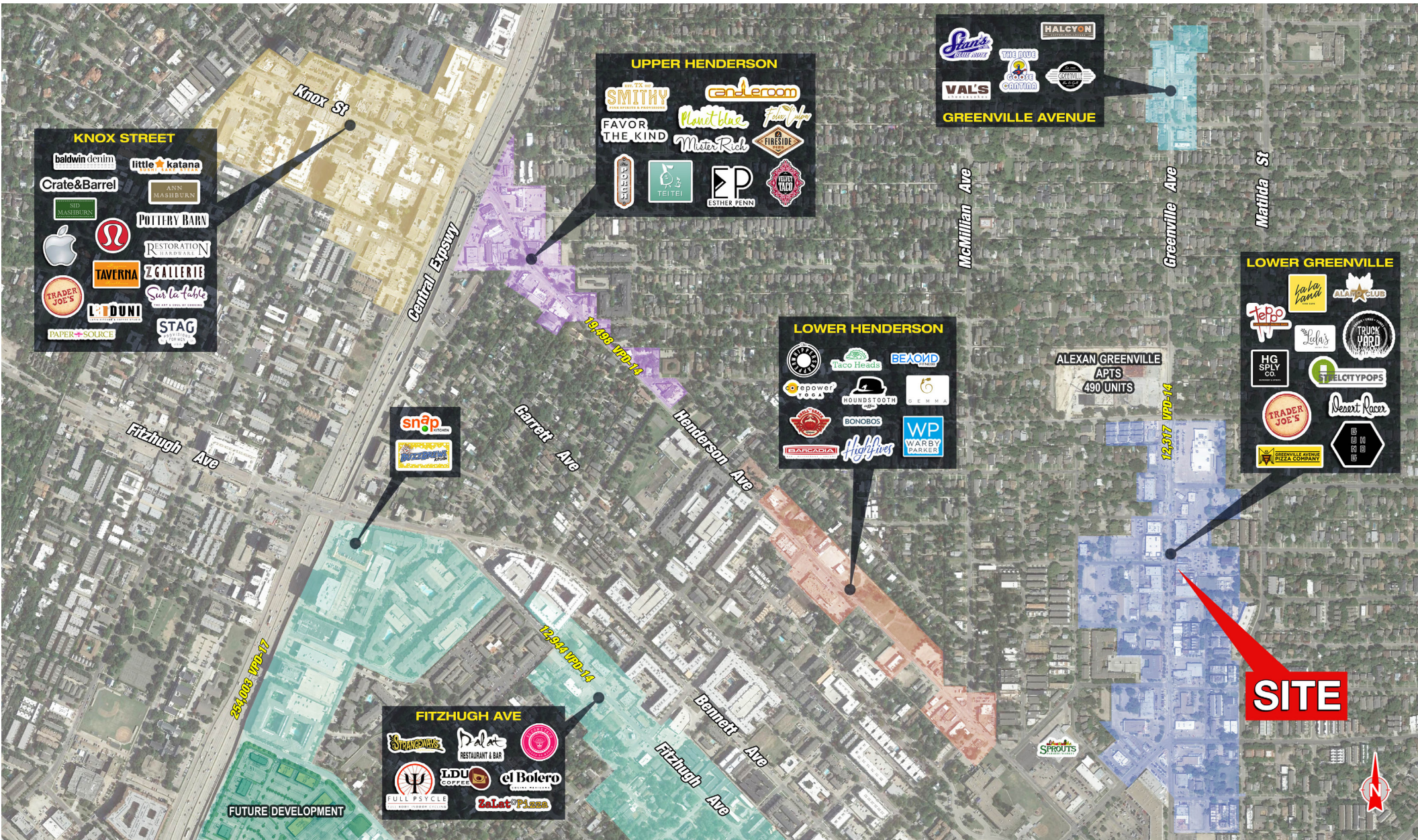
- Greenville Ave.: 24,238 VPD

