

TRINITY GROVES—FORMER TEMAKERIA

DALLAS, TX | 3011 GULDEN LANE, SUITE 102



TRINITY GROVES RESTAURANT OPPORTUNITIES VIDEO

- 1,694 SF former restaurant + 700 SF patio
- Located in Trinity Groves
- Perfect for entertainment concepts

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	13,198	155,321	372,241
2023 Total Households	4,774	81,625	165,075
2023 Daytime Population	17,245	346,763	600,125
2023 Average HH Income	\$94,972	\$114,699	\$110,711

TRAFFIC COUNTS:

Singleton Boulevard: 15,590 VPD

AVAILABILITY:

1,694 SF + 700 SF PATIO

LEASE RATES:

PLEASE CALL FOR INFO.

AREA RETAILERS:

Beto & Son
AT TRINITY GROVES

CAKE BAR


kate welsch


HOLY CRUST


Sum Dang Good
CHINESE


SAINT ROCCO'S
NEW YORK
ITALIAN
AT TRINITY GROVES


Loxy's


ARTPARK
AT TRINITY GROVES


THE NETWORK BAR


TEMAKERIA
HAND ROLLS & SUSHI


free
play
dallas


Saville
COFFEE
BAR

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

PAUL COOKE

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JILL TIERNAN

214.572.8424
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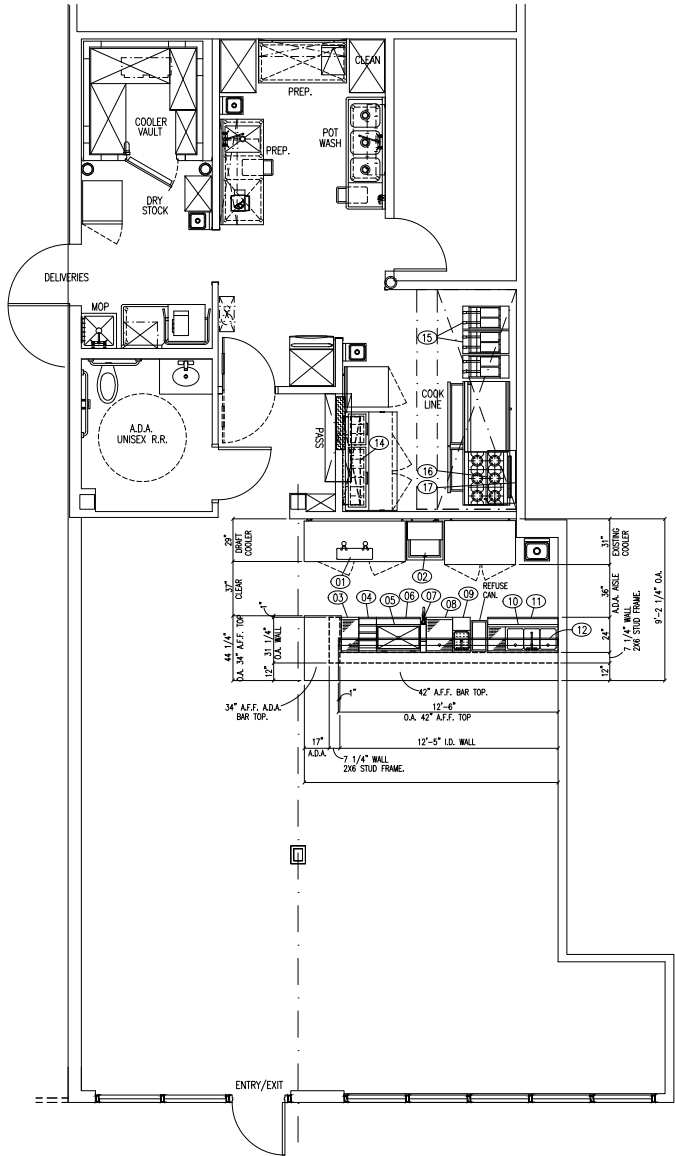
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FOOD SERVICE EQUIPMENT LEGEND						PLUMBING:			ELECTRICAL:				
ITEM NO.	QTY.	FURNISH BY:	SET IN BY:	DESCRIPTION	MANUFACTURER/MODEL	PLUMBING:			ELECTRICAL:				
						WATER	DRAIN	GAS	VOLTS AND PHASE	LOAD SIZE	REMARKS:		
01.	1	G.C.	G.C.	DRAFT BEER COOLER W/2 SPOUT TOWERS	TRUE #TDD-2-S, OR EQUAL				1/2"		115V-1PH	9.1 AMP	NEMA 5-15P
02.	1	G.C.	G.C.	SLIDE TOP GLASS CHILLER	TRUE #T-24-GC-S, OR EQUAL						115V-1PH	2.6 AMP	NEMA 5-15P
03.	1	G.C.	G.C.	12" DRAINER TOP	GASTENDER #DRB-12, OR EQUAL				1 1/2"				
04.	1	G.C.	G.C.	12" TIERD LIQUOR DISPLAY	GASTENDER #LDA-12S, OR EQUAL								
05.	1	G.C.	G.C.	30" ICE WELL W/SODA COLD PLATE	GASTENDER #BA-30-CP10, OR EQUAL				1"				
06.	1	G.C.	G.C.	30" SINGLE SPEED RAIL	GASTENDER #SSR-30, OR EQUAL								
07.	1	G.C.	G.C.	4" SODA GUN STATION	GASTENDER #SH-4, OR EQUAL				1/2"				
08.	1	G.C.	G.C.	18" DRAINER TOP CABINET - NO DOOR	GASTENDER #DRCB-18-LD, OR EQUAL				1 1/2"				
09.	1	G.C.	G.C.	12" BLENDER STATION W/DUMP SINK	GASTENDER #BSA-12, OR EQUAL	1/2"	1/2"		1 1/2"		115V-1PH	2.6 AMP	DIRECT WIRE
10.	1	G.C.	G.C.	3 COMP. BAR SINK UNIT	GASTENDER #TSA-48L-S, OR EQUAL	1/2"	1/2"		1 1/2"				
11.	1	G.C.	G.C.	48" SINGLE SPEED RAIL	GASTENDER #SSR-48, OR EQUAL								
12.	1	G.C.	G.C.	4" X 12'-6" BAR TOP POUR RAIL	CUSTOM STAINLESS STEEL, OR EQUAL				1/2"				
13.	---	---	---	SPARE NUMBER									
14.	1	G.C.	G.C.	12" X 60" WALL SHELF	TABCO #WS-12-60, OR EQUAL								WALL BACKING
15.	2	G.C.	G.C.	35 LBS. FRYER	DEAN			3/4"	110K				
16.	1	G.C.	G.C.	36" WALL MOUNTED SALAMANDER	VULCAN #36SB			3/4"	66K				
17.	1	G.C.	G.C.	SALAMANDER WALL MOUNT BRKT.	CUSTOM, OR EQUAL								

*

GENERAL ABBREVIATIONS:
 FPSI. - FIRE PROTECTION SYSTEM INSTALLER.
 G.C. - GENERAL CONTRACTOR
 HVAC. - H.V.A.C. CONTRACTOR
 INST. - INSTALLATION CONTRACTOR
 K.E.C. - KITCHEN EQUIPMENT CONTRACTOR
 P.C. - PLUMBING CONTRACTOR
 REF.C. - REFRIGERATION CONTRACTOR
 T.B.D. - TO BE DETERMINED
 T.B.V. - TO BE VERIFIED

LEGEND NOTES:
 * EQUIPMENT SUPPLIER TO PROVIDE QUICK DISCONNECT, FLEX GAS HOSES FOR MOBILE RANGE LINE EQUIPMENT. P.C. TO INSTALL PER PREVAILING CODES.

PROPOSED BAR AREA RENOVATION LAYOUT
 SCALE: 1/4" = 1'-0"



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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