

# TRAILHEAD-LAKEWOOD



SHOP COS.

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# ABOUT

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## PROJECT SCOPE

Restaurant and retail opportunities beneath a new luxury multifamily development in Lakewood. This site features a freestanding jewel box restaurant opportunity along with ground floor retail space beneath the apartments. Trailhead has direct access from the Santa Fe Hike & Bike Trail and E Grand Ave, which has strong traffic counts of over 22,441 VPD. Lakewood is known for its high demographic neighborhoods and historic appeal. The Lakewood area proudly boasts strong civic and community associations, making it one of Dallas' most prestigious and desirable areas.

## TRAFFIC COUNTS

- Grand Ave: 24,221 VPD-19
- Gaston Ave: 20,946 VPD-19
- Garland Rd: 37,155 VPD-19

## DETAILS

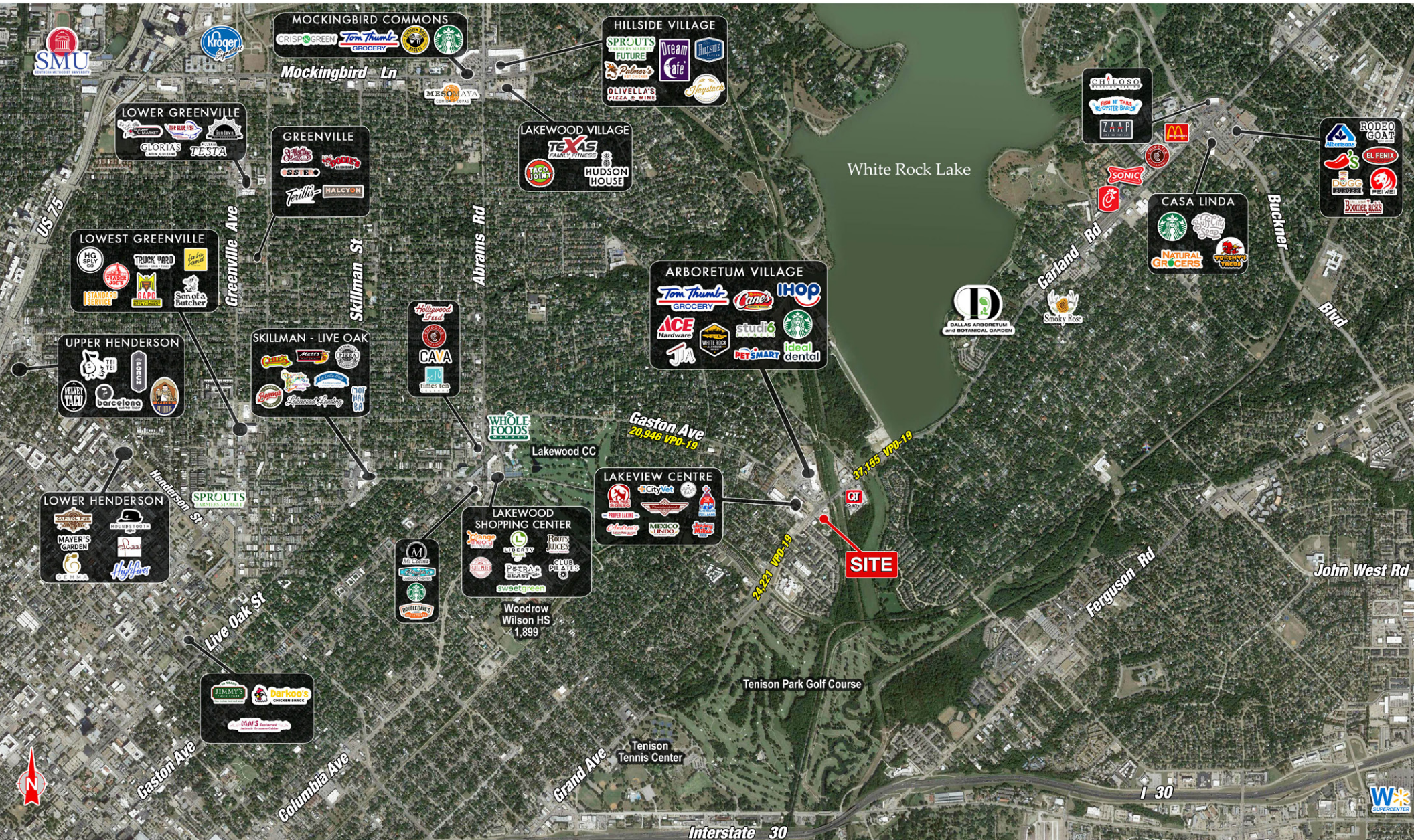
- 1,020 jewel box at the entrance into the project
- Freestanding restaurant – Up to 3,480 sf with 1,160 sf Optional Mezzanine
- 4,500 sf restaurant with 3,345 sf of patio (Can be demised)
- Exclusive parking
- Join:



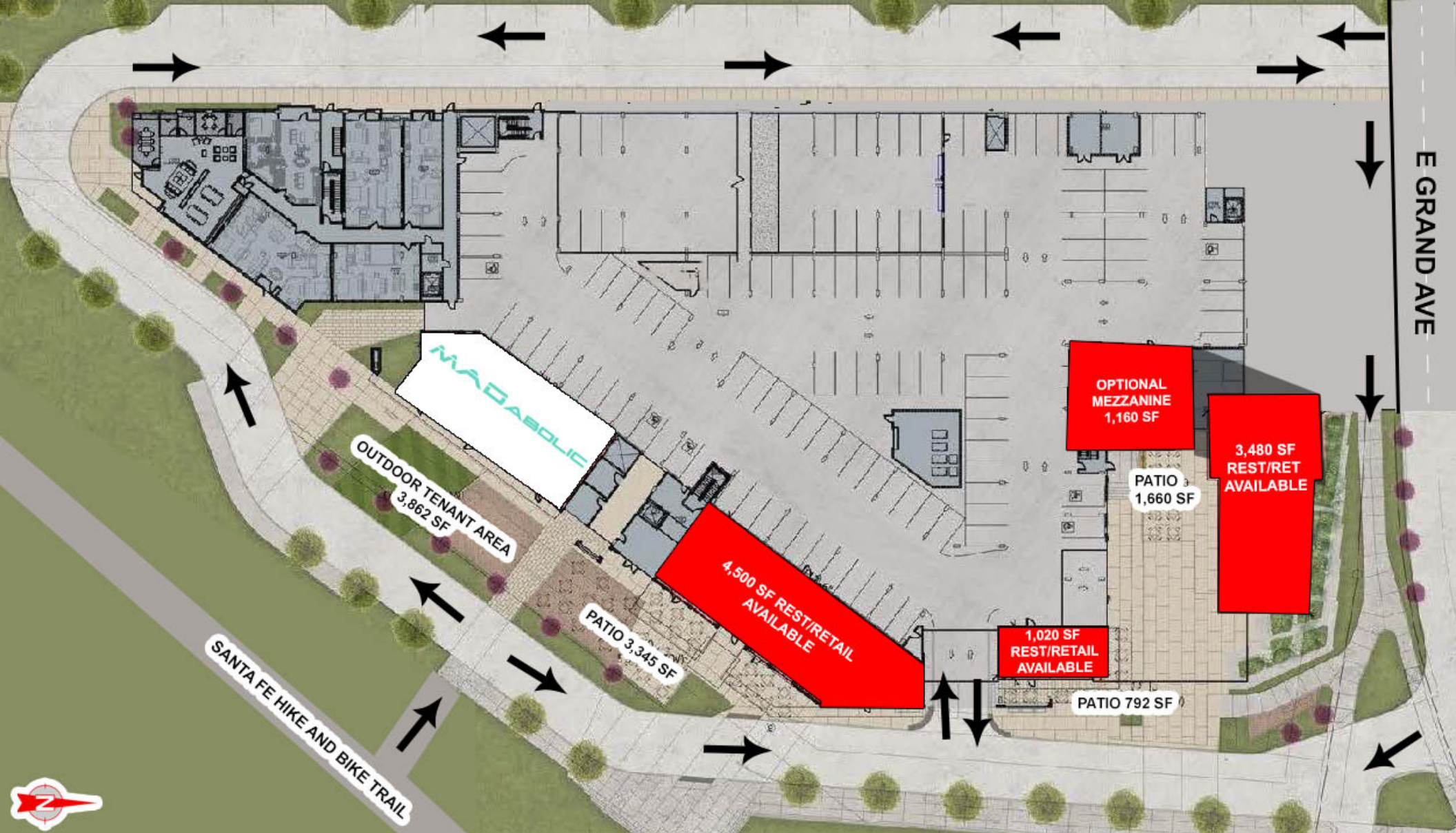
# SITE AERIAL



# SITE AERIAL



# SITE PLAN



# NEIGHBORHOOD VIBE RESTAURANTS & BARS



## CANE ROSSO

Cane Rosso serves the most authentic wood-fired Neapolitan pizzas in Texas.



## WHITE ROCK ALEHOUSE

Located in Dallas' picturesque White Rock Lake area, White Rock Alehouse & Brewery was founded by Dallas residents who care about craft beer.



## TACOS LA BANQUETA

Mexican spot serving authentic and creative street tacos, tortillas, quesadillas, tortas, and beverages in a counter-serve setting.