## DETAILS

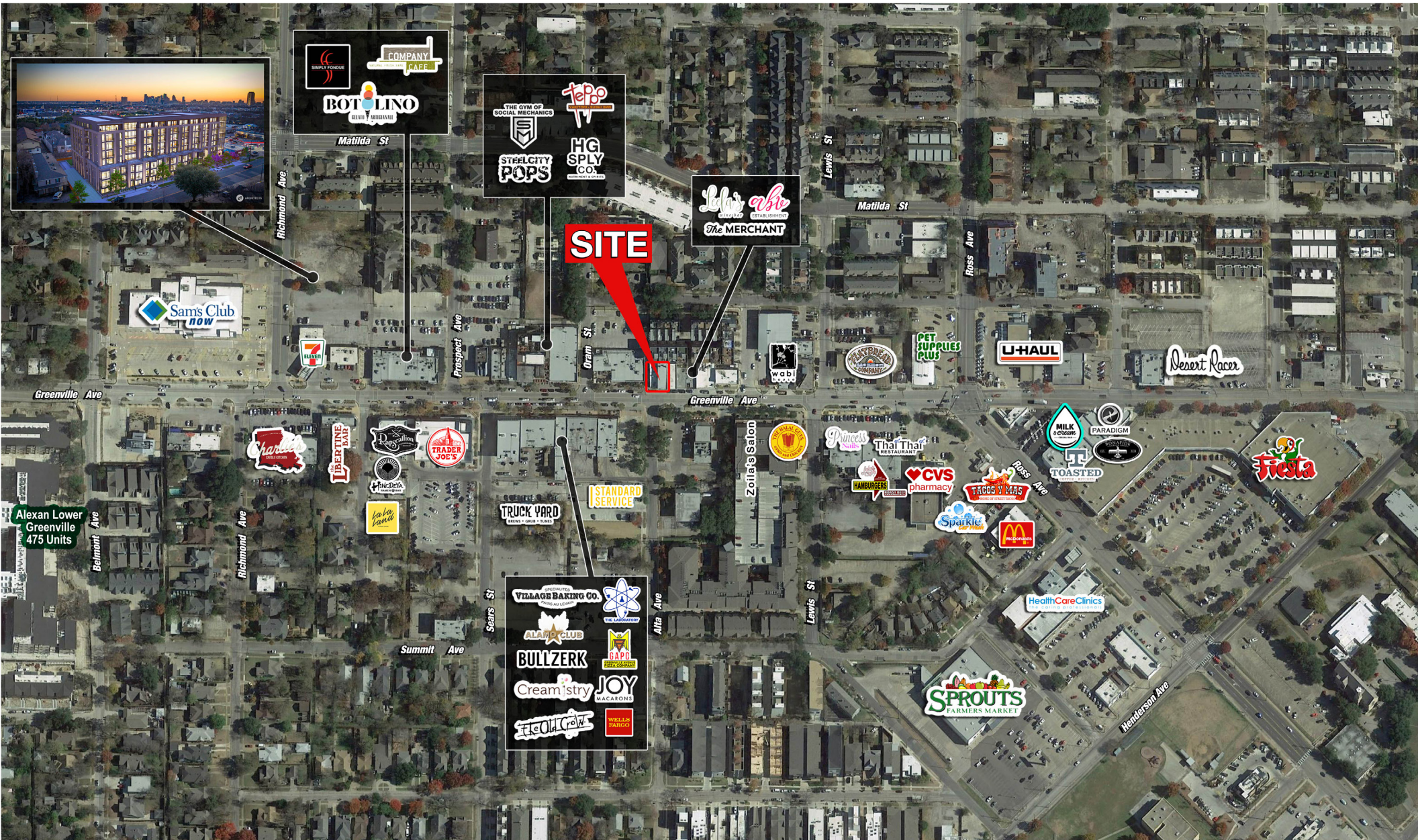
- 100% Leased
- Join:



