KLYDE WARREN PARK

C.

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RREAF HOLDINGS

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ABOUT

PROJECT SCOPE

• One of a kind 2nd generation restaurant space anchored by DFW's most progressive and successful endeavor – Klyde Warren Park.

• The property, in art-like fashion, manifests the essence of Dallas culture through the structure's modern design with floor to ceiling windows which seamlessly immerse guests into the park's surrounding greenery unlike any other space in the metroplex. In addition to striking 360-degree interior views, the property also optimizes experiential patio dining with covered park-side tables placing diners in the pulse of Uptown / Downtown's buzzy atmosphere.

• The 5.2-acre deck park is truly an urban masterpiece, providing a highly active pedestrian friendly space with carefully curated programming for the community ranging from yoga to outdoor concerts and films.

• Recently unveiled, the Park will continue to be a magnet with its addition of 1.2 acres, enhanced water fountain/play area features, and new rooftop event pavilion. Whether it's grabbing happy hour after work, brunch with friends, a date night to catch the sunset, or attending a formal event; Klyde Warren Park serves as THE central gathering space for Dallas.

DETAILS

- Restaurant RBA: 4,873.5 SF
- Restaurant Patio Area: 3,997 SF
- Kiosk RBA: 400 SF
- Kiosk Patio Area: 1873 SF

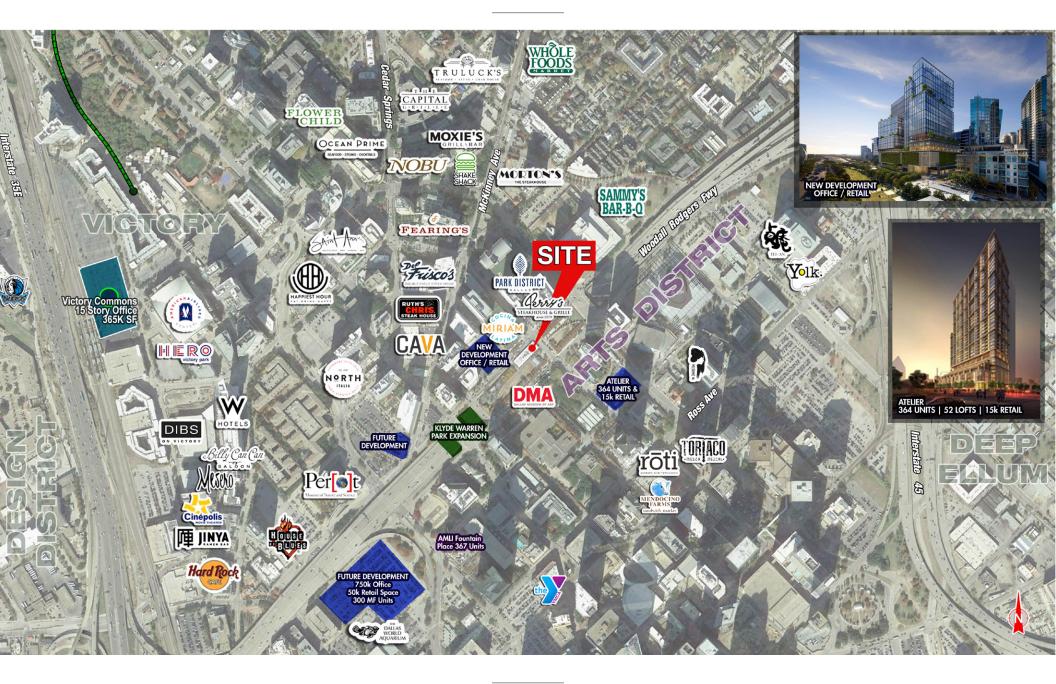
DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	39,263	207,622	415,550
Avg. HH Income	\$123,116	\$103,346	\$108,379
Total Housing Units	25,043	97,730	174,702
Daytime Population	102,455	312,834	538,900
Medium Home Value	\$424,760	\$397,399	\$399,010

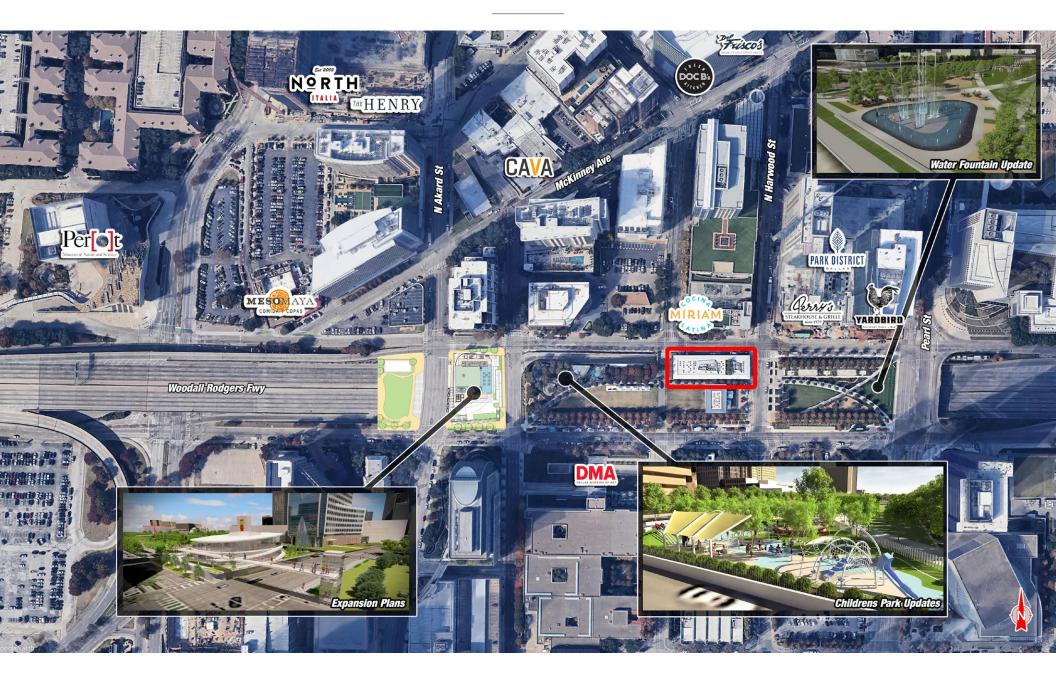
JOIN



TRADE AERIAL



SITE AERIAL



OBLIQUE AERIAL



KLYDE WARREN PARK FUTURE PHASES







Klyde Warren Park opened in 2012 and, since then, this 5.2 acre park has become Dallas' most popular public open space for residents and visitors alike, as well as a catalyst for unprecedented economic development. With this great success there has become a need to add more public open space, and a year around interior event pavilion.

This phase two expansion of Klyde Warren Park, adds 1.2 overall acres to the park just west of St. Paul Street. The 31,000 square foot parcel between St. Paul and Akard Streets will feature a pavilion that will house a state-of-the-art VisitDallas Experience Center, a café, special event ballroom, and rooftop "Halo" garden. The pavilion builds on the curvilinear geometry of the park's promenades, adjacent office buildings, and the architectural vocabulary and materials of the existing Performance Pavilion, and Savor Gastropub. The 26,000 square foot parcel further to the west will be green space for open-air markets and festivals.

These two areas will enable the Park to host private events, an important ingredient in the Foundation's ability to provide free programming for many years to come.

FORMER SAVOR SPACE



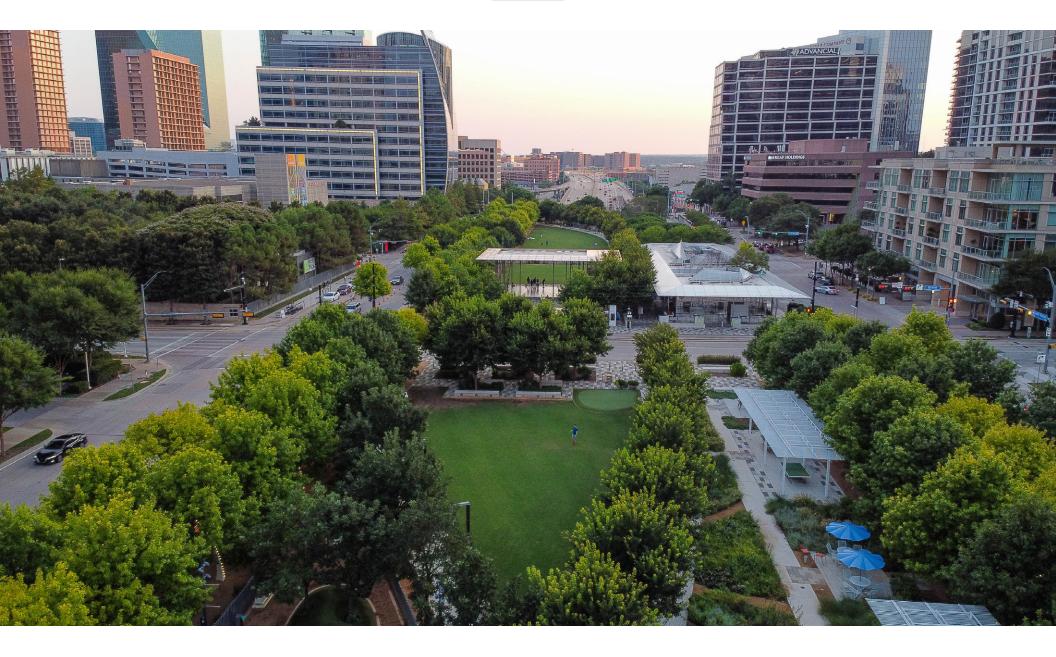


FORMER RELISH SPACE





PARK VIEW



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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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