



2626 HOWELL

SHOP COS.



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# ABOUT

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## PROJECT SCOPE

Rare Uptown restaurant/entertainment opportunity adjacent to the Quadrangle redevelopment, The Quad, on Howell Street. The Quad will have five bungalow style buildings that will house five new restaurants including the second-ever Written by the Seasons, Australian cafe Two Hands, and more.

Uptown is Dallas' most walkable live-work-play neighborhood and is home to the largest concentration of high rise office towers, restaurants, upscale hotels, and apartments in Dallas. This site will thrive from its location in the heart of Uptown and regular traffic from visitors and locals alike.

Uptown Center is a ten-story building that consists of four floors of office space atop six levels of covered parking and 15,874 SF of main floor retail.

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	45,836	216,602	415,768
Avg. HH Income	\$132,487	\$113,372	\$115,869
Total Housing Units	29,215	103,070	179,882
Daytime Population	92,112	329,949	565,234
Medium Home Value	\$478,799	\$473,647	\$461,463

## DETAILS

- 6,816 SF Available (Divisible)
- 4,700 SF 2nd Gen Restaurant - At Lease

## JOIN:



# SITE PLAN



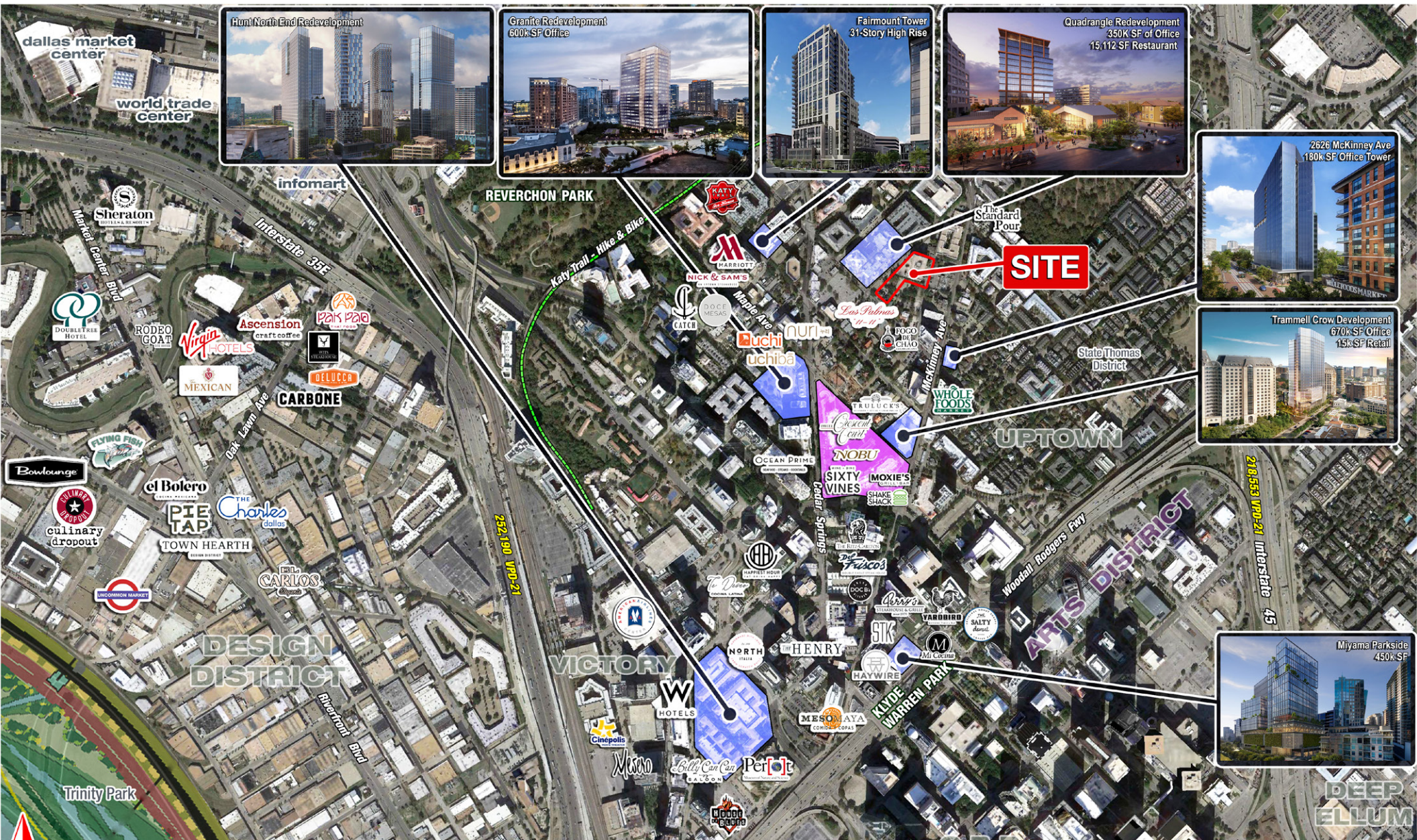


# SITE AERIAL





# TRADE AERIAL





# PHOTOS





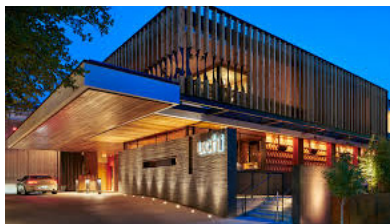
# THE QUAD DEVELOPMENT



"The redevelopment located in Uptown is set to finish construction by April 2024 and consist of five "bungalowlike" buildings. "The Quad," will also house five new restaurants including the second-ever Written by the Seasons, Australian cafe: Two Hands, and more." These restuar- ants are all set to open by the end of 2025. The owners of Namo are also teaming up with French Executive chef Christophe de Lellis, who spent his last 13 years in Las Vegas, on a new European restaurant called Mamani."



# NEIGHBORHOOD RESTAURANTS



## UCHI

Uchi's menu includes hot and cold tastings, makimono, yakimono, tempura, sushi, and sashimi.



## SIXTY VINES

Casual New American kitchen & wine bar offering bites & wines on tap in spacious, modern surrounds.



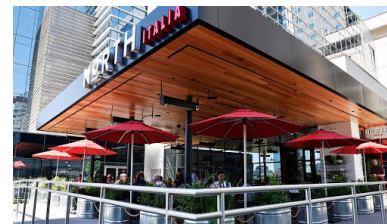