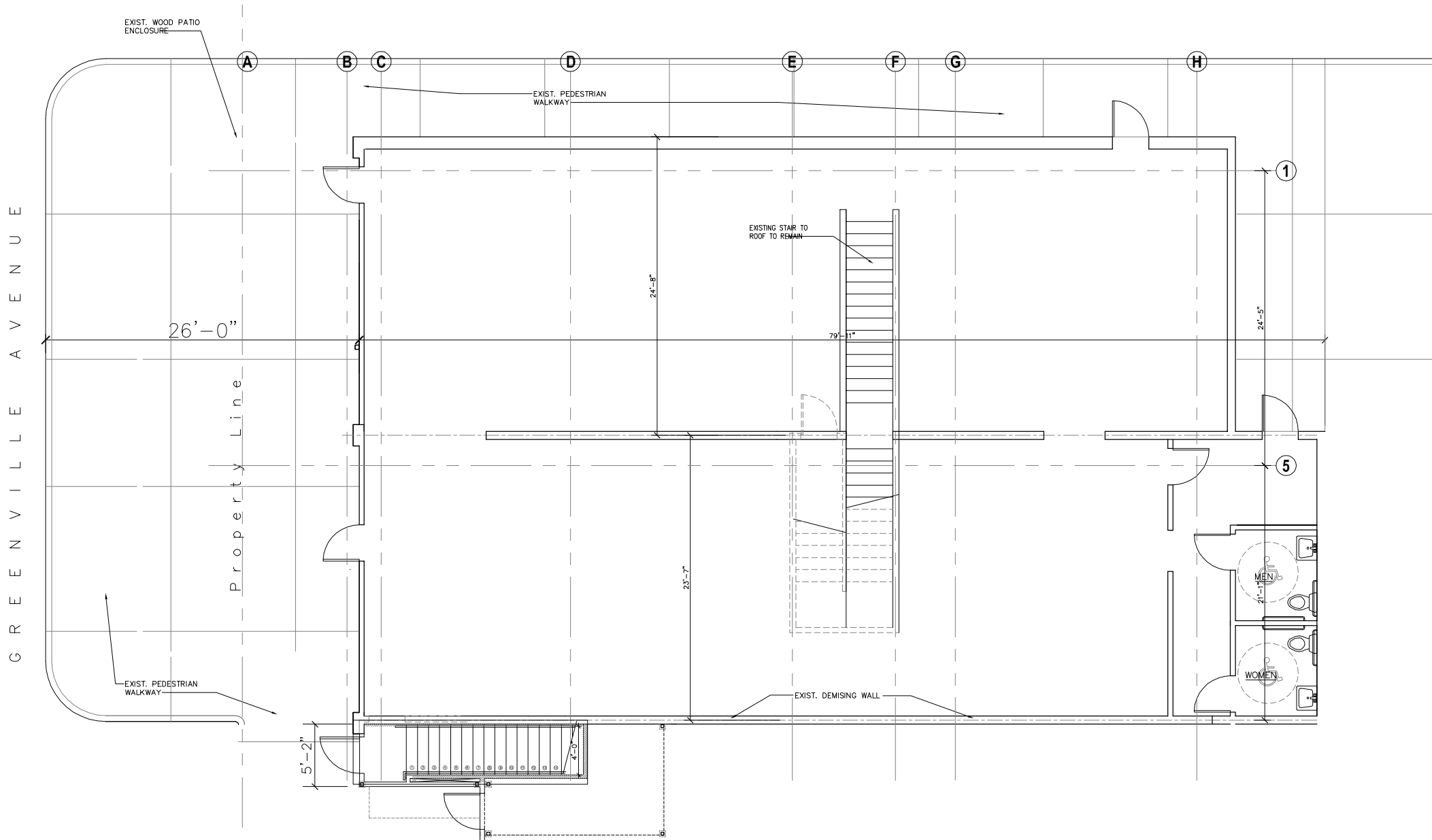
# TRADE AERIAL



# SITE AERIAL



# SITE PLAN



# NEIGHBORHOOD VIBE RESTAURANTS



## WABI HOUSE

Wabi House, your home for modern Japanese small plates & Ramen.



## TRUCK YARD

Truck Yard combines my love of honky-tonks, old dance halls and beer gardens throughout Texas.



## HG SPLY

HG Sply - Simple, clean food, classic drinks and humble hospitality. It should be that simple.



## HINODEYA RAMEN

Hinodeya is proud to offer a thoughtfully curated selection of ramen, along with tempting small bites and outstanding sakes.



## STANDARD SERVICE

Eatery & bourbon lounge has a variety of applewood smoked proteins and more than 150 whiskeys.



## DESERT RACER

A casual cantina with a combination of Baja Cantina and Southwestern American influences.



## LEELA'S RAW BAR

The New American menu serves seasonal, market-driven plates with over thirty-five wines on tap and rotating craft cocktails.



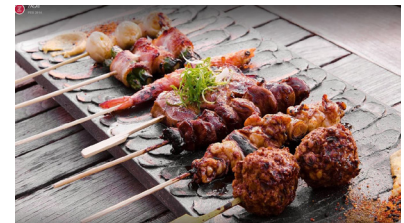
## ALAMO CLUB

Cozy Lowest Greenville spot serving upscale comfort food, cocktails, & weekend brunch.



## LALA LAND CAFE

La La Land is a socially conscious cafe that prioritizes honest ingredients and altruism above all else. 100% Organic cafe with a purpose to employ and mentor foster youth.



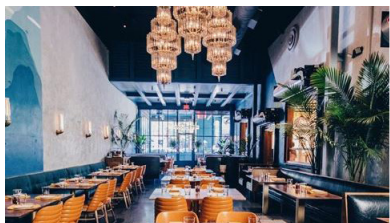
## TEPPO

Teppo specializes in yakitori, a specialty skewered and grilled chicken, as well as other served meat delicacies, it also makes other fine Japanese dishes.



## TOASTED

Creative toasts, grilled cheese sandwiches, coffee & booze served in airy, rustic-industrial space.



## GUNG HO

Casual, colorful spot for chef-driven American-Chinese favorites from fried rice to broccoli beef.



## GAPC

Greenville Avenue Pizza Company is serving up Hot delicious thin crust pizzas, wings, subs and more to eat.



## TACOS MARIACHI

Tacos Mariachi specializes in unique tacos & margaritas. This was also featured on Dine In Drive In's.



## RAPSCALLION

RapsCallion, Lowest Greenville's Neighborhood Friendly Bistro, features a Raw Bar, Wood Grill, Wood Rotisserie, Cocktails and a 120 Bottle Wine List.

# NEIGHBORHOOD VIBE GROCCERS

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## **SAM'S CLUB NOW**

Sam's Club Now a technology lab that doubles as a live, retail club. Sam's will incubate, test and refine technologies to help define the future of retail.



## **TRADER JOE'S**

Trader Joe's is a neighborhood grocery store with amazing food and drink from around the globe and around the corner. Great quality at great prices.



## **SPROUTS**

Sprouts Farmers Market, is an American supermarket chain that is full-service and emphasizes organic foods, fresh produce, bulk foods to natural household items.

# NEIGHBORHOOD VIBE DESSERT CONCEPTS

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## STEEL CITY POPS

Go-to for craft popsicles made with organic, locally sourced ingredients in creative flavors.



## JOY MACARON

We handcraft French macarons and macaron ice cream sandwiches daily using the finest available ingredients including freshly-milled almonds and pistachios, Madagascar and Tahitian vanilla beans & local honey and seasonal fruit.



## CREAMISTRY

At Creamistry, we handcraft our premium ice cream one delicious scoop at a time! We use liquid nitrogen to flash freeze our ice cream at  $-321^{\circ}$  F. Choose from over 60+ flavors & toppings!



## BOTOLINO

At Botolino, we used pure, fresh ingredients, the same methods my grandmother used in her own Italian gelato shop, and a lot of love to make perfect gelato every time.



## MILK & CREAM

Milk & Cream Cereal Bar is a modern spin on a timeless favorite. A place where the old reconnects with the new and we strive to bring back your fondest memories and to help create new ones.

# NEIGHBORHOOD VIBE RETAILERS

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## **BULLZERK**

Bullzerk is a one-of-a-kind local gift shop specializing in custom Dallas T-shirts, apparel, accessories and decor to satisfy your eternal Texas pride.



## **THE MERCHANT**

Our collections range from greeting cards and stationery to books, bedding, candles, and truly one of a kind vintage finds. We source items from all over the US adding merchandise weekly to the shop.



## **THE LABORATORY**

"Founded by Landon Liddell and Alan Casiano, The Laboratory OKC was the duo's first sneaker store but have just recently opened on Lowest Greenville."

# PHOTOS

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# SHOP<sup>CO.</sup>

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*Thomas Glendenning*

**4809 COLE AVE STE 300, DALLAS, TX 75201**

**THOMAS@SHOPCOMPANIES.COM**

**214-960-4528 (DIRECT)**

**214-205-8217 (MOBILE)**

*Jake Sherrington*

**4809 COLE AVE STE 300, DALLAS, TX 75201**

**JAKE@SHOPCOMPANIES.COM**

**214-960-4623 (DIRECT)**

**214-934-5904 (MOBILE)**



# 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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone