



THE
CENTRAL

SHOP^{COS.}

DE LA VEGA
CAPITAL | DEVELOPMENT

TABLE OF CONTENTS

PG. **3** ABOUT

PG. **4** TRADE AERIAL

PG. **5** SITE AERIAL

PG. **6-8** SITE PLANS

PG. **9-11** RENDERINGS

PG. **12-13** NEIGHBORHOOD VIBE

ABOUT

PROJECT SCOPE

The Central in East Village is a progressive mixed-use community focusing on connectivity and wellness. Unfolding in the heart of Dallas, The Central is home to an expansive park framed by a modern collection of office, residential, experiential and artful offerings — all created with thoughtful biophilic elements in mind.

The imaginative development lies in East Village and on the edge of Uptown, adjacent to celebrated and distinctly Dallas districts. Flowing across 27 activated acres, The Central is designed for communion, bringing the city together as an all-encompassing gathering place.

TRAFFIC COUNTS

- Haskell Ave.: 20,075 VPD
- US-75.: 296,065 VPD

DETAILS

- Multiple Standalone Retail/Restaurant Opportunities
- 3,200 SF Ground Floor Retail/Restaurant at The Oliver
- 15,000 SF Ground Floor Retail/Restaurant at Lifetime Fitness
- Exclusive Surface Parking
- Join:



TRADE AERIAL



SITE AERIAL



MASTER PLAN



RETAIL/RESTAURANT SITE PLAN



SITE PLAN



RENDERINGS



RENDERINGS



LIFETIME - RENDERINGS



NEIGHBORHOOD VIBE RESTAURANTS



THE RUSTIC

Down-home venue with locally sourced American eats, Texas brews & an outdoor patio with live music.



MI COCINA

Tex-Mex classics, margaritas and other Mexican-inspired drinks are served in a casual space



BREAD WINNERS

Casual bakery/cafe serving hearty portions of eclectic comfort-food with a Southern slant.



LYLA

Casual eatery offering handmade pastas and pizzas, plus salads, steak and seafood from a wood grill.



NAMO

Relaxed setting with rustic Japanese decor highlighting Edomae-style Omakase cuisine



MUTTS CANINE CANTINA

Casual eats & craft beers served concession-style on a dog-friendly patio, plus an off-leash park.



MAISON CHINOISE

Sophisticated option offering traditional and contemporary Chinese dishes, plus a wine list and cocktails.



BEVERLY'S

Sophisticated neighborhood American bistro serving up seasonal seafood, produce, steaks & cocktails.



REGINES LOUNGE

A trendy caffeine shop also serving beer, sandwiches & pastries with a variety of seating & WiFi.



CLIFTON CLUB

Sophisticated cocktail lounge serving specialty drinks alongside upscale bites



HUNGRY BELLY

Fast-casual Asian featuring tacos, burgers, sushi & ramen from a massive menu & a patio to match.



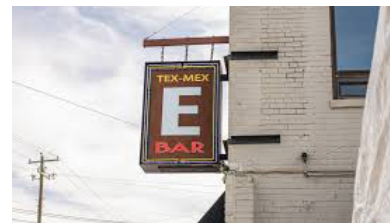
JOE LEO

Casual, colorful spot for chef-driven American-Chinese favorites from fried rice to broccoli beef.



LORO

Contemporary smokehouse and bar with a covered terrace serving Asian-inspired meals and cocktails



E BAR TEX-MEX

Beer, wine & colorful cocktails wash down Tex-Mex eats at this bar & grill with happy-hour specials.



BABOUSH

Colorful eatery dishing up classic Moroccan & Lebanese recipes in a laid-back environment.

NEIGHBORHOOD VIBE DESSERT AND COFFEE CONCEPTS



VAN LEEUWEN

Dairy and vegan ice cream flavors are available by the scoop or pint at this popular chain.



LDU COFFEE

LDU is a cheeky Australian take on the classic Italian neighborhood espresso bar.



LA LA LAND

Café committed to spreading kindness and serving top-quality coffee and delicious treats. Also offering job opportunities for foster youth.



SAN MARTIN BAKERY

Bright, airy, plant-filled Guatemalan import for casual coffee or meal, plus large take-out bakery



SIP STIR COFFEE HOUSE

Modern, airy gathering spot for select coffee, espresso drinks & tea, plus pastries & cafe fare.

SHOP^{COS.}

Thomas Glendenning

4809 COLE AVE STE 330, DALLAS, TX 75201

THOMAS@SHOPCOMPANIES.COM

214-960-4528 (DIRECT)

214-205-8217 (MOBILE)

Rachel Tomlinson

4809 COLE AVE STE 330, DALLAS, TX 75201

RACHEL@SHOPCOMPANIES.COM

972-430-2962 (DIRECT)

925-588-4728 (MOBILE)



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.

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