

THE MERCANTILE ON MAIN

1800 MAIN ST, DALLAS, TX 75201

SHOP COS.



Jake Sherrington / **JAKE@SHOPCOMPANIES.COM** / **214-960-4623**

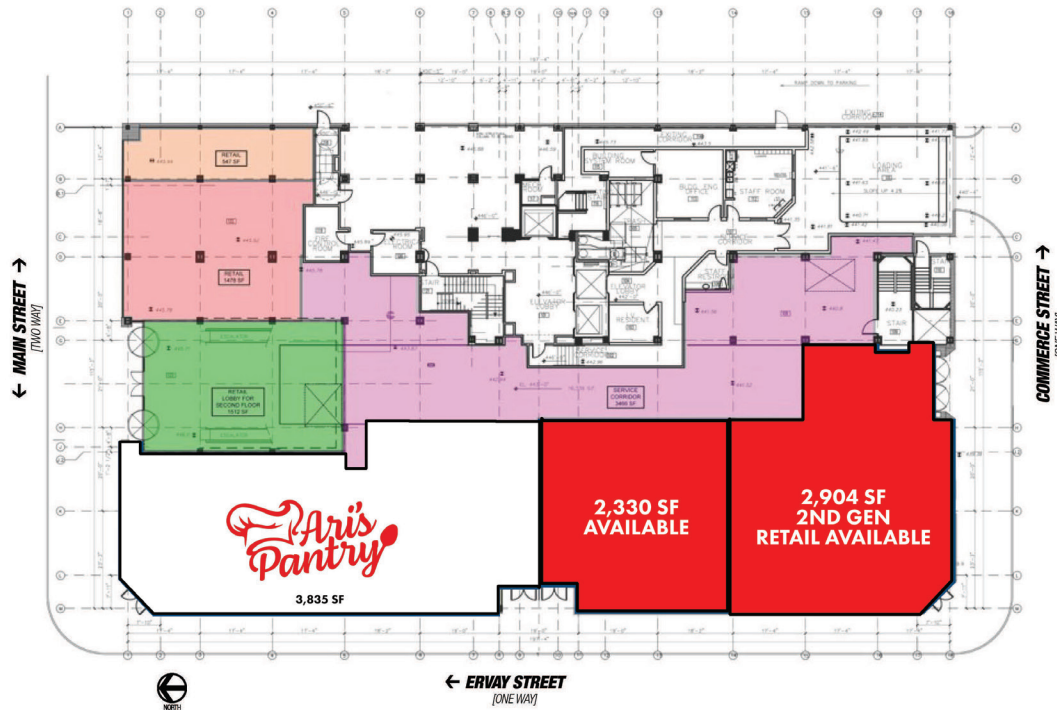
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PROJECT SCOPE

Retail opportunities available in the heart of Downtown Dallas at the historic Mercantile on Main. This site offers great visibility and prestige, surrounded by a thriving daytime population of business professionals, tourists, and downtown residents. With exceptional walkability and proximity to major office towers, hotels, transit lines, and dining destinations, this location delivers consistent foot traffic and high exposure.

DETAILS

- 2,330 SF Available
- 2,904 SF 2nd Gen Retail Available

TRAFFIC COUNTS

o Main St:	11,034 VPD-25
o Commerce St:	13,127 VPD-25

AREA RETAILERS

THE JOULE

PARTENOPE
RISTORANTE

the **CRAFTY**
Irishman

EST. 2015
THE HAMPTON
SOCIAL

THE *Statler*

AT&T Discovery District

WILD SALSA

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	26,053	179,884	385,608
Avg. HH Income	\$139,840	\$131,400	\$139,516
Total Housing Units	17,162	100,386	180,711
Daytime Population	116,099	324,402	565,588
Median Home Value	\$529,762	\$480,768	\$472,866

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FIELD ST. DISTRICT
518 FUTURE MIXED-USE PROJECT

ENERGY PLAZA
\$300M REDEVELOPMENT
300 APTS + 475K SF OFFICE

Thompson Hotel
219 Rooms
NATIONAL KESSAKU MONARCH WHITERHINO

The Joule
164 Rooms
jole Weekend

Santander Tower
2,000 Workers
TOWER CLUB

Comerica Tower
3,500 Workers

HARWOOD PARK
3.6 AC
\$20.3M

East Quarter
SUSHI BAR

TODD INTERESTS
\$47 STORY
\$195M RES TOWER

The Epic
Pittman Hotel | 165 Rooms
KOMODO BISCUIT BAR HARPER

Deep Ellum
TEXAS

Interstate 45

Interstate 30

20 Ac Planned Development
Office // Residential

THE GREENHOUSE
\$1.5M
573K SF

Eleven10 at Farmers Market
313 Units

Skyline Farmers Market
340 Units

Camden Farmers Market
904 Units

Taylor Lofts
100 Units

Cortland Farmers Market
225 Units

Amelia Farmers Market

DALLAS FARMERS MARKET

Encore Park

LIGHTHOUSE ARTSPACE DALLAS

Marilla St

S Saint Paul

S Erand St

Young St

Wood St

Jackson St

Commerce St

Elm St

Main St

Westin

Adolphus Hotel
422 Rooms
MITCHELL ONE STAR PROPERTY BREAD ZEPPEN

\$100M PROJECT
6,000 EMPLOYEES

AT&T Discovery District
COWBOY CHOW the exchange

Pioneer Park

KAY BAILEY HUTCHISON
CONVENTION CENTER DALLAS

\$3B REDEVELOPMENT
2028 DELIVERY
800K SF EXHIBIT HALLS

Dallas City Hall

Omni Hotels Texas Spice

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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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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RAND HOROWITZ

Designated Broker of Firm

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