

# 3516 ROSS AVENUE

DALLAS, TX | VILLARS STREET AND ROSS AVENUE



- Restaurant without drive-thru service
- Bar, lounge or tavern with special use permit

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2024 Population	35,876	194,399	385,862
2029 Projected Population	39,848	211,996	409,721
2024 Daytime Population	83,335	332,838	587,598
2024 Average HH Income	\$126,721	\$140,750	\$139,072
2024 Median Age	32.2	33.8	34.2

## TRAFFIC COUNTS:

Ross Avenue: 23,087 VPD

## NET AREA:

EXISTING BLDG: +/-2,800 SF  
 ROOFTOP PATIO COVERED  
 ADDITION: +/-700 SF  
 TOTAL: +/-3,500 SF

## ADDITIONAL OPEN-AIR AREA:

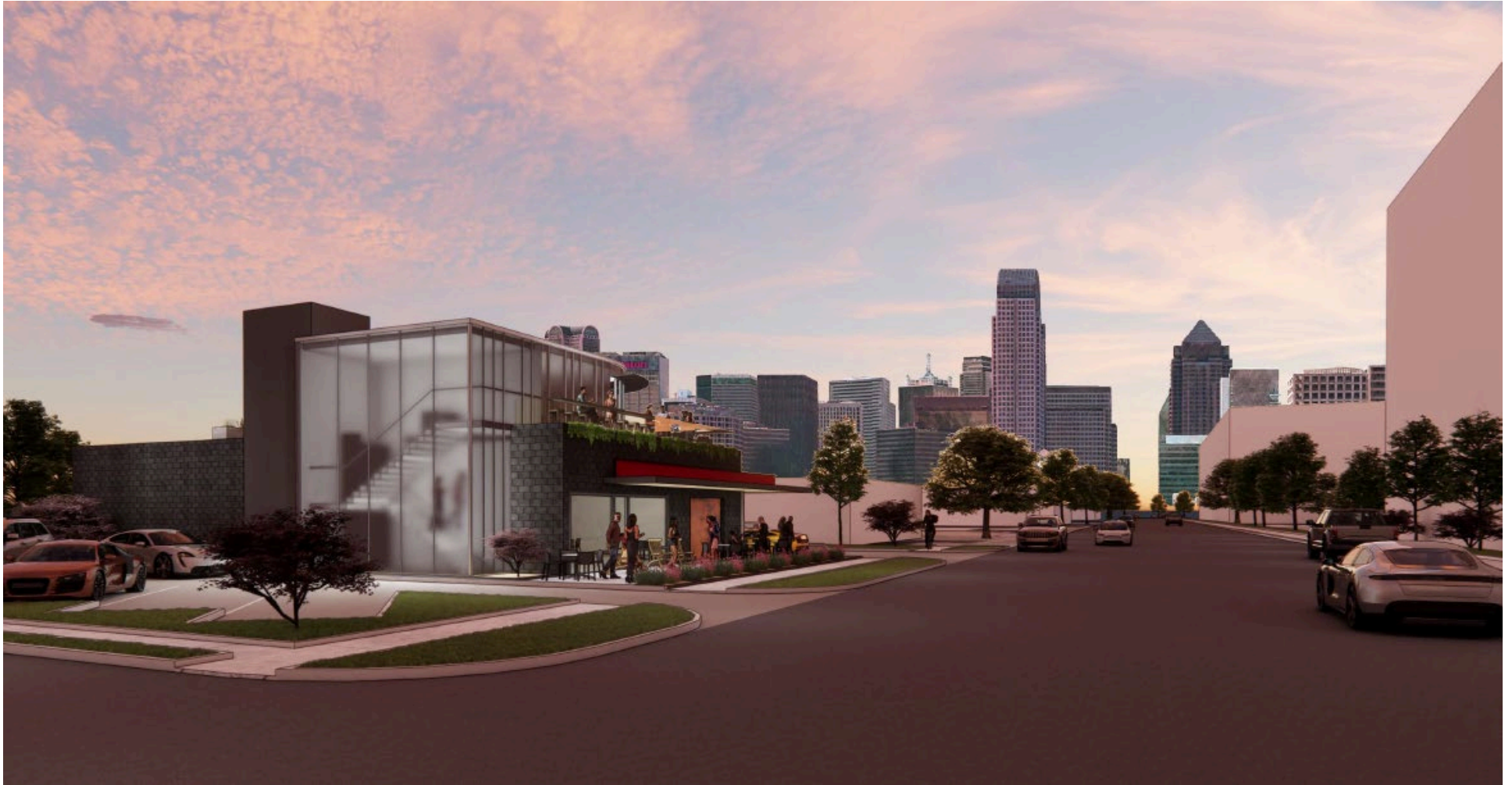
ROOFTOP PATIO  
 ADDITION: +/-1,100 SF  
 GROUND LEVEL PATIO  
 ADDITION: +/-600 SF  
 TOTAL: +/-1,700 SF

