

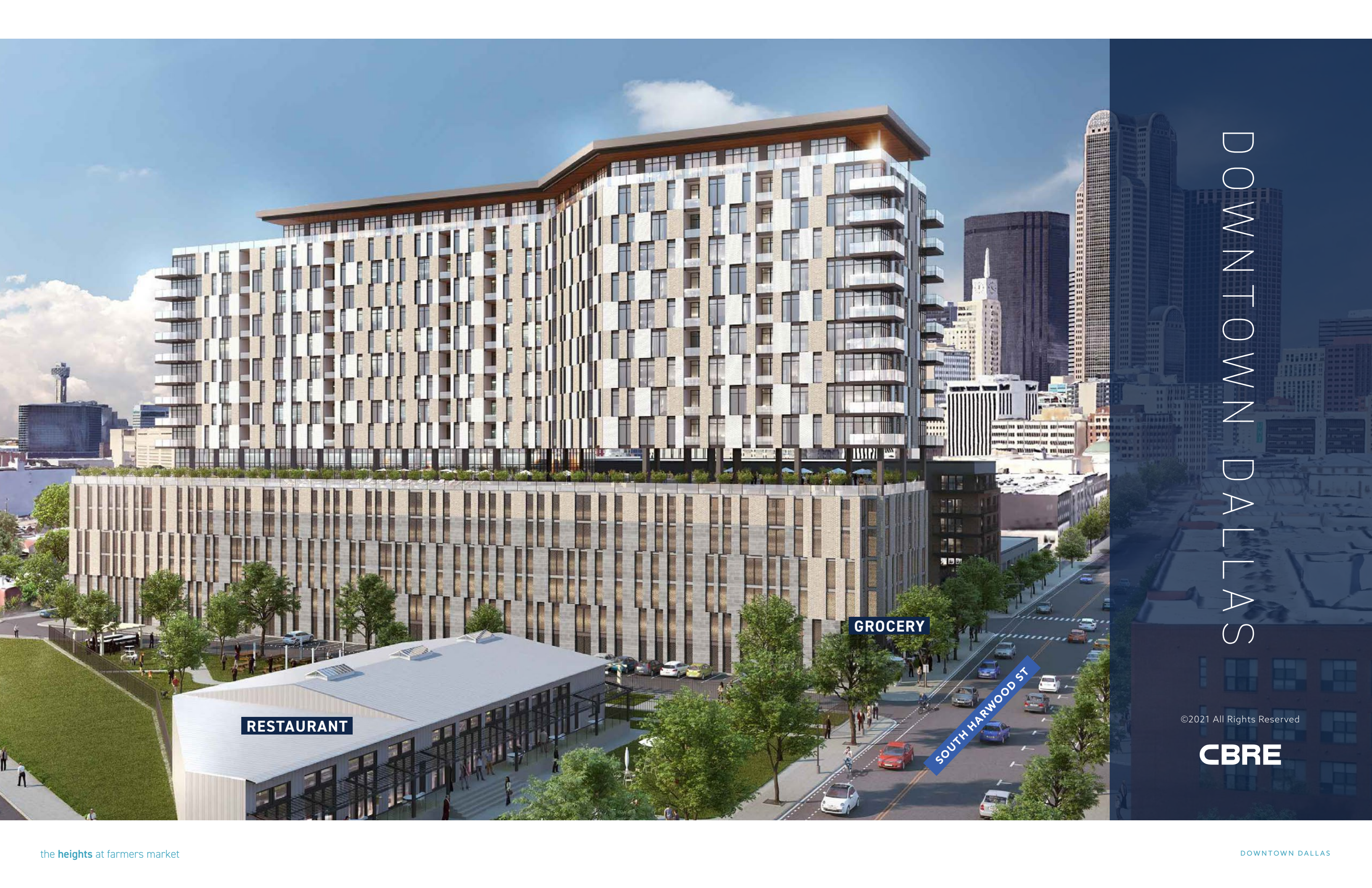
SOUTH HARWOOD GROCERY AND RESTAURANT OPPORTUNITY

DOWNTOWN DALLAS



 the heights  
AT FARMERS MARKET

**CBRE**



DOWNTOWN DALLAS

RESTAURANT

GROCERY

SOUTH HARWOOD ST

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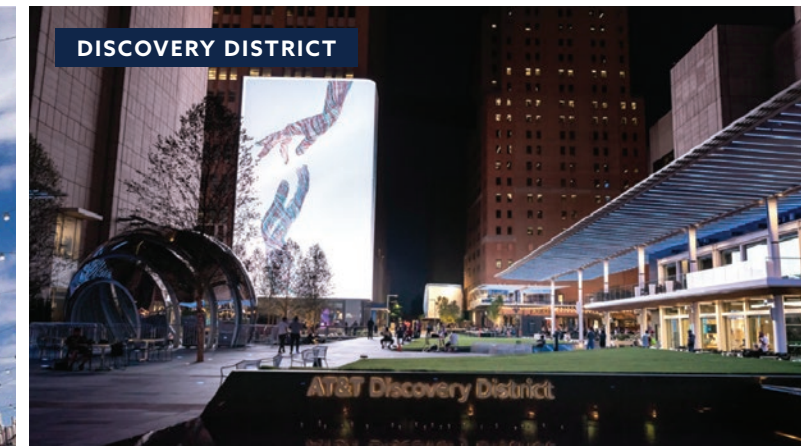
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# WHY DOWNTOWN?

Dallas' growth is pushing southward in the city's core and beyond to The Cedars and Farmers Market, with new developments like Newpark and East Quarter.

The Newpark Development, which will include Class A office space, urban retail, residential units, a boutique hotel, and education campuses.

- Excellent connectivity-easy access to I-30, and DART Bus and Rail lines, and walkable to Main Street, Deep Ellum, and the greater Dallas CBD
- Over 12,337 new residential units, plus 32.5 M SF of office space within a one mile radius, including 23.7 M SF of Class A office space
- Near future 9-acre deck park, part of the I-30 revitalization project which will connect Downtown to The Cedars area and add greenspace and enhanced neighborhood connectivity



# DALLAS CBD

## NOTABLE PROJECTS

HOTELS		# OF KEYS
1	Lorenzo Hotel	237
2	CANVAS Hotel Dallas	123
3	The Statler Dallas, Curio Collection by Hilton	164
4	Aloft Dallas Downtown	193
5	The Joule	161
6	The Adolphus	421
7	Hotel Indigo	172
8	Pittman EPIC	164
9	Crowne Plaza	304
10	Omni Dallas Hotel	1001
11	Hyatt Regency	1194
RESIDENTIAL DEVELOPMENTS		# OF UNITS
1	The National	324
2	The Continental	203
3	The Element	153
4	Statler Residences	219
5	Novel Deep Ellum	231
6	Manor House Apartments	269
7	Amelia at Farmer's Market	297
8	The Merc	213
9	300 Pearl	336
10	Cortland Farmers Market	220
11	Camden Farmers Market	904
12	Eleven10	626
13	Cortland Good Latimer	340
14	Harvest Lofts	240
15	Town Homes in Farmer's Market Area	271
16	LTV	186
17	The Drakestone Apartments	366
18	Harwood Development Phase I	232
19	Harwood Development Phase II (planned)	259
OFFICE TOWERS		SF
1	Bank of America Plaza	1,849,729
2	Comerica Bank Tower	1,530,957
3	One AT&T Plaza / Whitacre Tower	965,800
4	Renaissance Tower	1,738,979
5	Santander Tower	1,403,417
6	The Stack	200,127
7	The Epic	294,820
8	Continental Building	265,918
9	East Quarter (Future)	224,370
10	Adolphus Tower	188,988



