



# KNOX VILLAGE SHOPPING CENTER

SHOP <sup>cos.</sup>

# TABLE OF CONTENTS

---

PG. **3** ABOUT

PG. **4** TRADE AERIAL

PG. **5** SITE AERIAL

PG. **6** SITE PLAN

PG. **7-9** PHOTOS

PG. **10-11** NEIGHBORHOOD VIBE

# ABOUT

---

## PROJECT SCOPE

Knox Village is a vibrant retail and lifestyle destination located in the heart of Dallas' bustling Knox District. Positioned along US-75 with excellent visibility and access, the center benefits from its walkable environment and proximity to some of the city's most affluent neighborhoods. With a diverse mix of dining, boutique retail, and service-oriented tenants, Knox Village attracts steady traffic from both local residents and regional visitors. Its strong demographics, dynamic location, and connection to Dallas' thriving Knox Street corridor make it a highly desirable destination for retailers and consumers alike.

## TRAFFIC COUNTS

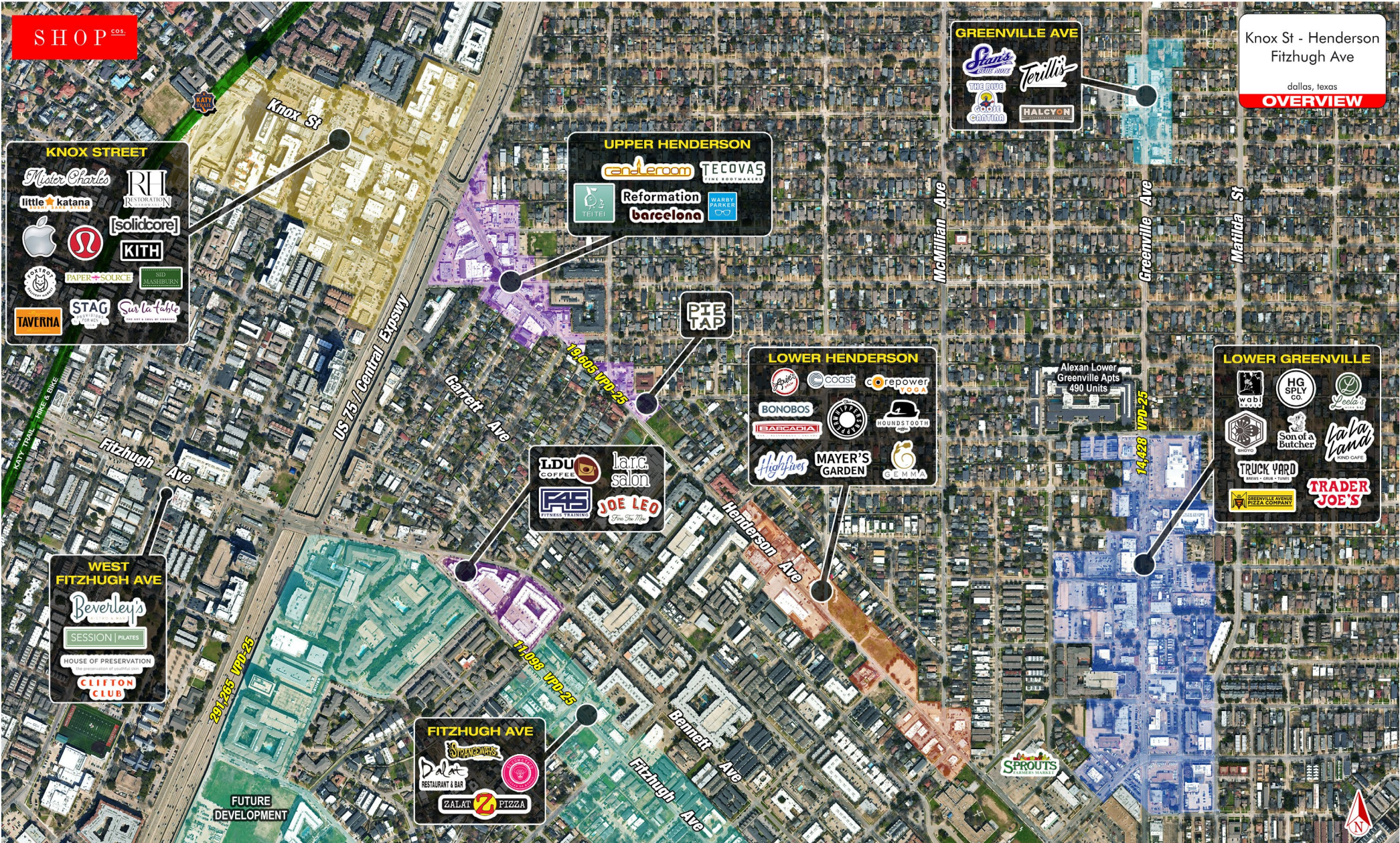
- Knox St.: 22,499 VPD-25
- N Central Expy: 291,265 VPD-25

