

EAST QUARTER

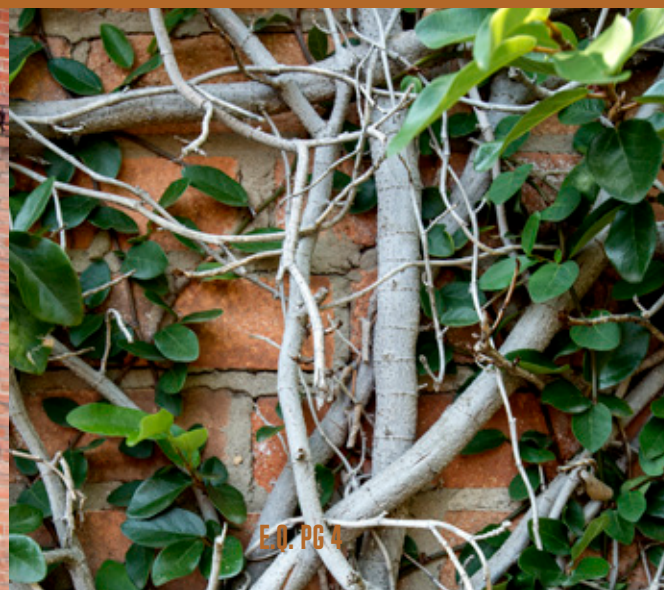


EAST QUARTER
IS A NEIGHBORHOOD
OF TURN OF THE CENTURY
BRICK, STONE AND TIMBER
JEWEL BOXES
WOVEN TOGETHER
BY HISTORY,
INNOVATION
AND COMMERCE.





Gone are the days of cubicles, hung ceilings and fluorescent lighting. EAST QUARTER harkens back to a time when craftsmanship and creativity reigned supreme.



East Quarter is located at the epicenter of Dallas urban revival. A hub for culture, commerce and convenience – the fabric of this neighborhood is woven from the best parts of a bustling downtown CBD (North & West), Deep Ellum’s eclectic vibes (East), and laid back demeanor of Farmer’s Market community (South). With Cesar Chavez’s conversion to a two-way boulevard, traffic now directly exits to the heart of East Quarter off US-75. A true destination.

E.Q. PG 6

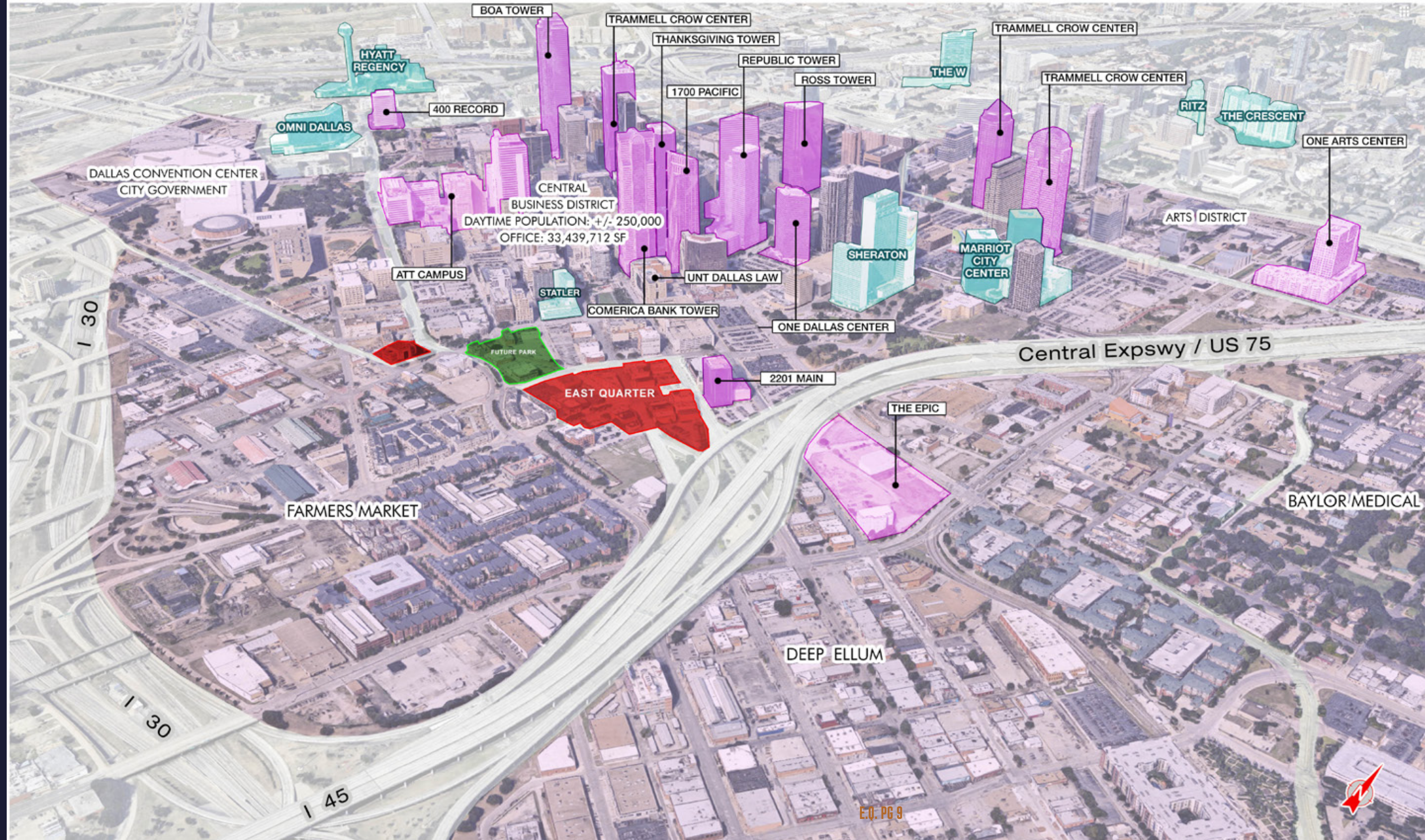
DISTRICTS



E.Q. PG 7

Surrounded by well over 30 million square feet of office space, East Quarter has access to the largest daytime population in the metroplex at close to 250,000 people. Major employers have also pledged to the area – AT&T’s \$100 Million investment will spur new restaurants, retail, public space and smart city technology that benefit local residents, workforce and visitors in a way that goes far beyond the company’s campus. Strategic logistical placement is another reason the area is the focal point for many major developers; appropriately dubbed “The Loop”, the district is surrounded by major highways composing a loop from Spur 366 (Woodall Rodgers Freeway), Interstate 345 (connecting U.S. Highway 75 (Central Expressway) to the north and Interstate 45 to the south), Interstate 30, and Interstate 35E.

OFFICE



Renowned Dallas chef and serial restaurateur Nick Badovinus (TownHearth, Neighborhood Services, Montlake Cut, Offsite Kitchen), is set to open two new restaurants in the double story Magnolia Petroleum Building. Neighboring the likes of recently opened Don't Tell Supper Club, which melds a stage based performance of theatrics and a dining audience, the area allows for creative freedom for those who welcome the patina of time. With plans for up to an additional 50K square feet of retail and restaurant, the project is sure to entice the most visionary in the trade who welcome a new endeavor.

RESIDENTIAL



With a bevy of options including sweeping lofts, trendy townhomes or chic apartments available, the simple grace of East Quarter's uncluttered streetscapes and greenspaces allows residents to enjoy the intimate details of the neighborhood while having the same coveted access to local amenities as neighboring communities. Whether for work or play, a neighborhood stroll, a bike or scooter ride, East Quarter locations offers access to some of the most iconic dining, arts/entertainment, and recreational green-spaces Dallas has to offer.

RESTAURANTS



BLOCK HOUSE

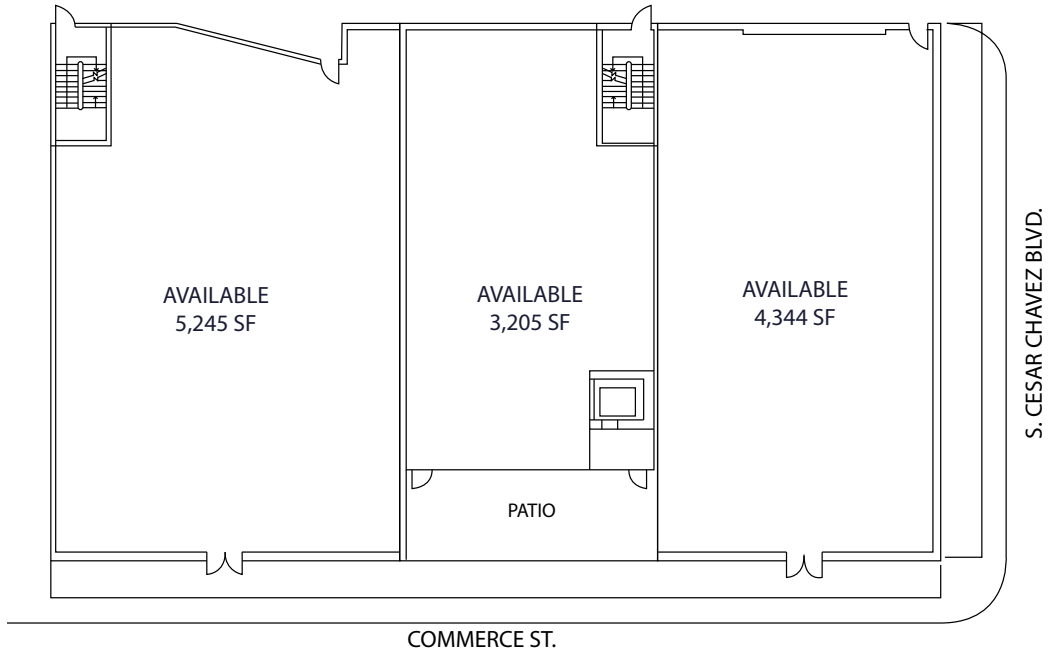


E.Q. PG 14



E.Q. PG 15

WATERS



E.Q. PG 16



E.Q. PG 17

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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.

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.

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