

CROCKETT ROW

AT WEST 7TH



SHOP ^{COS.}

TABLE OF CONTENTS

PG. **3** ABOUT

PG. **4** SITE AERIAL

PG. **5** OBLIQUE AERIAL

PG. **6-7** SITE PLANS

PG. **8-9** NEIGHBORHOOD VIBE

PG. **10-11** PHOTOS

ABOUT

PROJECT SCOPE

Woven Together by a walkable streetscape, Crockett Row is an urban six city block mixed use destination for dining, entertainment, shopping, creative work-space and luxury loft living. Crockett Row is located in the heart of Fort Worth's thriving Cultural District - the city's most vibrant neighborhood.

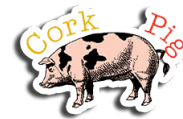
TRAFFIC COUNTS

- West 7th St.: 25,021 VPD-14
- University Dr: 23,583 VPD-14

DEMOGRAPHICS	1 mile	3 mile	5 mile
Est. Population	8,839	92,289	269,139
Avg. HH Income	\$79,194	\$77,680	\$69,210
Total Housing Units	4,685	35,840	92,489
Daytime Population	28,391	186,772	361,185
Medium Home Value	\$342,368	\$203,220	\$101,956

DETAILS

- Multiple opportunities for restaurant, service, and retailers. Please inquire for the most updated availabilities.
- Join:



SITE AERIAL



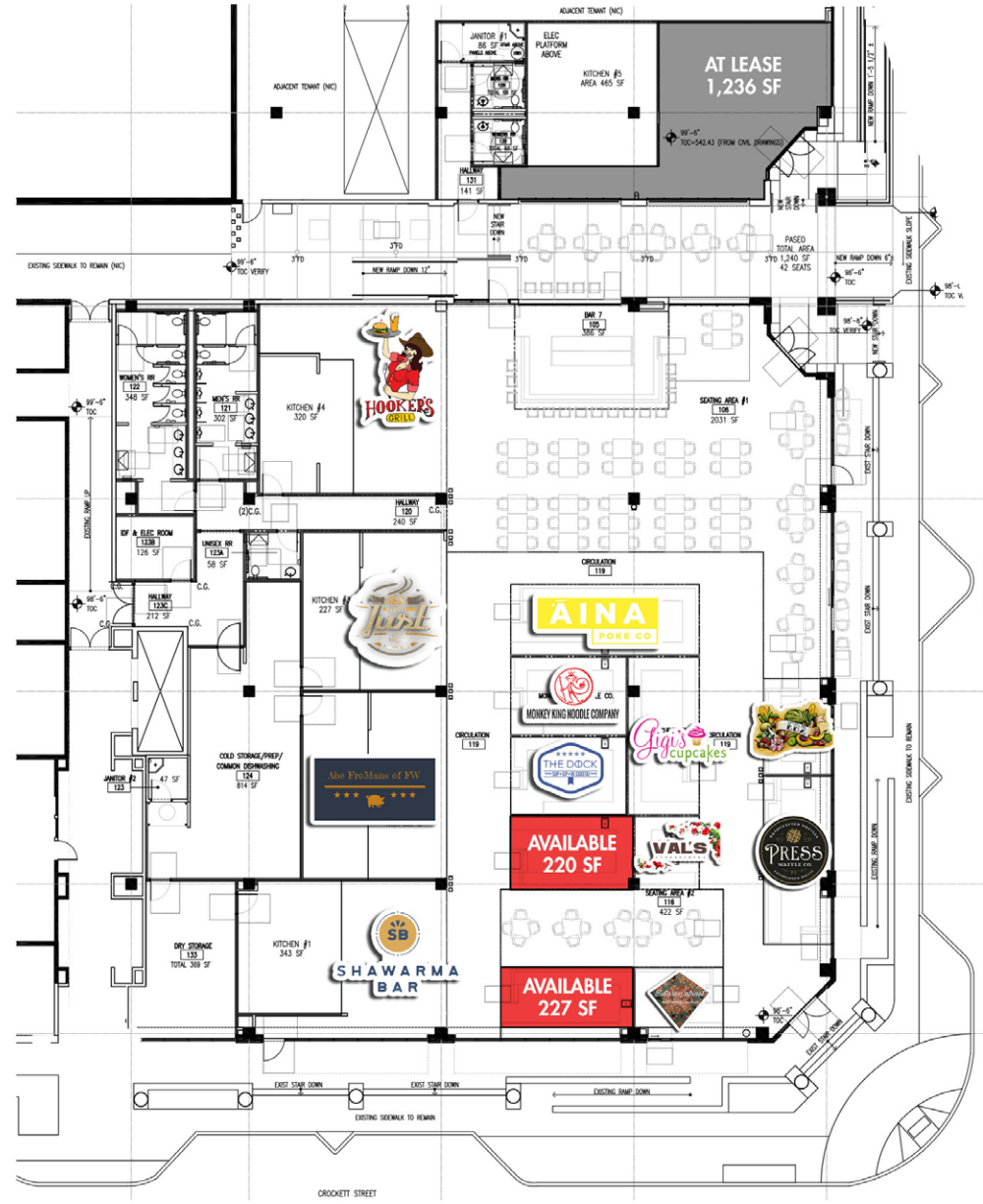
OBLIQUE AERIAL

Wells Fargo Tower
DR Horton Tower
The Tower
Burnet Plaza
Omni Residences
Fort Worth Water Gardens
FORT WORTH CBD
Tarrant Co College
Pier 1 Corp Headquarters
Alta Left Bank Flats 329 units
Alta Left Bank Lofts 260 units
Montgomery Plaza Condos 240 units
Parkside S 7th 229 units
Olympus 7th St 189 units
South 7 Townhomes \$600K+
The Stayton Senior Living
Trinity Park 250,000 annual visitors Home of Mayfest
Elan West 7th 374 units
Elan Crocket Row 380 units
White Buffalo 63 units
Bell Lancaster 253 units
Museum Place Tower
Eddie V's
The Marq 217 units
Modern Museum of Art
Kimbal Art Museum
University Dr
Camp Bowie Blvd
Crocket St
Morton St
Lancaster St
West 5th
West 6th
West 7th
24,420 VPD-14
22,640 VPD-14

Target
Marshall's
HG HomeGoods
Michaels
PETSMART
Pier 1 Imports
SUNSHINE
Tom Thumb
Glorias
Starbucks
MAD HATTER
HONEY TACO
ON! BAKERY
LA FITNESS
Social House
MASH'D
TOASTED
verizon
CHIPOTLE
REGIONS
STARR
F3
coca-cola
HUNG FU SALOON
Yves Delorme
TEXAS REPUBLIC
RESERVOR
CRYO
DEAL SKIN Medspa
chime
AMERICA GARDENS
RODEO GOAT
Varsity
CAMPBELL'S

PANTHER ISLAND PAVILION
PANTHER ISLAND PAVILION

FOOD HALL SITE PLAN



NEIGHBORHOOD VIBE RESTAURANTS



FOOD HALL

Food Hall at Crockett Row houses best-in-class, fast-casual food vendors in mini restaurant spaces that range from 100 to 1,000 square feet.



SALSA LIMON

Salsa Limón is utterly committed to serving unapologetically Mexico City style tacos. Pushing the limits of quality and flavor to the highest levels.



FIRESIDE PIES

Artisan pizzas made in hot wood-fired ovens, as well as items that naturally compliment pizza. These include hand-cut pasta, market fresh salads, appetizers & desserts.



THE BLUE FISH

The Blue Fish is a Japanese Restaurant that serves the finest sushi, sashimi and rolls, also offers an array of Asian inspired hot dishes, salads and artisan desserts.



CONCRETE COWBOY

Part nightclub, part sports bar, this industrial-chic meeting place features live music & DJs.



TOASTED

An eatery and bar featuring only fresh, all-natural ingredients; gourmet toasts, specialty sandwiches, soups, salads, & desserts. locally roasted coffees, teas, & juices.



MASHED

Homage to the Rebellious American spirit. Trailblazing Food and Beverage highlighting memorable flavors and distinct freshness.



SAVOR PATISserie

Handmade French Macarons that are equally beautiful and delicious, as well as fun, hands-on macaron baking classes at all locations!



STIRR

New American hot spot for lunch, dinner & brunch; a business lunch, a happy hour cocktail, an intimate meal or a relaxed place to eat and unwind with friends



SOCIAL HOUSE

Social House's cuisine, created by Chef Brian Olenjack, focuses on Southern and Texas flavors and are made from scratch.



ONI RAMEN

Oni Ramen is an authentic ramen shop in the greatest city in Texas.



CINNAHOLIC

Known for its customizable cinnamon rolls, Cinnaholic has 30 frosting flavors, plus more than 20 toppings. Cinnaholic's creations are free of dairy or eggs.

NEIGHBORHOOD VIBE SERVICE / RETAILERS



AMAZING LASH

Amazing Lash Studio offers the best eyelash extension services for dramatic results and thicker, longer lashes that last.



ITS A SECRET

It's A Secret Medspa offers wellness and beauty programs that are individually designed to help you achieve the results you've always wanted.



WINK THREADING

This gentle form of hair removal avoids contact with the skin and is the most hygienic process available, because there are no chemicals or tools used aside from a spool of antibacterial thread.



HIATUS

Hiatus Spa + Retreat takes a fresh approach to wellness and regular relaxation, empowering everyone to live a healthier, happier lifestyle.



WEST ELM

West Elm does is designed to make an impact in everyday life, from creating unique, affordable designs for modern living to its community-driven in-store events and collaborations.



BOARDROOM

Boardroom Salon for Men was created to provide a cool, comfortable, masculine place for men to get a great haircut, shave, or spa service – the ultimate relaxed grooming experience for men.

PHOTOS



PHOTOS



SHOP^{COS.}

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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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