DESIGN DISTRICT PROPERTY FOR SALE

170 PITTSBURG ST, DALLAS, TX 75207

SHOP cos.

Jay Ceitlin | **JAY@SHOPCOMPANIES.COM** | **214-960-2856**

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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PROJECT SCOPE

This irreplaceable property is located in the heart of the Design District in Dallas which has long been known as the destination for upscale design showrooms, art galleries and fine dining. This trade area draws millions of consumers locally, nationally, and internationally on an annual basis. In a city defined by neighborhoods, the Design District has carved out a unique identity – eclectic yet upscale, a critical piece of Dallas' cultural fabric that has grown substantially as high end residential, office and hotel developments have transformed the neighborhood from a destination to a place where people live, work, dine and shop. The Dallas Design District redevelopment has occurred organically, and has evolved to an energetic neighborhood boasting art, culinary, and cultural experience expanding over 36 acres in a very walkable district of Dallas. The Design District has been highly sought after as a food destination for many of the affluent pockets of Dallas due to the ease of access via Dallas North Tollway and Interstate 35. Over the past few years, the Design District has grown into an established pocket known for its art institutions, galleries, refined furniture showrooms, Dallas's top local chef driven restaurants, national F&B operators, and event venues, evolving into a true destination with new national restaurants and retailers.

DETAILS

- 3.116 AC or 135,733 SF of Land
- Approximately 76,000 SF of building
- Clear Ceiling heights 14 Feet

TRAFFIC COUNTS

o N Riverfront Rd 25,262 VPD-23

DEMOGRAPHICS

DEMOGRAPHICS	1 mile	3 mile	5 mile
Est. Population	20,820	172,927	374,102
Avg. HH Income	$149,355	$125,995	$130,456
Total Housing Units	11,178	96,878	171,481
Daytime Population	60,893	361,761	598,150
Medium Home Value	$774,004	$483,525	$453,005

AREA RETAILERS

The Charles dallas · El Carlos Elegante · Carbone's Fine Food and Wine · Virgin Hotels · Town Hearth Design District · Culinary Dropout

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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.

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

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