



317 N Bishop Ave  
DALLAS, TX

SHOP<sup>cos.</sup>

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# ABOUT

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## PROJECT SCOPE

317 N Bishop Ave presents a unique retail opportunity in the heart of Dallas' vibrant Bishop Arts District, one of the city's most established and sought-after urban neighborhoods. Surrounded by a curated mix of local boutiques, acclaimed restaurants, entertainment venues, and dense residential development, the property benefits from strong pedestrian activity, destination-driven traffic, and a diverse consumer base. The district's distinctive character, walkability, and continued growth have made it a premier destination for shopping, dining, and lifestyle experiences, attracting both residents and visitors from across the DFW metroplex. With exceptional visibility along one of Oak Cliff's primary commercial corridors and convenient access to Downtown Dallas, 317 N Bishop Ave is ideally positioned for retail, restaurant, café, boutique, wellness, and experiential concepts seeking a presence in one of Dallas' most dynamic retail environments.

## TRAFFIC COUNTS

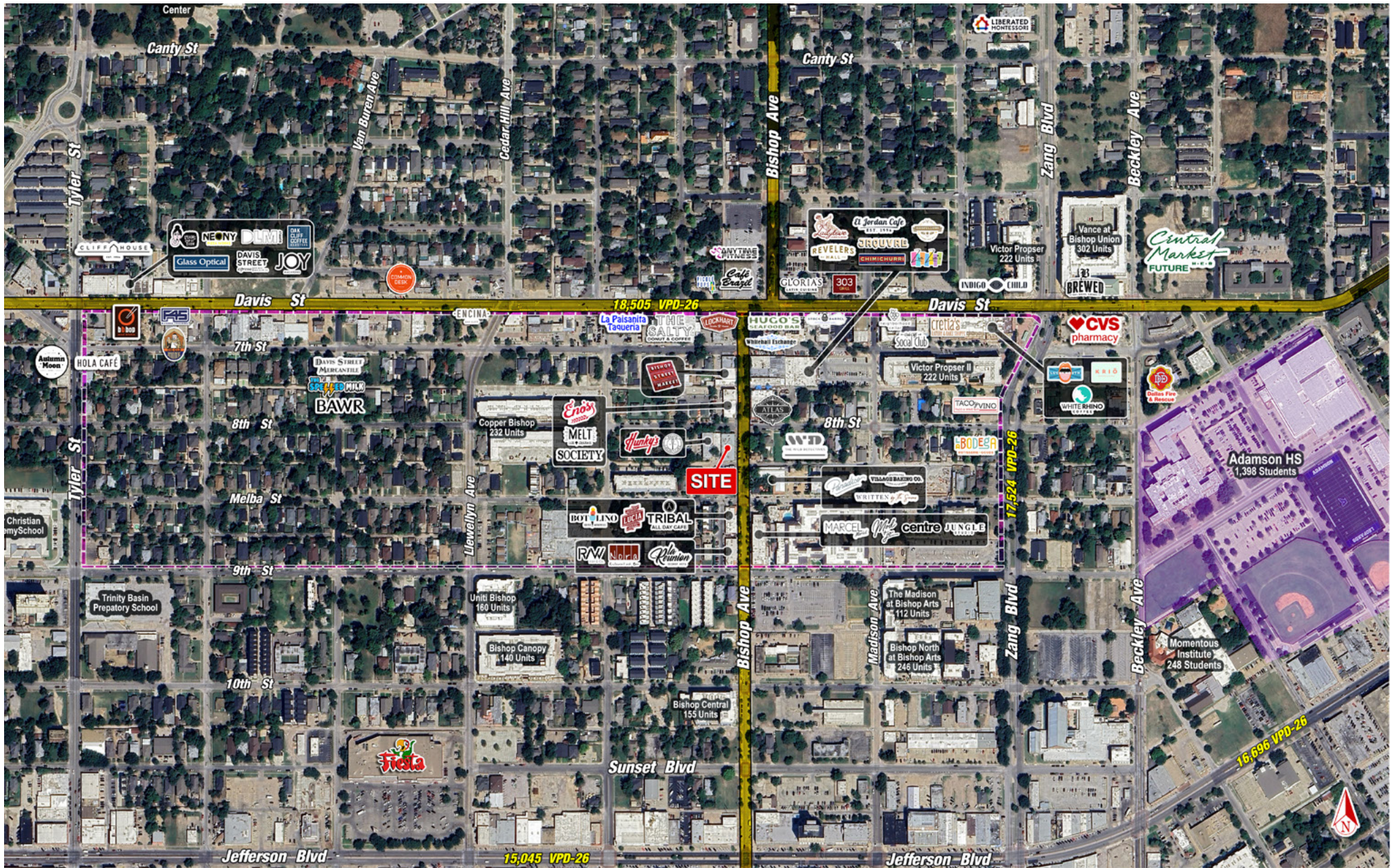
- W Davis St: 18,505 VPD-26
- N Zang Blvd: 17,524 VPD-26

