

# MODERA ST. PAUL



SHOP <sup>COS.</sup>

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# ABOUT

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## PROJECT SCOPE

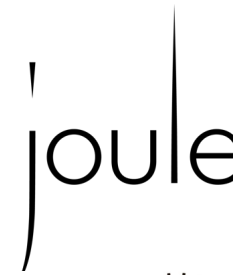
Retail and restaurant opportunities in the heart of the bustling Downtown Dallas trade area. The site offers street level access beneath a 16-story residential apartment tower. Sitting at the center of the most recent Downtown redevelopments, this site bridges the gap between the AT&T Discovery District and Dallas' hottest dining district, East Quarter. These dynamic corner retail spaces will benefit from easy access off of Wood St & Young St.

## TRAFFIC COUNTS

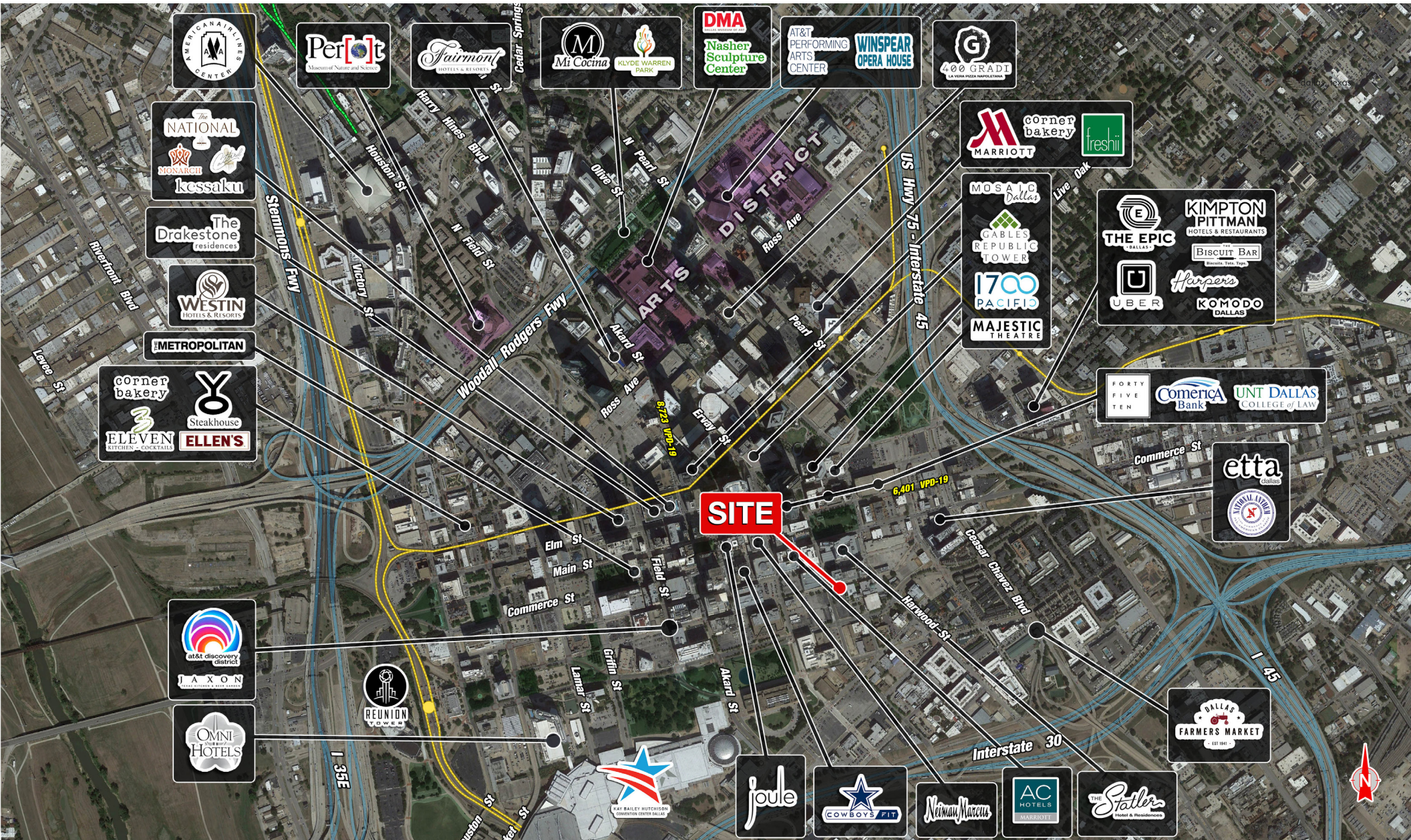
- S Harwood St: 4,371 VPD-19
- I-345: 178,066 VPD-21
- Young St: 12,735 VPD-19

