

SHOP COS.

**SITE**

KNOX DISTRICT -  
MCKINNEY &  
MONTICELLO



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# ABOUT

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## PROJECT SCOPE

Rare re-development opportunity at the corner of Monticello Ave & McKinney Ave in one of Dallas' most desirable districts. Arguably the most walkable shopping and dining district in the urban core of Dallas, Knox District boasts a premier mix of local/national brands alike. The site's position offers prominent exposure along the US-75 access road and on-site parking off Insurance Ln. Best in class neighbors include Apple, Restoration Hardware, Weir's Furniture, Lululemon, Crate & Barrel, and numerous others.

## TRAFFIC COUNTS

- N Central Expy.: 238,949 VPD-23

## DETAILS

- Fully Leased
- Exclusive parking / Valet
- Join:

RESTORATION  
HARDWARE



POTTERY  
BARN

Crate &  
Barrel

LUXE  
D E N T A L

 lululemon



Mister Charles

 WEIR'S  
FURNITURE

KOHLER®

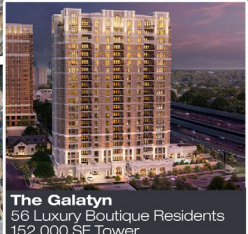
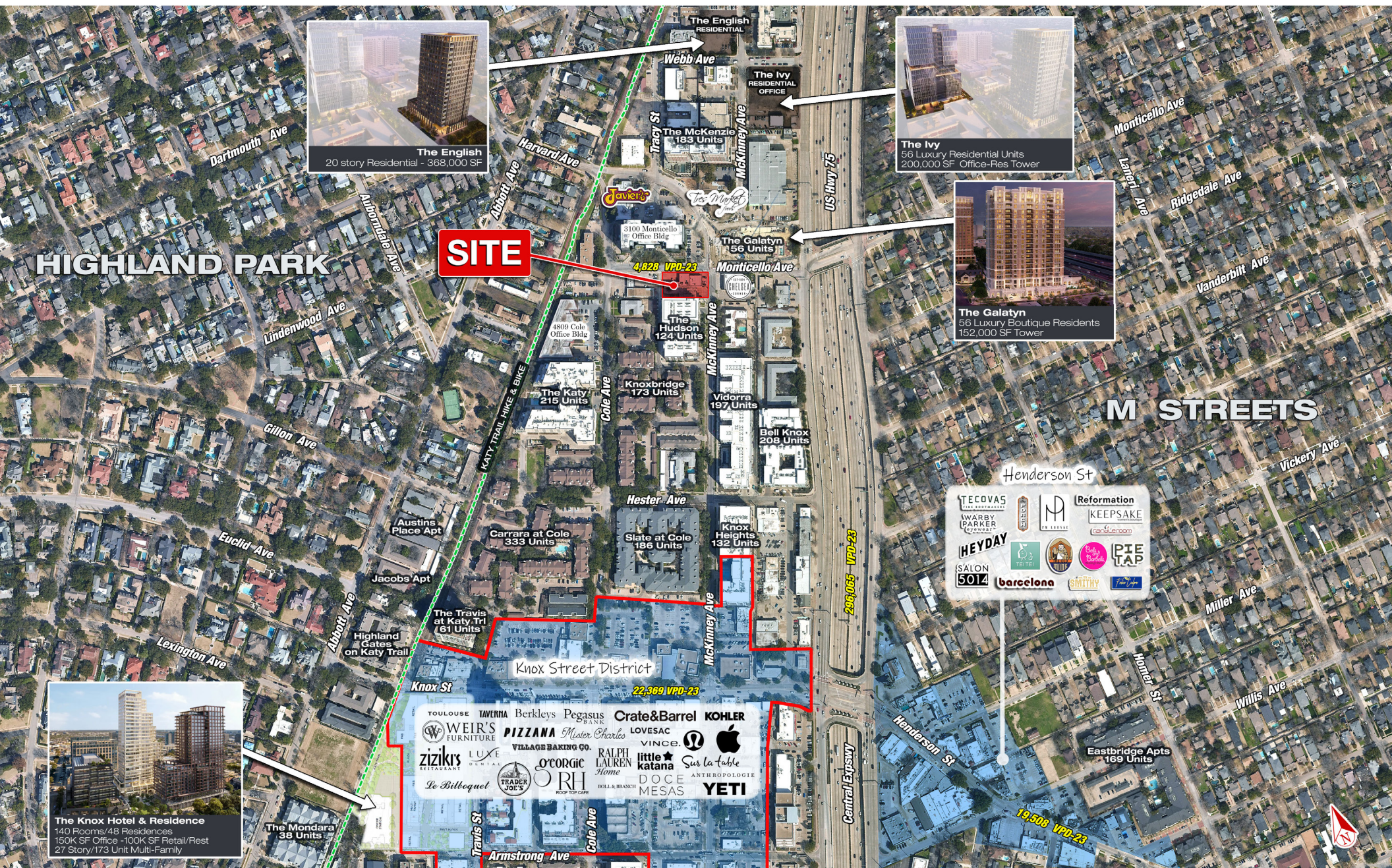
ANCHOR  
SUSHIBAR