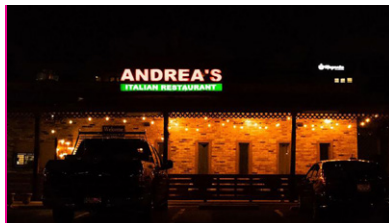
## THUNDERBIRD

Thunderbird Pies is a Detroit-style pizza joint. Named "Best New Restaurant" by Texas Monthly Magazine in early 2022.



## STARBUCKS

The world's largest coffeehouse chain serving hot and cold drinks, whole-bean coffee, teas, juices, pastries, and other snacks.



## ANDREA'S ITALIAN

Andrea's is known for its charm and has everything you need to enjoy an authentic, traditional style Italian experience. They use quality and fresh ingredients.



## I LOVE JUICE BAR

I Love Juice Bar serves up always fresh smoothies, acai bowls, juices, shots, and growlers with no fillers or artificial ingredients.



## MI COCINA

Modern chain for classic & innovative Tex-Mex plates, plus frozen cocktails, in stylish surrounds.



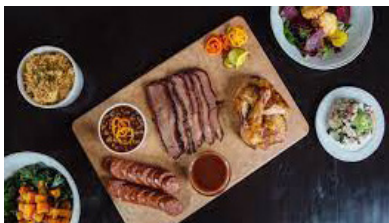
## MEXICO LINDO

Iconic yellow building serving casual Mexican food. You can find authentic home style plates & freshly hand pressed tortillas.



## UNLEAVENED FRESH KITCHEN

Casual neighborhood cafe with a patio offering refined, health-conscious wraps & salads.



## SMOKY ROSE

Smoky Rose offers all of the Texas staples in one menu. From smoked brisket to chicken enchiladas, it's all made fresh.



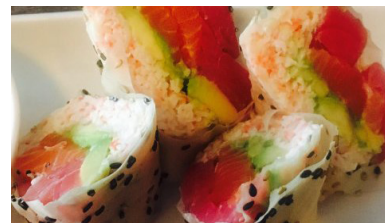
## HYPNOTIC DONUTS

Craft donut shop using locally-sourced ingredients and crazy recipes. They prepare fresh donuts and chicken bisuits



## LDU COFFEE

Unique and local coffee shop with friendly service and bold coffee. Serving strong Australian espresso drinks.



## SA SA SUSHI

Narrow, brick-lined hot spot with a long sushi bar & hip vibe for sashimi, clever maki & bento



## CHEESECAKE ROYALE

One of the country's premier gourmet dessert manufacturers serving up cheesecakes, cakes, and other desserts.

