



THE SHOPS OF HIGHLAND PARK

SHOPPING CENTER

SHOP^{cos.}

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ABOUT

PROJECT SCOPE

The Shops of Highland Park is an established neighborhood retail center located at the intersection of Oak Lawn Avenue and Lemmon Avenue, serving the prestigious Highland Park and Park Cities communities. With a strong mix of boutique retailers, daily needs, and dining concepts, the center provides a convenient and upscale shopping experience. Surrounded by some of Dallas' most affluent households, the center benefits from exceptional demographics, consistent consumer demand, and enduring visibility. Its prime location and curated tenant mix make Shops of Highland Park a desirable destination for both national brands and local retailers seeking a presence in one of Dallas' most coveted trade areas.

TRAFFIC COUNTS

- Oak Lawn Ave: 11,761 VPD-25
- Wycliff Ave: 10,284 VPD-25

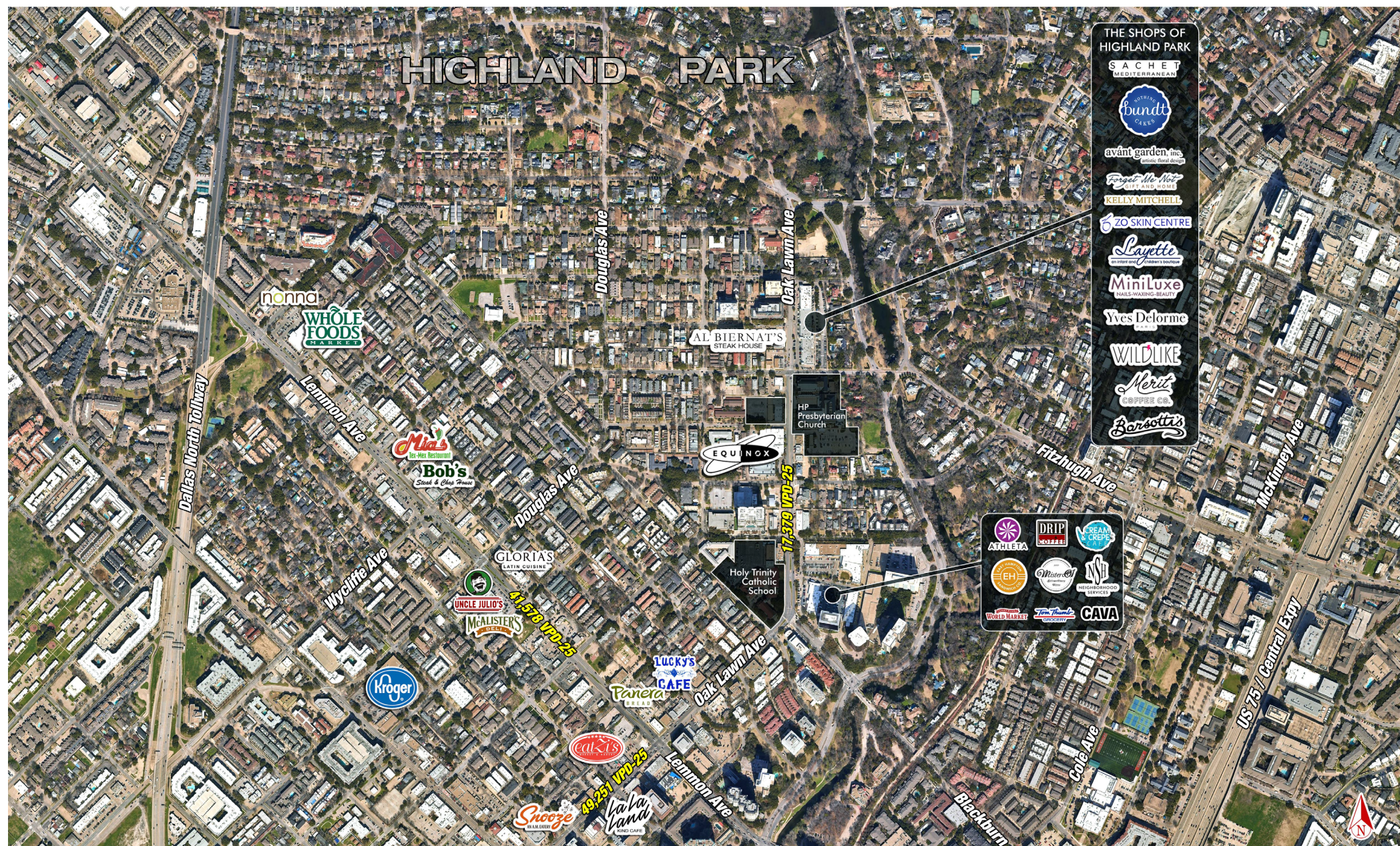
DETAILS

- The Shops of Highland Park is a classic collection of neighborhood retailers/restaurants located in the heart of one of the most desirable and affluent neighborhoods in Dallas.

- Join:



TRADE AERIAL



- THE SHOPS OF HIGHLAND PARK
- SACHET MEDITERRANEAN
 - nothing bundt CAKES
 - avant garden, inc. artistic floral design
 - Forget the list ART AND HOME
 - KELLY MITCHELL
 - ZO SKIN CENTRE
 - Layette DIVORCE & COOK'S BOORNE
 - MiniLuxe HAIR-MAKING-BEAUTY
 - Wes DeLorme
 - WILDLIKE
 - Merit COPPER CO.
 - Borsotti's

- ATHLETA
- DRIP COFFEE
- CREAM CREPE
- E.H.
- Mission
- WORLD MARKET
- Tom Thumb GROCERY
- CAVA

SITE AERIAL

SHOP
COS.

Shops at
Highland Park

dallas, texas

CLOSE UP



SITE PLAN



PHOTOS



PHOTOS



PHOTOS



NEIGHBORHOOD VIBE RESTAURANTS



AL BIERNAT'S

Dallas dining icon known for prime steaks, fresh seafood, and a polished atmosphere that draws both locals and celebrities.



MERIT COFFEE

A bright, community-focused café offering expertly crafted espresso, seasonal drinks, and a warm, minimalist space perfect for everyday connection.



ASIAN MINT

A fresh and modern Thai fusion café blending vibrant flavors, colorful cocktails, and a relaxed, contemporary atmosphere that feels both lively and inviting.



NEIGHBORHOOD SUSHI

A modern sushi bar blending traditional Japanese techniques with Texas hospitality, featuring fresh nigiri, inventive rolls, and a sleek, minimalist atmosphere.



EVERBOWL

A vibrant superfood café serving build-your-own acai and smoothie bowls made from fresh, wholesome ingredients in a bright, energizing space.



NEIGHBORHOOD SERVICES

A refined yet welcoming Dallas staple offering elevated American comfort food, handcrafted cocktails, and timeless hospitality in a warm, sophisticated setting.



SACHET

Mediterranean-inspired dining destination with seasonal small plates, seafood, and an acclaimed wine list.



CAVA

A fast-casual Mediterranean kitchen serving customizable grain bowls, pitas, and salads made with fresh, flavorful ingredients in a bright, modern setting.



EAST HAMPTON

A coastal-inspired eatery known for its handcrafted sandwiches, lobster rolls, and fresh, elevated takes on classic comfort food in a relaxed, beach-chic setting.



MALIBU POKE

A modern, chef-driven poke concept combining fresh, sustainably sourced fish with bold global flavors in a sleek, coastal-inspired setting.

SHOP^{CO.}

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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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