### DOWNTOWN DALLAS FACTS



500% RESIDENT GROWTH OVER PAST 20 YEARS



#2 MOST CONSTRUCTION IN A US DOWNTOWN SINCE 2013



DOWNTOWN IS REGION'S LARGEST & MOST HIGHLY EDUCATED WORKFORCE

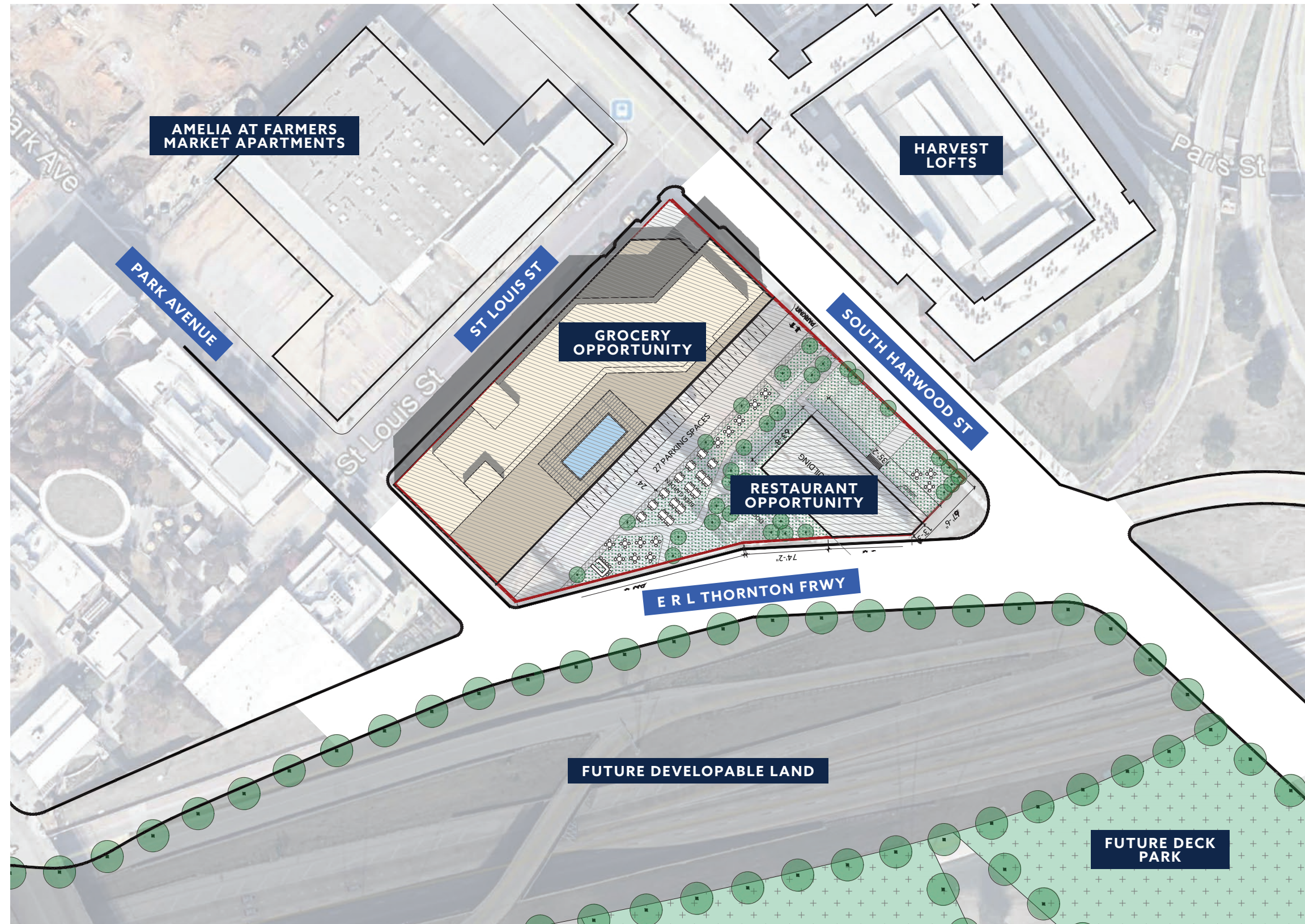


LIMITED GROCERS SERVING DOWNTOWN AND SOUTH DALLAS



# UNIQUE DOWNTOWN GROCERY OPPORTUNITY

- 22K SF ground level retail opportunity at the base of apartment tower (232 units in Phase I and 259 units in Phase II)
- Perfect location for a Grocer to benefit from the synergy of nearby Dallas Farmers Market and a built-in customer base of area residents
- There is rapid residential growth in the area, yet the nearest grocer is in the Union, 1.5 miles away
- Grocery loading area accessible off of St Louis Street
- Ample parking for grocery shoppers



# FLEXIBLE RESTAURANT OPPORTUNITY

15,000 SF existing building with the opportunity to adjust sizing and create additional indoor/outdoor seating



