



WELCOME TO
EXPO PARK

THE EXPO COMMUNITY IS YOURS

We're excited to have you as part of our vibrant neighborhood. This guide is here to help answer any questions you might have about the area.

If you need assistance, feel free to reach out to our team at **214-821-3411**. You can find us at **4121 Commerce St. Suite #1**.

We look forward to seeing you around!



AUGUST
REAL ESTATE CO.

AMENITIES

Garden Pool

Fitness Center

Discounted Membership
with Cowboy's Fit

Rooftop Access

Several Grill Areas

Lush Courtyards

Dog Run

Annual Tenant Events

EV Charging Stations

Onsite Management

Luxor Locker Package Room
(coming soon)

Downtown Views

Nightly Security Patrol

MAP OF EXPO PARK



AUGUST REAL ESTATE CO. OFFICE



UTILITY PROVIDERS

Below, you'll find the contact details for your recommended utility providers. We've made it easy for you to get started—just give them a call to set up your services and make your transition as smooth as possible.

Let us know if you need any assistance along the way!



ELECTRIC

POWER TO CHOOSE
powertochoose.com



WATER

BILLED IN TENANT
PORTAL EACH MONTH



GAS*

ATMOS ENERGY
atmosenergy.com
1-800-460-3030

**not all units have gas*



TRASH

BILLED IN TENANT
PORTAL EACH MONTH



CABLE & INTERNET

SPECTRUM
official.spectrum.com
1-877-528-7261

AT&T
att.com
877-799-8501



INSURANCE

A "Certificate of Insurance" from your agent should have General Liability coverage no less than \$1,000,000 for commercial leases and \$100,00 for residential leases.

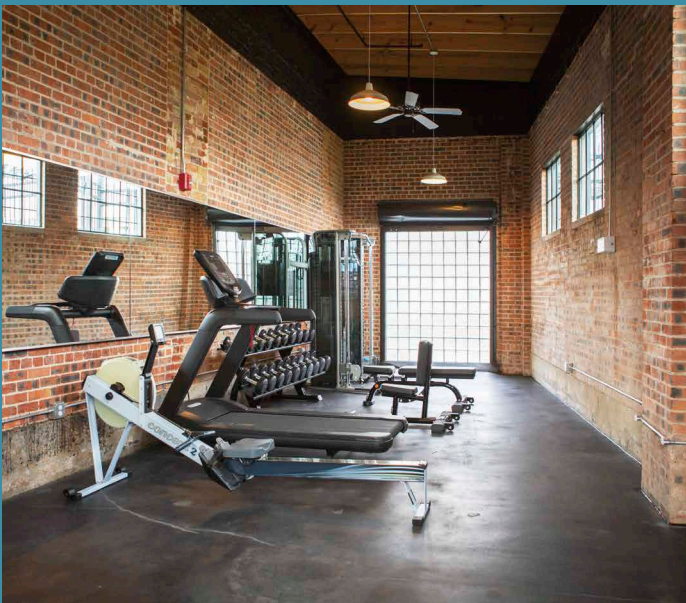
EXPO PARK AMENITIES



GARDEN POOL



DOG RUN



FITNESS CENTER



LUSH COURTYARDS

The **CONTINENTAL GIN BUILDING**



MAKE SURE TO STOP BY OUR NEARBY PROPERTY, THE CONTINENTAL GIN BUILDING!

The Continental Gin Building, located in the Deep Ellum neighborhood of Dallas, has served as an iconic landmark for over 100 years. It holds great significance for August Real Estate Co. as it is the company's first and foundational property.

The building embodies the values and legacy of August Real Estate Co. by being an innovative multi-use space that preserves the building's historical significance and makes a significant investment in the community.

PLACES TO EAT NEARBY

1

TERRY BLACKS

The home for Dallas' best BBQ from the legendary Central Texas BBQ family.

2

ALLGOOD CAFE

A funky little cafe with a soul. Serving breakfast, lunch, and brunch 7 days a week with dinner and great live music Thursdays thru Saturdays.

3

LAS ALMAS ROTAS

A hip, contemporary setting with a focus on tequila & mezcal, plus tacos & other Mexican bites.

4

VIDORRA

Deep Ellum's modern mexican food hotspot, with a patio and rooftop, features quesadillas, fajitas and a large tequila selection & innovative cocktails.

5

TWISTED ROOT BURGER

With high-quality made-to-order burgers, a 'come as you are' environment and a strange reverence for Chuck Norris, there's no place else quite like Twisted Root.



COFFEE, CRAFT BEER, AND COCKTAILS

1

LA CASITA COFFEE & BAKESHOP

COMING IN 2025. Coffee, good vibes, and flaky pastries located in the Continental Gin Building.

2

NOBLE COYOTE COFFEE ROASTERS

An award winning micro-roastery and coffee lab located in the Expo Park neighborhood.

3

CRAFT AND GROWLER

Dallas' original craft beer bar and growler-filling station.

4

WHISKEYS

Whiskeys is an intimate, well-appointed bar specializing in a curated selection of whiskeys, plus cocktails, and beer.

5

COLD BEER CO.

Cold Beer Company takes pride in offering the best in local and craft beers, unique specialty cocktails, and a great selection of tasty bar bites. Come watch the game, bring your dog, or enjoy the weather on our huge outdoor patio, in a casual environment in trendy Deep Ellum.



THINGS TO DO IN YOUR NEIGHBORHOOD

LIVE MUSIC

Check out Trees, Louie Louie's Piano Bar, Double Wide, Sons of Herman Hall, The Factory and many more for some great live music!



SURFING

Goodsurf is a new surfing spot complete with 6 foot waves, volleyball courts, pickleball, beach games, and a tropical vibe!

COMEDY

Dallas Comedy Club is a multi-use entertainment, training, and performance venue in the heart of Deep Ellum.



FOODIE LOVERS TOUR

The Deep Ellum Foodie Lovers Tour packs a punch with five partner restaurants, over ten different tastings, a bonus artisan shopping stop, and a variety of cuisines.

THINGS TO DO IN YOUR NEIGHBORHOOD

ADAIR'S

It's not just another hole-in-the-wall honky tonk, it's Adair's Saloon, the best hole-in-the-wall, burger, beer and live music joint around!



BACKYARD

A dog-friendly option for creative comfort foods, with craft beer & cocktails, and a huge patio. The perfect place to watch your favorite sporting matches.

ART MUSEUMS & GALERIES

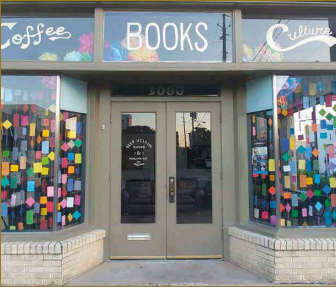
Deep Ellum has a variety of museums and galleries available. Kettle Art, and Deep Ellum Art Co. are all great places to visit.



ENJOY CITY ARTWORK

The neighborhood's streets are filled with murals and street art; there's plenty to see just by walking up and down the roads. The "Welcome to Dallas" mural, in particular, is a must-see.

SHOPPING



DEEP VELLUM BOOKS

Peruse a collection of unique books at this independent bookstore beloved by locals. The perfect place to escape the heat or cold by cozying up with a new book and a cup of coffee, a glass of wine or a beer.



NYLO WOOL VINTAGE

Nylo Wool offers the best selection of Mens, Womens, and Kids American vintage clothing and accessories from early the 1900's to 1990's.



JADE & CLOVER

Looking for a special gift for a loved one? This charming gift shop has everything – jewelry, things for the home, terrariums and much more.



RUJO BOOTS

A collection of western boots that is proudly Texan, but remains true to the rich history which preceded it. Every pair of RUJO Boots is uniquely authentic— a perfect blend of tradition and technology— and is designed right here in Dallas, Texas.



PATAGONIA

An American clothing company that markets and sells outdoor clothing. In addition to sportswear, Patagonia today also offers outdoor products such as camping food, sleeping bags, and backpacks.

SHOPPING



FIBONACCI PLANTS

Fibonacci Plants brings you the finest elements of nature wrapped in modern luxury and presented with a sprinkle of carefree charm.



UNCOMMON JAMES

Uncommon James is your destination for everyday and Vermeil jewelry, along with a skincare routine — all designed by Kristin Cavallari.



NOLLEGE

The latest & most exclusive sneakers & clothing. Some of the brands we sell offer are Supreme, Bape, ASSC, Off-White, Adidas, Nike, and Vans.



FP MOVEMENT

FP Movement is a lifestyle brand by Free People offering activewear and wellness-focused apparel that blends fashion-forward designs with functionality for an adventurous, free-spirited community.



WARSTIC

Warstic is a sporting goods brand that combines art and sport to create handcrafted baseball bats, gear, and apparel, with its Dallas headquarters featuring a retail store, a batting cage, cafe, and speakeasy.

ANNUAL EVENTS

DEEP ELLUM ARTS & MUSIC FESTIVAL

The Deep Ellum Arts and Music Festival is a free, three-day festival in April showcasing hundreds of visual artists' original works as well as performances by local bands.



FAIR PARK FOURTH

Free and open to the public, Fair Park Fourth features hands-on activities for kids, local market vendors, live music, entertainment, food trucks, and other concession offerings in July. In addition to the fun-filled activations for all, Fair Park Fourth will light the sky with spectacular fireworks.

STATE FAIR

They say everything's bigger in Texas, and our annual State Fair is no exception! From the Fletcher's Corny Dog to the Texas Star Ferris wheel, the Fair brings 24 days of family fun and entertainment to Dallas every Fall.



ANNUAL EVENTS

RIVERFRONT JAZZ FESTIVAL

Held Labor Day weekend, this musical event is jam-packed with some of the world's best national and international jazz artists of all sub-genres, including Dallas native Erykah Badu.



DALLAS HOLIDAY PARADE

This festive parade, full of larger-than life floats and spirited marching bands, travels through the streets of Downtown Dallas in December with over 450,000 onlookers, making it one of the largest parades in the country.

BMW MARATHON

The BMW Dallas Marathon is an annual running event in December featuring a marathon, half marathon, and other races, attracting participants from around the world for a scenic route through the city's vibrant neighborhoods.



EXPO PARK & DEEP ELLUM MAP

FOOD & DRINK

- 1 Terry Blacks BBQ
- 2 AllGood Cafe
- 3 Las Almas Rotas
- 4 Vidorra
- 5 Twisted Root Burger
- 6 La Casita Coffee & Bakeshop
- 7 Noble Coyote Coffee Roasters
- 8 Craft & Growler
- 9 Whiskeys
- 10 Cold Beer Company

ACTIVITIES

- 11 The Factory
- 12 Trees
- 13 Louie Louie's Piano Bar
- 14 Double Wide

- 15 Sons of Herman Hall
- 16 Adair's Saloon
- 17 GoodSurf
- 18 Dallas Comedy Club
- 19 Kettle Art
- 20 Deep Ellum Art Co

SHOPPING

- 21 Deep Vellum Books
- 22 Nylo Wool Vintage
- 23 Jade and Clover
- 24 Rujo Boots
- 25 Patagonia
- 26 Fibonacci Plants
- 27 Uncommon James
- 28 Nollege
- 29 FP Movement
- 30 Warstic



KEY



EXPO PARK



DEEP ELLUM



CONTINENTAL GIN BUILDING



DART LINE

★
EXPO PARK

EST. 1886



AUGUST
REAL ESTATE CO.

DO NOT
STOP
ON
TRACKS