# TRADE AERIAL



# SITE AERIAL



**SITE**

**HIGHLAND PARK**

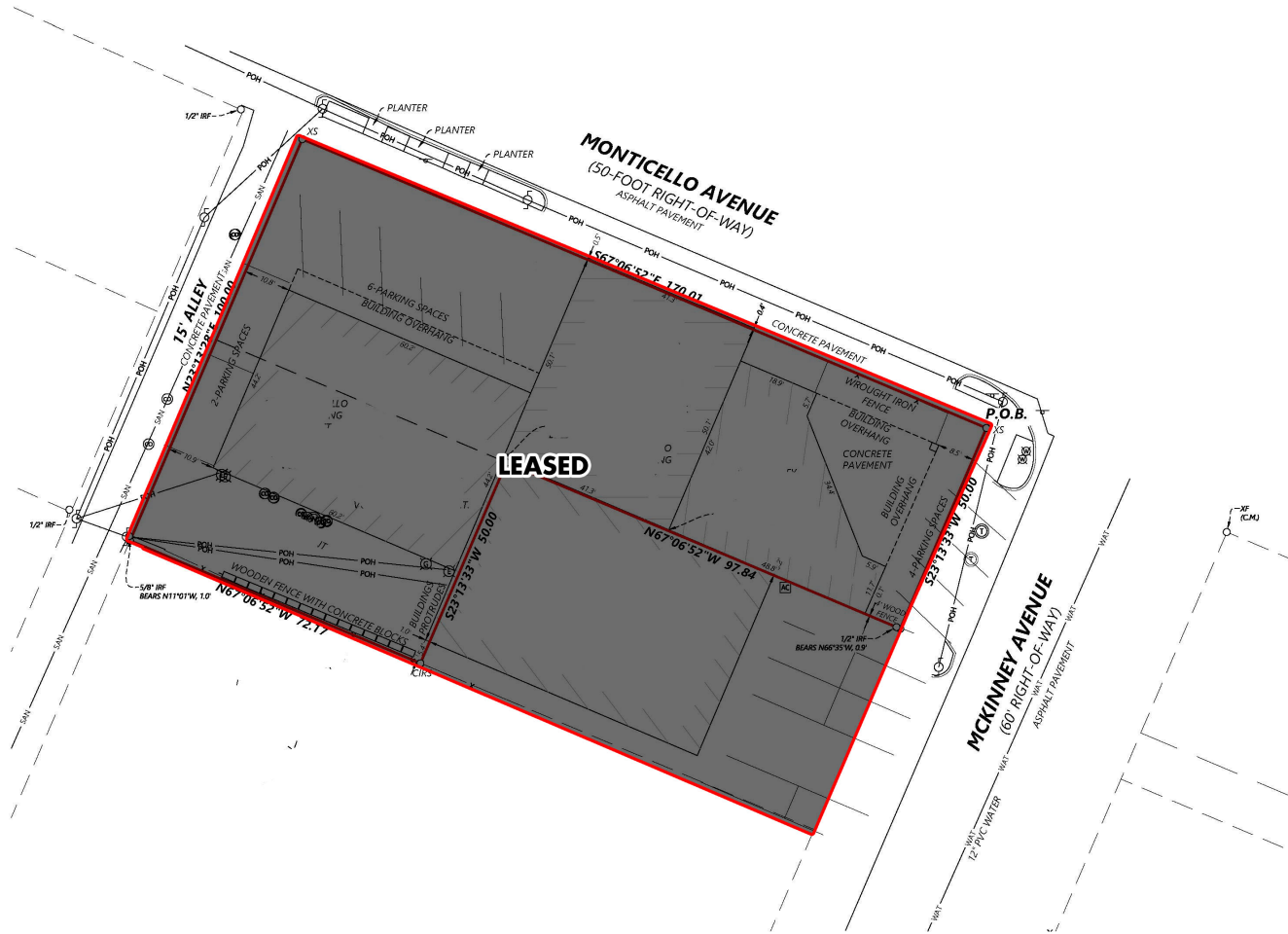
**M STREETS**

**Knox Street District**  
22,369 VPD-23

- TOULOUSE TAVERNA
- WEIR'S FURNITURE
- zizik's RESTAURANT
- Le Bilboquet
- TRADER JOE'S
- Berkleys Pegasus
- PIZZANA Master Charles
- VILLAGE BAKING CO.
- ORPH ROOF TOP CAFE
- CRATE&BARREL
- LOVESAC
- VINGC.
- little katana
- DOCE MESAS
- YETI
- KOHLER
- ANTHROPOLOGIE
- Sur la table

