WEST END PLAZA

DALLAS ARTS DISTRICT

3,046 SF AVAILABLE

460 N. LAMAR ST.

TEXAS LEGACY

REALTY

DALLAS ARTS DISTRICT

Located in the northeast corner of downtown Dallas, the Dallas Arts District is the largest contiguous urban arts district in the nation, spanning 118 acres (20 square blocks) of museums, performance halls, parks, businesses, restaurants, historic churches, educational facilities, and homes.

This iconic neighborhood has more buildings designed by Pritzker award-winning architects than any location in the world. It unifies culture and commerce into a dynamic destination for locals and tourists alike while creating a fulfilling urban experience. The District is the founder and member of the Global Cultural Districts Network and was awarded a maximum 3-star rating by the prestigious Le Guide Vert (Michelin Green Guide).

The District is home to some of Dallas's most significant cultural landmarks like the strikingly angular Meyerson Symphony Center; the lavish Winspear Opera House; the Dallas Museum of Art, with its vast collection spanning ancient times to the present; and facilities for visual, performing, and developing arts. The Nasher Sculpture Center exhibits modern masterpieces in a verdant setting, while the Crow Collection of Asian Art displays religious and secular pieces from diverse eras and cultures.

The Dallas Arts District currently provides operational and marketing support in numerous ways, touching 4.1 million visitors (including 500,000 students) annually. It is ranked 3rd in USA Today's 10 Best Arts Districts







Dallas Downtown Historic District

The Dallas Downtown Historic District is a 90.8-acre area in downtown Dallas that was designated a historic district in 2006 to preserve the diverse architectural history of the area. It is a bustling business district known for Reunion Tower, Majestic Theatre, the original Neiman Marcus department store, Tex-Mex restaurants and other casual lunch spots, and pubs that get lively at happy hour.



Reunion Tower

Reunion Tower is a 561 ft. observation tower in Dallas and one of the city's most recognizable landmarks. Located at 300 Reunion Boulevard in the Reunion district of downtown Dallas, the tower is the city's 15th tallest building. It was a free-standing structure until the addition of the Hyatt Regency Dallas in 1998. The tower was designed by the architectural firm of Rochester's Xerox Tower, Welton Becket & Associates.



Dallas World Aquarium

The Dallas World Aquarium is a for-profit aquarium located in the West End Historic District of Dallas. It aids conservation and education by housing many animals that are threatened or endangered as part of a cooperative breeding program with other zoos around the world. It is a member of the Association of Zoos and Aquariums since 1997 and the World Association of Zoos and Aquariums.

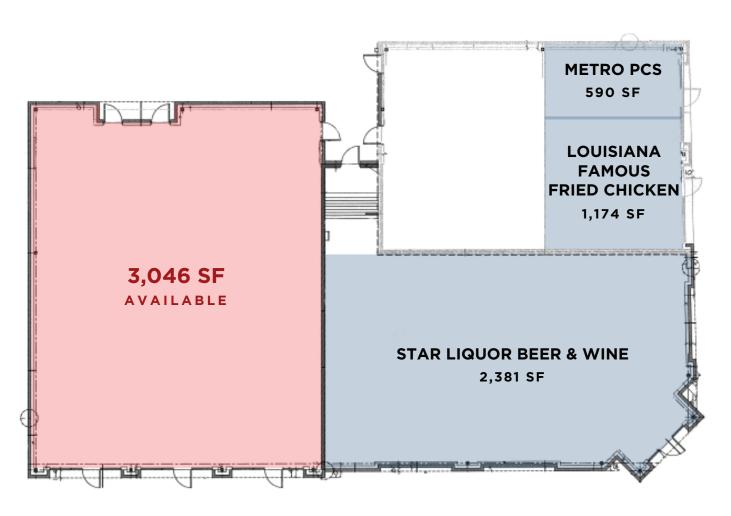


Museum of Illusions

Museum of Illusions started as a unique project in Zagreb, Croatia, in 2015 which soon became one of the fastest growing education and entertainment places. It has locations in more than 30 cities around the globe and is a leading attraction in each city where it is launched. Museum of Illusions offers interactive, immersive, and fun experiences for children and adults—it is an unusual but exciting place for all generations.

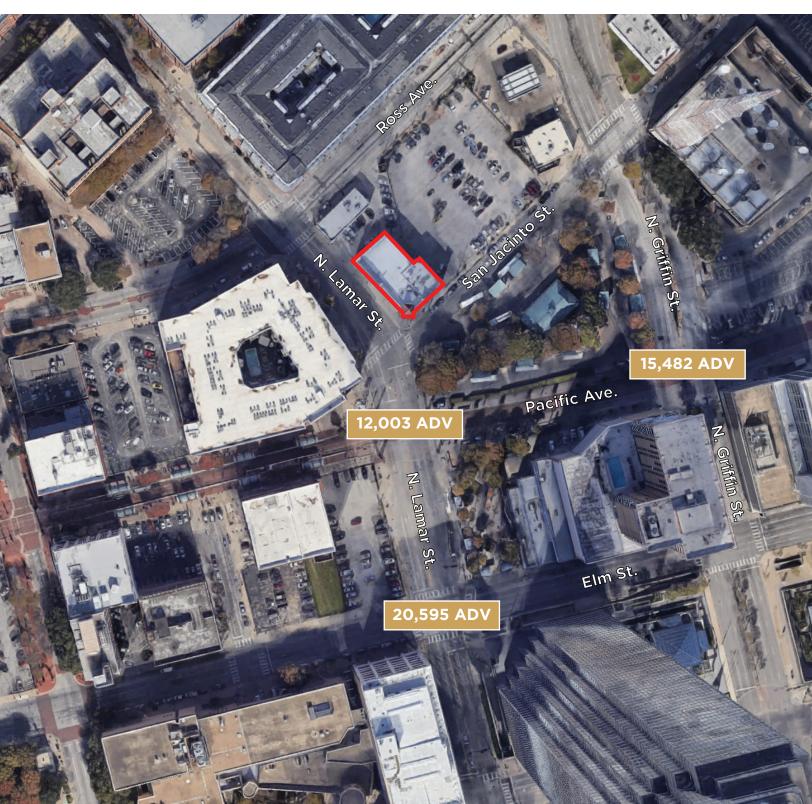






N. LAMAR ST.







Information About Brokerage Services

Texas law requires all real estate licensees 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;
- X 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.

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Buyer	 /Tenant/Seller/Landlord Ini	tials Date	

Regulated by the Texas Real Estate Commission TXR-2501

Information available at www.trec.texas.gov