

MODERA TRINITY



SHOP ^{COS.}

TABLE OF CONTENTS

PG. **3** ABOUT

PG. **4** LOCATOR AERIAL

PG. **5** SITE AERIAL

PG. **6** SITE PLANS

PG. **7** NEIGHBORHOOD VIBE

PG. **8** CONCEPTUAL RENDERING

ABOUT

PROJECT SCOPE

Jewel box restaurant opportunity in the heart of the thriving West Dallas trade area. The site offers highly sought exposure at the hard corner of Beckley Ave where several improvements to the district have taken shape including Trinity Groves to North, Sylvan 30 to the West, and to the south throughout the Bishop Arts District. The trade area is regularly recognized for its curation of lively dining and local-chic shopping destinations and looks to continue its rapid growth as one of DFW's most premier development opportunities.

TRAFFIC COUNTS

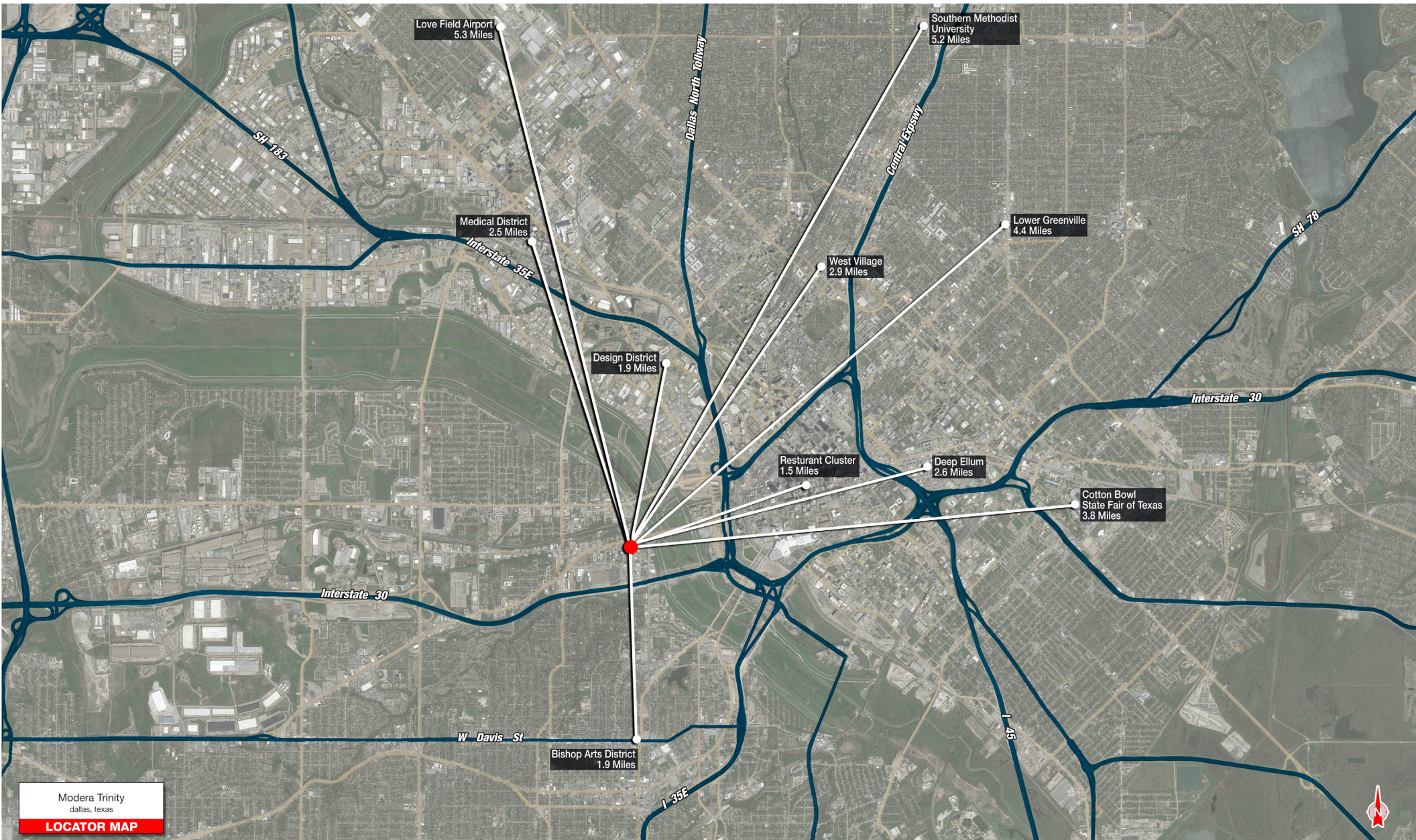
- West Commerce: 10,184 VPD-19
- I-30: 122,989 VPD-20
- Beckley: 20,959 VPD-19

DETAILS

- 3,272 SF Available
- Exclusive parking
- Join:

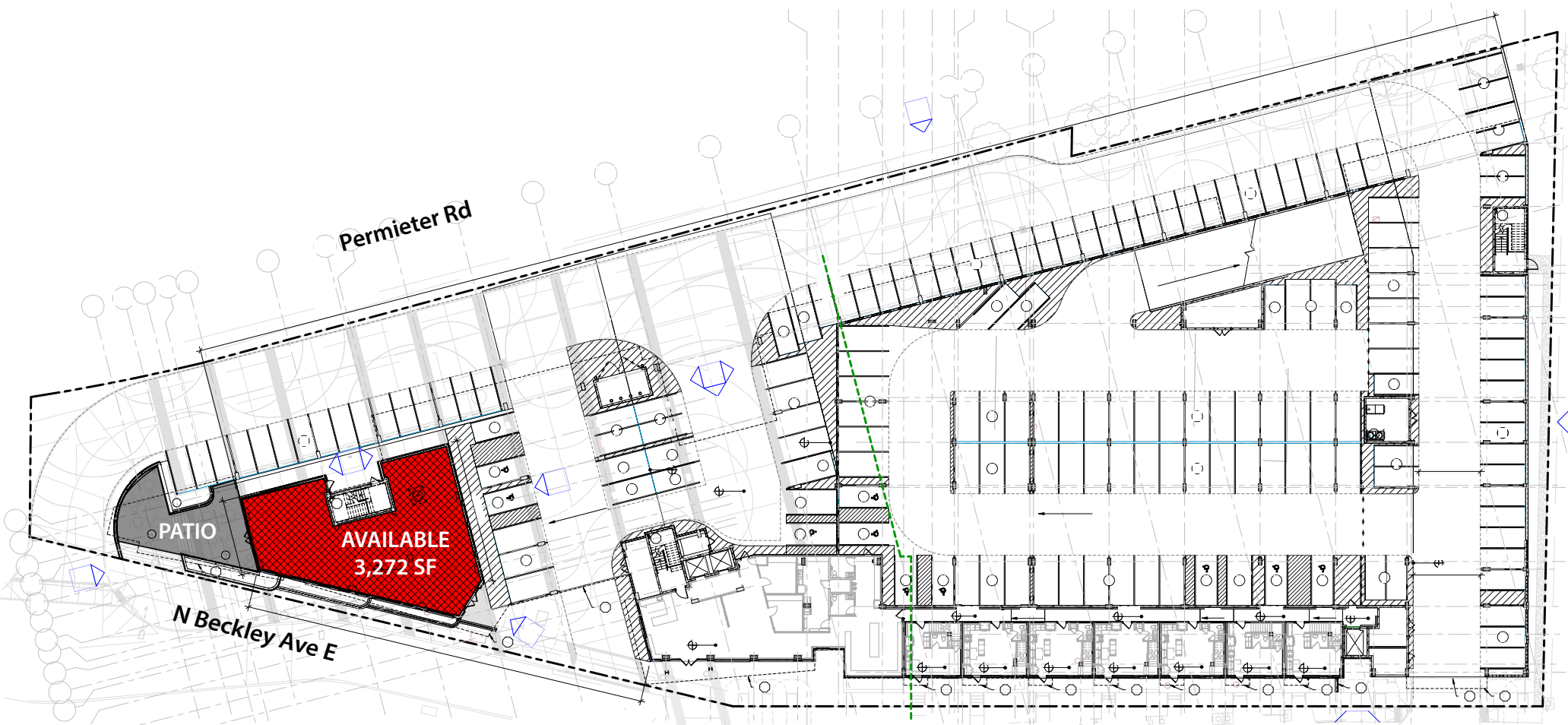


LOCATOR AERIAL





SITE PLAN



NEIGHBORHOOD VIBE RESTAURANTS & BARS



CAKE BAR

Bright bakeshop serving layer cakes, pound cakes, cookies & other sweet treats, along with coffee.



TACO DELI

Tacodeli handcrafts Mexican-inspired, creative tacos with local and organic ingredients topped with award-winning salsas.



HOUNDSTOOTH

Serves only the finest coffee, tea, beer, wine and pastries. Local and national suppliers source sustainable products from the finest estates, farms, and provinces around the world.



JUICELAND

JuiceLand is a fountain of freshness in a world of fast food, featuring fresh juices superfood smoothies and delicious gluten-free to go salads.



SUM DANG GOOD CHINESE

Sum Dang Good Chinese strives to provide a unique culinary experience by creating authentic, modern Chinese dishes served in a vibrant, hip atmosphere.



BETO & SON

Beto & Son uses locally-sourced Mexican food to create dishes from scratch, with vibrant flavors that represent the next generation of chef-to-table dining experience!



HOLY CRUST

At Holy Crust, we offer gourmet pizza in Dallas, TX, for those who want to expand their palate.



BANH MI STATION

Rustic counter-service eatery & patio for Vietnamese subs, salads, bao buns, sides & soft serve.



TEN RAMEN

Intimate wood-accented eatery offering a variety of housemade ramen & other Japanese dishes.



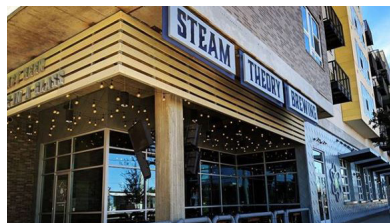
WHISK

Cafe-restaurant serving sweet & savory crêpes alongside espresso drinks in a bright, cozy space.



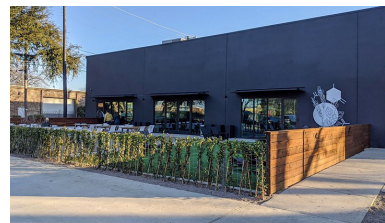
BABB BROTHERS BBQ

Roadhouse for hickory-smoked & Southern eats, beer & margaritas plus live music.



STEAM THEORY BREWING

They offer a casual environment with upscale offerings, fine food, beer brewed on premises along with a full bar and intriguing wine program.



MANHATTAN PROJECT BEER

Craft & small-batch brewery that also offers espresso drinks, fried chicken, french fries & arepas.



COX FARMS MARKET

This family-owned retailer of natural & organic foods & produce also sells nutritional supplements.



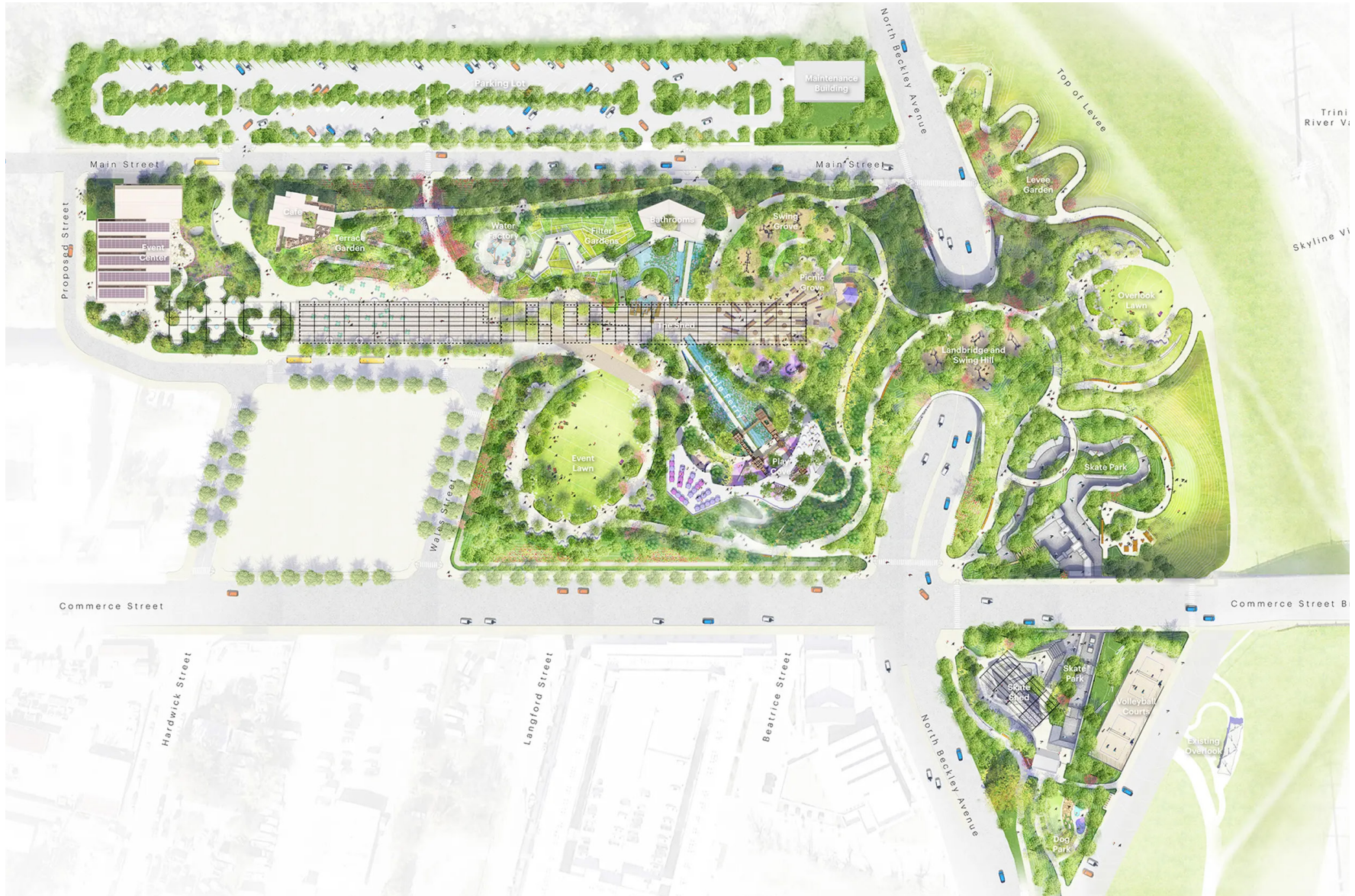
CIBO DIVINO

Grocery & cafe offering to-go eats, Italian & international foods, pizza, desserts, wine & beer.

PHOTOS



WEST OVERLOOK



The signature entrance into Harold Simmons Park's 250 acres, the West Overlook, will be a hub of activity and community.

SHOP^{COS.}

Thomas Glendenning

4809 COLE AVE STE 300, DALLAS, TX 75201

THOMAS@SHOPCOMPANIES.COM

214-960-4528 (DIRECT)

214-205-8217 (MOBILE)

Jake Sherrington

4809 COLE AVE STE 300, DALLAS, TX 75201

JAKE@SHOPCOMPANIES.COM

214-960-4623 (DIRECT)

214-934-5904 (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.

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.

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