## DETAILS

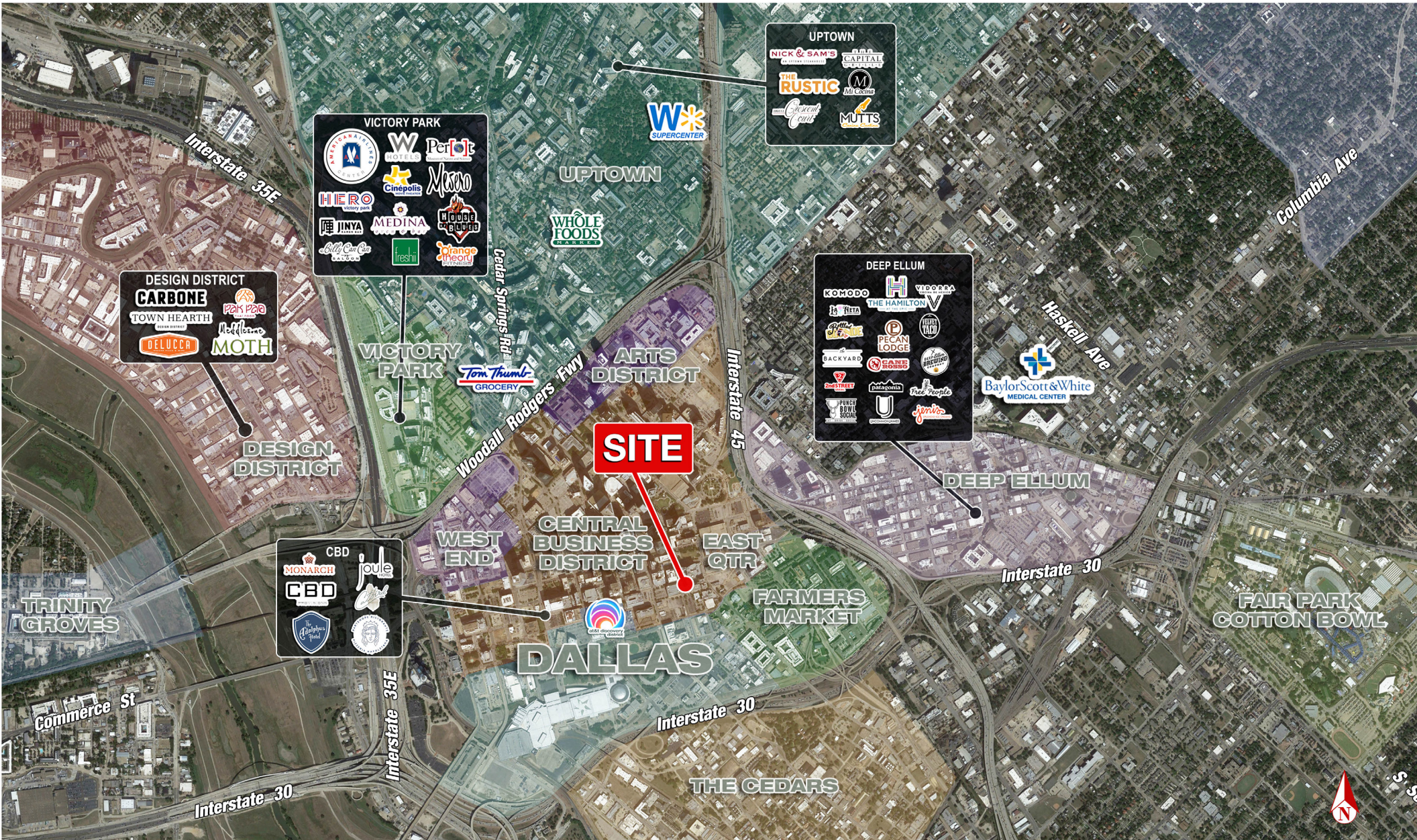
- 2,584 SF w/ Patio Available
- 1,006 SF Available (Space shall be Whiteboxed to include HVAC, Restroom, and Electrical)
- Exclusive parking
- Join:



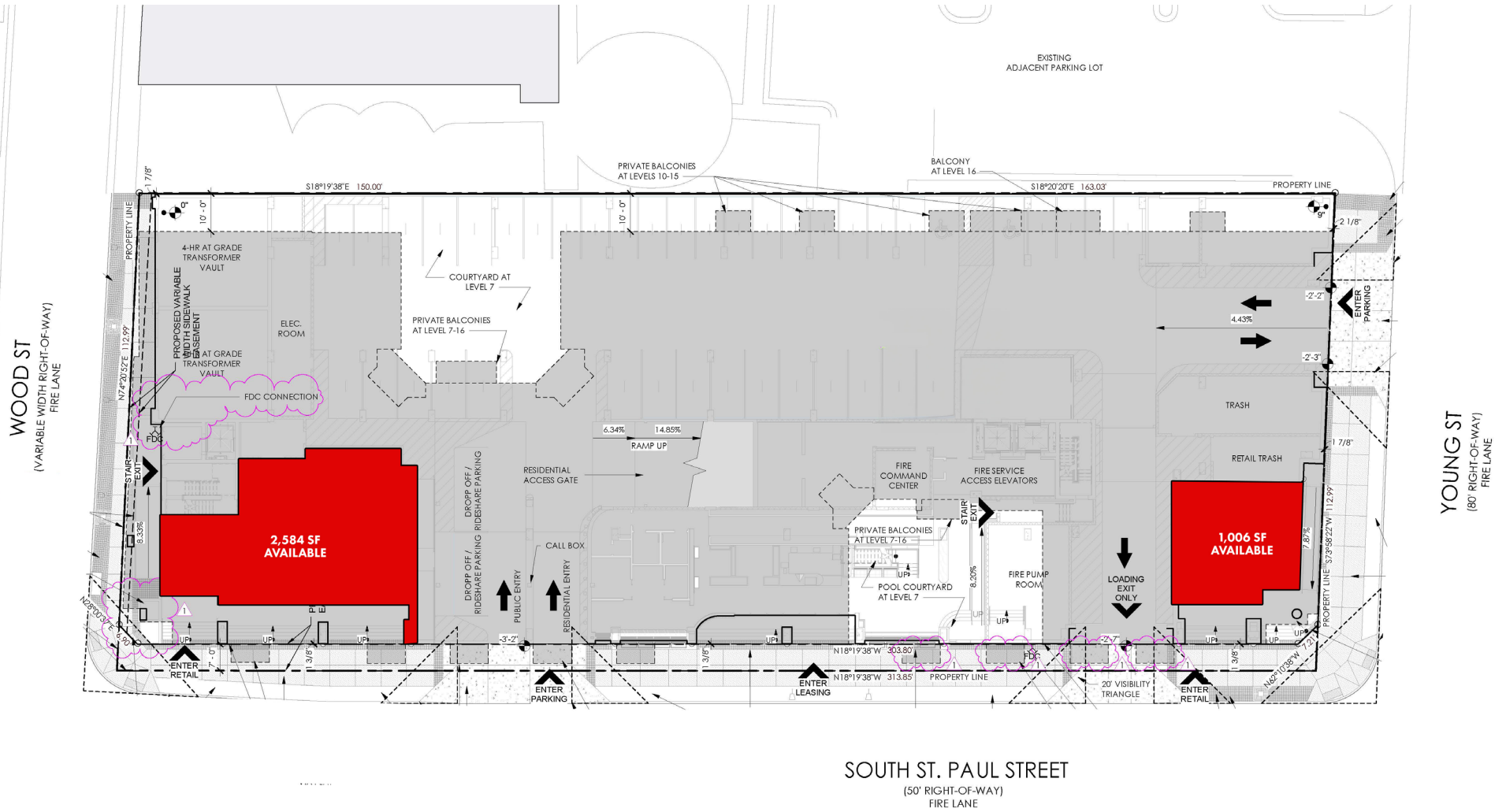
# DOWNTOWN AERIAL



# OVERVIEW AERIAL



# SITE PLAN



# NEIGHBORHOOD VIBE RESTAURANTS & BARS



## BRASS RAM

Nick Badovinus concept that is a take on the classic prime rib steakhouse. Serving up high end steakhouse dishes.



## NATIONAL ANTHEM

Another Nick Badovinus concept sitting in Dallas' East Quarter. Featuring quirky decor, neon interior, and an all-purpose American menu.



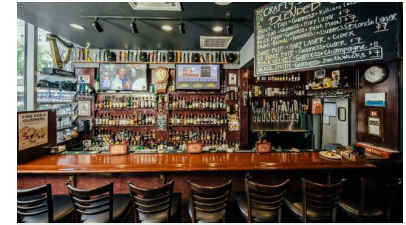
## OVEREASY

Serving up perfect omelettes, flaky biscuits, and creative breakfast dishes at The Statler in Downtown Dallas



## WEEKEND COFFEE

Downtown Dallas coffee shop nestled into the famous Joule Hotel. Serving up artisanal espresso and breakfast pastries.



## THE CRAFTY IRISHMAN

Irish Pub grub paired with draft beer in whiskey in an upbeat environment with game nights and patio dining.



## MONARCH

Classy Italian haunt featuring handmade pasta, wood-fired meats, & premium seafood specialties. 49th floor of the National Hotel.



## PARTENOPE

Chic, modern blue-and-white restaurant for Neopolitan-style pizzas, panini, pasta & cocktails.



## BOURBON & BATTER

Swanky underground speakeasy that was once a barber shop for the iconic Statler Hilton.



## WILD SALSA

Wild Salsa brings regional Mexican flavors to a menu ranging from à la carte street tacos to Lamb Shank Barbacoa.



## CBD PROVISIONS

Upscale Joule Hotel brasserie offering creative Texan comfort dishes & cocktails in a stylish setting.



## CAMPISI'S

Long-standing Italian chain restaurant serving thin-crust pizza & classic fare



## STARSHIP BAGEL

Old-school bagel shop serving up New York-style bagels made in small batches.



## PEGASUS CITY BREWERY

Friends & family owned craft brewery in the heart of Dallas. Home to a large taproom, spacious patio, and brewhouse.



## ETTA

Menu of wood-fired pizzas, homemade pastas, and farm fresh salads, etta is a celebration of rustic cuisine



## THE RESERVE

Authentic Mexican dinner experience along with cocktails at the Dallas Farmers Market.

# RENDERINGS

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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.

**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.

**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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