

# THE CRESCENT



THE  
CRESCENT

STANLEY KORSHAK

SHOP COS.

# TABLE OF CONTENTS

---

PG. **3** ABOUT

PG. **4** SITE PLAN

PG. **5** SITE AERIAL

PG. **6-7** TRADE AERIALS

PG. **8** NEIGHBORHOOD

PG. **9-10** PHOTOS / RENDERING

# ABOUT

---

## PROJECT SCOPE

Prominent retail opportunity at Dallas' most iconic mixed-use development, The Crescent. Located in the heart of Uptown's business district, The Crescent is the centerpiece of the Uptown/Turtle Creek Class AA office market and features outstanding visibility from any point in the Dallas CBD. A true urban core entertainment destination, this site will thrive from being surrounded by the largest concentration of high rise office towers, restaurants, upscale hotels, and apartments in Dallas.

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	40,816	208,981	416,662
Avg. HH Income	\$131,260	\$106,256	\$110,266
Total Housing Units	26,169	99,057	177,179
Daytime Population	92,211	317,744	554,368
Medium Home Value	\$454,975	\$421,419	\$416,265

## DETAILS

- 2,936 SF Available
- Underground parking and Valet

### JOIN:

STANLEY  
KORSHAK  
BRIDAL SALON

SIXTY VINES  


THE  
CAPITAL®  
G · R · I · L · L · E

little  
Ruby

AVRA  
estiatorio

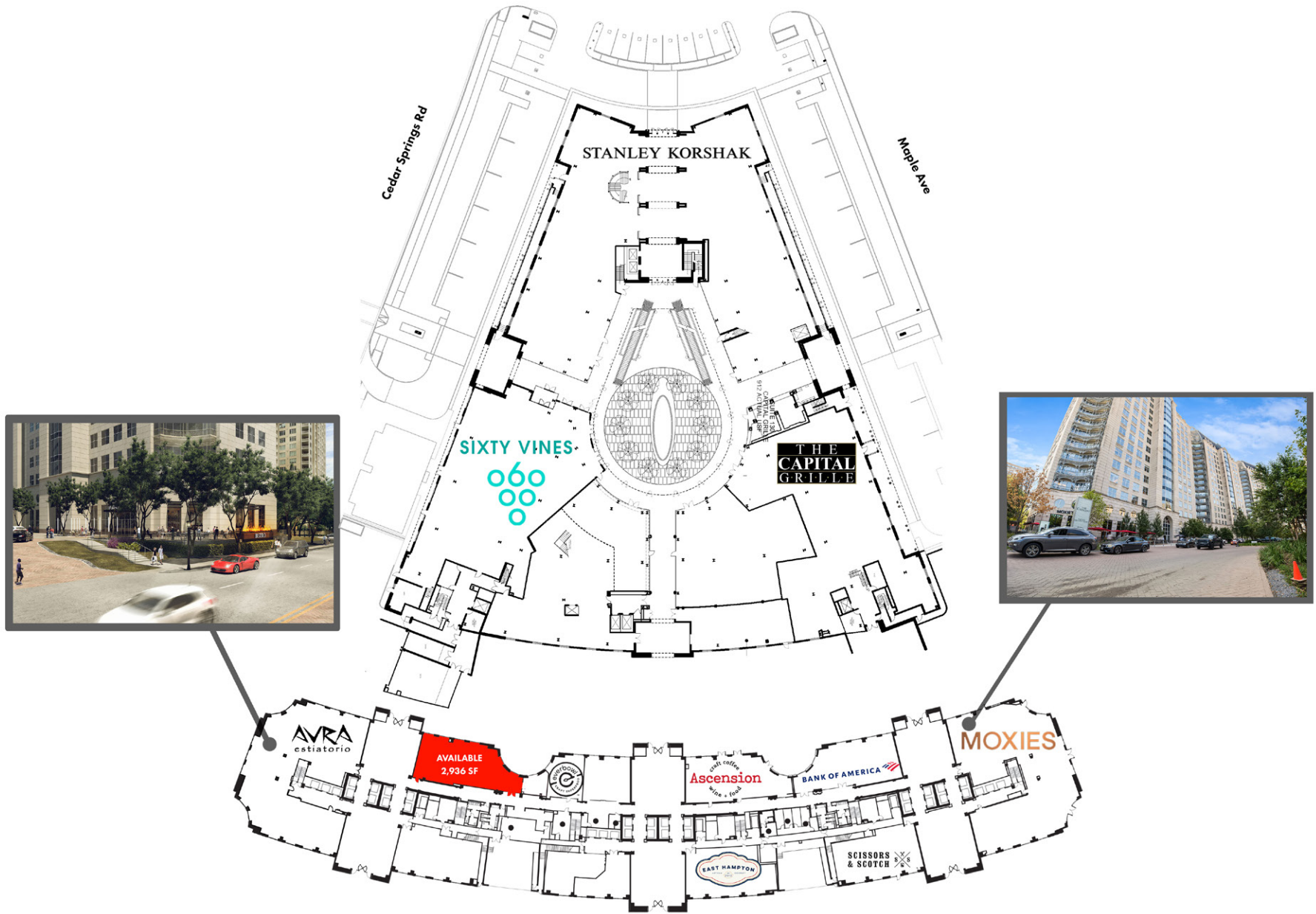
ascension  
COFFEE ROASTERS

  
Élephante

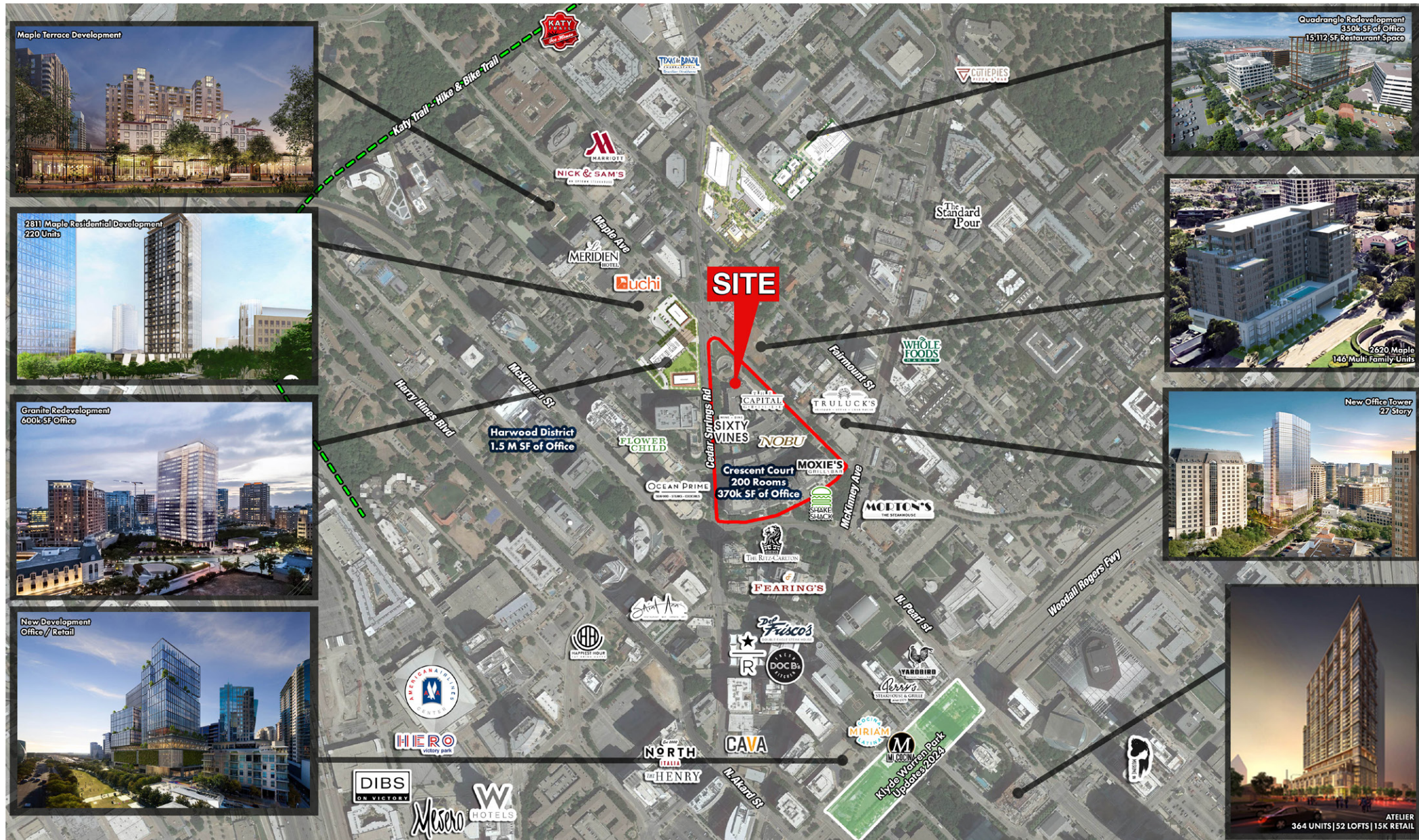
OCEAN PRIME  
SEAFOOD · STEAKS · COCKTAILS

NOBU  
DALLAS

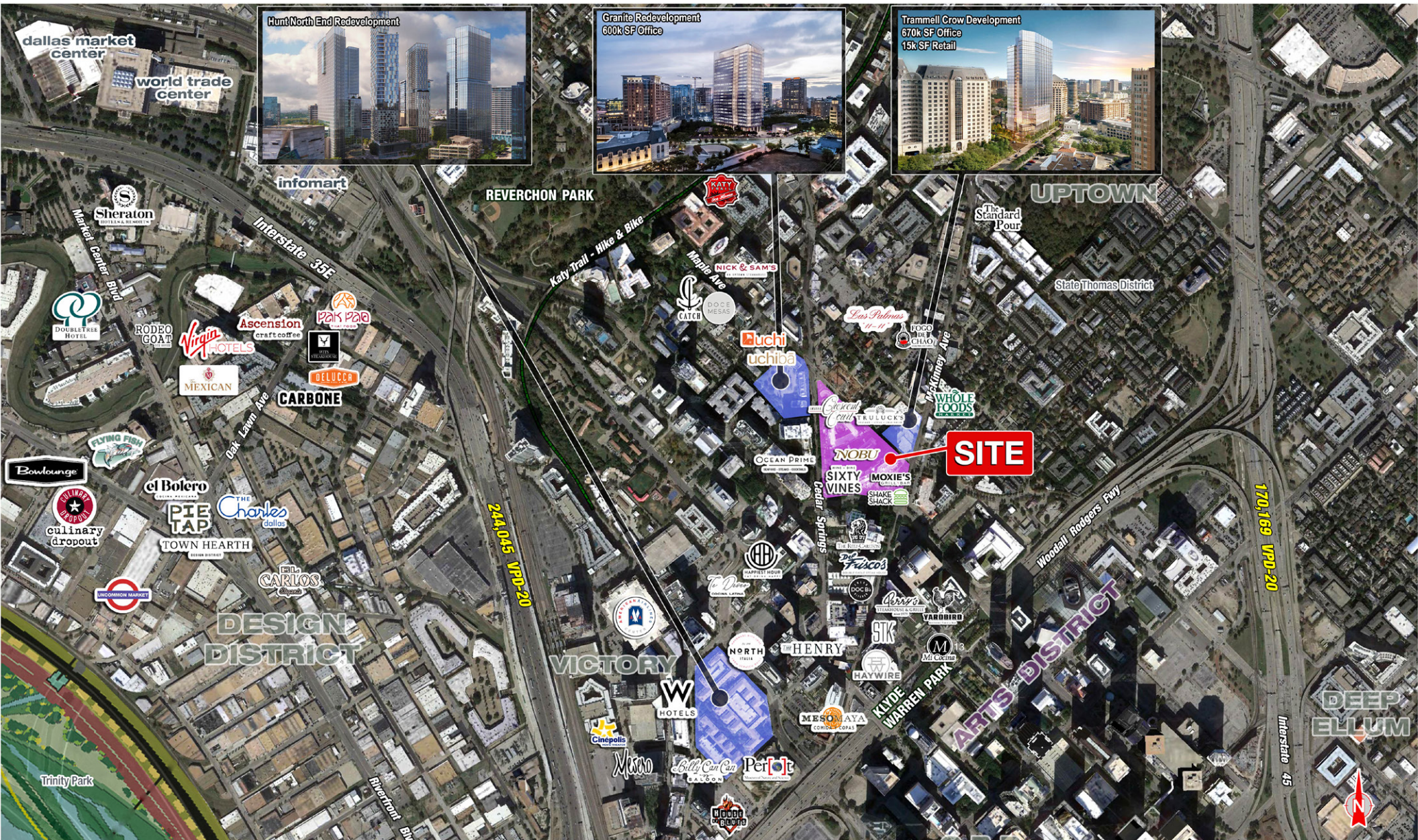
# SITE PLAN



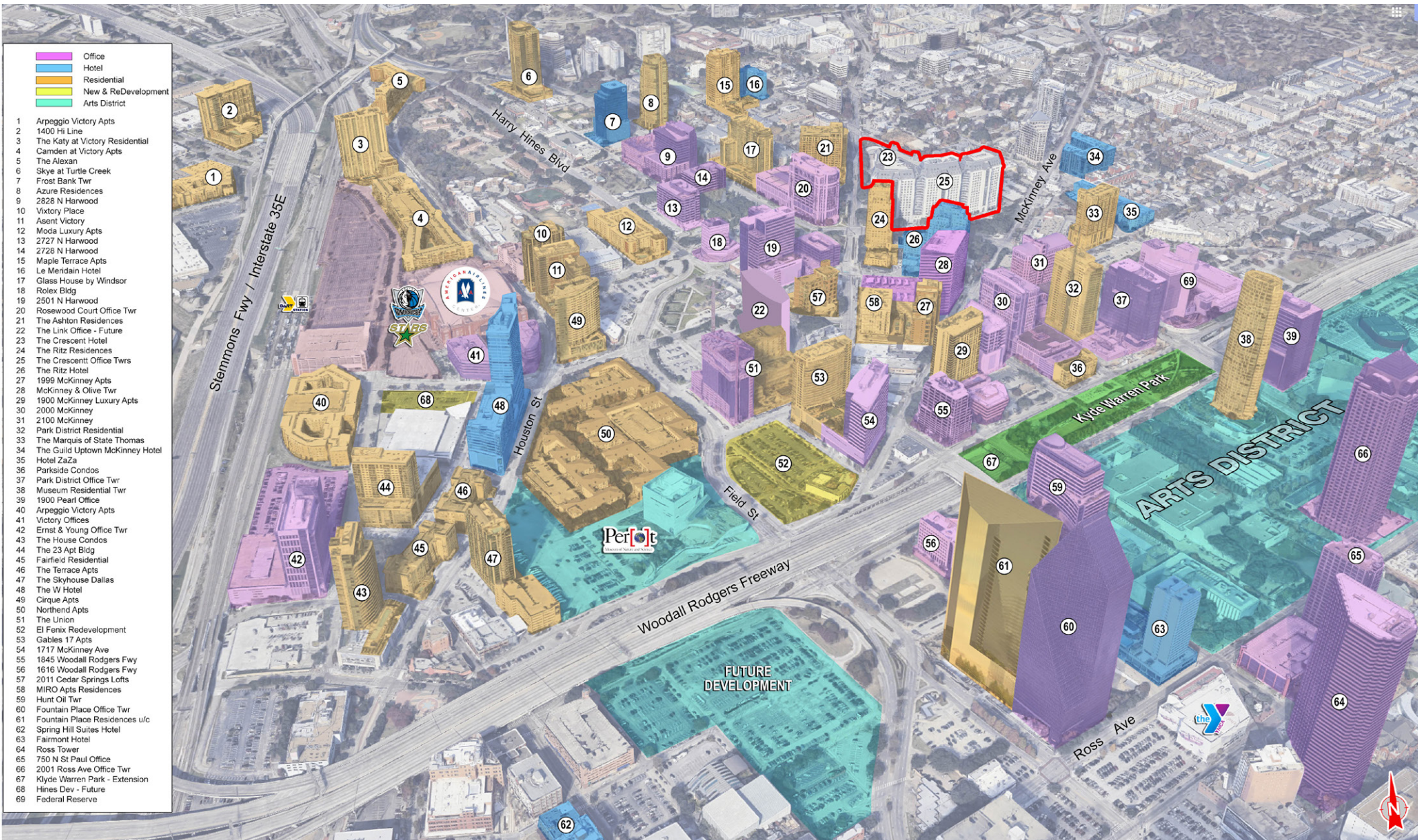
# SITE AERIAL



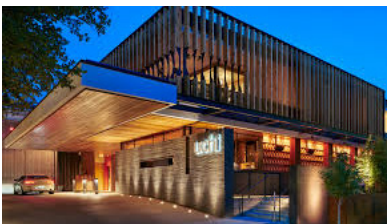
# TRADE AERIAL



# OBLIQUE AERIAL



# NEIGHBORHOOD RESTAURANTS



## UCHI

Uchi's menu includes hot and cold tastings, makimono, yakimono, tempura, sushi, and sashimi.



## SIXTY VINES

Casual New American kitchen & wine bar offering bites & wines on tap in spacious, modern surrounds.



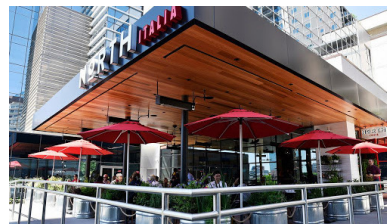
## CAPITAL GRILLE

The Capital Grille is a fine dining restaurant known for its dry aged steaks, award-winning wine list and professional service in an atmosphere of relaxed elegance.



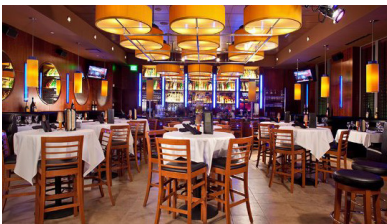
## NOBU

Nobu's signature new style Japanese dishes as well as Tuna Tataki with Cilantro Dressing, Seared Toro with Karashi Sumiso, Scallops with Jalapeno Salsa.



## NORTH ITALIA

Handmade with love, daily-We make our food with seasonal fresh ingredients, sourced locally and with artisanal preparation. North Italia redefines the standards for handcrafted Italian.



## OCEAN PRIME

Ocean Prime is an award-winning modern American restaurant and lounge with stunning settings, a vibrant energy, an impressive menu of seafood and steaks



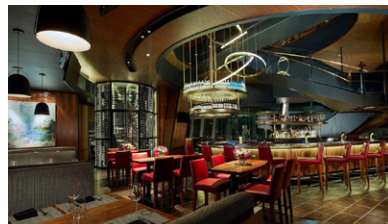
## NICK & SAMS

Our universal appeal is a result of exceptional prime steaks, chops, seafood, and world class sushi, in addition to the best selections of Japanese Wagyu in the U.S.



## SHAKE SHACK

Shake Shack is a modern day "roadside" burger stand known for its delicious burgers, chicken, hot dogs, frozen custard, beer, wine and more.



## DEL FRISCOS

Del Frisco's Double Eagle Steak House embodies the rich tradition of the classic American steakhouse, with our impeccable chef-driven cuisine, extensive wine list.



## THE HENRY

The Henry an American style restaurant, cafe, bar, lounge, and everything in between. The menu combines the very best simple yet hearty dishes ranging from chopped salads, to beefy burgers and truly great steaks & fish.



## DOC B'S

Doc B's Restaurant + Bar, we serve delicious and crave-worthy food, prepared from scratch, in a comfortable atmosphere.



## SAINT ANN

Saint Ann is an upscale spot offers an American menu in a spacious modern setting featuring a garden patio.



## FEARING'S

Fearing's has created seven spectacular dining and gathering settings at Fearing's Restaurant, all featuring "Elevated American Cuisine - Bold Flavors, No Borders."



## MOXIES

Canadian-based chain serving crowd-pleasing New American dishes & cocktails and share our passion for fresh ingredients.



## FLOWER CHILD

Flower Child has healthy, wholesome meals for everyone. Organic, healthy fare fast-casual spot featuring craft cocktails.

# PHOTOS

---



# RENDERING

---





# SHOP<sup>COS.</sup>

---

*Thomas Glendenning*

**4809 COLE AVE STE 300, DALLAS, TX 75201**

**THOMAS@SHOPCOMPANIES.COM**

**214-960-4528 (DIRECT)**

**214-205-8217 (MOBILE)**

*Jake Sherrington*

**4809 COLE AVE STE 300, DALLAS, TX 75201**

**JAKE@SHOPCOMPANIES.COM**

**214-960-4623 (DIRECT)**

**214-934-5904 (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