CURRENTLY OPERATING START RESTAURANT

4023 LEMMON AVE., DALLAS, TX 75219

SHOP cos.

Thomas Glendenning/ **THOMAS@SHOPCOMPANIES.COM** / **214-960-4528**

Landry Kemp/ **LANDRY@SHOPCOMPANIES.COM** / **214-398-2546**

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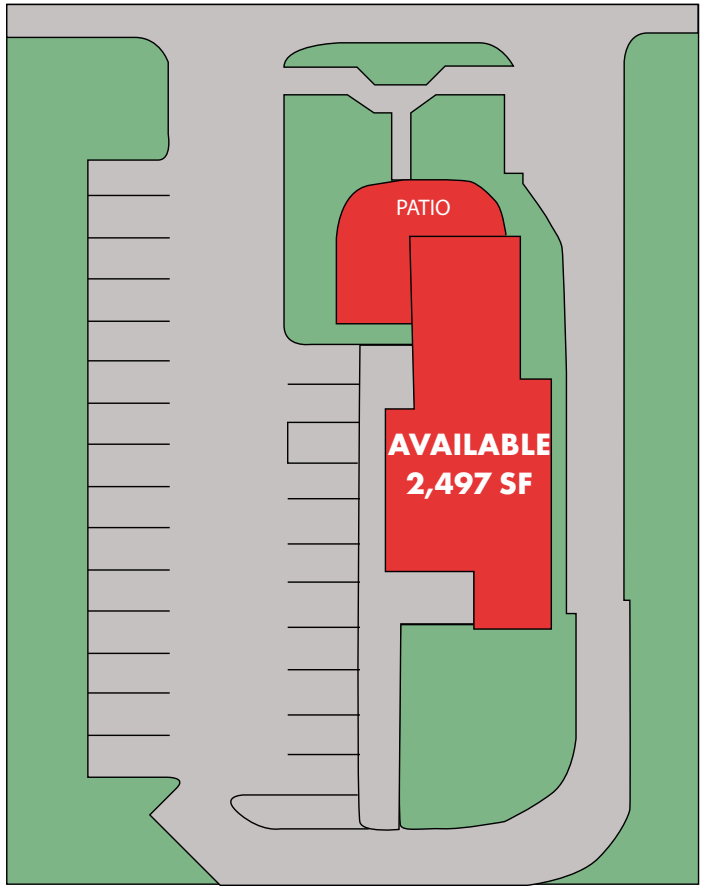

PROJECT SCOPE

Rare free-standing restaurant with drive-thru along highly sought Lemmon Avenue in Dallas. This high-profile site offers great proximity to the area's bustling Uptown business population and affluent patrons living in surrounding Turtle Creek/Uptown communities. The property is also positioned to service traffic headed to and from Dallas North Tollway as well as major commuter destinations such as Love Field Airport and the extremely high growth Medical District. Lemmon avenue continues to develop into a top retail and restaurant corridor with additional office, multi-family, and hotel projects bringing density to the trade area.

DETAILS

- 2,497 SF with drive thru and patio area for lease
- OPERATING TENANT PLEASE DO NOT DISTURB

TRAFFIC COUNTS

o Lemmon Ave:	41,153 VPD-14
o Oak Lawn:	26,458 VPD-14

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	41,029	210,206	409,859
Avg. HH Income	$115,464	$112,510	$105,537
Total Housing Units	24,539	99,084	178,559
Daytime Population	42,597	418,713	683,018
Medium Home Value	$332,830	$414,949	$388,785

