



ESTHER PENN

ESTHER PENN
PARKING ONLY

2802
HENDERSON
AVE

SHOP COS.

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ABOUT

PROJECT SCOPE

Premier infill retail opportunity 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.: 19,508 VPD-23
- US-75: 296,065 VPD-23

DETAILS

- 1,700 SF Standalone Building Available
- Exclusive parking

- Join:

HEYDAY



barcelona

LP LOCAL
PUBLIC
EATERY

Reformation

MAYER'S GARDEN

WARBY PARKER

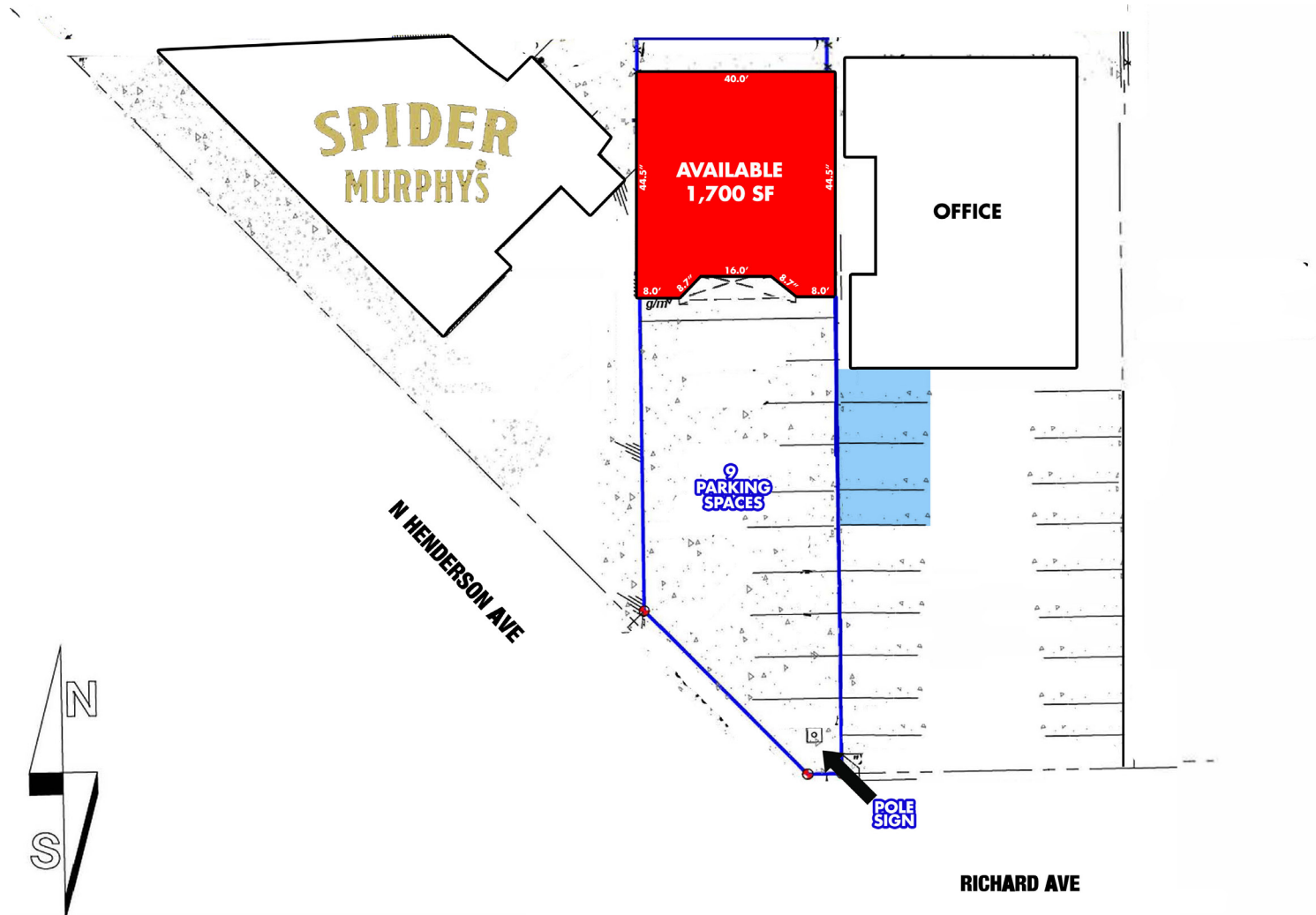
TECOVAS

the
PORCH

**Knox
Street**

**PIE
TAP**
PIZZA WORKSHOP • BAR

SITE PLAN



TRADE AERIAL



PHOTOS



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.



THE OLD MONK

The Old Monk has been a Henderson Avenue staple for over 20 years. Traditional Irish pub that serves beer, cocktails, whiskey and a full menu



READ SHOP

Serving high quality coffee from Stumpton, Read Shop is a combination of a coffee shop + book store



LOCAL PUBLIC EATERY

LOCAL Public Eatery is your neighbourhood gathering spot where quality people meet quality food, drinks, hospitality, and



SMITHY

Globally influenced, shareable plates, plus creative cocktails in a contemporary space with a patio.



LOUIE'S

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



NATUUR

Smoothies, acai bowls, toasts, and locally roasted coffee.



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.



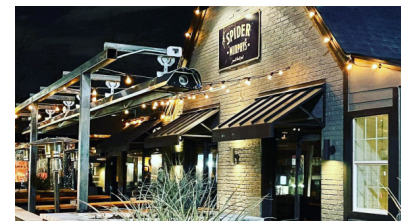
HIGH FIVES

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.



SPIDER MURPHY'S

Neighborhood pub with a full menu, beer and cocktail selections on Henderson Avenue

NEIGHBORHOOD VIBE GROCCERS



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



TECOVAS

Tecovas offers beautiful, hand-made western boots & accessories sold directly to you at honest prices.



WARBY PARKER

Affordable, high-quality glasses, sunglasses, and contacts.



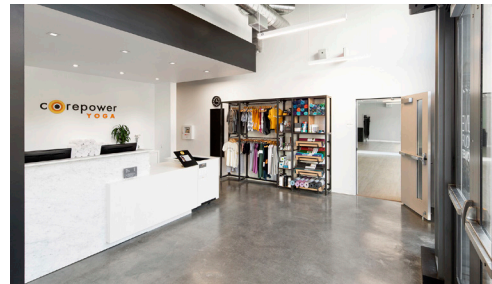
KNOT STANDARD

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.



HEYDAY

Customized, conversational skincare treatments. Facials are personalized each time to your skin needs and goals.



COREPOWER YOGA

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



REFORMATION

Funky shop selling its own clothing designs made from vintage pieces & repurposed fabric

SHOP^{COS.}

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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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