

TRINITY GROVES—RESTAURANT OPPORTUNITIES

DALLAS, TX



AVAILABILITY:
PLEASE SEE FOLLOWING PAGES

LEASE RATES:
PLEASE CALL FOR INFO.

AREA RETAILERS:

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2023 Population	12,441	150,029	362,179
2023 Total Households	5,093	76,618	161,538
2023 Daytime Population	13,639	330,005	590,062
2023 Average HH Income	\$92,316	\$112,453	\$109,596

TRAFFIC COUNTS:
Singleton Boulevard: 16,723 VPD



FOR MORE INFORMATION, PLEASE CONTACT:

PAUL COOKE
214.276.5282
pcooke@theretailconnection.net

JILL TIERNAN
214.572.8424
jtiernan@theretailconnection.net

TRINITY GROVES—RESTAURANT OPPORTUNITIES

DALLAS, TX



THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

PAUL COOKE
214.276.5282
pcooke@theretailconnection.net

JILL TIERNAN
214.572.8424
jtiernan@theretailconnection.net

TRINITY GROVES—RESTAURANT OPPORTUNITIES

DALLAS, TX



THE **retail** CONNECTION

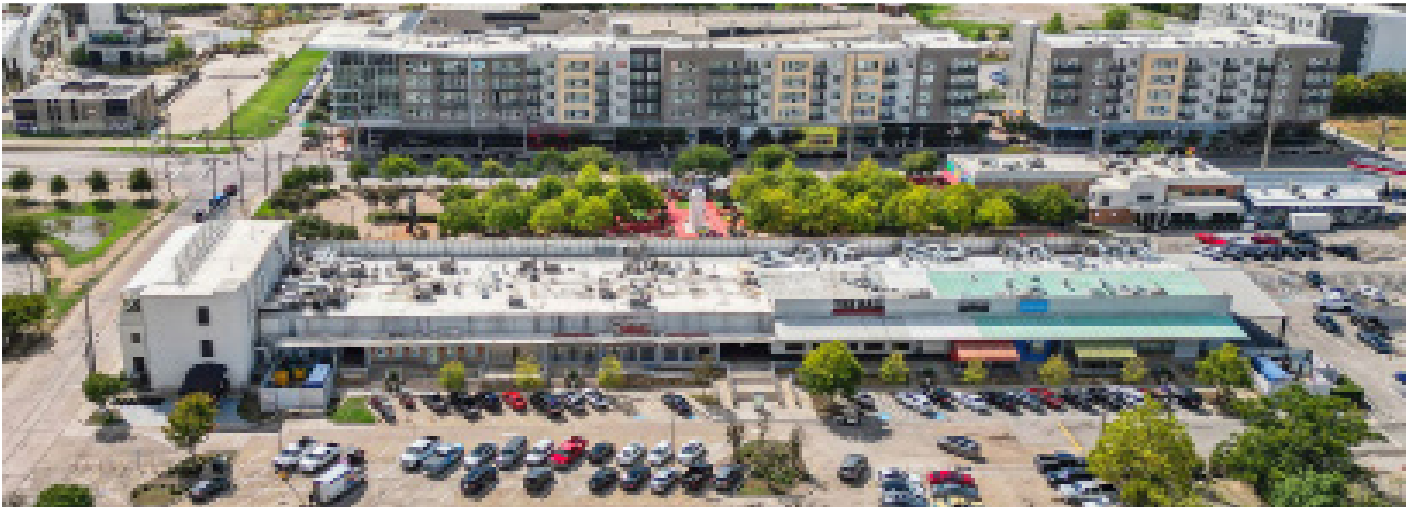
FOR MORE INFORMATION, PLEASE CONTACT:

PAUL COOKE
214.276.5282
pcooke@theretailconnection.net

JILL TIERNAN
214.572.8424
jtiernan@theretailconnection.net

TRINITY GROVES—FORMER THE HALL STEAKHOUSE

DALLAS, TX | 3011 GULDEN LANE, SUITE 109



NOW AVAILABLE:
2,766 SF

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

PAUL COOKE
214.276.5282
pcooke@theretailconnection.net

JILL TIERNAN
214.572.8424
jtiernan@theretailconnection.net

TRINITY GROVES—FORMER NITRO BURGER

DALLAS, TX | 3011 GULDEN LANE, SUITE 104



NOW AVAILABLE:
2,573 SF

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

PAUL COOKE
214.276.5282
pcooke@theretailconnection.net

JILL TIERNAN
214.572.8424
jtiernan@theretailconnection.net

TRINITY GROVES—FORMER POTATO FLATS

DALLAS, TX | 3011 GULDEN LANE, SUITE 110



NOW AVAILABLE:
2,358 SF

THE **retail** CONNECTION

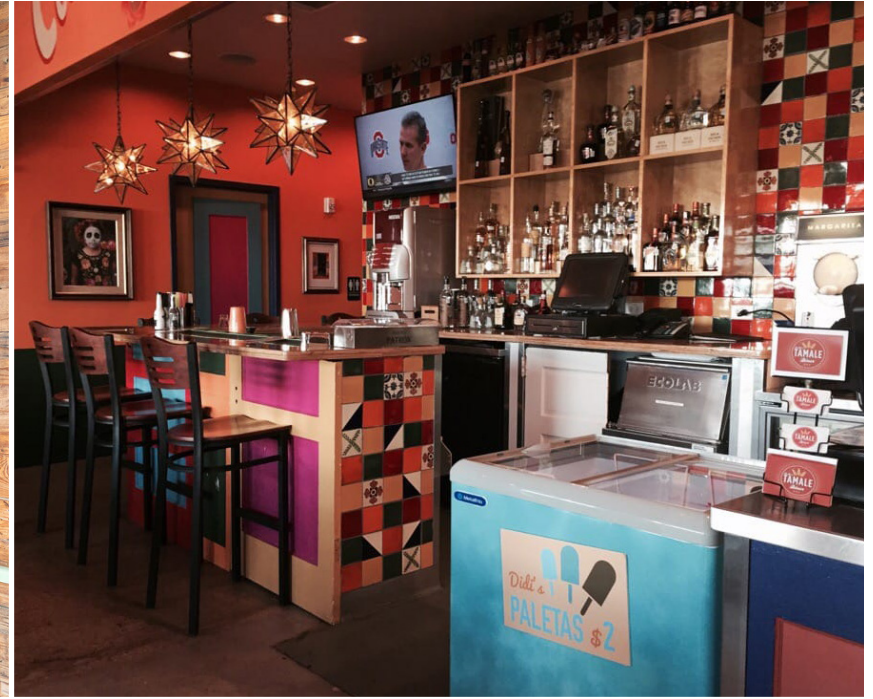
FOR MORE INFORMATION, PLEASE CONTACT:

PAUL COOKE
214.276.5282
pcooke@theretailconnection.net

JILL TIERNAN
214.572.8424
jtiernan@theretailconnection.net

TRINITY GROVES—FORMER DIDI'S TAMALE

DALLAS, TX | 3011 GULDEN LANE, SUITE 101



NOW AVAILABLE:
1,947 SF

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

PAUL COOKE
214.276.5282
pcooke@theretailconnection.net

JILL TIERNAN
214.572.8424
jtiernan@theretailconnection.net

TRINITY GROVES—FORMER TEMAKERIA

DALLAS, TX | 3011 GULDEN LANE, SUITE 102



NOW AVAILABLE:
1,694 SF + 700 SF PATIO

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

PAUL COOKE
214.276.5282
pcooke@theretailconnection.net

JILL TIERNAN
214.572.8424
jtiernan@theretailconnection.net

TRINITY GROVES—FORMER CAKE BAR

DALLAS, TX | 3011 GULDEN LANE, SUITE 117



NOW AVAILABLE:
1,000 SF

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

PAUL COOKE
214.276.5282
pcooke@theretailconnection.net

JILL TIERNAN
214.572.8424
jtiernan@theretailconnection.net

TRINITY GROVES—ATHLETIC ZONE

DALLAS, TX | 423 SINGLETON BOULEVARD



AVAILABILITY:

11,000 SF – 12,500 SF [ABILITY TO ADD ROOFTOP PATIO]

TENANT STILL OPERATING, PLEASE DO NOT DISTURB

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

PAUL COOKE

214.276.5282

pcooke@theretailconnection.net

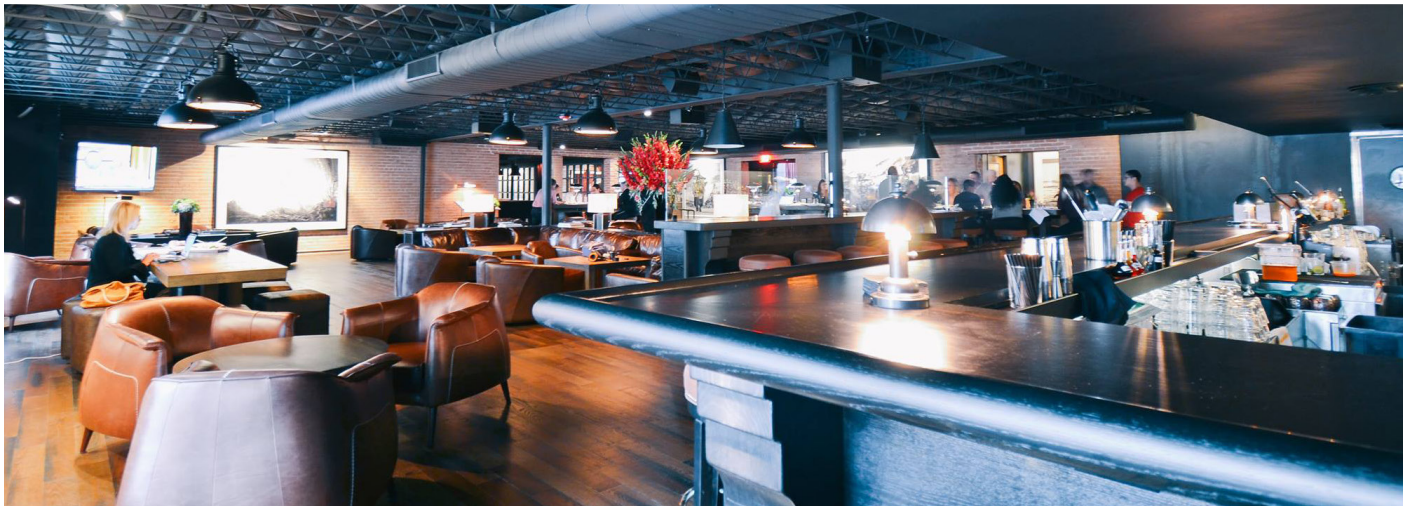
JILL TIERNAN

214.572.8424

jtiernan@theretailconnection.net

TRINITY GROVES—NETWORK BAR

DALLAS, TX | 331 SINGLETON BOULEVARD



AVAILABILITY:

7,200 SF

TENANT STILL OPERATING, PLEASE DO NOT DISTURB—PLEASE CONTACT BROKERS FOR PRIVATE SHOWING AND MORE INFO.

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

PAUL COOKE

214.276.5282

pcooke@theretailconnection.net

JILL TIERNAN

214.572.8424

jtiernan@theretailconnection.net

TRINITY GROVES—HOLY CRUST

DALLAS, TX | 3011 GULDEN LANE, SUITE 112



AVAILABILITY:
2,500 SF

**TENANT STILL
OPERATING,
PLEASE DO NOT
DISTURB—PLEASE
CONTACT BROKERS
FOR MORE INFO.**

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

PAUL COOKE
214.276.5282
pcooke@theretailconnection.net

JILL TIERNAN
214.572.8424
jtiernan@theretailconnection.net

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date