



KLYDE WARREN PARK

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ABOUT

PROJECT SCOPE

- One of a kind 2nd generation restaurant space anchored by DFW's most progressive and successful endeavor – Klyde Warren Park.
- The property, in art-like fashion, manifests the essence of Dallas culture through the structure's modern design with floor to ceiling windows which seamlessly immerse guests into the park's surrounding greenery unlike any other space in the metroplex. In addition to striking 360-degree interior views, the property also optimizes experiential patio dining with covered park-side tables placing diners in the pulse of Uptown / Downtown's buzzy atmosphere.
- The 5.2-acre deck park is truly an urban masterpiece, providing a highly active pedestrian friendly space with carefully curated programming for the community ranging from yoga to outdoor concerts and films.
- Recently unveiled, the Park will continue to be a magnet with its addition of 1.2 acres, enhanced water fountain/play area features, and new rooftop event pavilion. Whether it's grabbing happy hour after work, brunch with friends, a date night to catch the sunset, or attending a formal event; Klyde Warren Park serves as THE central gathering space for Dallas.

DETAILS

- Restaurant RBA: 4,873.5 SF
- Restaurant Patio Area: 3,997 SF
- Kiosk RBA: 400 SF
- Kiosk Patio Area: 1873 SF

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|---------------------|-----------|-----------|-----------|
| Est. Population | 39,263 | 207,622 | 415,550 |
| Avg. HH Income | \$123,116 | \$103,346 | \$108,379 |
| Total Housing Units | 25,043 | 97,730 | 174,702 |
| Daytime Population | 102,455 | 312,834 | 538,900 |
| Medium Home Value | \$424,760 | \$397,399 | \$399,010 |

JOIN



TRADE AERIAL



SITE AERIAL



KLYDE WARREN PARK FUTURE PHASES



Klyde Warren Park opened in 2012 and, since then, this 5.2 acre park has become Dallas' most popular public open space for residents and visitors alike, as well as a catalyst for unprecedented economic development. With this great success there has become a need to add more public open space, and a year around interior event pavilion.

This phase two expansion of Klyde Warren Park, adds 1.2 overall acres to the park just west of St. Paul Street. The 31,000 square foot parcel between St. Paul and Akard Streets will feature a pavilion that will house a state-of-the-art VisitDallas Experience Center, a café, special event ballroom, and rooftop "Halo" garden. The pavilion builds on the curvilinear geometry of the park's promenades, adjacent office buildings, and the architectural vocabulary and materials of the existing Performance Pavilion, and Savor Gastropub. The 26,000 square foot parcel further to the west will be green space for open-air markets and festivals.

These two areas will enable the Park to host private events, an important ingredient in the Foundation's ability to provide free programming for many years to come.

- GENSLER

FORMER SAVOR SPACE



FORMER RELISH SPACE



PARK VIEW



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- **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;
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- Treat all parties to a real estate transaction honestly and fairly.

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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.

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- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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