

Putting the Arts
District in the
SPOTLIGHT
where it belongs

2.6 Acre

FULL CITY BLOCK

26,000 SF
GROUND FLOOR RETAIL

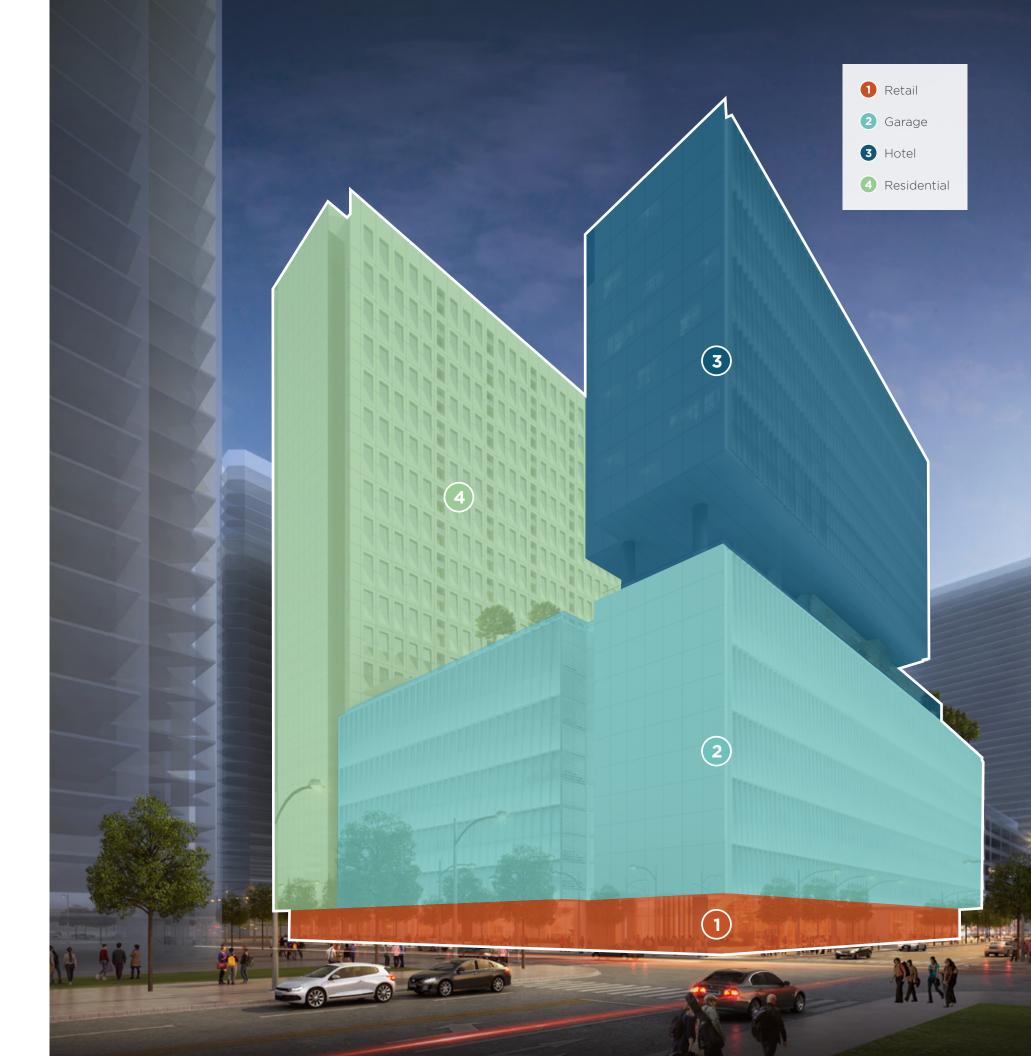
9-Level

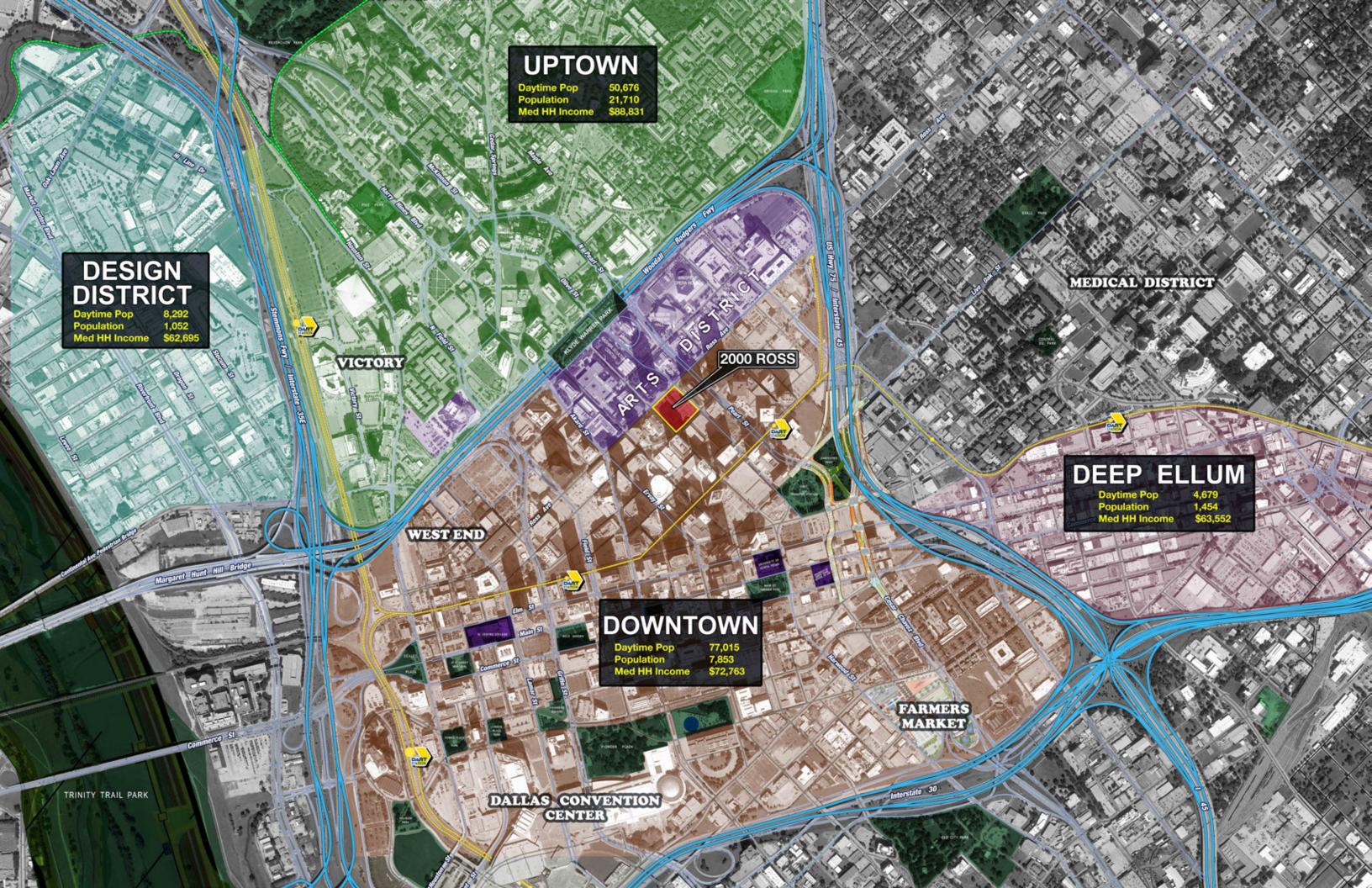
PARKING GARAGE; 2,000 SPACES

200 Key

UPSCALE LIFESTYLE BOUTIQUE HOTEL

400 Unit
HIGH-RISE RESIDENTIAL TOWER



















Development Team

J.P.Morgan Asset Management

OWNER

J.P. Morgan Asset Management is a leading asset manager for individuals, advisors and institutions with investment professionals located around the world, providing strategies that span the full spectrum of asset classes. As one of the largest asset and wealth managers in the world, with assets under management of \$1.7 trillion (as of December 31, 2014), J.P. Morgan Asset Management provides global market insights and a range of investment capabilities that few other firms can match.



DEVELOPER

Stream Realty Partners, L.P. (Stream) is a national, commercial real estate firm with locations across the country. Stream's full-service offering covers the broad spectrum of leasing, management, development, construction, and investment sales services across the commercial and multifamily industry. In addition, Stream specializes in sourcing acquisition and development opportunities for the firm and its clients. Stream has over 750 real estate professionals nationwide with offices in Atlanta, Austin, Charlotte, Dallas, Fort Worth, Denver, Houston, Southern California, San Antonio, and, Washington, D.C. Stream currently has more than 130 million square feet of assignments across the nation, completes over \$2.4 billion in



ARCHITECT - TRAMMELL CROW CENTER

HOK is a global design, architecture, engineering and planning firm that uses design to enrich people's lives and help organizations succeed. HOK's 1,700 people collaborate across a network of 23 offices on three continents. HOK's mission is to deliver exceptional design ideas and solutions for their clients through the creative blending of human need, environmental stewardship, value creation, science and art. HOK's design solutions result from a collaborative process that encourages multidisciplinary professional teams to research alternatives, share knowledge and imagine new ways to solve the challenges of the built environment.



ARCHITECT - 2000 ROSS

HKS's story begins in 1939 when Harwood K. Smith and his wife Kate began the practice in a small office in Dallas, Texas. Today, with more than 550 employees, the Dallas office serves as the corporate headquarters to 25 offices worldwide. Project experience includes corporate headquarters, office buildings, healthcare facilities, sports facilities, hotels and resorts, banks, justice and aviation facilities, religious structures, public buildings, multi-family housing, educational facilities, retail and industrial projects. HKS is ranked the sixth-largest architectural/engineering firm in the United States, according to Building Design+Construction. Recent area projects include AT&T Stadium, W Dallas-Victory Hotel and Residences, American Airlines Center, Eastfield College Learning Center and University of Texas MD Anderson Cancer Center.



RETAIL BROKER

SHOP Companies is a multi-service retail real estate firm built and run by market leaders in specific disciplines, including Tenant Representation, Landlord Representation, Investment Sales, Development and Specialty Retail Leasing/Advisory. But, we are more than that. We are a culture. We are a brand. Both which we hope are relevant and communicate style, collaboration and excellence.





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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	<u>9002835</u>	<u>shop@shopcompanies.com</u>	<u>214.960.4545</u>
Licensed Broker/Broker Firm Name	License No.	Email	Phone
rand horowitz	513705	rand@shopcompanies.com	214.242.5444
		Tanaeshopeompames.com	
Designated Broker of Firm	License No.	Email	Phone

