



THE VISION

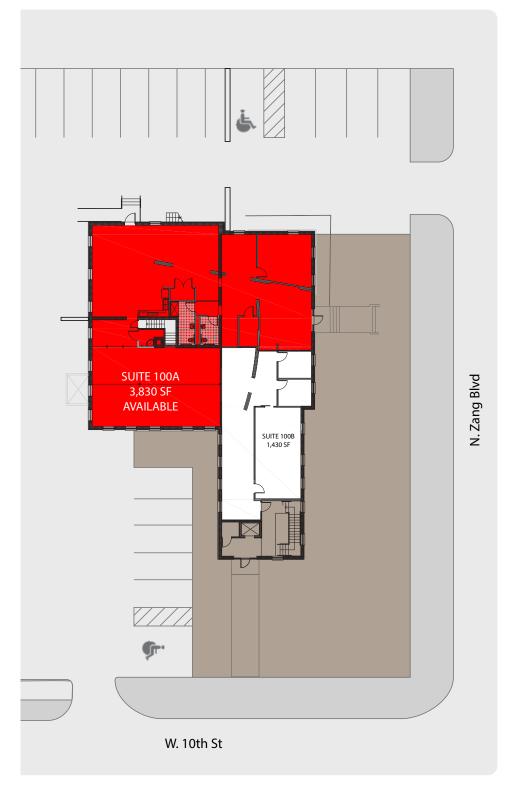
Bishop Arts is Dallas's most creative, eclectic neighborhood. It has the communal vibe of a small town but is infused with imagination of Dallas's best and brightest. With 60+ independent restaurants, galleries, studios and boutiques along a lovingly restored historic main street, it is a special place.

How do you take something special and make it even better?

We've taken 10 years to figure that out. Travelling the world. Employing some of the finest architects and designers. Recruiting our own team of artists.

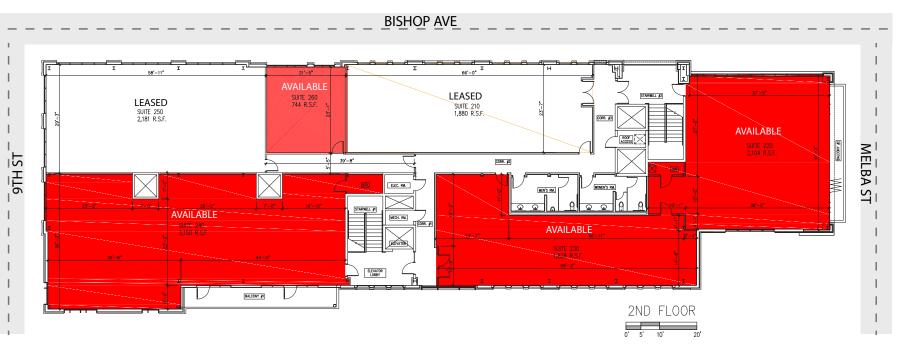
The answer, in the end, was simple: Give up half our allowed density and build to a human scale. Value design over efficiency. Utilize real, quality materials that grow more beautiful over time. Devote 1/4 of the land to open space, so there is room people can gather. Recruiting only the foremost creatives to join us as retail partners. Build dwellings to be part of a neighborhood rather than simply a place to live."





101 N ZANG • up to 3,830 sf Available

VACANCIES



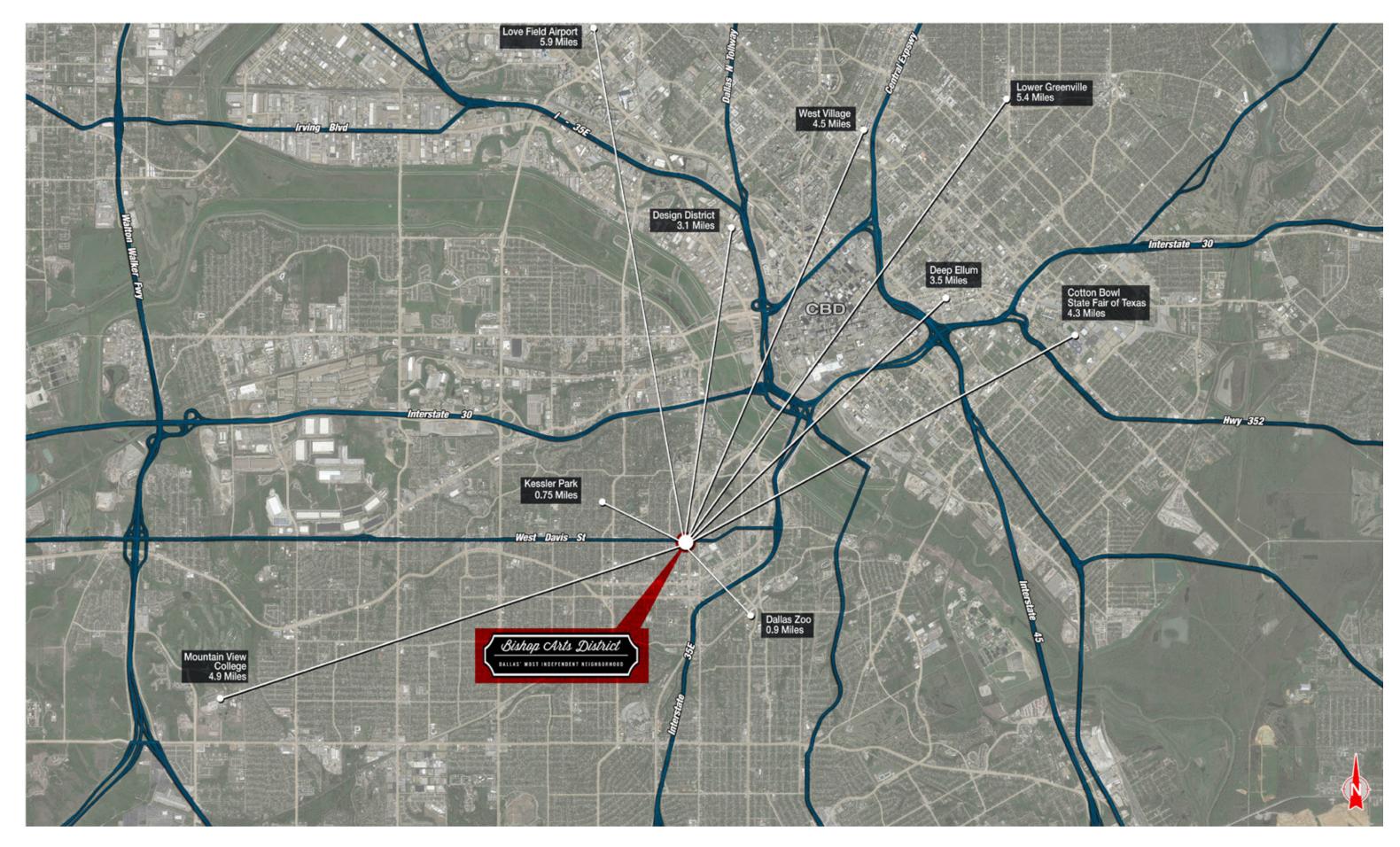
BUILDING B SECOND FLOOR • 744 sf; 1,828 sf; 2,104 sf; 3,150sf available

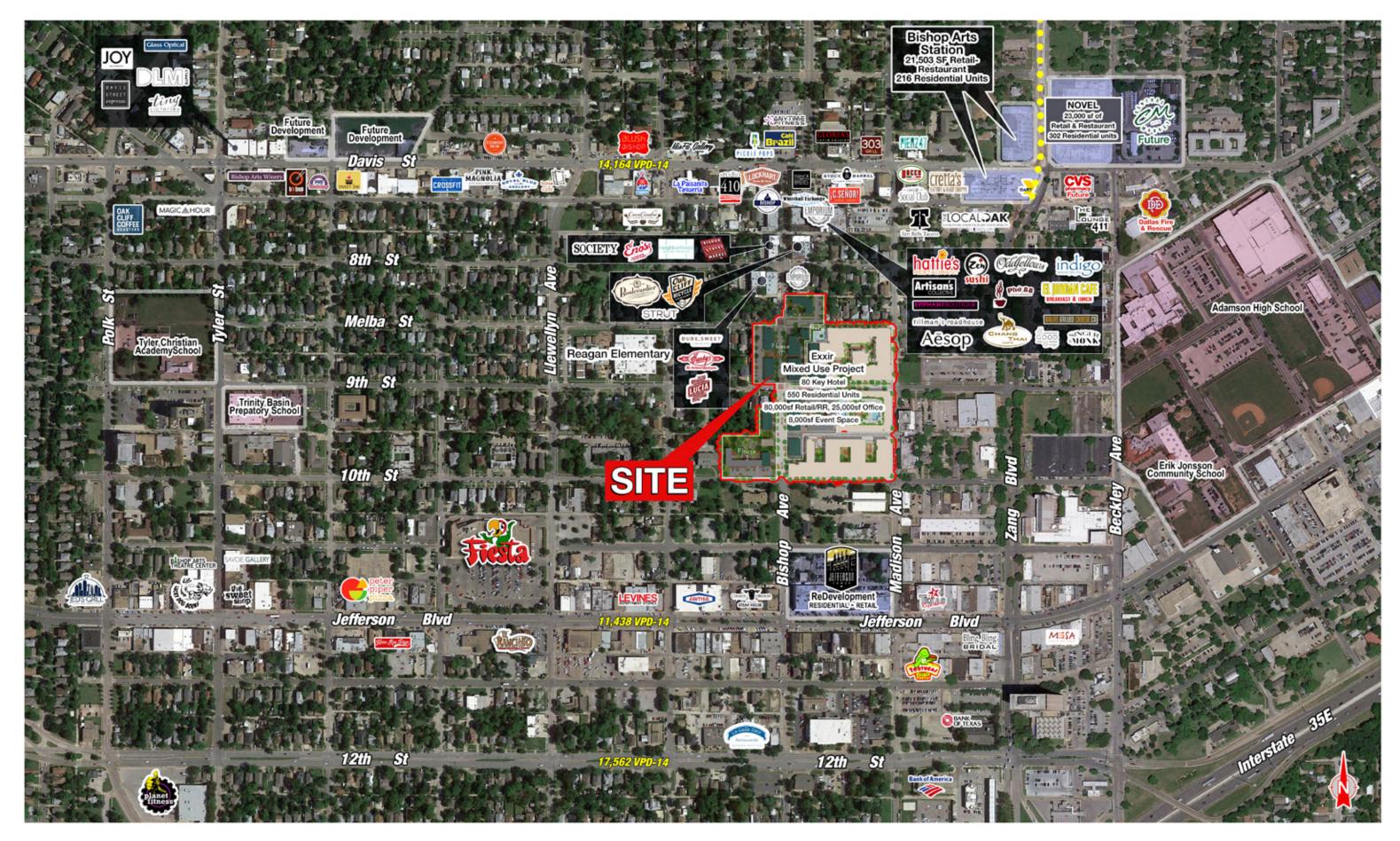


BUILDING B • 1,500-10,000 sf of white boxed space second floor

• Deliverable Today

LOCATOR MAP







6 BISHOPARTS

5 1,163 SF 6 Tejas	
g CFuture Restaurant	
g D 1Future Bar 2&3Jungle	
g E La Reunion	\vee
2Lost Hairdresser 5Nora	
g FParadiso ⁻ 2Pop Up	
g G 	
emaining10,500 sf	
g H14,000 sf	

SPACE REMAINING



♠ Building A

Retail	1&2	Lucia
Retail	3Azucar lce (Cream
Retail	4 Triba	l Juice

Building B (first floor)

	Retail
	Retail
Marcel Market	Retail
Go Easy	Retail
Caffeinated Beauty Bar	Retail
1,163 SF	Retail
	Retail

A Building

A Building

Retail 1	Future Bar
Retail 2&3	Jungle

A Building

Retail 1La Reuni	on
Retail 2Lost Hairdress	er
Retail 3No	ra

Building F	Paradiso	0
Retail F2	Pop Up	C

A Building

Total Remaining	10,500 sf
Retail 3	3,500 sf
Retail 2	3,500 sf
Retail 1	3,500 sf

🔒 Building



SCHEDULED DEVELOPMENTS

Projects Announced: 🖿 360 Unit Apartments • Alamo Manhattan • \$1.90/sf projected rents **500 Unit Apartments** Crescent Communities • \$1.90/sf projected rents 125 Unit Apartments • Urban Genesis • \$2.00/sf projected rents 160 Unit Apartments • Exxir • \$2.00/sf projected rents 17 Unit Townhomes Proximity • \$400k - \$500k/unit 10 Unit Townhomes • Stovall • \$400k - \$500k/unit 14 Unit Townhomes Blackwood Developments • \$400k - \$500k / unit **560** Apartments • Bishop Arts 100 Unit Hotel Bishop Arts **4**0 Unit Hotel • Exxir Hospitality **b** 84,000 sf in Retail 🕂 112,000 sf in Office Total:

Approx. \$350m in development 1,586 new residential units 84,000 sf Retail 112,000 sf Office 140 Unit Hotel





KEY:

Phase 1::

- Bishop Main Street Pt. 1
- 40,000sf Retail/Creative Office
- Delivered

Phase 2::

- Bishop North
- 9,000sf Retail
- Delivered

Phase 3::

- Camp Bishop
- 14,000sf Retail/Creative Office
- Deliverable today

Phase 4::

- Bishop Main Street Pt. 2
- 35,000sf Retail/Creative Office
- On Demand

RESIDENCES

Lay your head to rest somewhere beautiful while having the entire Bishop Arts as your living room. We are making the residences available to those who want a beautiful place to live but - most of all - want to be part of a real neighborhood.

"Top level design with the entire Bishop Arts as your living room"

Head downstairs for a cup of coffee with a friend, meet your neighbors for a game of Bocce Ball in the Main Piazza. Stroll over to the Kemp Piazza for a beer under the trees as a band plays. Let your dog explore as you examine the latest murals going up in , the Art Garden....

Become part of the Bishop Arts neighborhood and North Oak Cliff community...





THE MAIN STREET













Parking: 700 spaces







THE KEMP PIAZZA









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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 th e 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.

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RAND HOROWITZ Designated Broker of Firm

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