



BISHOP ARTS

a project by

EXXIR
GROUP

BISHOP

SHOP ^{cos.}

FLAVOR

LIVE ART
ON
PLAY

JUST MARRIED

VACANCY

KEEP PUSHING

KEEP IT FRESH

DING!
DING!

HIGH FIVE!

9TH

WOOF!

ZOOM



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.

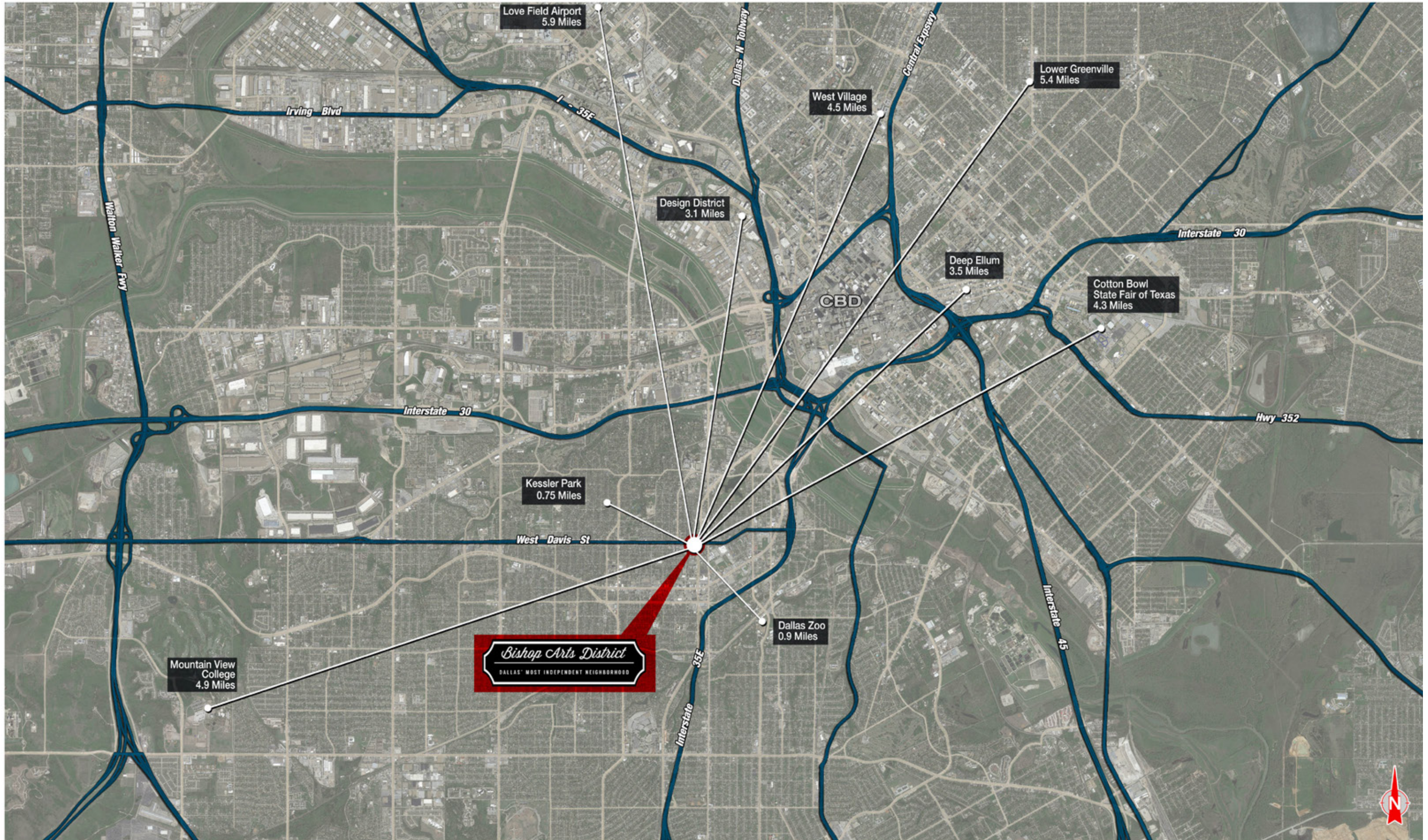
How do you take something special and make it even better?

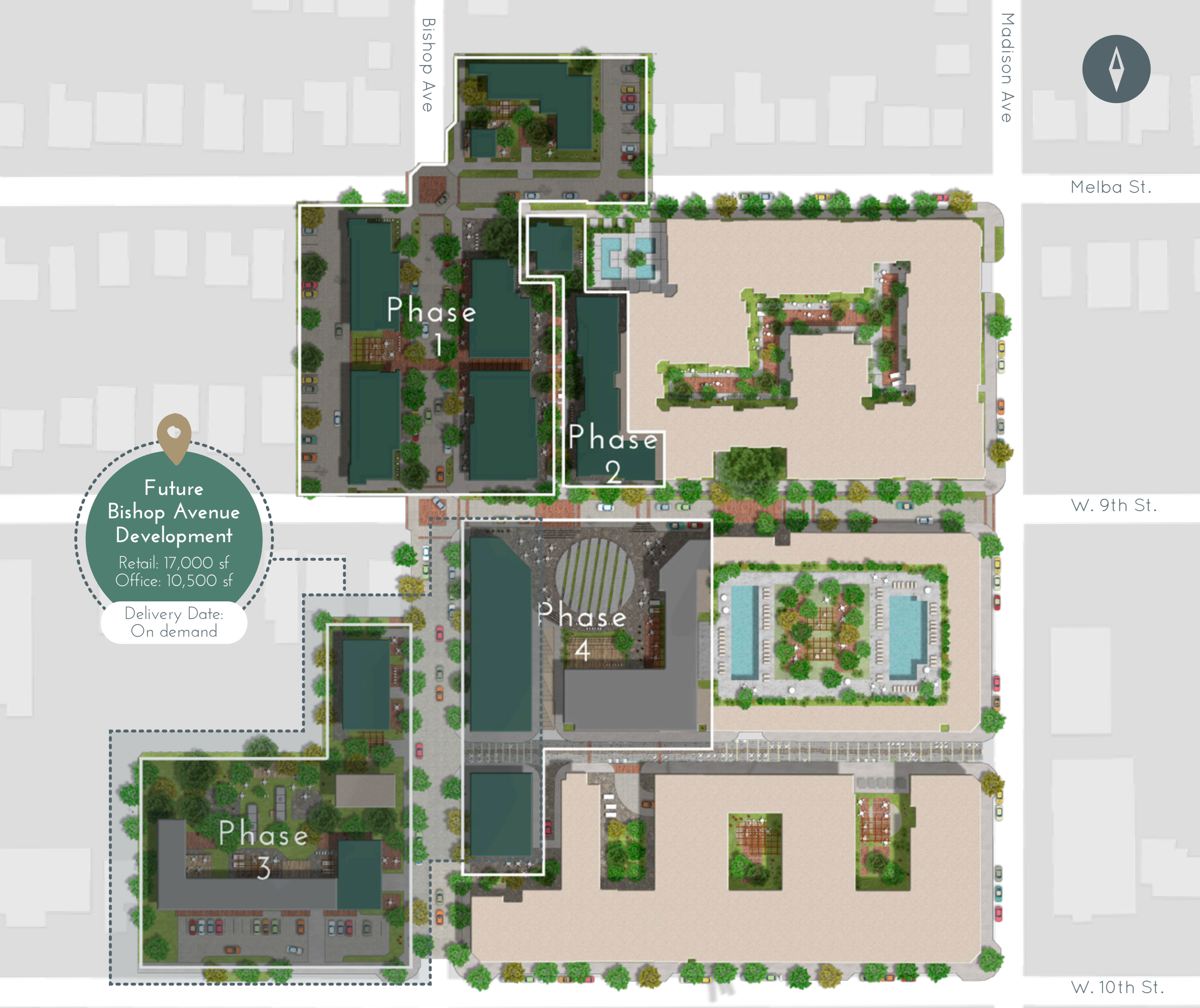
We've taken 10 years to figure that out. Travelling the world. Employing some of the finest architects and designers. Recruiting our own team of artists.

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."



OVERVIEW





Melba St.

W. 9th St.

W. 10th St.

KEY:

- Phase 1::
- Bishop Main Street Pt. 1
 - 40,000sf Retail/Creative Office
 - Delivered
- Phase 2::
- Bishop North
 - 9,000sf Retail
 - Delivery Q4 2019
- Phase 3::
- Camp Bishop
 - 14,000sf Retail/Creative Office
 - Delivery January 2019
- Phase 4::
- Bishop Main Street Pt. 2
 - 35,000sf Retail/Creative Office
 - Delivery Q2 2021 or On Demand

Future Bishop Avenue Development
 Retail: 17,000 sf
 Office: 10,500 sf
 Delivery Date: On demand

SPACE REMAINING



Building A

Retail 1	.....Macellaio
Retail 2	.....Salary Man
Retail 3	.....Azucar Ice Cream
Retail 4	.....Tribal Juice

Building B (first floor)

Retail 1	.....3,404 sf
Retail 2	.....Marcel Market
Retail 3	.....Jeremiah Jo
Retail 4	.....1,730 sf
Retail 5	.....1,163 sf
Retail 6	.....Tejas
Total Remaining	.....6,297 sf

Building C.....1,800 sf

Building D

Retail 1	.....2,671 sf
Retail 2	.....3,400 sf
Retail 3	.....976 sf
Total Remaining	.....7,047 sf