## CAPITAL GRILLE

The Capital Grille is a fine dining restaurant known for its dry aged steaks, award-winning wine list and professional service in an atmosphere of relaxed elegance.



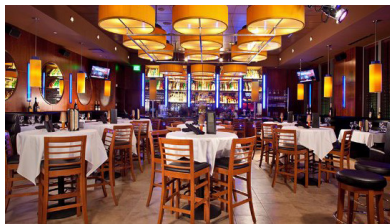
## NOBU

Nobu's signature new style Japanese dishes as well as Tuna Tataki with Cilantro Dressing, Seared Toro with Karashi Sumiso, Scallops with Jalapeno Salsa.



## NORTH ITALIA

Handmade with love, daily-We make our food with seasonal fresh ingredients, sourced locally and with artisanal preparation. North Italia redefines the standards for handcrafted Italian.



## OCEAN PRIME

Ocean Prime is an award-winning modern American restaurant and lounge with stunning settings, a vibrant energy, an impressive menu of seafood and steaks



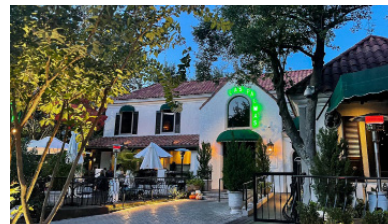
## NICK & SAM'S

Our universal appeal is a result of exceptional prime steaks, chops, seafood, and world class sushi, in addition to the best selections of Japanese Wagyu in the U.S.



## SHAKE SHACK

Shake Shack is a modern day "roadside" burger stand known for its delicious burgers, chicken, hot dogs, frozen custard, beer, wine and more.



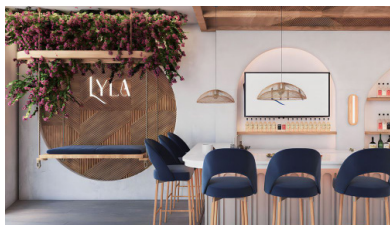
## LAS PALMAS

Flavorful Tex-Mex cuisine made with the highest quality ingredients in a hospitable and energetic atmosphere.



## THE HENRY

The Henry an American style restaurant, cafe, bar, lounge, and everything in between. The menu combines the very best simple yet hearty dishes ranging from chopped salads, to beefy burgers and truly great steaks & fish.



## LYLA

Coastal Italian restaurant inspired by the beautiful destinations of Capri, Santorini, and St. Barths.



## SAINT ANN

Saint Ann is an upscale spot offers an American menu in a spacious modern setting featuring a garden patio.



## TWO HANDS

Australian-inspired cafe & bar serving all-day breakfast & brunch dishes in a casual space.



## MOXIES

Canadian-based chain serving crowd-pleasing New American dishes & cocktails and share our passion for fresh ingredients.



## FLOWER CHILD

Flower Child has healthy, wholesome meals for everyone. Organic, healthy fare fast-casual spot featuring craft cocktails.



# SHOP<sup>COS.</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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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