- TECOVAS
- WARBY PARKER
- HEYDAY
- SALON 5014
- Reformation
- KEEPSAKE
- PIE TAP
- barcelona
- SMITHY

# SITE PLAN



# NEIGHBORHOOD VIBE RESTAURANTS



## MISTER CHARLES

Irreverent Globally-Inspired Plays on French and Italian Cuisine, Perfected Classic Cocktails and Exceptional Wines.



## GREENPOINT SEAFOOD & OYSTER BAR

Serving shellfish, ceviches and a rotation of cocktail oysters from the East Coast and the Gulf.



## VILLAGE BAKING CO

A bake shop that specializes & sells yeasted risen products; specifically breads, croissants, & rolls baked fresh daily.



## PEARL SUSHI

Sushi and sashimi, by Chef Shine Tamaaki, using traditions with a tastefully progressive approach.



## MAMAKA BOWLS

Health Food Restaurant serving smoothie bowls, smoothies, coffees & breakfast tacos



## THE PORCH

The Porch, Down home food & uptown cocktails with a large assortment of small plates, premium burgers, sandwiches.



## ORIGIN KITCHEN

Stylish spot with industrial decor offering drip coffee, plus American grub for brunch & dinner.



## TAVERNA

Small chain outpost offering risotto & Northern Italian fare in a comfy setting



## TOULOUSE

Warm eatery serves a menu of French bistro classics indoors & out on a covered patio.



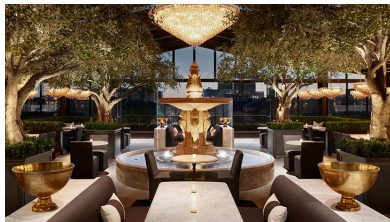
## ZIZIKI'S

A local family-owned and operated restaurant with modern, Greek-inspired cuisine



## BERKLEY'S MARKET

A small chic neighborhood spot with a great coffee bar, prepared foods, groceries, and beer & wine.



## RH ROOFTOP

Skylit garden escape offering a curated menu of timeless classics and a selection of fine Champagnes and wines



## DOCE MESAS

Breezy, indoor-outdoor eatery with wraparound patio serving Mexican & Tex-Mex food & drink staples.



## SPIDER MURPHY'S

Neighborhood pub with a full menu, beer and cocktail selections on Henderson Avenue



## ANCHOR SUSHI BAR

Boasts a broad menu featuring pressed, raw sushi rolls and other Asian-fusion favorites in a warm and lively environment.

# NEIGHBORHOOD VIBE RETAILERS



## KOHLER

Get kitchen and bath design inspiration, see consultants and buy products.



## LULULEMON

High-end yoga-focused chain featuring stylish athletic wear & accessories.



## LUXE DENTAL

Luxurious dental experience aided by the precision of state of the art technologies, equipment, and services



## TECOVAS

Tecovas offers beautiful, handmade western boots & accessories sold directly to you at honest prices



## WARBY PARKER

Affordable, high-quality glasses, sunglasses, and contacts.



## RESTORATION HARDWARE

Upscale home goods brand featuring chic, timeless furniture, textiles, lighting & more



## WEIR'S FURNITURE

Home furniture outlet featuring items for the bedroom, living room, office & patio.



## CRATE & BARREL

Shop Crate & Barrel to find the best in home essentials such as modern furniture, small kitchen appliances & dinnerware.



## APPLE

Retail store selling iPhones, iPads & more in sleekly designed spaces.



## POTTERY BARN

Upscale furniture chain selling bed & bath items, tableware, lighting & other home goods.



## TRADER JOE'S

You'll discover a store full of unique and interesting products, along with everyday basics, in the Trader Joe's label.



## HEYDAY

Expert facials, personalized skin treatments, and curated range of premium skincare products.



## AWAY

Premium luggage thoughtfully designed for modern travel.



## THE REAL REAL

Buy & sell bags, jewelry, and clothing from designers like Chanel, Gucci, Louis Vuitton, and Prada



## AESOP

Aesop offers skin, hair and body care formulations, and personal and home fragrances created with meticulous attention to detail

# PHOTOS

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# CONCEPTUAL RENDERINGS

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SHOP<sup>CO.</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. 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.

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