## DETAILS

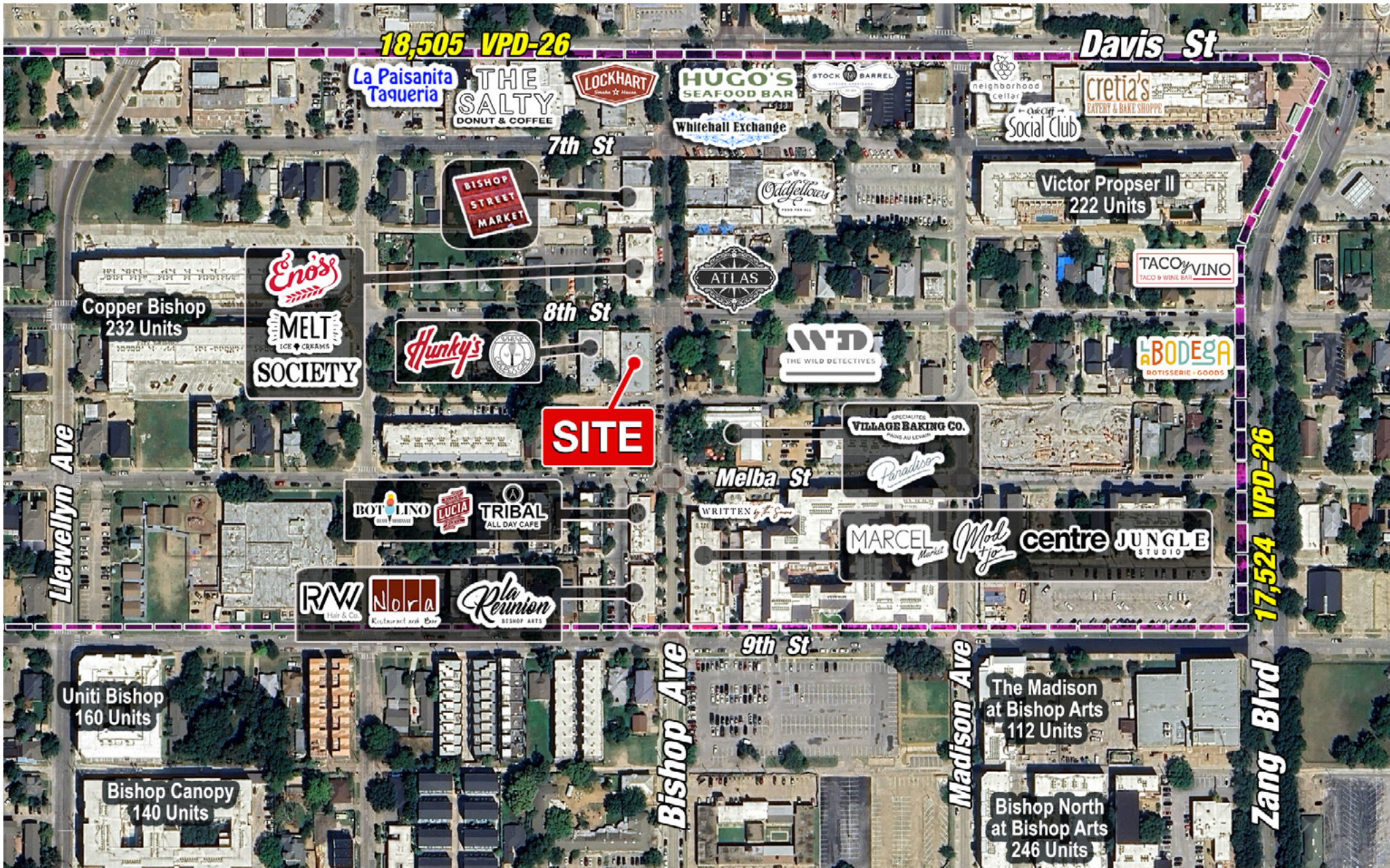
- Retail space available  
675 SF - 2nd gen salon
- Join:



# OVERVIEW AERIAL

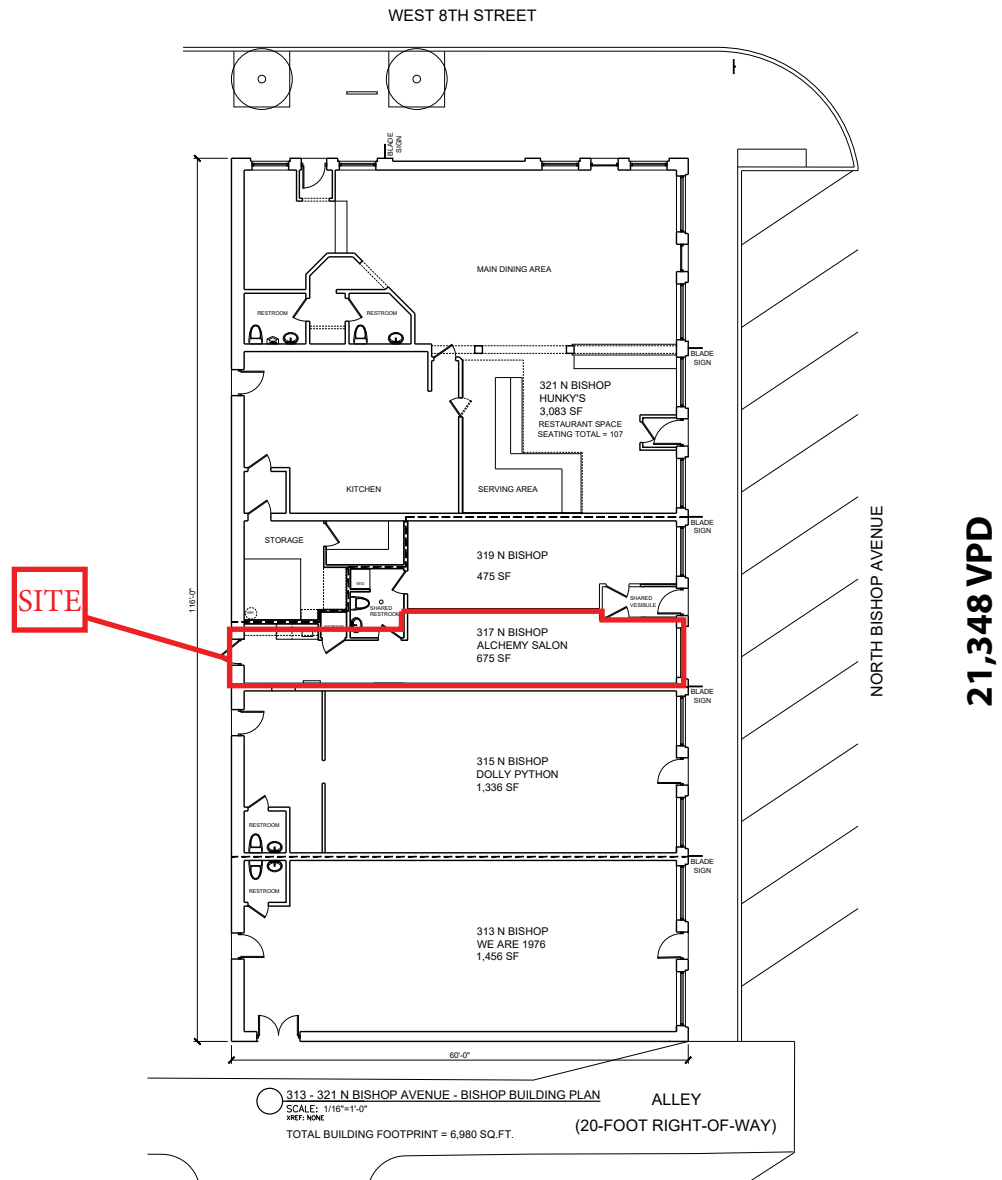


# SITE AERIAL



# SITE PLAN

**32,788 VPD**



**21,348 VPD**

# PHOTO

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# NEIGHBORHOOD VIBE RESTAURANTS



## PARADISO

A stylish dining destination known for seasonal cuisine, craft cocktails, and vibrant indoor-outdoor spaces.



## WRITTEN BY THE SEASONS

A chef-driven concept offering seasonal American cuisine, craft cocktails, and a refined neighborhood setting.



## HUGO'S SEAFOOD BAR

A coastal-inspired restaurant offering fresh seafood, oysters, and classic cocktails in a polished setting.



## PILLAR

A contemporary neighborhood restaurant blending Southern and Asian influences with creative, chef-driven dishes.



## ENCINA

A modern American restaurant featuring elevated comfort food, craft cocktails, and a warm, welcoming atmosphere.



## STOCK AND BARREL

A neighborhood eatery known for elevated American fare, craft cocktails, and a relaxed dining experience.



## NORA RESTAURANT AND BAR

A contemporary dining concept offering globally inspired cuisine and handcrafted cocktails in a sophisticated setting.



## ENO'S PIZZA TAVERN

A popular Bishop Arts destination serving wood-fired pizzas, Italian-inspired fare, and craft beverages in a lively neighborhood setting.



## LUCIA

An acclaimed Italian restaurant known for handmade pastas, seasonal ingredients, and an intimate dining atmosphere.



## BOULEVARDIER

A French-inspired bistro serving classic fare, curated wines, and elevated dining in a timeless setting.



## ODDFELLOWS

A beloved Bishop Arts staple serving all-day brunch, comfort food favorites, and handcrafted beverages.



## TRIBAL ALL DAY CAFE

A neighborhood café and restaurant offering fresh daytime fare, healthy options, and a welcoming atmosphere.



## LOCKART SMOKEHOUSE

A celebrated Texas barbecue destination known for smoked meats, traditional sides, and authentic flavors.



## TACO Y VINO

A vibrant concept pairing street-style tacos with curated wines in a casual, modern setting.



## KRIO

A vibrant neighborhood restaurant serving West African-inspired cuisine, bold flavors, and craft cocktails in a contemporary setting.

# NEIGHBORHOOD VIBE DESSERT AND COFFEE CONCEPTS

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## WHITE RHINO COFFEE

A modern coffee concept serving craft beverages, fresh pastries, and all-day café favorites in a community-focused setting.



## LA REUNION

A vibrant neighborhood café known for specialty coffee, Latin-inspired flavors, and a welcoming atmosphere.



## PICOLÉ POPS

A colorful dessert shop specializing in handcrafted popsicles, fresh ingredients, and unique seasonal flavors.



## ESPUMOSO CAFFÉ

A local coffee destination serving handcrafted espresso drinks and pastries in a cozy café environment.



## MELT ICE CREAMS

A beloved Texas ice cream shop known for handcrafted flavors, seasonal offerings, and a fun neighborhood atmosphere.



## EMPORIUM PIES

A popular dessert destination specializing in scratch-made pies and nostalgic baked treats.



## BOTLINO GELATO

Serving authentic Italian gelato crafted with premium ingredients and traditional techniques.



## JOY MACARON

A boutique dessert shop featuring handcrafted French macarons and colorful seasonal confections.

# SHOP<sup>CO.</sup>

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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. 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:
  - 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.

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