AREA ATTRACTIONS

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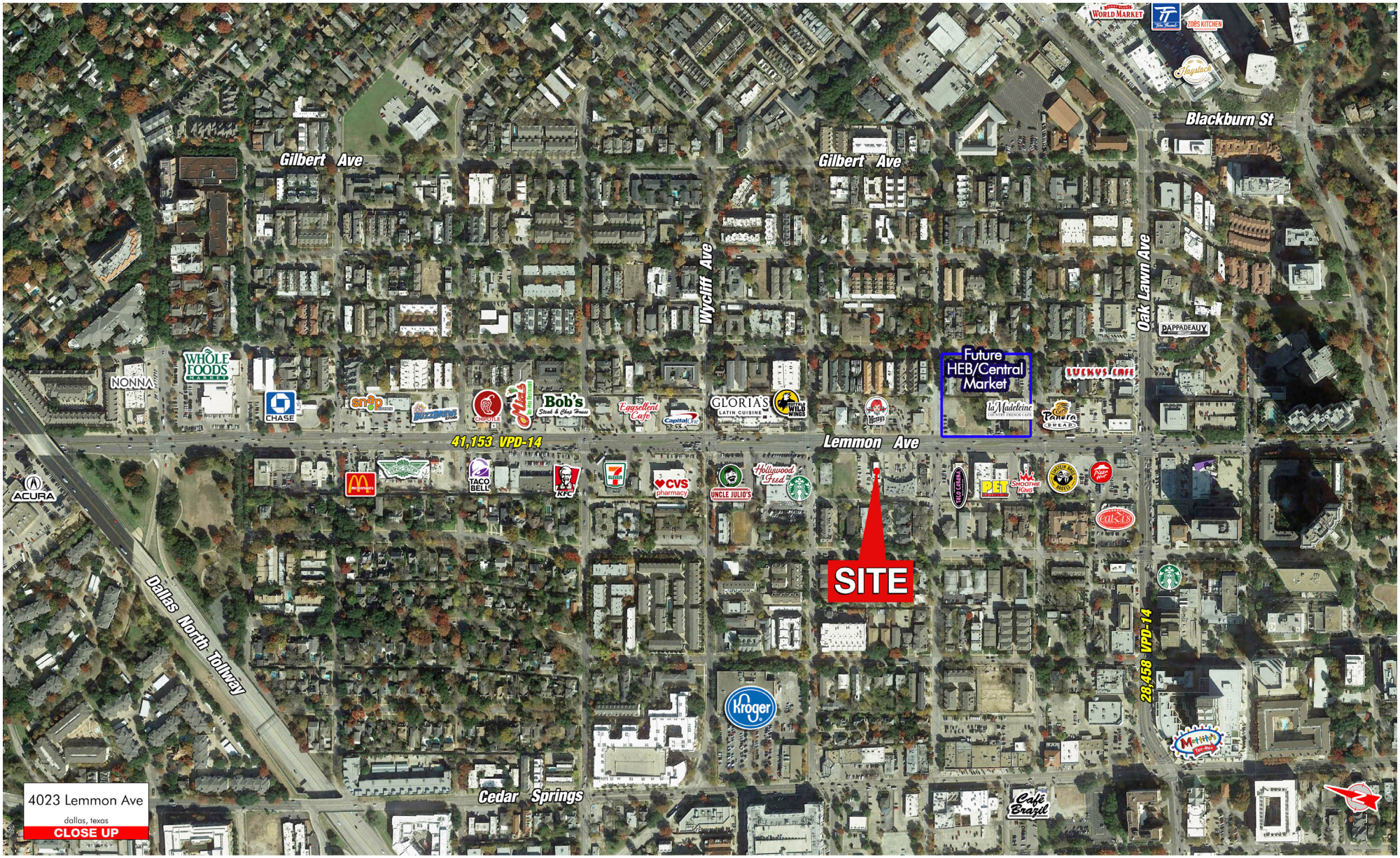

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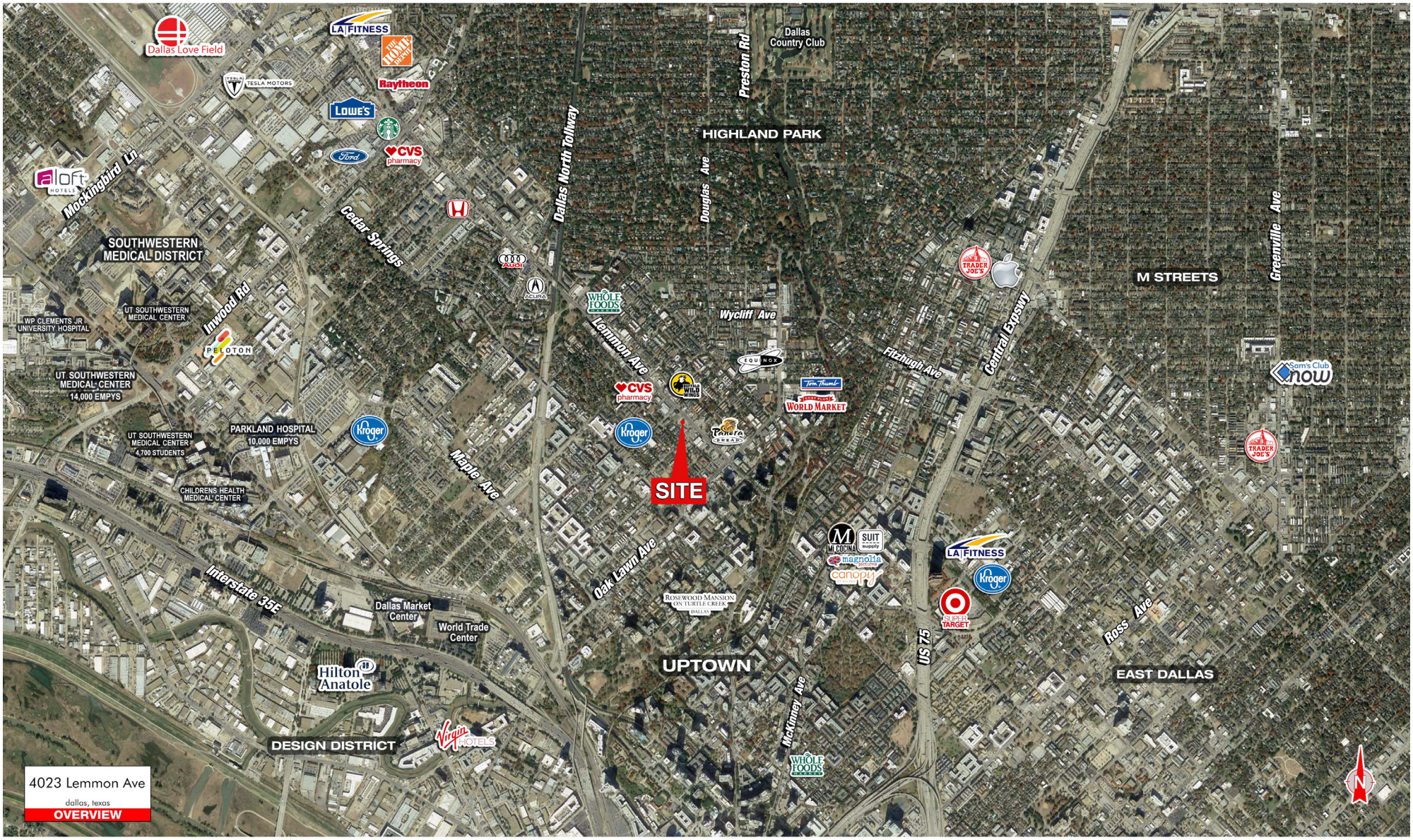

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EQUAL HOUSING OPPORTUNITY

INFORMATION ABOUT BROKERAGE SERVICES

TREC
TEXAS REAL ESTATE COMMISSION

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.

SHOP COMPANIES	9002835	shop@shopcompanies.com	214.960.4545
Licensed Broker/Broker Firm Name	License No.	Email	Phone
RAND HOROWITZ	513705	rand@shopcompanies.com	214.242.5444
Designated Broker of Firm	License No.	Email	Phone

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