# RENDERINGS

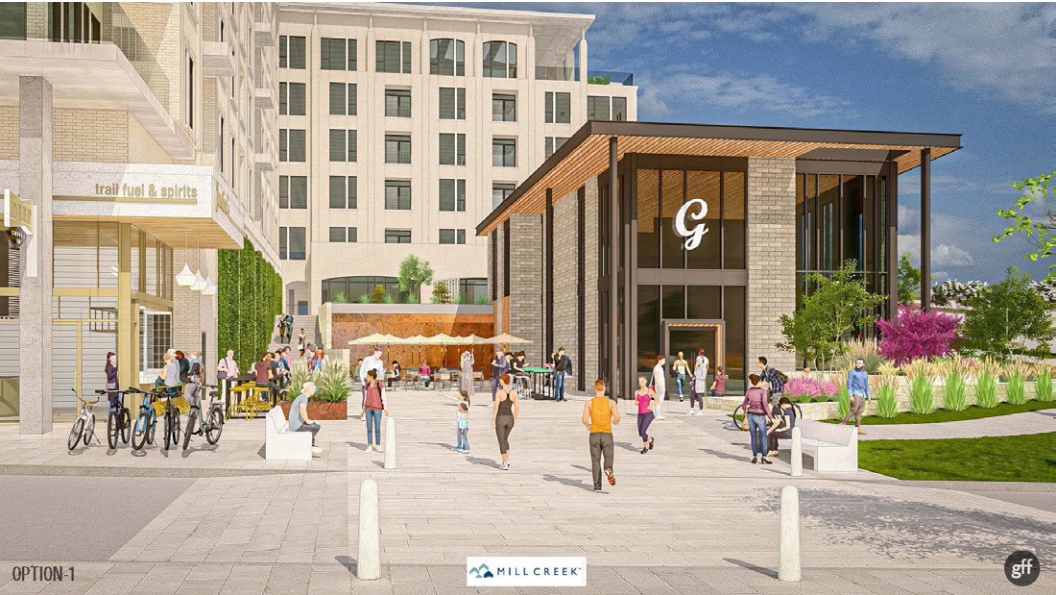
RESTAURANT/RETAIL CONCEPT



RESTAURANT/RETAIL CONCEPT



RESTAURANT/RETAIL CONCEPT



RESTAURANT/RETAIL CONCEPT





# RENDERINGS

FITNESS CONCEPT



FITNESS CONCEPT



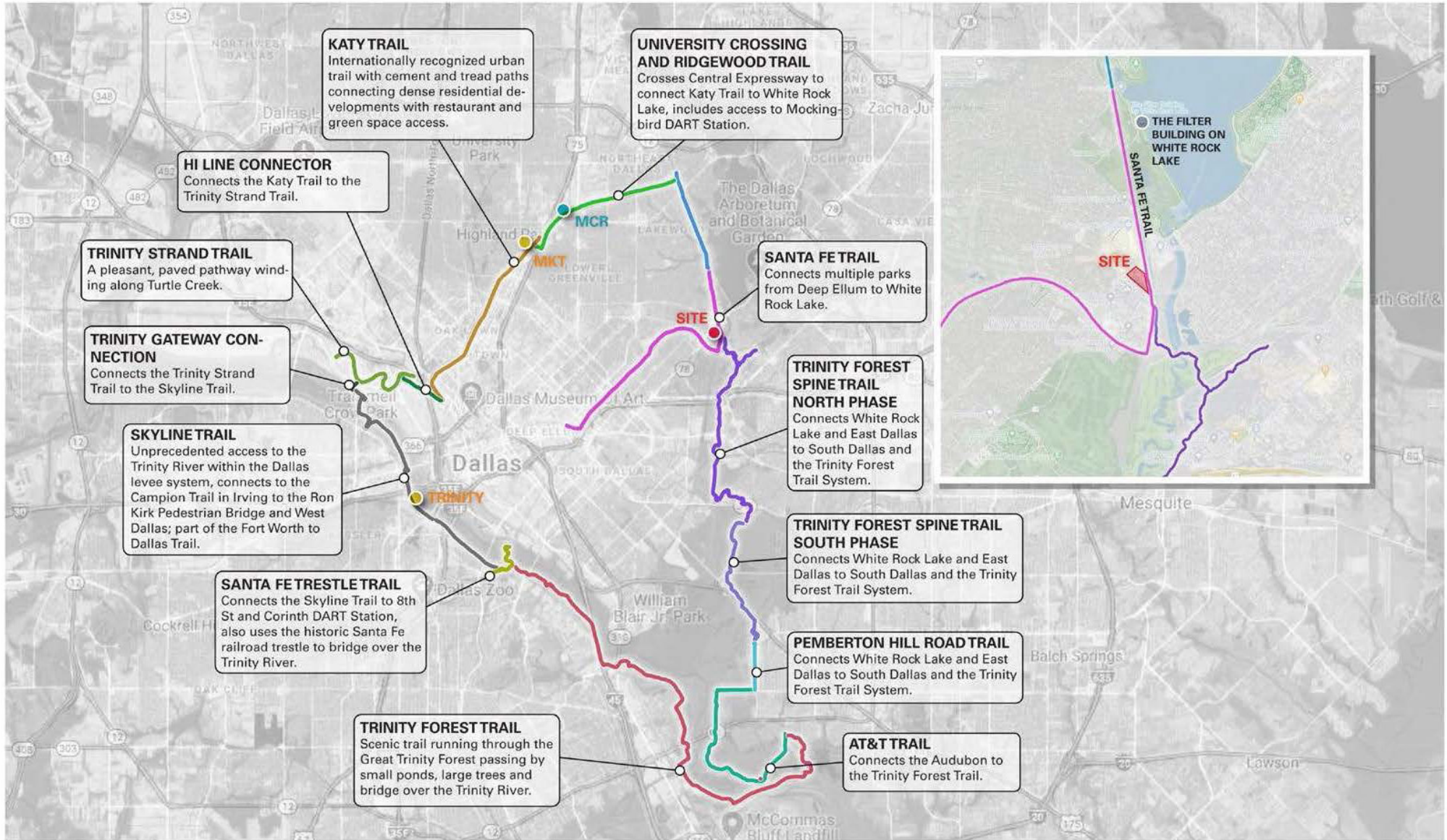
RESTAURANT CONCEPT



RESTAURANT CONCEPT



# CONNECTIVITY AERIAL



# SHOP<sup>CO.</sup>

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*Thomas Glendenning*

**4809 COLE AVE STE 300, DALLAS, TX 75201**

**THOMAS@SHOPCOMPANIES.COM**

**214-960-4528 (DIRECT)**

**214-205-8217 (MOBILE)**

*Jake Sherrington*

**4809 COLE AVE STE 300, DALLAS, TX 75201**

**JAKE@SHOPCOMPANIES.COM**

**214-960-4623 (DIRECT)**

**214-934-5904 (MOBILE)**



# 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone