

SHOP COS.

634 W. DAVIS ST  
BISHOP ARTS



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# ABOUT

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## PROJECT SCOPE

Located along the vibrant and highly sought-after Davis Street, this rare second-generation restaurant space offers unparalleled visibility and accessibility. Davis Street is a dynamic hub, home to over 60 independent boutiques, trendy restaurants, lively bars, cozy coffee shops, theaters, and art galleries. Situated just a short walk from the iconic Bishop Arts District, one of Dallas' most eclectic and charming neighborhoods, this property places you in the midst of a thriving community that's renowned for its unique blend of culture, creativity, and local flair.

## TRAFFIC COUNTS

- W. Davis St: 18,241 VPD

## DETAILS

- 4,000 SF w/ 500 SF Covered Patio Available
- Exclusive on-site parking
- Join:

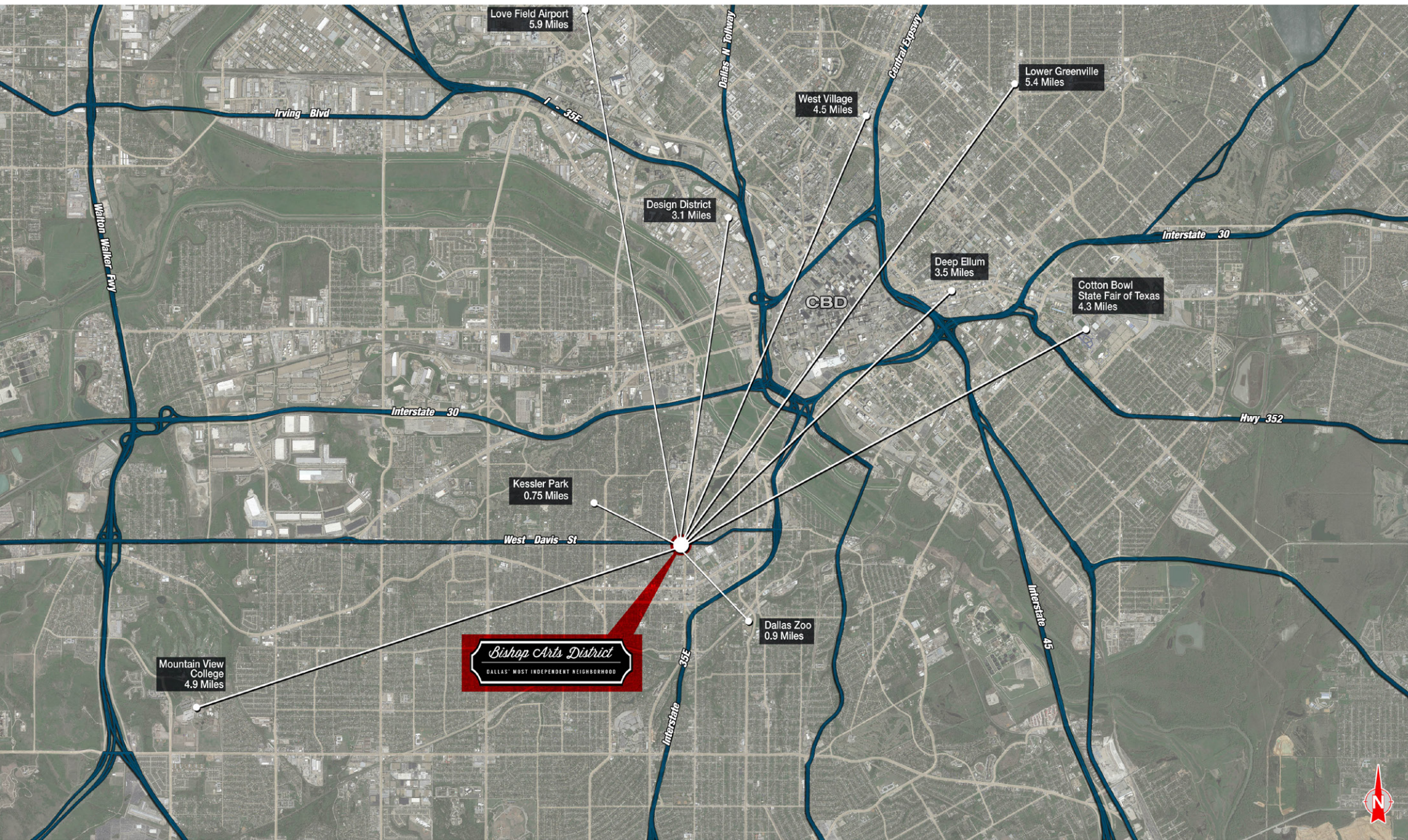






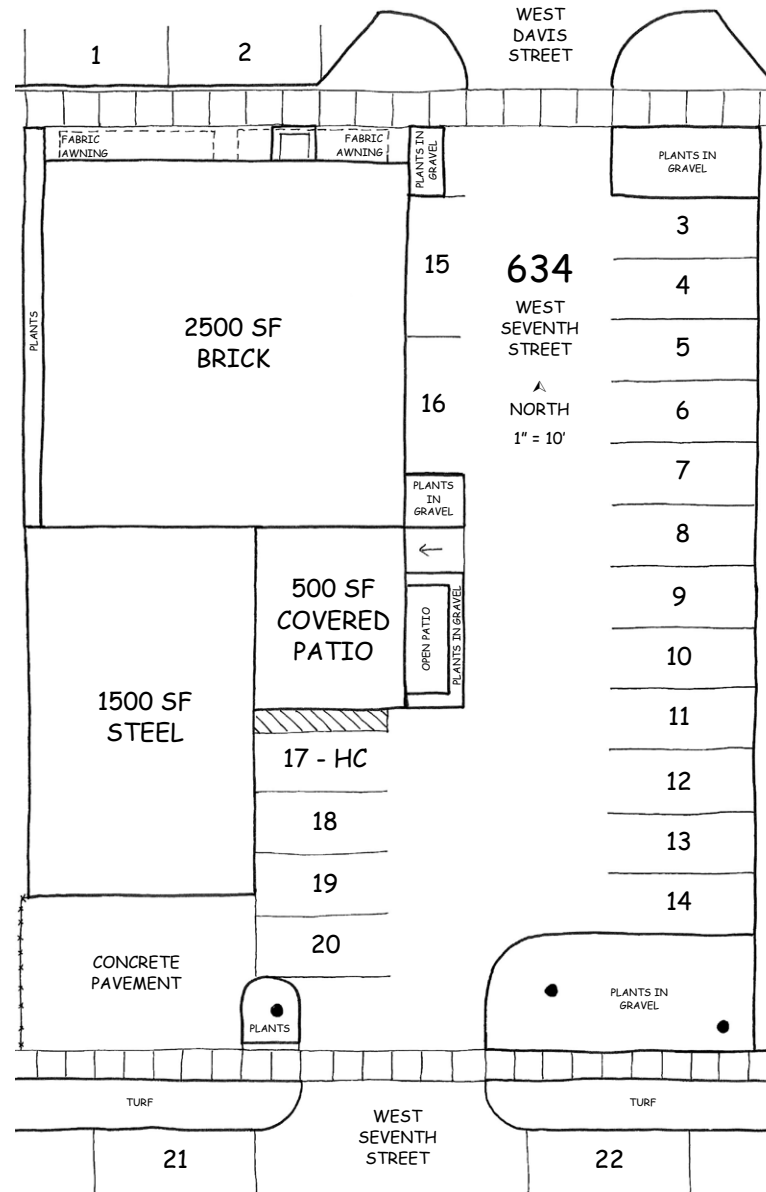


# TRADE AERIAL





# SITE PLAN



# PHOTOS

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# NEIGHBORHOOD RESTAURANTS



## PARADISO

Coastal Mediterranean fare in multi-venue culinary concept space surrounding a central courtyard.



## TRIBAL ALL DAY CAFE

A menu specializing in health food & juice with lunch counter-style seating in a contemporary space.



## ENO'S

A community establishment with a focus on serving cracker-thin crust pizza, locally sourced ingredients and craft beer, wine and cocktails.



## LA REUNION

Neighborhood parlor offering sophisticated espresso drinks & cocktails, plus creative shared plates.



## OLD MONK - OAK CLIFF

Homey pub with a long beer list & lively patio serves American fare, fish 'n' chips, mussels & more.



## EMPORIUM PIES

Pie specialist in a cottage with a few tables offering signature sweets & seasonal specials.



## TEJAS

Burgers, all-day taco options & margaritas highlight this colorful Tex-Mex in multi-venue food spot.



## THE SALTY

Artisan donut shop that focuses on chef-made, small-batch, craft donuts that rotate based on seasonality. We're a 100% scratch bakery, so we use nothing but the highest quality ingredients and making everything in house!



## TACO Y VINO

The simple but focused menu delivers on namesake promises of tacos & wine. all with creative twists.



## ODDFELLOWS

Bustling, rustic-hip coffeehouse/diner offers American fare morning till night, plus cocktails.



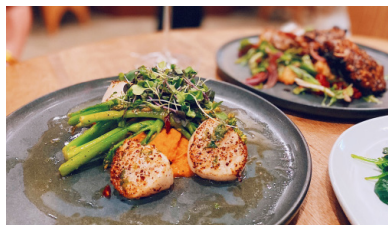
## STOCK & BARREL

Laid-back destination serving seasonal, locally sourced, fire-grilled American dishes & drinks.



## LOCKHART SMOKEHOUSE

Counter-serve joint dishing up Central Texas-style smoked meats on butcher paper, plus local beers.



## WRITTEN BY THE SEASONS

This Dallas farm-to-table restaurant blends Texas and the world on the menu in a lustrous Bishop Arts District space



## VILLAGE BAKING CO

Bake shop specializing in breads, croissants, and rolls baked fresh.



## HUNKY'S

Modern take on a retro burger stand prepares hot dogs, patty melts, shakes & housemade onion rings.

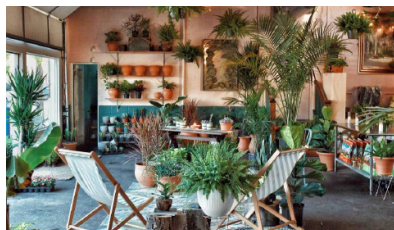


# NEIGHBORHOOD RETAILERS



## ALL GOOD THINGS PAPER

This shop offers a curated collection of letterpressed greeting cards, stylish papers, modern gifts, desk accessories and custom stationery.



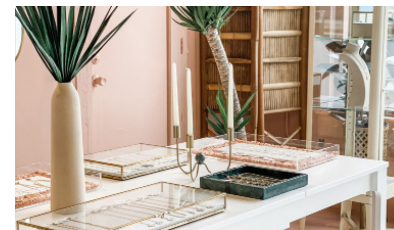
## OASIS PLANT SHOP

Providing a refined, curated environment for both the plant enthusiast and the experienced gardener.



## MARCEL MARKET

Market with a little bit of everything; jewelry, handbags, accessories, candles and home things.



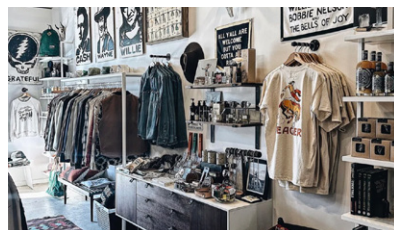
## MOD & JO

Dallas based, small batch jewelry brand cultivating confidence and femininity with a mix of vintage and modern energy. Made to layer.



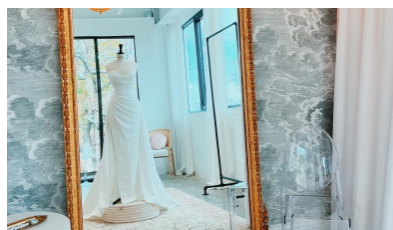
## WILD DETECTIVES

Indie bookstore & cafe offering a variety of titles, light fare & drinks, author readings & music.



## TYLER KINGSTON MERCANTILE

Discover Texas charm-homeware, apparel, accessories, unique gifts & more.



## ALICE IN IVORY

Bridal boutique expertly curated with gown from all over the world.



## SOCIETY CANDLES

Jackson Vaughn now designs and pours four in-house candle collections, with over 40 distinctive scents.



## CENTRE

Centre has proudly brought the DFW metropolplex the best in progressive lifestyle and activewear apparel, footwear and accessories since 2007



## SPINSTER RECORDS

Indie shop specializing in vinyl records, turntables & music-inspired apparel, plus in-store events.



## DAVIS STREET MERCANTILE

A 7,000-sq.-ft. boutique offering gifts, gourmet foods, stationery and accessories, plus classes.



## BLUSH BOOKSTORE

Bookstore dedicated solely to romance. Dallas' first location.



SHOP<sup>COS.</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.

**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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