



BANK OF AMERICA TOWER AT
PARKSIDE



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TABLE OF CONTENTS

PG. 3 ABOUT

PG. 4-6 AERIALS

PG. 7 SITE PLAN

PG. 8-9 KLYDE WARREN PARK

PG. 10-14 RENDERINGS

ABOUT

PROJECT SCOPE

Positioned beneath the future Bank of America – Parkside tower, this ±3,250 SF retail opportunity fronts directly onto Klyde Warren Park, one of Dallas’ premier urban gathering spaces with nearly 2 million visitors each year. Delivering Q2 2027, the project sits at the crossroads of Uptown and the Arts District, offering exceptional visibility and connectivity within one of the city’s most active pedestrian corridors.

Anchored by Bank of America’s flagship office location and an integrated ground-floor retail bank, the development provides long-term stability along with a built-in daytime customer base. The space is ideally suited for a high-quality casual or experiential operator looking to capitalize on the area’s dense office population, steady park-driven foot traffic, and vibrant evening, weekend, and event activity.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	39,636	187,940	384,416
Daytime Population	134,372	359,164	582,570
Growth Rate	6.03%	1.70%	1.19%
Total Households	26,752	105,781	181,870
Avg. HH Income	\$147,276	\$138,549	\$147,205

DETAILS

- 3,250 SF Retail Available

TRAFFIC COUNTS

- Woodall Rodgers Fwy: 155,183 VPD-26
- N Harwood Street: 4,620 VPD-26
- N Akard Street: 12,625 VPD-26

AREA RETAILERS



AERIAL

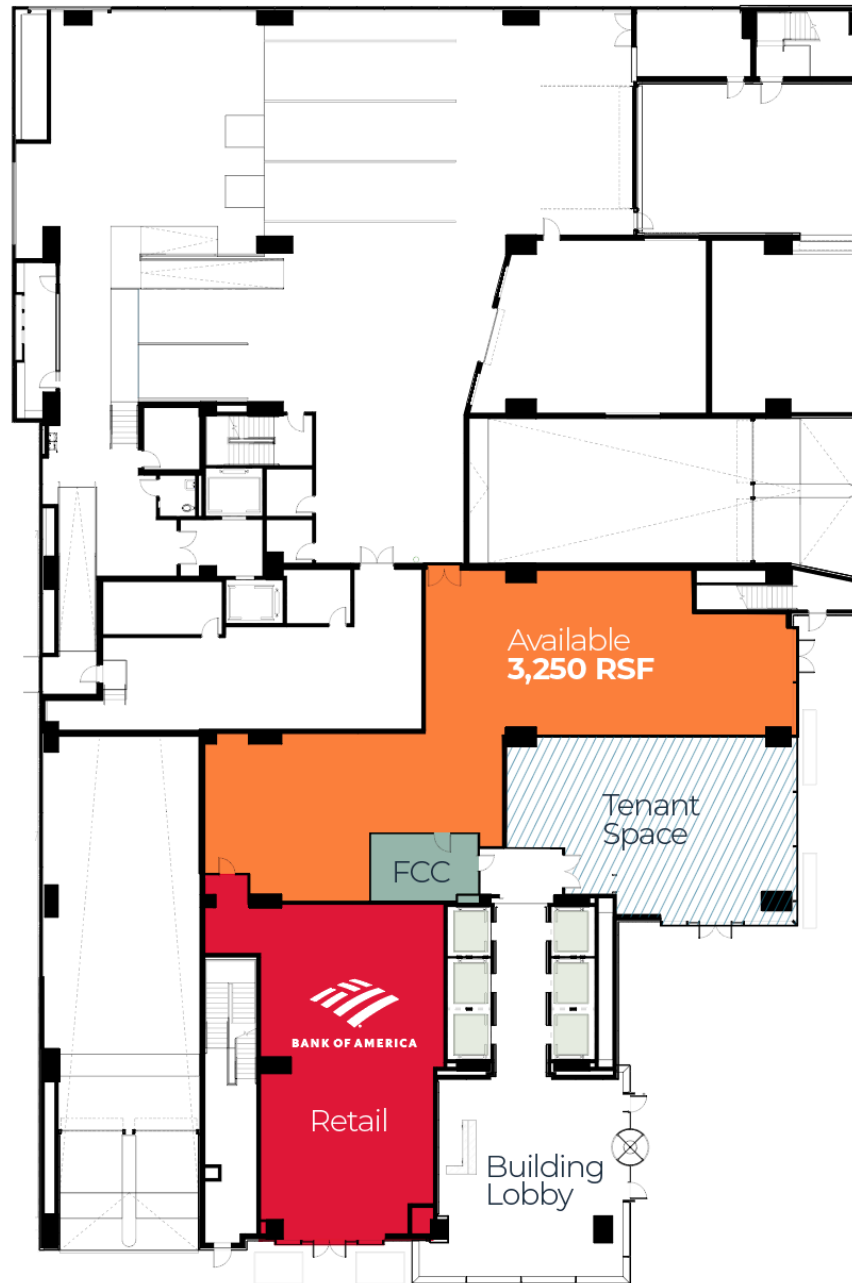


AERIAL



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SITE PLAN



KLYDE WARREN PARK

Iconic address.
Exceptional visibility.
Built-in demand.

±5,000 RSF of divisible, park-front retail at Bank of America – Parkside, delivering Q2 2027 in Uptown Dallas. Directly adjacent to Klyde Warren Park — ~2 million annual visitors — at the intersection of Uptown and the Arts District. Anchored by Bank of America's flagship office and ground-floor retail bank, ensuring long-term credibility and daily traffic. Ideal for a high-quality, casual operator positioned to capture:

- Dense weekday office population
- Park-driven foot traffic
- Weekend and event activity



KLYDE WARREN
PARK

~2M visitors annually

KLYDE WARREN PARK



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS





BANK OF AMERICA TOWER AT
PARKSIDE

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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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