## DETAILS

- 85,000 SF mixed use center positioned at the SW corner of Knox St & Hwy 75.
- Convenient access to head in parking and Katy Trail.
- Small Shop retail space available. Call for rates.
- Join:



# TRADE AERIAL



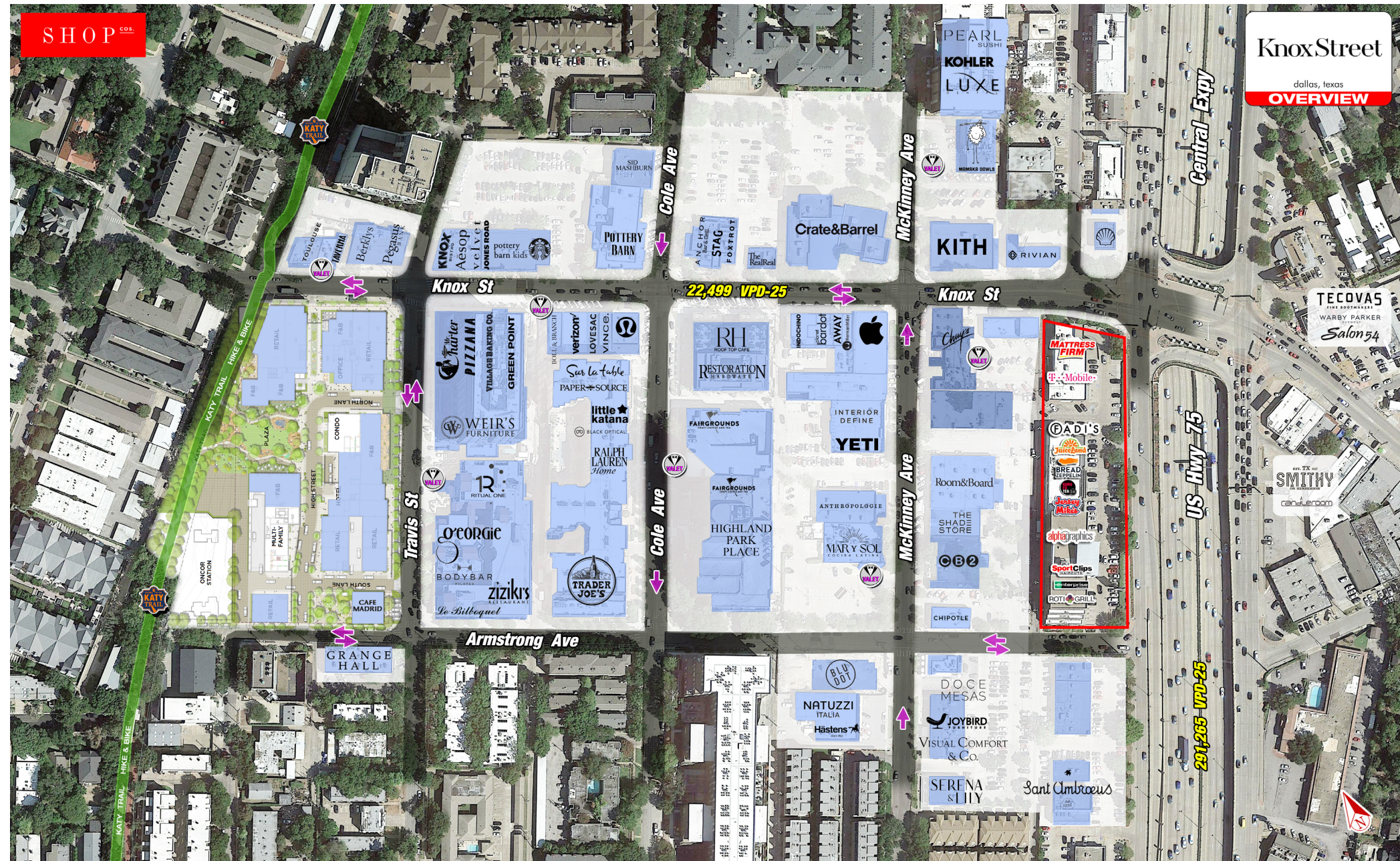
# SITE AERIAL

SHOP CO.S

KnoxStreet

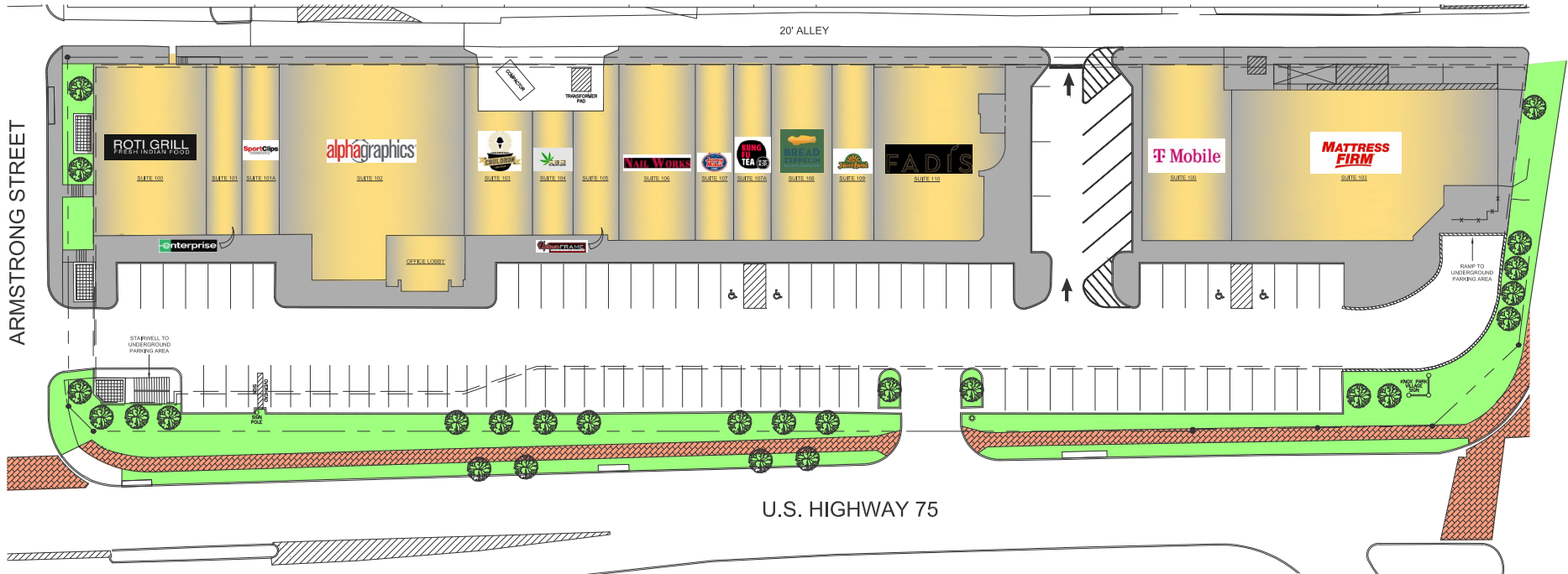
dallas, texas

OVERVIEW



# SITE PLAN

# KV



## KNOX VILLAGE

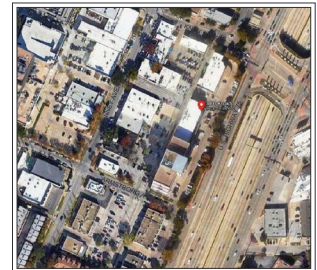
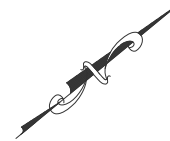
### TENANT DIRECTORY

#### BUILDING 1:

SUITE 100	ROTI GRILL
SUITE 101	ENTERPRISE
SUITE 101A	SPORT CLIPS
SUITE 102	ALPHAGRAPHICS
SUITE 103	CAULDRON ICE CREAM
SUITE 104	CBD KRATOM
SUITE 105	UPTOWN FRAME
SUITE 106	NAIL WORKS
SUITE 107	JERSEY MIKE'S
SUITE 107A	KUNG FU TEA
SUITE 108	BREAD ZEPPELIN
SUITE 109	JUICELAND
SUITE 110	FADI'S

#### BUILDING 2:

SUITE 100	T-MOBILE
SUITE 103	MATTRESS FIRM



# PHOTOS



# PHOTOS



# PHOTOS



# NEIGHBORHOOD VIBE RESTAURANTS



## LE BILBOQUET

Chic French bistro offering refined classics and a lively yet intimate neighborhood atmosphere.