Building E

Retail 1	.....La Reunion
Retail 2	.....379 sf
Retail 3	.....834 sf
Retail 4	.....880 sf
Retail 5	.....Nora
Total Remaining	.....2,093 sf

Building F.....Paradiso

Building G

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

Building H.....14,000 sf














- Leased
- Remaining



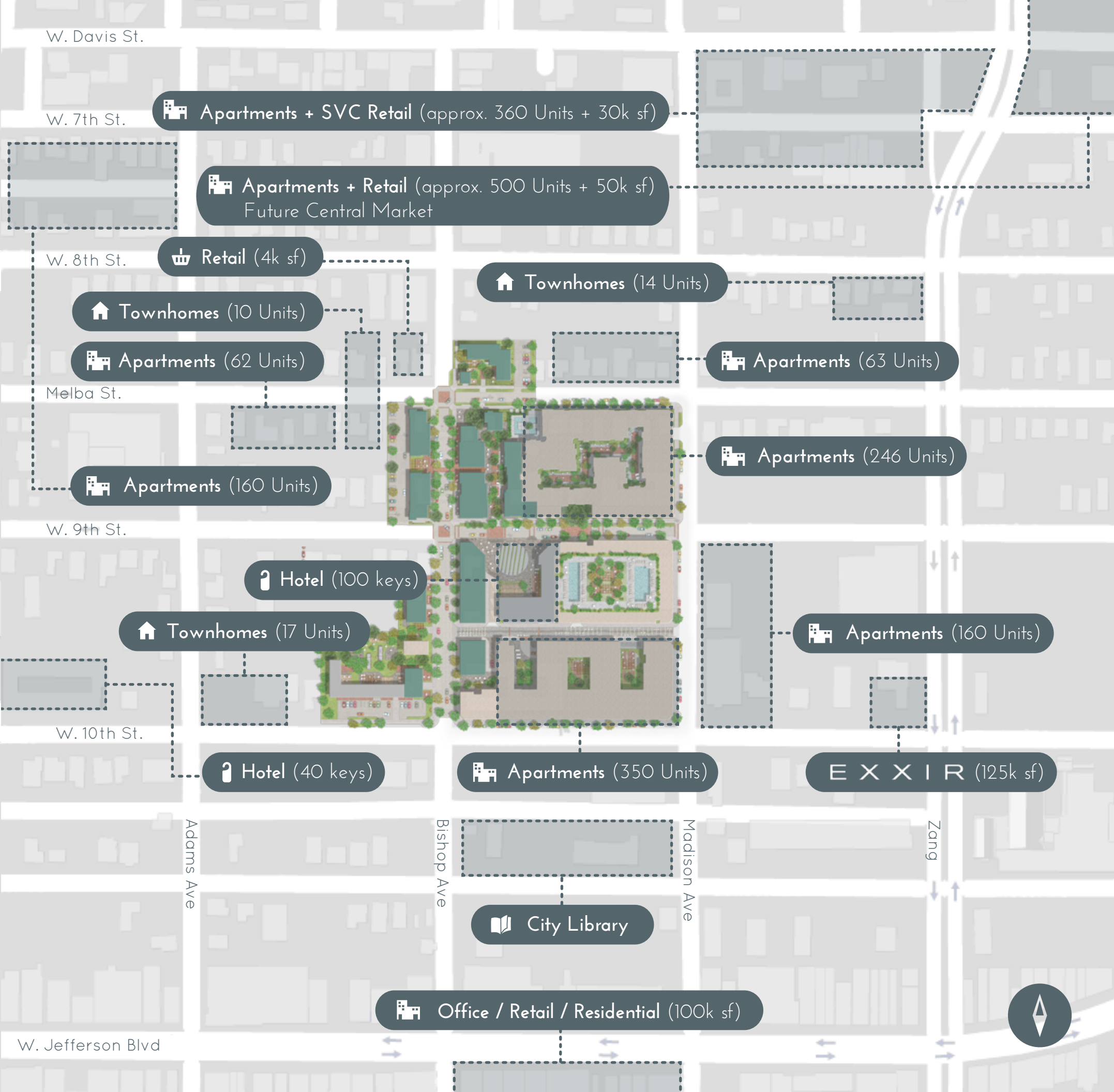
SCHEDULED DEVELOPMENTS

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
-  **40 Unit Hotel**
 - Exxir Hospitality
-  **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





THE MAIN STREET



Office SF:
9,000 sf



Retail SF:
23,000 sf



Delivery:
Q1 2019



Parking:
700 spaces



THE KEMP PIAZZA



100yr old trees:
6



Delivery:
Spring 2019



Space beneath the trees:
25,000sf



THE ART GARDEN



Outdoor space:
3 acres



Retail SF:
12,500 sf



Delivery:
Fall 2020



Parking:
700 spaces

RESIDENCES



Residences:
550



Delivery:
Q4 2019



Outdoor space:
Beautiful Interior Courtyards and Pools



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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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