$2.00/SF broker bonus for all qualified deals closed by Labor Day!

921 N. RIVERFRONT

HOLT LUNSFORD COMMERCIAL

921 N. Riverfront Boulevard • Dallas, Texas 75207

HOLT LUNSFORD COMMERCIAL

921 N. RIVERFRONT

A thriving and
eclectic community.

921 N. Riverfront is located on the southern tip of the Dallas Design District, a highly centralized location within an eclectic and vibrant community. Over generations, this neighborhood has evolved into one of the coolest urban enclaves in the city. From interior design showrooms, art galleries, and fine dining establishments to new apartment homes and apparel retailers, venture to this ever-changing area with over 300 shops and showrooms.

OVER-AVERAGE PARKING RATIO!

Size: 27,562 SF

Built: 1949

Parking: 3.63/1,000

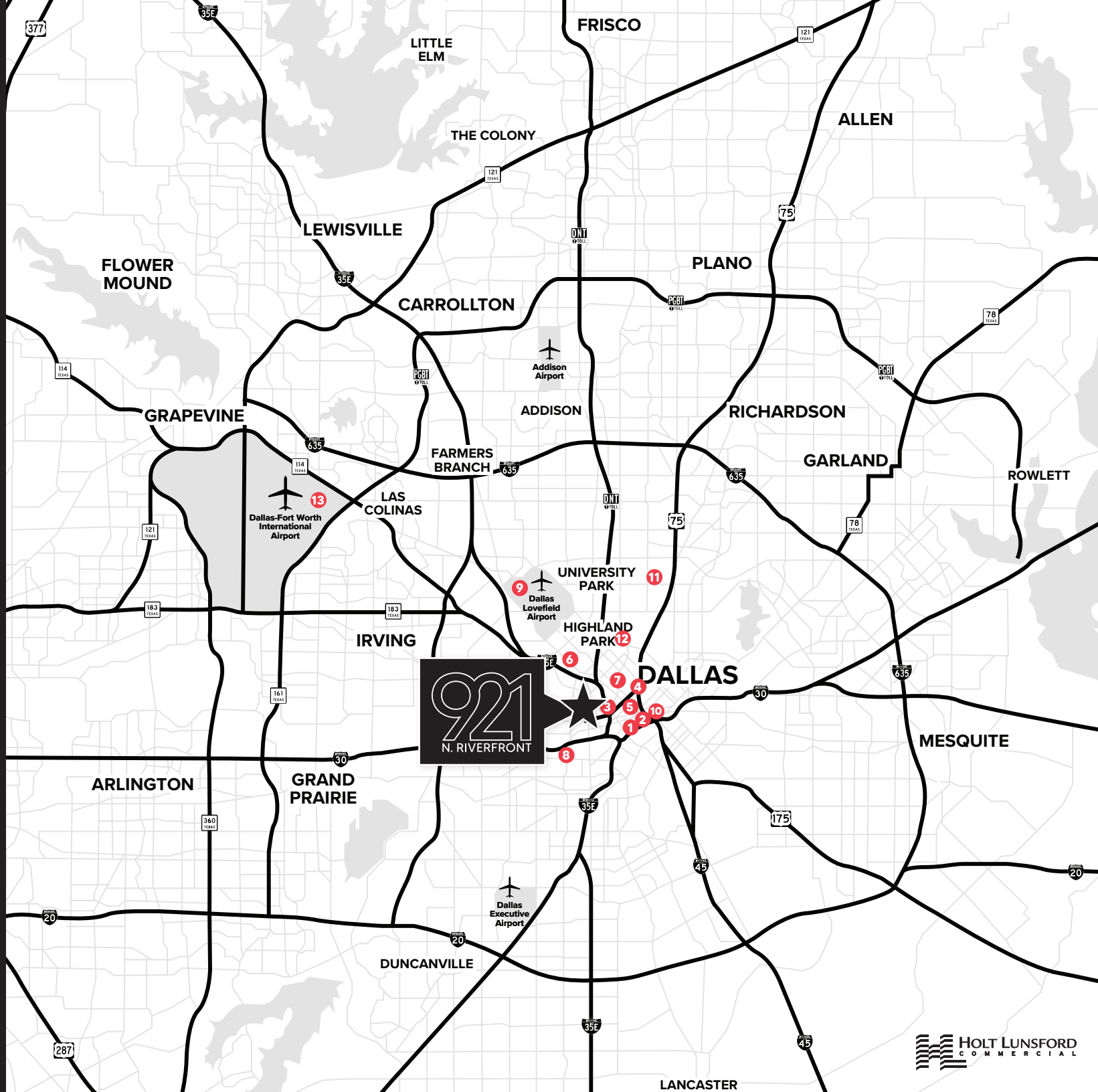
Leasing: Holt Lunsford Commercial
John Dickenson · 972.421.1971 · jdickenson@holtlunsford.com
Paul Hernandez · 972.380.3641 · phernandez@holtlunsford.com

Ownership: Tricon Coit LP, an affiliate of Entrada Partners

Location

1. 2 minutes **to Convention Center**
2. 3 minutes **to Farmers Market**
3. 3 minutes **to Dallas North Tollway**
4. 5 minutes **to North Central Expressway**
5. 7 minutes **to Downtown Dallas**
6. 8 minutes **to Medical District**
7. 8 minutes **to Uptown**
8. 9 minutes **to Kessler Park**
9. 11 minutes **to Dallas Love Field Airport**
10. 11 minutes **to Deep Ellum**
11. 12 minutes **to Park Cities**
12. 12 minutes **to Highland Park**
13. 17 minutes **to DFW Airport**

Go anywhere.

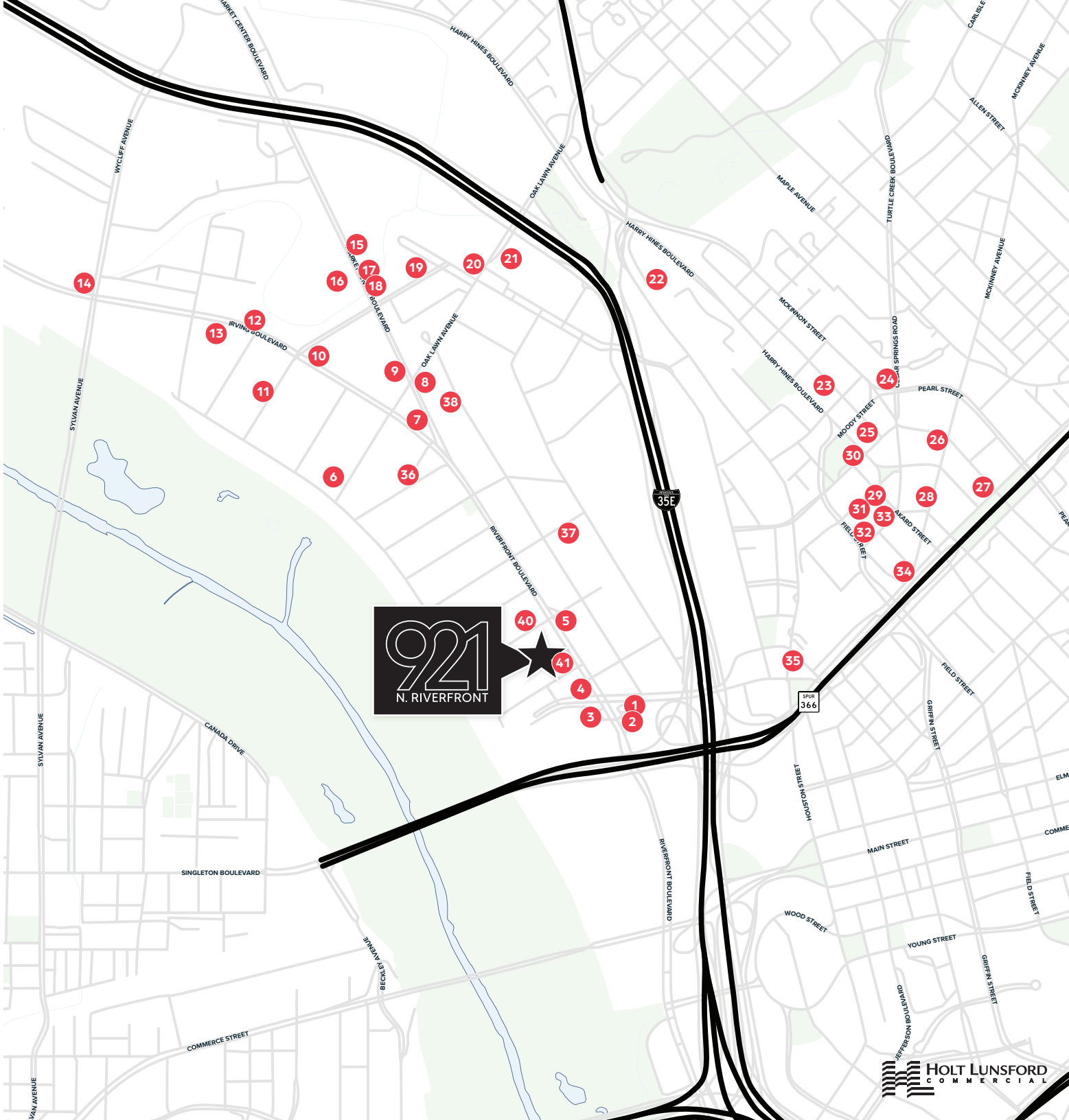


HOLT LUNSFORD COMMERCIAL

Amenities

1. Popeye's
2. McDonald's
3. Jack in the Box
4. Burger King
5. Domino's Pizza
6. Area One Eleven
7. Town Hearth
8. The Charles
9. El Bolero
10. Flying Fish
11. Bowlounge
12. Mama's Daughters' Diner
13. Subway
14. Slow Bone BBQ
15. Denny's
16. Terranova Café
17. Ferris Wheelers Backyard and BBQ
18. Rodeo Goat
19. Commons Club
20. Meddlesome Moth
21. Delucca Gaucho Pizza & Wine
22. Local Tap & Table
23. Magnolias Sous Le Pont
24. Ocean Prime
25. Mercat Bistro
26. Del Frisco's Double Eagle Steakhouse
27. Miriam Cocina Latina
28. Cava
29. Happiest Hour
30. Royal 38
31. Taco Lingo
32. North Italia
33. The Henry
34. Meso Maya Comida y Copas
35. Dick's Last Resort
36. Dallas Contemporary Art
37. The Cookery
38. Dragon Street Glass Gallery
39. The Cidercade
40. Texas Ale Project
41. Bellini's

Where you can have it all.



921 N. RIVERFRONT

Contact

John Dickenson
972.421.1971
jdickenson@holtlunsford.com

Contact

Paul Hernandez
972.380.3641
phernandez@holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

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.

EQUAL HOUSING OPPORTUNITY

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:
  - 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 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.

Holt Lunsford Commercial, Inc.	439776	hlunsford@holtlunsford.com	972-241-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Holt Lunsford	359505	hlunsford@holtlunsford.com	972-241-8300
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 _____