2015
HENDERSON AVE.
SHOP cos.

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ABOUT

PROJECT SCOPE

Premier infill restaurant/retail opporuntity in the highly sought Knox-Henderson district. The 1.3 mile stretch features a wide array of eclectic businesses ranging from restaurants and bars, coffee shops, beauty salons, to boutique apparel and furniture. Henderson Ave has served as a well-established destination for young affluent professionals in Dallas in recent years with even more promising development in the works under Open Realty Advisors plans to bring additional office, living, and retail space to the trade area. The site features one of the last few free-standing buildings along with excellent visibility to both foot and vehicle traffic.

TRAFFIC COUNTS

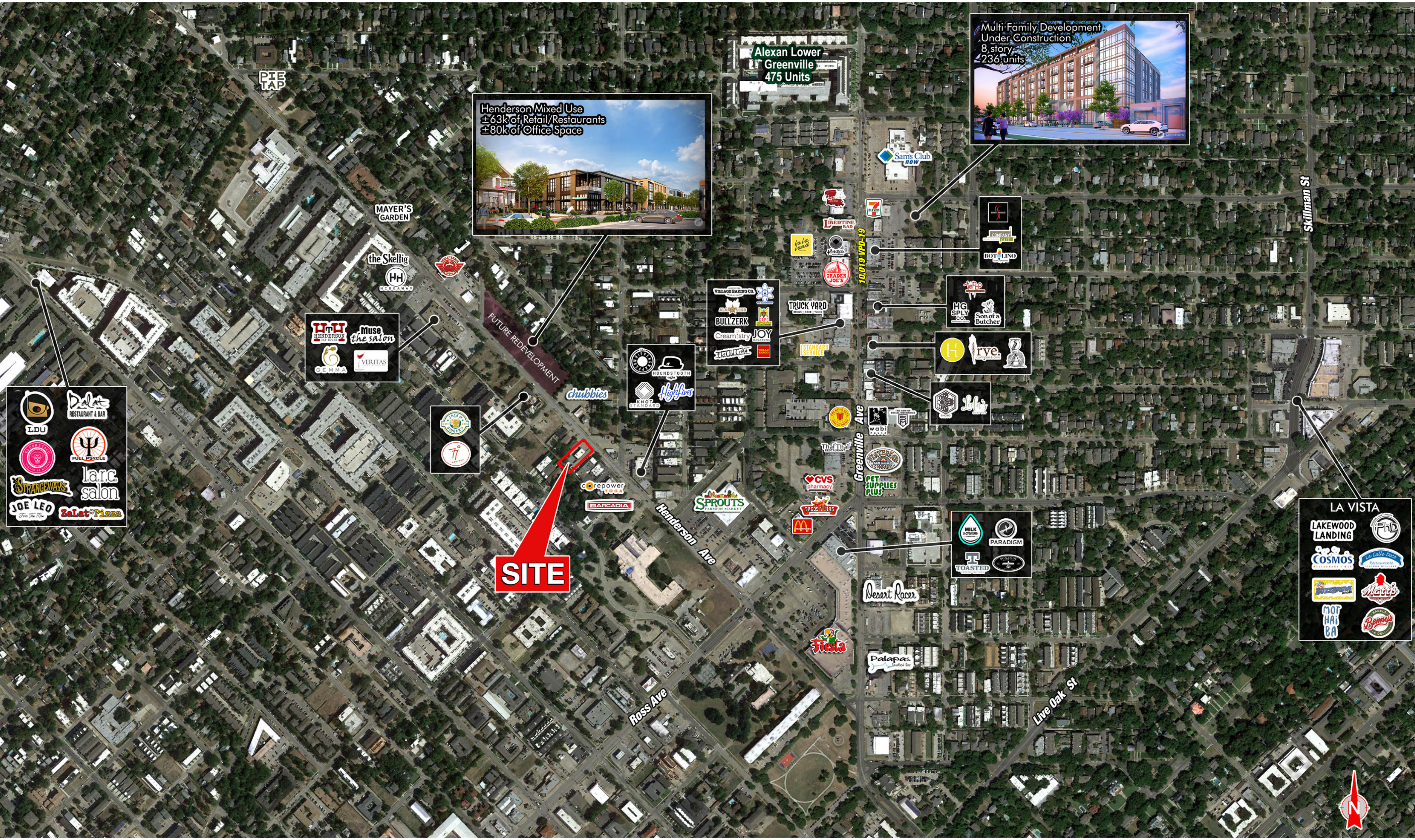
- Henderson Ave.: 6,550 VPD-19
- Greenville Ave.: 10,016 VPD-19

DETAILS

- 2,000 sf building with 500 sf patio
- Exclusive parking

- Join:

SITE AERIAL


Alexan Lower Greenville 475 Units
Multi Family Development Under Construction 8 story 236 units
Henderson Mixed Use ±63k of Retail/Restaurants ±80k of Office Space
FUTURE REDEVELOPMENT
SITE
Henderson Ave
Greenville Ave
Ross Ave
Live Oak St
Skillman St
18,019 VPD-19
LA VISTA
MAYER'S GARDEN
the Skellig
Sams Club now
TRUCK YARD
BULLZERK
JOY
chubbies
SPROUTS FARMERS MARKET
CVS pharmacy
Fiesta
Desert Racer
Palapas
corepower yoga
BARCADIA
PARADIGM
TOASTED
LAKEWOOD LANDING
COSMOS
Muse the salon
VERITAS
GEMMA
LDU
Dalat RESTAURANT & BAR
FULL PSYCLE
STRANGEWAYS
l.a.r.c. salon
JOE LEO
Zalat Pizza
Lye.
Son of a Butcher
HG SPLY CO.
Thai Thai
PET SUPPLIES PLUS
LIBERTINE BAR
TRADER JOE'S
HOUNDSTOOTH
KNOX STANDARD
Highfives

TRADE AERIAL

NEIGHBORHOOD VIBE
RESTAURANTS & BARS

GEMMA
Relaxed outfit decked in white & blue with a coastal California feel serving New American bites.

THE PORCH
The Porch, Down home food & uptown cocktails with a large assortment of small plates, premium burgers, sandwiches.

PIE TAP
We are honest artisans who house craft with best available ingredients. Our food and drinks are created not made, and the end experience is an explosion of art and scent that results in edible, drinkable and lovable masterpieces.

SHELL SHACK
Customizing your seafood favorites just the way you like it. From the flavor of our infused seasonings to the level of heat, the choice is all yours! Boiled, shucked, grilled, or fried, we serve a little bit of everything.

FIRESIDE PIES
Artisan pizzas made in hot wood-fired ovens. These include hand-cut pasta, market fresh salads, craveable appetizers, housemade desserts and, of course, a thoughtful selection of fine wines, craft beers and scratch cocktails.

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

SMITHY
At Smithy's, you will find cusine dabbing in global flavors while keeping items familiar & approachable.

LOUIE'S
Old-school hangout serving up beer, cocktails & thin-crust pizza in a casual, no-nonsense setting.

JACK & GINGERS
An Irish pub boasting 82+ beers on tap, towers of Irish whiskey, delicious food, and soccer games galore.

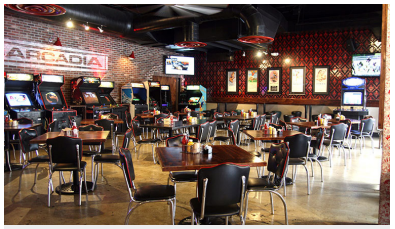
TEI TEI
Sushi, Tokyo-style robata & sake, along with other Japanese fare, rolled out in a modern space.

HOUNDSTOOTH
Houndstooth serves up coffee, tea, pastries and breakfast tacos. It also offers free Wi-Fi.

BARCELONA WINE BAR
The cuisine is clean and rustic, with tapas shaped by Mediterranean, Spanish, and South American influences. Nearly 400 wines are featured on the wine list.

HIGH FIVES
High Fives is a neighborhood bar and restaurant that serves fast, fresh, casual, food. Patio area is dog friendly.

WHIPPERSNAPPER
With a disco vibe, pin-up wall art, and just the right amount of kitsch, The Whip is part rowdy dive, part perfect '70s nostalgia.



BARCADIA
Playful venue for bar bites, a big beer menu & games galore, from vintage arcade games to skeeball.

NEIGHBORHOOD VIBE
GROCERS

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 RETAILERS

MUSE

Staffed with only the most experienced stylist and colorists, Muse continues to define style with experience, and high levels of customer service in a relaxed, classic, and creative environment.

BLACK TUX

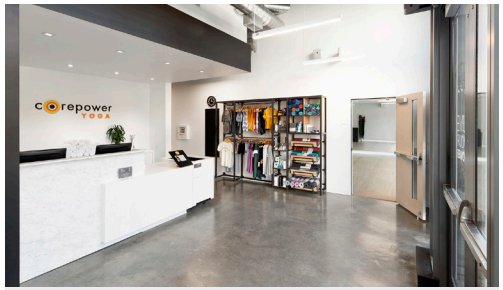
Formal wear for your moment. The Black Tux is the new way to buy or rent modern suits and tuxedos that actually fit—ordered online, and delivered for free.

KNOT STANDARD

Knot Standard creates a luxury menswear experience like no other; using trusted stylists, fit technology, and classic tailoring. We create a custom look that is as individual as you.

HAIRSTORY STUDIO

A membership-driven collective of some of Dallas' most forward thinking hairdressers. Working in a collaborative yet entrepreneurial environment – the next evolution of co-working salon spaces – Hairstory Studio members share resources and inspiration, and challenge each other to thrive creatively and professionally.



COREPOWER YOGA

CorePower Yoga, based in Denver, Colorado, is the largest yoga studio chain in the United States with over 200 studios.

BONOBOS

Menswear founded on fit, built on service, and focused on style. A full line of better-fitting menswear, all available online, and all designed with one purpose in mind: to make you look awesome.

SHOP cos.

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EQUAL HOUSING OPPORTUNITY

INFORMATION ABOUT BROKERAGE SERVICES

TREC
TEXAS REAL ESTATE COMMISSION

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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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