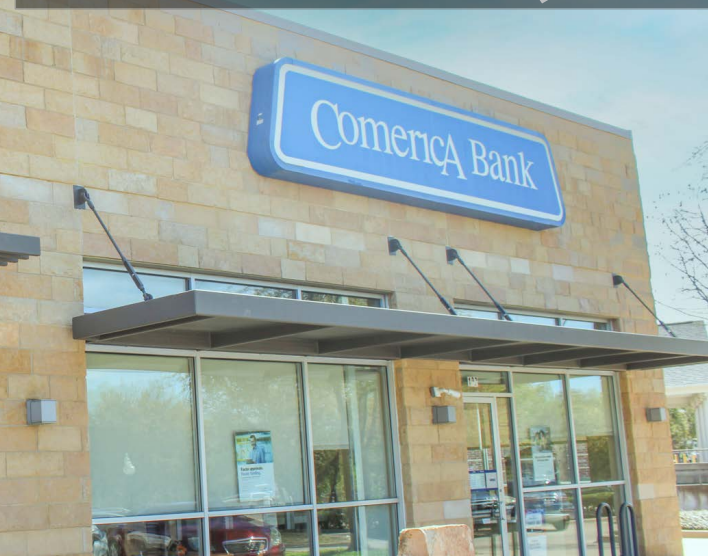




COMERICA BANK, METHODIST, JIMMY JOHN'S, GUPTA SMILE STUDIO & UPS STORE
1222 NORTH BISHOP AVENUE, DALLAS, TX 75208
(GENERATIONAL SHOPPING CENTER ASSET)



CONFIDENTIAL OFFERING MEMORANDUM



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CONFIDENTIAL OFFERING MEMORANDUM

COMERICA BANK, METHODIST,
JIMMY JOHN'S, GUPTA SMILE
STUDIO, & UPS STORE

(GENERATIONAL SHOPPING CENTER ASSET ACROSS FROM METHODIST
HOSPITAL IN BISHOP ARTS DISTRICT ON 1.96 ACRES)

LOCATION

1222 NORTH BISHOP AVENUE
DALLAS, TX 75208

OFFERED BY

Tommy Tucker

TTUCKER@SHOPCOMPANIES.COM / 214-960-2887 / 4809 COLE AVE STE 330, DALLAS, TX 75205



SHOPCOMPANIES.COM

OFFERED BY

Tommy Tucker / **TTUCKER@SHOPCOMPANIES.COM** / **214-960-2887**

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SHOP Investment Sales has been exclusively retained to offer the opportunity to acquire Comerica Bank, Methodist, Jimmy John's, Gupta Smila Studio, & UPS Store (the "Property"), a generational multi-tenant retail center located at the signalized intersection of Colorado Boulevard and Bishop Avenue, across the street from Methodist Dallas Medical Center (400+ beds). Built with incredible stone/brick detailing, and excellent positioning, The Property is within the iconic, highly walkable Bishop Arts Neighborhood.

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

- Irreplaceable Generational Retail Asset
- Located In Bishop Arts District Across from Methodist Dallas Medical Center (400+ Bed Hospital)
- Full Masonry, Shallow Bay Depth, Significant Parking, Hard Corner Positioning & Drive Thru End Cap
- Total Daytime Population Exceeds 548,300 in a 5-Mile Radius
- 4 of 5 Tenants Have Annual Rent Escalations & All Tenants Options are at Market Rents
- Future Potential Covered Land Play Development Site of 1.96 Acres in Urban Core Location
- Walkable to Bishop Arts with Incredible Infill Dynamics & Retail/Restaurant Tenant Base
- Incredible Tenant Line Up of Uses and Best in Class Operators

Comerica Bank, Methodist, Jimmy John's, Gupta Smile Studio, & UPS Store is a 15,388 square foot irreplaceable multi-tenant retail center located at the signalized intersection of Colorado Boulevard and Bishop Avenue, across the street from Methodist Dallas Medical Center (400+ beds), and in close proximity to Dallas Central Business District, Design District, Bishop Arts District and Uptown. Southwest Dallas is one of the energetically growing regions in DFW with numerous areas of activity. Particularly, Bishop Arts has approximately \$350 million in planned and ongoing development which includes over 1,500 new residential units, 84,000 SF of retail, and 112,000 SF of office. Bishop Avenue will double in size and more than 2 acres of walkable outdoor space/over 700 parking spaces will be added. Additionally, Bishop Arts Station (NWC & SWC of Davis & Zang) is a recently completed mixed-use development that includes 215 apartment units and 21,500 SF of retail/restaurant on the ground floor. North of Comerica Bank, Methodist, Jimmy John's, Gupta Smile Studio & UPS Store is the flourishing Trinity Groves district and the \$50 million Sylvan Thirty development. In all, approximately 3,000 units have been constructed or planned for development in that area. Currently over 387,000 people live within a 5-mile radius. Notable retailers in the Bishop Arts District are Village Baking Co., Lucia, Dude Sweet Chocolate, Encina and Hugo's Seafood Bar, amongst others.

Located directly across Colorado Boulevard, Methodist Dallas Medical Center is part of Methodist Health System, a Dallas-based healthcare provider with a nearly century-long legacy of delivering quality care.

The Methodist Health System operates a network of 13 hospitals supported by more than 10,000 employees and over 2,500 physicians, offering a full range of nationally recognized services.

