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ABOUT

PROJECT SCOPE

High-profile restaurant and retail opportunities at the core of Deep Ellum’s thriving urban entertainment district. The trade area has quickly become one of Dallas’ top destinations for locals and visitors with supreme walkability, genuine vibe, high energy, and easy freeway access and light rail stops. Within a 5-min walk from the site are over 60 bars / craft breweries / and authentic dining options, nearly 20 convenience and boutique soft goods retailers, and over 2,000 apartments—growing to 4,000 in the next 3 years. with walkable boutique shopping, creative dining, and live music entertainment venues clustered throughout the neighborhood. The Hines development will bring a unique blend of live, work, and play along with a convenient parking solution available to it’s Tenants and patrons.

TRAFFIC COUNTS

DEMOGRAPHICS	1 mile	3 mile	5 mile
Est. Population	18,406	184,318	393,454
Avg. HH Income	\$91,999	\$89,949	\$95,277
Total Housing Units	10,608	86,338	165,329
Daytime Population	97,545	338,820	592,723
Medium Home Value	\$248,782	\$286,684	\$292,532

DETAILS

- 14,643 SF of Restaurant & Retail
- Only vertical development in Deep Ellum with exclusive parking contained within building.
- Join:



SITE AERIAL



SITE PLAN WITH PROPOSED COMMERCE IMPROVEMENTS



NEIGHBORHOOD VIBE RESTAURANTS



REVOLVER TACO

Revolver taco lounge is an award winning taqueria owned and operated by the rojas family.



PECAN LODGE

That's Pecan Lodge in a nutshell. It's the unwavering belief that the best things in life are smoked in a pit.



STIRR

New American casual restaurant located in the heart of Deep Ellum with a stunning view of downtown from the rooftop.



LOCAL

Chef Tracy Miller wants the best ingredients to create a restaurant that becomes your home away from home your local.



VIDORRA

The large patio and rooftop offers bold and exciting Mexican flavors, with a large tequila selection, unique cocktails.



POSTINO

Providing familiar yet inspired surroundings, wine appropriate for both the most casual and sacred of gatherings, and a menu that satisfies all your cravings.



CANE ROSSO

Serving the most authentic Neapolitan style pizzas, cooked in our wood-fired ovens.



TWISTED ROOT

Twisted Root Deep Ellum is our flagship store with gourmet beef, turkey & vegan burgers, plus spiked shakes.



ONI RAMEN

Cool spot offering poke plus house & build-your-own ramen with traditional & global influences.



MONKEY KING NOODLE

Monkey King Noodle Co. brings the taste of legitimate Northern Chinese street food, as treasured by our own experiences eating in the night markets of China and Taiwan.



NIWA

Modern, rustic space serving elegant cocktails & Japanese BBQ favorites you cook at your own table.



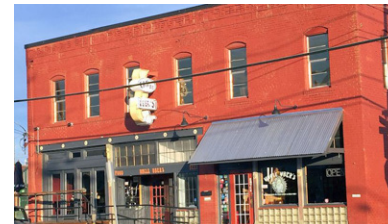
HARLOWE

Contemporary digs for wood-fired meat & seafood, local veggies, proper craft cocktails, beer & wine.



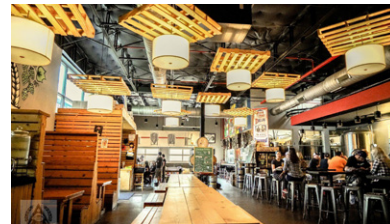
DEEP SUSHI

Deep Sushi has attracted many new fans since opening its doors in 1996. Japanese eatery with specialty rolls, happy hour & lunch deals in modern digs with a patio.



UNCLE UBERS

Funky little sandwich shop offering hearty, eclectic bites & beers amid colorful, nostalgic decor.



BRAINDEAD

Relaxed brewpub offering homemade & other local craft beers, plus a menu of creative pub fare.

NEIGHBORHOOD VIBE

BARS



RUINS

Oaxacan-style Mexican gets Caribbean & South American spin, plus cocktails from agave-based spirits.



ARMOURY

Armoury D.E. provides fine dining with eclectic eats (including several Hungarian dishes), and an abundant arsenal of beer, wine and cocktails — from traditional classics to A.D.E.-specific incarnations.



BACKYARD

Chill, dog-friendly option for creative comfort foods with craft beer & cocktails plus a huge patio. With a lot of outdoor games such as; Corn Hole, Ping Pong, and Shuffleboard.



SPORTING CLUB

The ultimate hybrid venue. The upscale Lounge offers a unique dining experience and games such as pool, foosball, shuffle-board and arcade style video games. The outdoor Club is focused on sporting events, large parties and outdoor games.



DOT'S HOP HOUSE

Industrial-style bar with huge open-air courtyard serving craft brews, cocktails & casual fare.



TRUTH & ALIBI

Truth & Alibi, a unique bar concept with a password required for this below-ground haunt serving cocktails & a small-bites menu.



THE BOMB FACTORY

The Bomb Factory is a state of the art, 50,000 square foot venue located in the heart of historic Deep Ellum in Downtown Dallas, known for it's rich music history.



BOTTLED BLONDE

Lively eatery & beer garden in an industrial-chic space with lots of TVs & massive covered patio. We've put a modern spin on classic Italian kitchen recipes and paired them up with the best in German bier garden craft beers.

NEIGHBORHOOD VIBE

DESSERT CONCEPTS



EMPORIUM PIES

Emporium Pies is a specialty pie shop with locations in Oak Cliff, Deep Ellum, and McKinney, Texas while also making local deliveries in the Dallas Metro area. All of our pies are handmade using high quality ingredients with offerings that change with the seasons.



CHILL 360

Chills360 Ice Cream is a Thai-inspired ice cream rolls. This concept was created on the streets of Thailand, serving fresh, made-to-order ice cream. At Chills360 each individual ice cream is made with the freshest ingredients right in front of your eyes.



LE BON TEMPS

Charming cafe whips up classic beignets & French Quarter-inspired ice creams, including boozy ones.



INSOMNIA COOKIES

No matter what your cookie needs - - from late night study breaks, sending gifts to a college kid far from home, anniversary gifts, birthday gifts, just-because gifts or group orders for your next event or meeting.



PICOLE POPS

Ice-cream parlor serving creative Brazilian hand-made popsicles with alcohol-filled options.



JENI'S ICE CREAM

Jeni's Splendid Ice Creams is an artisan ice cream company and has over 40 branded 'scoop shops.

NEIGHBORHOOD VIBE RETAILERS



JADE & CLOVER

JADE & CLOVER is an innovative specialty retail store known for their unique variety of one-of-a-kind gifts, accessories, and a curated selection of house plants + cacti & succulents. Located in the Deep Ellum neighborhood of Dallas.



CROSSROADS

Our fashionable and eco-conscious customers sell gently used clothing for cash or trade; shop for name-brand and designer clothing at amazing prices and help keep clothing out of landfill.



PATAGONIA

Patagonia is in business to save the home planet, so this new store will also provide a base of support for nonprofit environmental partners working in Texas to fight unwise development, protect wildlife and restore the natural environment.



ROCKET FIZZ

Rocket Fizz stands out as something new to the neighborhood. A candy and soda shop with more than 3,000 items, it will open this summer on Main Street, directly across the street from Pecan Lodge.



UNCOMMON JAMES

Uncommon James is a collection of timeless, effortless and sophisticated jewelry for women on-the-go. Inspired by her wide array of life experiences, travel and exposure to fashion from around the world.





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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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