## MISTER CHARLES

Stylish Italian-inspired hotspot serving handmade pastas and bold wood-fired plates in a vibrant setting.



## PIZZANA

A modern pizzeria fusing Neapolitan craftsmanship with California creativity, serving artisanal pizzas, seasonal ingredients, and a sleek, contemporary dining experience.



## JAVIER'S

A Dallas institution offering upscale Mexico City-inspired cuisine, signature margaritas, and an old-world atmosphere that blends elegance with timeless charm.



## GEORGIE

A contemporary steakhouse in Knox offering prime cuts, seasonal dishes, and elevated cocktails in a sleek, modern setting with a refined neighborhood vibe.



## DOCE MESA

A vibrant Tex-Mex restaurant serving bold Southwestern flavors, handcrafted margaritas, and modern Mexican favorites in a lively, colorful atmosphere.



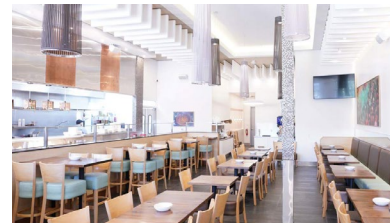
## JUICELAND

A bright, energetic juice bar blending fresh fruits, veggies, and superfoods into creative smoothies, juices, and wellness shots made for everyday vitality.



## GRANGE HALL

Design-driven cafe and lounge offering refined bites, inventive desserts, and chic ambiance.



## ROTI

A fast-casual Indian kitchen serving flavorful curries, tandoori dishes, and freshly baked naan in a warm, contemporary setting.



## CHELSEA'S CORNER

A lively neighborhood restaurant and bar offering elevated comfort food, craft cocktails, and a spacious patio perfect for casual gatherings.



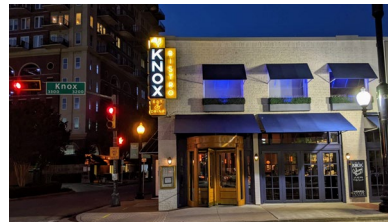
## RESTORATION HARDWARE

Elegant rooftop dining above RH Gallery, pairing seasonal dishes with striking city views.



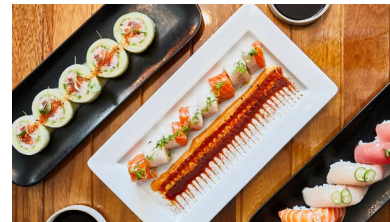
## CAFÉ MADRID

A charming Spanish bistro serving authentic tapas, fine wines, and paella in an intimate setting that captures the warmth and spirit of Madrid.



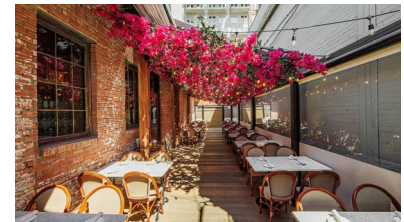
## KNOX BISTRO

A refined yet approachable French-American bistro serving inventive plates in a modern setting.



## ANCHOR SUSHI BAR

A refined yet relaxed dining spot offering premium sushi, fresh seafood, and handcrafted cocktails in a stylish, coastal-inspired atmosphere.



## TAVERNA

A cozy Italian trattoria offering handmade pastas, wood-fired pizzas, and rustic charm with a bustling patio.

# NEIGHBORHOOD VIBE DESSERT AND COFFEE CONCEPTS

---



## VILLAGE BAKING CO.

Beloved French bakery specializing in rustic breads, buttery croissants, and espresso in a warm, inviting setting.



## LA LA LAND COFFEE

Bright, joyful café known for creative matcha lattes, coffee flights, and its unique "kindness first" culture.



## FOXTROT MARKET

Modern café and grab-and-go concept with craft lattes, baked goods, and curated everyday essentials.



## MAMAKA

A Mediterranean-inspired café serving fresh, wholesome bowls, smoothies, and wraps made with vibrant ingredients and a breezy, coastal feel.



## BERKLEY'S

A stylish neighborhood bistro offering wood-fired pizzas, seasonal small plates, and craft cocktails in a warm, contemporary setting.

SHOP <sup>COS.</sup>

---

*Brittney Austin*

4809 COLE AVE STE 330, DALLAS, TX 75201

BRITTNEY@SHOPCOMPANIES.COM

214.242.5443 (DIRECT)

214.649.2634 (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