Strategically positioned just to the north of the Bishop Arts District along Colorado Boulevard, Colorado Place has a prime location with quick access to major DFW destinations. Development activity has exploded in Bishop Arts and Oak Cliff areas of Dallas in recent years with numerous notable projects recently built, under construction, or planned within minutes of the Property. Situated in the heart of Bishop Arts District, less than 5 minutes south from the Property, is Bishop Arts Exxir, a recently constructed mixed use development with over 80,000 SF of retail and restaurant GLA. Moments south is the highly anticipated Jefferson Tower redevelopment, an 8-story mixed use project which features newly renovated residential suites, retail, top floor event center and surface parking.

Situated on a parcel that could represent a future covered land play with future vertical development potential, the Property benefits from extremely dense demographics in which the total daytime population exceeds 548,300 in a five-mile radius. Overall, Comerica Bank, Methodist, Jimmy John's, Gupta Smile Studio, & UPS Store offers an investor the opportunity to acquire a generational multi-tenant retail asset with amazing fundamentals in an urban core hard corner intersection across from a Methodist Hospital in Dallas, TX.

EXECUTIVE SUMMARY

PROPERTY PROFILE

LOCATION

1222 North Bishop Avenue
Dallas, Texas 75208



YEAR BUILT
2009

PERCENT LEASED
100%

BUILDING SIZE
15,388 SF

LAND AREA
1.96 Acres

PRICING
\$11,544,000

CAP RATE
5.35%

TRAFFIC COUNTS

North Bishop Avenue 21,517 VPD-25
West Colordao Boulevard 10,546 VPD-25

KEY TENANTS

TENANT	SF	% OF SF	LEASE EXP.
UPS	1,435 SF	9.33%	January 2034
Comerica Bank	2,925 SF	19.01%	October 2029
Methodist Family Health Center	6,093 SF	39.60%	October 2034
Jimmy John's	1,440 SF	9.36%	September 2029
Gupta Smile Studio	3,495 SF	22.71%	January 2035

DEMOGRAPHICS

VARIABLE	1 MILE	3 MILES	5 MILES
2025 Total Population	18,924	140,262	387,860
2025 Avg. Household Income	\$110,139	\$112,491	\$110,049
2025 Total Households	9,242	61,689	170,651

Buyer should verify with its own due diligence through proper governmental authorities the viability of vertical development, zoning, desired density and prospective use.

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ADJACENT METHODIST DALLAS MEDICAL CENTER (400+ BEDS)



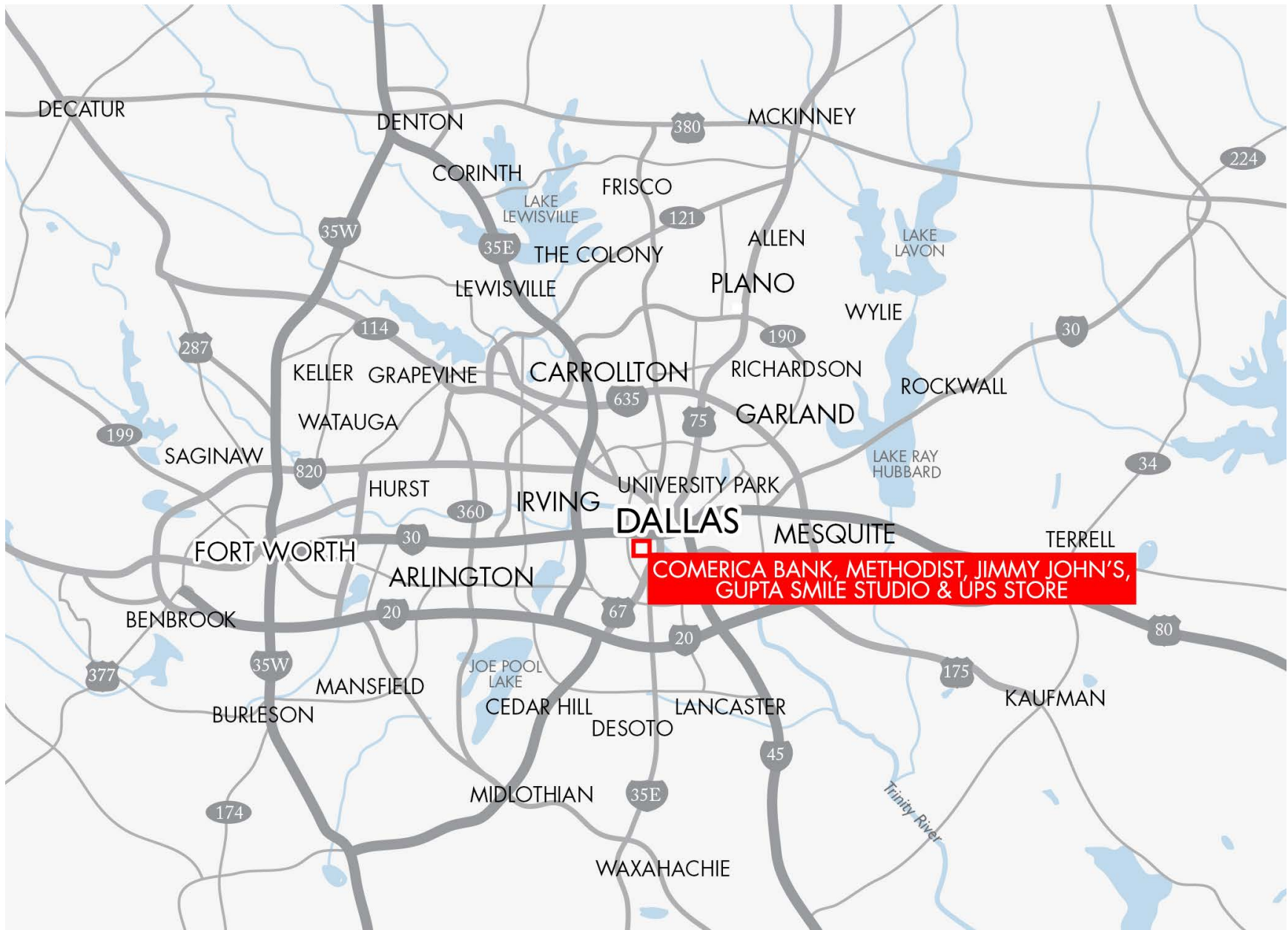
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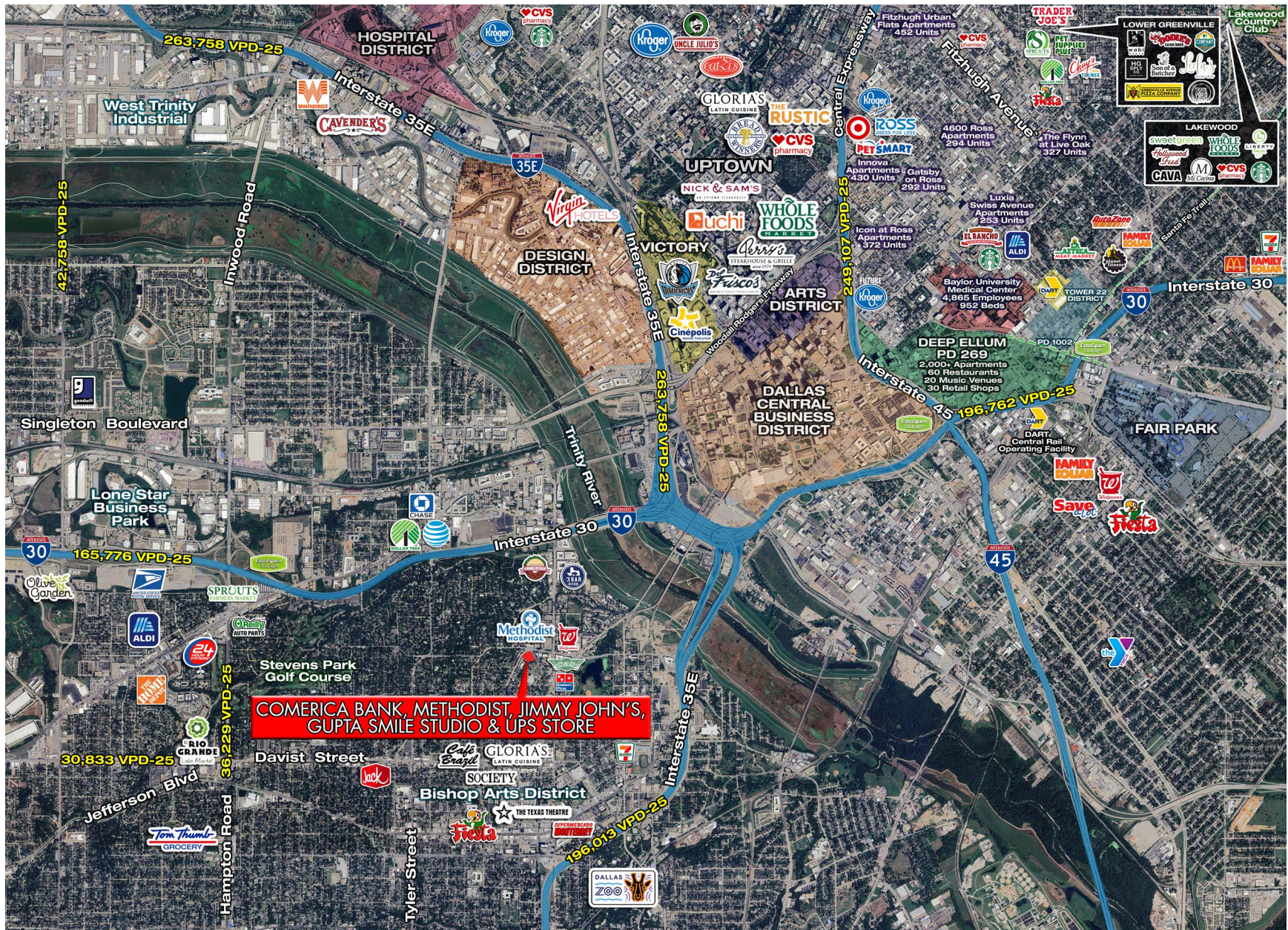
OFFERED BY

Tommy Tucker / TTUCKER@SHOPCOMPANIES.COM / 214-960-2887

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**COMERICA BANK, METHODIST, JIMMY JOHN'S,
GUPTA SMILE STUDIO & UPS STORE**



**COMERICA BANK, METHODIST, JIMMY JOHN'S,
GUPTA SMILE STUDIO & UPS STORE**

10,546 VPD-25

21,917 VPD-25

18,111 VPD-25

14,433 VPD-25

196,013 VPD-25

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PROPERTY OVERVIEW



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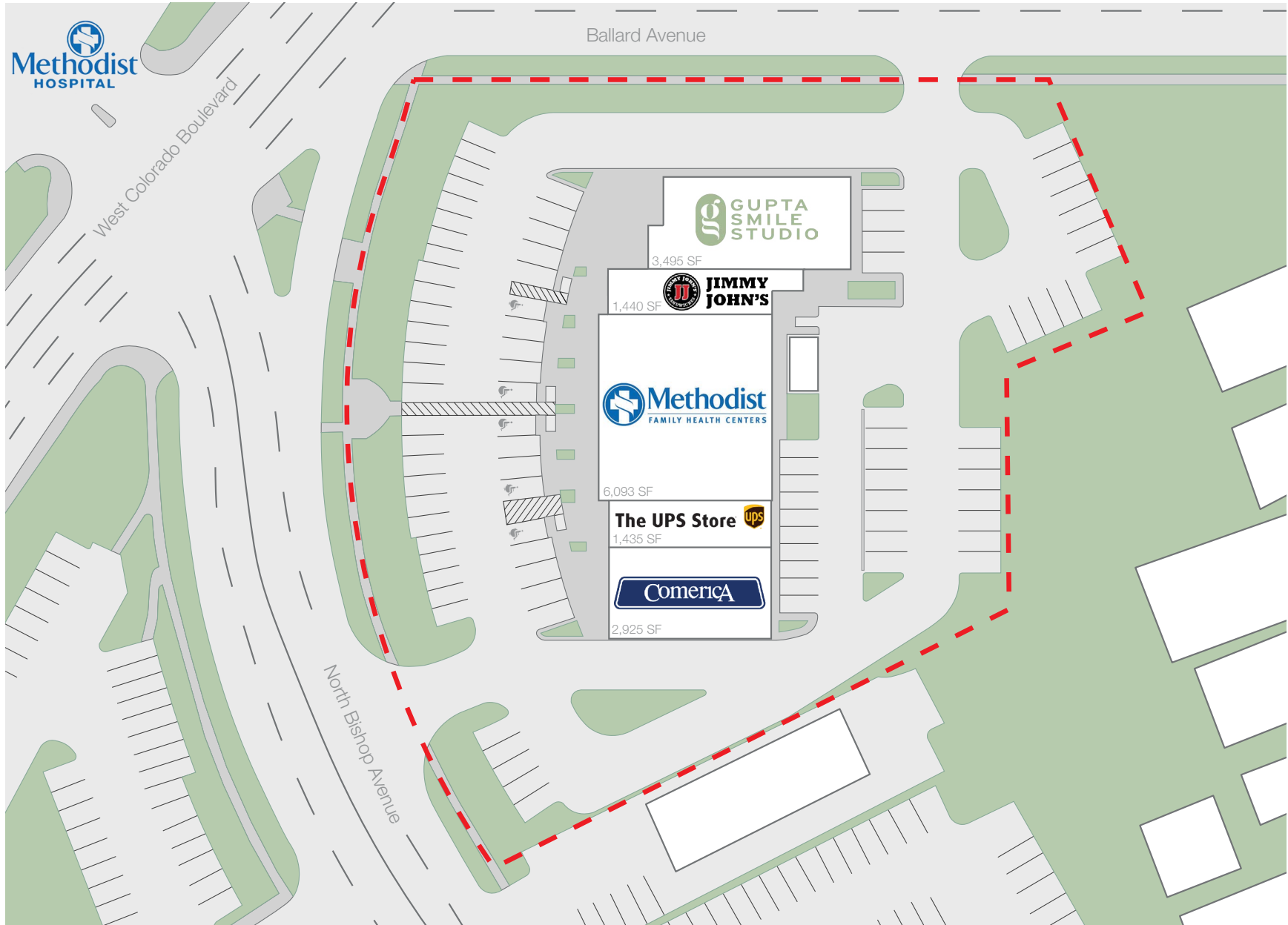
PROPERTY OVERVIEW

ADJACENT METHODIST DALLAS MEDICAL CENTER



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SITE PLAN



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FINANCIAL OVERVIEW

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FINANCIAL OVERVIEW

FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI
Comerica Bank, Methodist, Jimmy John's, Gupta Smile Studio, & UPS Store	15,388 SF	100%	\$617,618

The following information is provided to assist investors in their underwriting of the asset:

- a. Rent Roll
- b. Income & Expenses
- c. Pricing
- d. Tenant Profiles



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FINANCIAL OVERVIEW
RENT ROLL

Suite	Tenant	SF	% of Property	Rent Term		Annual Base Rent		Escalations			Lease Type	Renewal Options & Comments
				Start	End	PSF	Total	Date	PSF	Total		
100	Comerica Bank	2,925	19.01%	Nov-09	Oct-29	\$44.29	\$129,548	Nov-26	\$45.62	\$133,439	NNN	
								Nov-27	\$46.99	\$137,446		
								Nov-28	\$48.40	\$141,570		
								Feb-27	\$37.14	\$53,296		
200	UPS Store	1,435	9.33%	Jan-24	Jan-34	\$36.41	\$52,248	Feb-27	\$37.88	\$54,358	NNN	Two 5-year options at: 1st: Market; 2nd: Market
								Feb-28	\$37.88	\$54,358		
								Feb-29	\$38.64	\$55,448		
								Feb-30	\$39.41	\$56,553		
								Feb-31	\$40.20	\$57,687		
								Feb-32	\$41.00	\$58,835		
300	Methodist Health	6,093	39.60%	Nov-09	Oct-34	\$36.74	\$223,857	Nov-29	\$40.42	\$246,279	NNN	Two 5-year options
400	Jimmy John's	1,440	9.36%	Dec-09	Sep-29	\$40.00	\$57,600				NNN	One 5-year option at Market
500	Gupta Smile Studio & Orthodontics	3,495	22.71%	Oct-24	Jan-35	\$40.17	\$140,394	Nov-26	\$41.38	\$144,623	NNN	Two 5-year options at: 1st: Market; 2nd: Market
								Nov-27	\$42.62	\$148,957		
								Nov-28	\$43.90	\$153,431		
								Nov-29	\$45.22	\$158,044		
								Nov-30	\$46.58	\$162,797		
								Nov-31	\$47.98	\$167,690		
								Nov-32	\$49.42	\$172,723		
								Nov-33	\$50.90	\$177,896		
TOTAL AREA:		15,388					\$603,648					
TOTAL LEASED AREA:		15,388	100.00%									
TOTAL VACANT AREA:		0	0.00%									

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FINANCIAL OVERVIEW

INCOME/EXPENSE

EXPENSES

	CURRENT	PER SF
Real Estate Taxes	\$124,773	\$8.11
Insurance	\$14,118	\$0.92
Common Area Maintenance		
Fire Protection	\$1,860	\$0.12
Landscape Contract	\$10,735	\$0.70
Landscape Plants	\$5,000	\$0.32
Porter Service	\$4,949	\$0.32
Pest Control	\$896	\$0.06
Irrigation	\$3,500	\$0.23
Lighting/Electrical	\$3,399	\$0.22
Snow/Ice Removal	\$1,326	\$0.09
Sidewalk Repair	\$2,500	\$0.16
Power Wash	\$4,500	\$0.29
Trash Removal	\$30,900	\$2.01
Trash Haul Offs	\$812	\$0.05
Electricity	\$1,500	\$0.10
Water & Sewer	\$14,400	\$0.94
Total Common Area Maintenance	\$86,277	\$5.61
Management Fee (4.25%)	\$35,538	\$2.31
TOTAL EXPENSES	\$260,706	\$16.94

INCOME & EXPENSES

	12-MONTH	PER SF
Base Rent		
Occupied Space	\$611,025	\$39.71
GROSS POTENTIAL RENT	\$611,025	\$39.71
Expense Reimbursements		
Real Estate Taxes	\$124,773	\$8.11
Insurance	\$14,118	\$0.92
Common Area Maintenance	\$82,389	\$5.35
Management Fee	\$35,538	\$2.31
Administrative Fee	\$10,482	\$0.68
Total Expense Reimbursements	\$267,299	\$17.37
GROSS POTENTIAL INCOME	\$878,324	\$57.08
EFFECTIVE GROSS INCOME	\$878,324	\$57.08
Expenses		
Real Estate Taxes	\$124,773	\$8.11
Insurance	\$14,118	\$0.92
Common Area Maintenance	\$86,277	\$5.61
Management Fee (4.25%)	\$35,538	\$2.31
Total Expenses	\$260,706	\$16.94
NET OPERATING INCOME	\$617,618	\$40.14

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FINANCIAL OVERVIEW

PRICING

PRICE	\$11,544,000	GLA	15,388 SF
CAP RATE	5.35%	NOI	\$617,618
AVERAGE RENT PSF	\$39.71 PSF	AVG RETAIL LEASE EXPIRATION	September 2032



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FINANCIAL OVERVIEW

LEASE EXPIRATION SCHEDULE

Year	Tenant	Suite	Expiration Date	Square Feet	% of Property	Cumulative Square Feet	Cumulative Expiration %
MTM							
2026	Total for Year Ending 2026			0	0.00%	0	
2027							
Total for Year Ending 2027			0	0.00%	0		
2028							
Total for Year Ending 2028			0	0.00%	0		
2029	Jimmy John's	400	Sep-29	1,440	9.36%		
	Comerica Bank	100	Oct-29	2,925	19.01%		
Total for Year Ending 2029				4,365	28.37%	4,365	28.37%
2030							
Total for Year Ending 2030				0	0.00%	4,365	28.37%
2031+	UPS Store	200	Jan-34	1,435	9.33%		
	Methodist Health	300	Oct-34	6,093	39.60%		
	Gupta Smile Studio & Orthodontics	500	Jan-35	3,495	22.71%		
Total for Year Ending 2031+				11,023	71.63%	15,388	100.00%
TOTAL LEASED SQUARE FOOTAGE:				15,388	100.00%		
TOTAL VACANT SQUARE FOOTAGE:				0	0.00%		
TOTAL SQUARE FEET:				15,388	100.00%		

FINANCIAL OVERVIEW

TENANT PROFILES



Methodist Family Health Center	
Square Feet:	6,093 SF
% of Building GLA:	39.60%
In-Place Rent PSF:	\$36.74
Lease Expiration:	October 2034
Company Website:	methodisthealthsystem.org

Methodist Family Health Center refers to a network of primary care clinics connected to Methodist Health System in the Dallas–Fort Worth area. These centers provide comprehensive family medicine services, including routine checkups, preventive care, chronic disease management, vaccinations, and minor illness treatment for patients of all ages. With a focus on accessible, community-based healthcare, Methodist Family Health Centers emphasize patient-centered care, offering coordinated services and referrals to specialists within the larger Methodist network



UPS	
Square Feet:	1,435 SF
% of Building GLA:	9.33%
In-Place Rent PSF:	\$36.41
Lease Expiration:	January 2034
Company Website:	ups.com

UPS is one of the world’s largest package delivery and supply chain management companies, headquartered in Atlanta, Georgia. Founded in 1907, UPS provides a wide range of services including domestic and international shipping, freight transportation, logistics, and e-commerce solutions. Known for its iconic brown delivery trucks and global reach, the company operates in more than 200 countries and territories, helping businesses and individuals move goods efficiently around the world.



Comerica Bank	
Square Feet:	2,925 SF
% of Building GLA:	19.01%
In-Place Rent PSF:	\$44.29
Lease Expiration:	October 2029
Company Website:	comerica.com

Comerica Bank is a major regional bank in the United States, headquartered in Dallas, Texas, and known for its strong focus on business banking and commercial lending. Founded in 1849, Comerica provides a range of financial services including personal banking, small business support, wealth management, and treasury services. The bank has a significant presence in states like Texas, Michigan, and California, and it emphasizes relationship-based banking, working closely with clients to tailor financial solutions to their needs.

FINANCIAL OVERVIEW

TENANT PROFILES



Jimmy John's	
Square Feet:	1,440 SF
% of Building GLA:	9.36%
In-Place Rent PSF:	\$40.00
Lease Expiration:	September 2029
Company Website:	jimmyjohns.com

Jimmy John's is a popular American fast-casual restaurant chain known for its fresh sandwiches and speedy service. Founded in 1983, the company specializes in simple, high-quality subs made with freshly baked bread, sliced meats, and crisp vegetables. Jimmy John's has built its brand around the slogan "freaky fast" delivery, emphasizing quick order preparation and efficient service. With thousands of locations across the United States, it remains a go-to spot for convenient, no-frills sandwiches and reliable takeout or delivery options.



Gupta Smile Studio	
Square Feet:	3,495 SF
% of Building GLA:	22.71%
In-Place Rent PSF:	\$40.17
Lease Expiration:	January 2035
Company Website:	guptasmilestudio.com

Gupta Smile Studio is a modern, family-owned orthodontic practice located in Dallas, Texas, specializing in personalized smile and dental alignment treatments. Led by Dr. Vick Gupta, a board-certified orthodontist, the clinic offers services such as braces, Invisalign, teeth whitening, and TMJ-related treatments, with a focus on both cosmetic results and overall oral health. The practice is known for its use of advanced technology and an "airway orthodontics" approach, which considers factors like breathing and facial development alongside teeth alignment.



TRADE AREA OVERVIEW

DALLAS/ FORT WORTH AREA OVERVIEW

DALLAS, TX



The Dallas/Fort Worth MSA has a population base in excess of 7,570,000 residents and is largest MSA in the South and fourth in the nation. Also known as “DFW” and “the Metroplex”, the MSA is located in the plains of North Texas and encompasses 12 counties. As the nation’s fastest growing metropolitan area, DFW has led population growth over the last decade, adding 1,300,000 people, or a 25% increase. It is projected that by year 2030, the DFW population will increase by an additional 37% to over 9,200,000 people. The Dallas/Fort Worth area is 9,286 square miles making it larger in area than the states of Rhode Island and Connecticut combined. Dallas is the largest city in the MSA with a population over 1,300,000 residents. Suburban areas surround the MSA, most heavily to the north, with Arlington, Grand Prairie and Irving separating Dallas and Fort Worth by approximately 35 miles. Interstates 20, 30, 35 and 45 are its major arteries connecting it to all regions of the country. Superior growth along these routes has pushed the boundaries of the Dallas/Fort Worth MSA statistical area and allowed the metro area to be the preeminent distribution hub for the region. The region’s transportation network continues to evolve to meet the needs of a growing populace. Metro-area civic leaders are taking proactive steps to improve mobility. Additional tollway miles are planned, including the Trinity Parkway in Dallas and the

extension of the Airport Freeway in Tarrant County. Public transportation is gaining more popularity. DART is the fifth-largest light rail in the country. The DART light rail system is expected to extend further into suburban Dallas, and Collin and Tarrant counties. The business community has easy connections to major commercial centers around the globe via Dallas-Fort Worth International Airport, home to American Airlines, and Dallas Love Field, home to Southwest Airlines. Additionally, there are 13 smaller airports in the Metroplex and nine railroads. DFW is one of the few metro areas in the nation to host teams in all four major sports leagues. It is home to 14 four-year colleges and 15 two-year institutions. DFW continually ranks high as an affordable metro area, especially when compared to other large MSAs, with a cost of living index of 94.7. DFW has the 4th largest number of corporate headquarters in the nation and is home to 18 Fortune 500 companies, including 4 Global 500 companies, and 40 Fortune 1000 companies. The 18 Fortune 500 companies collectively brought in more than \$813 billion last year. DFW has capitalized on its central U.S. location, unparalleled transportation network, operating and living costs well below the national average, pro-business government, critical mass of existing corporate headquarters and offices, and favorable year-round climate.

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TRADE AREA OVERVIEW

BISHOP ARTS DISTRICT AREA OVERVIEW

BISHOP ARTS DISTRICT



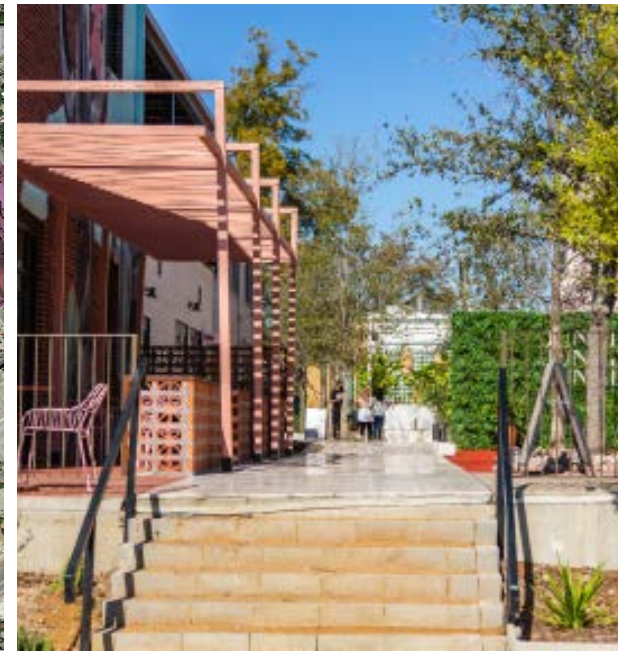
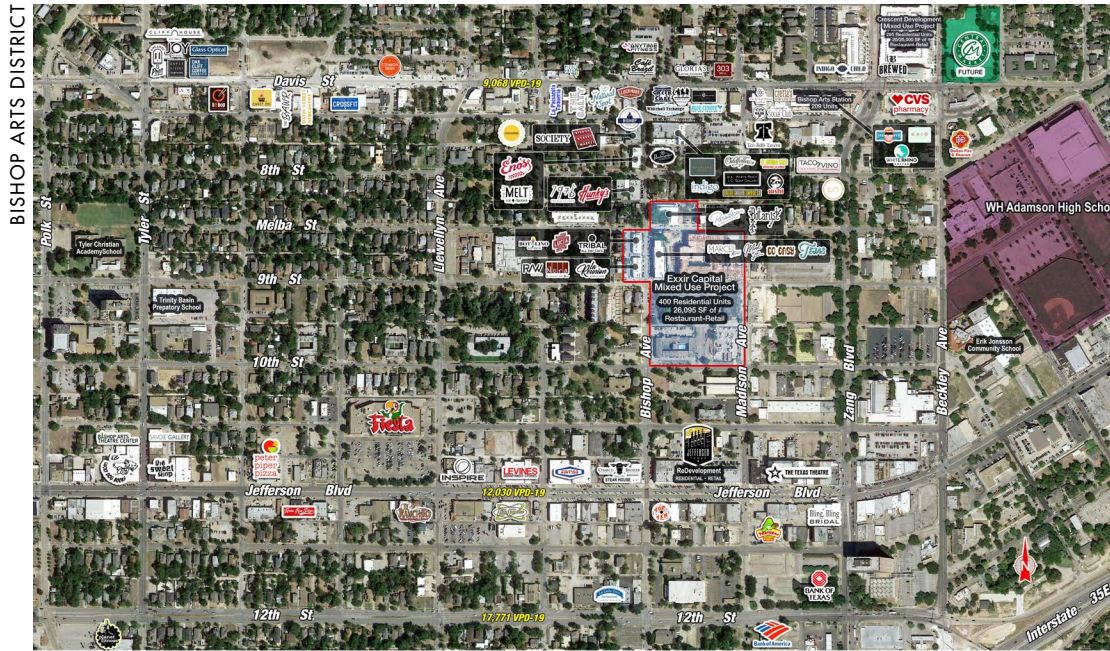
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The Bishop Arts District is a vibrant neighborhood in Dallas, Texas, known for its eclectic mix of independent boutiques, restaurants, bars, and art galleries. Located in Oak Cliff, just southwest of downtown, it has a rich history dating back to the 1920s when it was a bustling trolley stop. Over the years, the area has undergone a major revitalization beginning in the early 2000s, transforming it into a cultural hotspot. Today, it is a favorite destination for both locals and tourists, offering a walkable, charming atmosphere with colorful murals and historic architecture. The district is home to unique shops selling everything from vintage clothing to handmade jewelry and artisan goods. Food lovers can enjoy a diverse dining scene,

including Tex-Mex, barbecue, farm-to-table cuisine, and trendy highly relevant coffee shops and retail brands. The area also hosts numerous events, including First Thursdays, where shops stay open late and live music fills the streets. Art and creativity thrive within the Bishop Arts District, with local galleries showcasing works from emerging and established artists. Despite its growth, the district maintains a laid-back, community-oriented vibe, making it a highly relevant and coveted submarket within the Dallas-Fort Worth Metroplex. Whether you're looking for a weekend brunch, a lively night out, or a unique shopping experience, Bishop Arts District offers something for everyone.

TRADE AREA OVERVIEW

BISHOP ARTS DISTRICT AREA OVERVIEW



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TRADE AREA OVERVIEW
NEIGHBORHOOD RESTAURANTS



PARADISO
 Coastal Mediterranean fare in multi-venue culinary concept space surrounding a central courtyard.



TRIBAL
 A menu specializing in health food & juice with lunch counter-style seating in a contemporary space.



ENO'S
 A community establishment with a focus on serving cracker-thin crust pizza, locally sourced ingredients and craft beer, wine and cocktails.



LA REUNION
 Neighborhood parlor offering sophisticated espresso drinks & cocktails, plus creative shared plates.



CASA BLANCA
 A vivid, exotic bar serving craft cocktails and shared plates. Featuring Karaoke Lounges.



EMPORIUM PIES
 Pie specialist in a cottage with a few tables offering signature sweets & seasonal specials.



TEJAS
 Burgers, all-day taco options & margaritas highlight this colorful Tex-Mex in multi-venue food spot.



SALTY DONUT
 Artisan donut shop that focuses on chef-made, small-batch, craft donuts that rotate based on seasonality. We're a 100% scratch bakery, so we use nothing but the highest quality ingredients and making everything in house!



TACO Y VINO
 The simple but focused menu delivers on namesake promises of tacos & wine. all with creative twists.



ODDFELLOWS
 Bustling, rustic-hip coffeehouse/diner offers American fare morning till night, plus cocktails.



STOCK & BARREL
 Laid-back destination serving seasonal, locally sourced, fire-grilled American dishes & drinks.



LOCKHART SMOKEHOUSE
 Counter-serve joint dishing up Central Texas-style smoked meats on butcher paper, plus local beers.



WRITTEN BY THE SEASONS
 This Dallas farm-to-table restaurant blends Texas and the world on the menu in a lustrous Bishop Arts District space



VILLAGE BAKING CO
 Bake shop specializing in breads, croissants, and rolls baked fresh.



HUNKY'S
 Modern take on a retro burger stand prepares hot dogs, patty melts, shakes & housemade onion rings.

TRADE AREA OVERVIEW

NEIGHBORHOOD RETAILERS



ALL GOOD THINGS PAPER

This shop offers a curated collection of letterpressed greeting cards, stylish papers, modern gifts, desk accessories and custom stationery.



OASIS PLANT SHOP

Providing a refined, curated environment for both the plant enthusiast and the experienced gardener.



MARCEL MARKET

Market with a little bit of everything; jewelry, handbags, accessories, candles and home things.



MOD & JO

Dallas based, small batch jewelry brand cultivating confidence and femininity with a mix of vintage and modern energy. Made to layer.



WILD DETECTIVES

Indie bookstore & cafe offering a variety of titles, light fare & drinks, author readings & music.



WE ARE 1976

Boutique featuring prints, stationery, housewares, apparel, books & collectible toys in quaint digs.



ALICE IN IVORY

Bridal boutique expertly curated with gown from all over the world.



SOCIETY CANDLES

Jackson Vaughn now designs and pours four in-house candle collections, with over 40 distinctive scents.



BLUSH BOOKSTORE

Cozy boutique in the heart of Bishop Arts that's dedicated entirely to the world of romance novels.



SPINSTER RECORDS

Indie shop specializing in vinyl records, turntables & music-inspired apparel, plus in-store events.



TYLER KINGSTON MERCANTILE

Modern general store selling curated goods for men, women, home, and life.



AMPELOS WINES

Small Oak Cliff sanctum dedicated to wines produced with transparency and integrity.

TRADE AREA OVERVIEW
DEMOGRAPHICS

Variable	1 mile	3 miles	5 miles
2025 Total Population	18,924	140,262	387,860
2030 Total Population (Esri)	21,866	152,080	406,092
2010 Total Population (U.S. Census)	16,291	121,039	342,957
2000 Total Population (U.S. Census)	20,700	123,151	348,565
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	-1.41%	0.33%	0.37%
2024-2029 Population: Compound Annual Growth Rate (Esri)	2.93%	1.63%	0.92%
2025 Total Daytime Population (Esri)	22,688	250,725	548,394
2025 Median Age (Esri)	34.9	34.2	33.8
2025 Total Households (Esri)	9,242	61,689	170,651
2030 Total Households (Esri)	10,818	69,647	183,642
2010 Total Households (U.S. Census)	5,726	40,013	125,131
2000 Total Households (U.S. Census)	6,026	36,033	114,865
2024-2029 Families: Compound Annual Growth Rate (Esri)	3.05%	1.57%	0.94%
2025 Average Household Income (Esri)	\$110,139	\$112,491	\$110,049
2025 Median Household Income (Esri)	\$74,248	\$77,755	\$72,966
2025 Per Capita Income (Esri)	\$53,435	\$49,301	\$48,388
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	10%	11%	10%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	9%	8%	9%
2025 Population Age 25+: High School Diploma (Esri) (%)	15%	16%	18%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	11%	13%	13%
2025 Population Age 25+: Associate's Degree (Esri) (%)	11%	6%	6%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	24%	24%	24%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	18%	17%	16%
2025 Total (SIC01-99) Businesses	882	11,645	24,281
2025 Total (SIC01-99) Employees	12,072	162,035	310,347

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. An owner’s agent fees are not set by law and are fully negotiable.

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. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

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 informational 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 Investment Sales, LLC	9003219		214-960-4545
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Thomas Tucker	543816	ttucker@shopcompanies.com	214-960-2887
Designated Broker of Firm	License No.	Email	Phone
Suhi Kosuri	845275	suhi@shopcompanies.com	214-676-2525
Sales Agent/Associate’s Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission

SHOPCOMPANIES.COM



Tommy Tucker

4809 COLE AVE STE 330, DALLAS, TX 75205

TTUCKER@SHOPCOMPANIES.COM

214-960-2887

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