## TRAFFIC GENERATORS:



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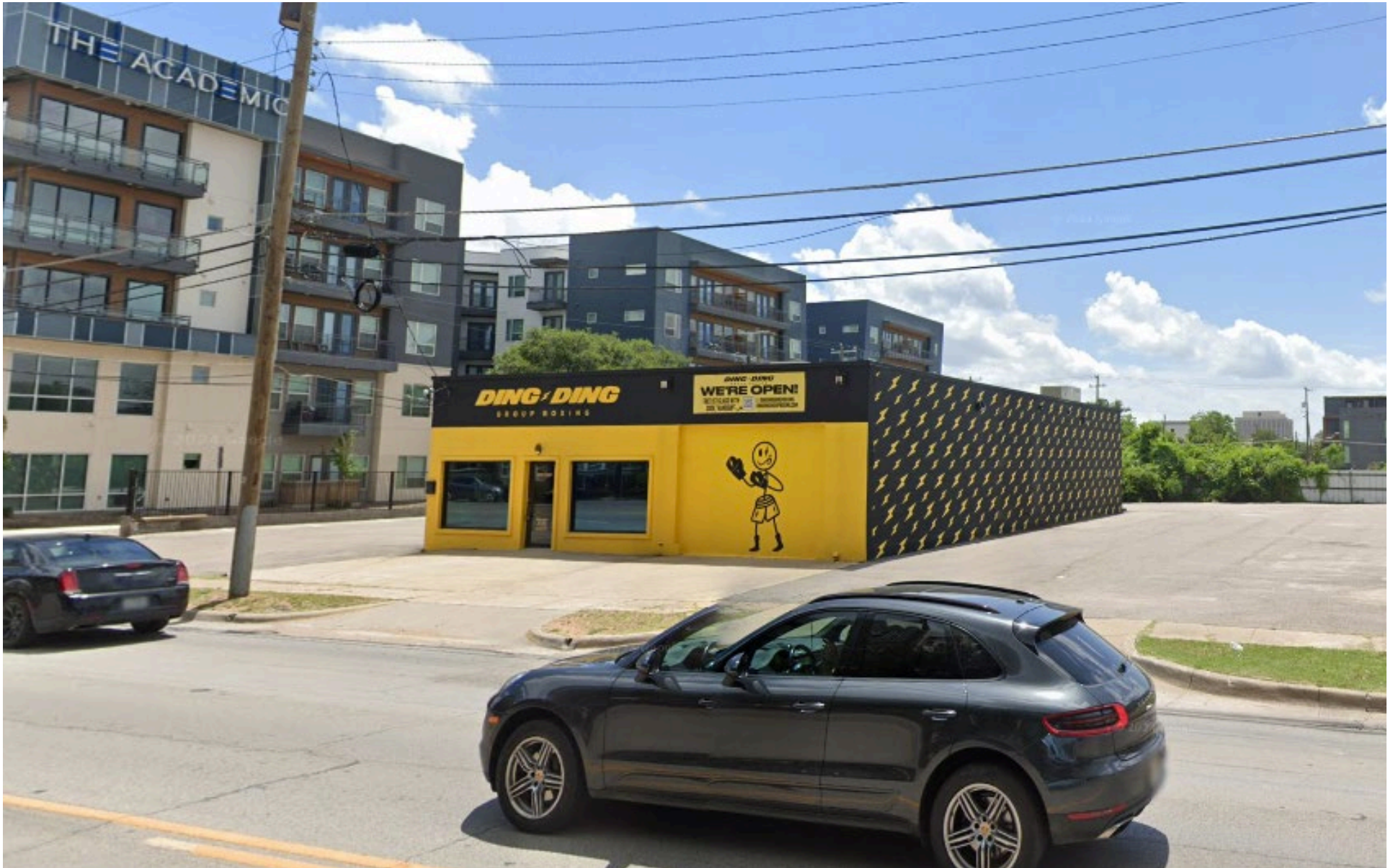
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FOR MORE INFORMATION, PLEASE CONTACT:

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THE **retail** CONNECTION

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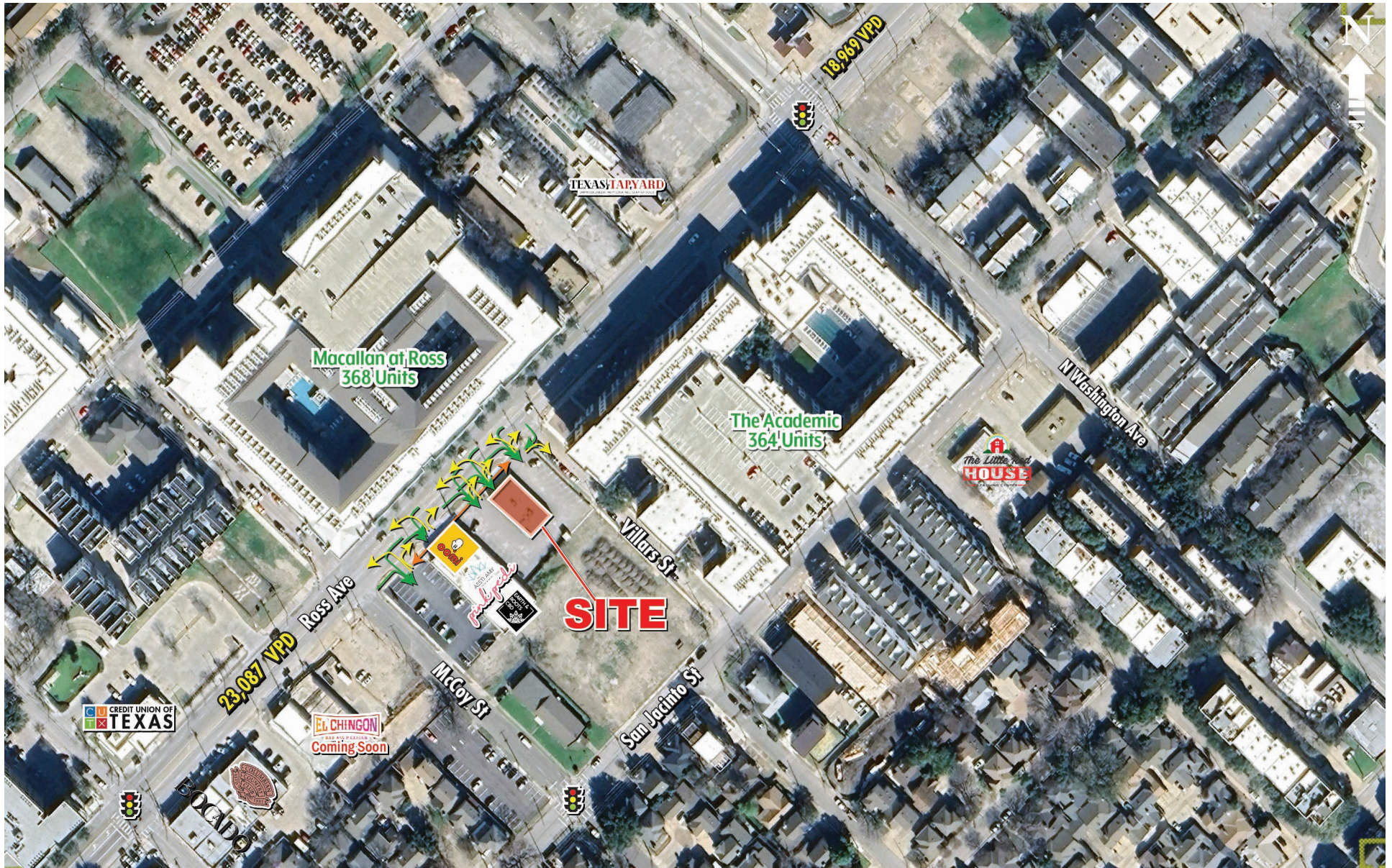
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## DEVELOPMENT ANALYSIS | PD298, Subarea 1B

Category	Zoning Requirements
Site Size	0.40 Acres
Building Height	120' maximum
Front Yard Setback	15' maximum
Side Yard Setback	None required
Lot Coverage	90% maximum
Floor Area Ratio (FAR)	4:1
Uses Allowed	Restaurant w/o drive-through service   Bar lounge, or tavern w/ Special Use Permit.

## NET AREA

Existing Building	+/- 2,800 net SF
Rooftop Patio Covered Additon	+/- 700 net SF
<b>Total</b>	<b>+/- 3,500 net SF</b>

## ADDITIONAL OPEN-AIR AREA

Open-Air Rooftop Patio Additon	+/- 1,100 net SF
Open-Air Ground Level Patio Additon	+/- 600 net SF
<b>Total</b>	<b>+/- 1,700 net SF</b>

## PARKING COUNT

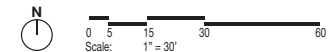
On-site parking	25 stalls + 3 parallel
Street parking	7 parallel
<b>Total</b>	<b>35 spaces</b>

## PARKING REQUIRED

Restaurant Service	1 space / 1000 net SF
<b>Total</b>	<b>35 spaces required</b>



Analysis + Site Plan



**Ross Ave. Restaurant**  
Concept + Development Analysis



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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.

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Designated Broker of Firm	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date