JAXON BEER GARDEN



CBD PROVISIONS



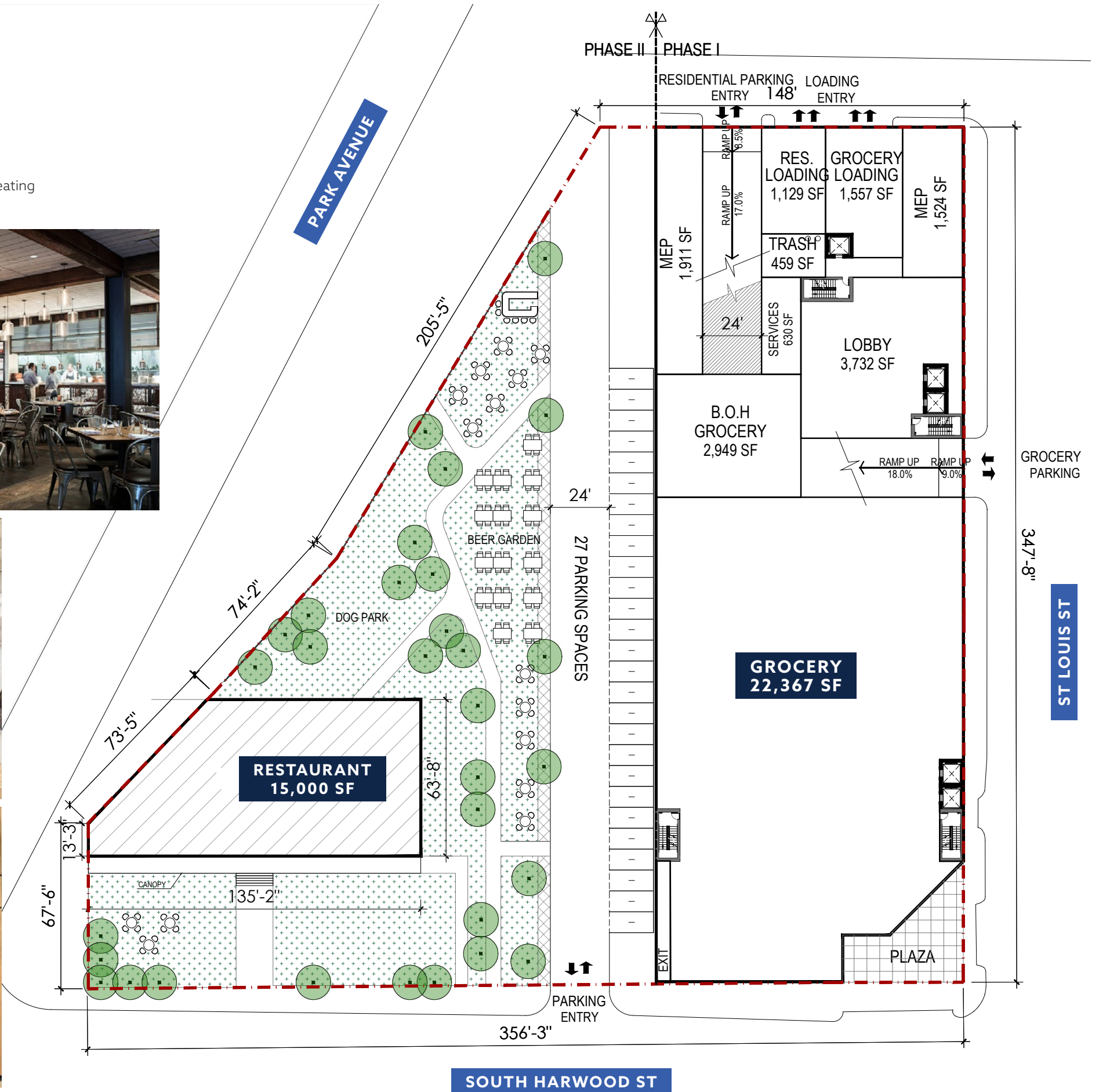
ATT FOOD HALL



CATBIRD



REX'S SEAFOOD



# SOUTH HARWOOD GROCERY AND RESTAURANT OPPORTUNITY

## DOWNTOWN DALLAS

For additional information,  
please contact:

### **JACK GOSNELL**

Senior Vice President

214 252 1187

jack.gosnell@cbre.com

### **ELIZABETH HERMAN**

Senior Associate

214 252 1143

elizabeth.herman@cbre.com

### **MARISSA STAVE**

Associate

214 252 1037

marissa.stave@cbre.com

 **the heights**  
AT FARMERS MARKET

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