

THE STATLER

DALLAS



[re] Discover the Icon

The Statler will always be the premier place of Mid-Century modern architecture in Downtown Dallas. It began in 1956 as a 1,001 room hotel and the place for the Who's Who to stay when visiting Dallas, Texas. The building is now even more prominent and visible by fronting Main Street Garden Park. The new use for the building will revisit its past with a boutique hotel and modern residences in the tower with dynamic views. The lobby will capture the energy and modern aesthetic of its past.



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MAP KEY

1. Statler Hilton Redevelopment
2. Future Parking Garage (500 spaces with 35,000 SF Retail)
3. Comerica Bank Tower (Approx. 2,800 employees)
4. Pacific Tower (Approx. 2,000 employees)
5. Future Law School
6. Future Harwood Park
7. The Continental
8. UNT Dallas
9. Neiman Marcus
10. Main Street Garden
11. Dallas Municipal Courts
12. Lone Star Gas Lofts
13. Hotel Indigo
14. Agave Azul
15. The Merc
16. Wild Salsa

AREA TRAFFIC GENERATORS

- Main Street Garden
- Forty Five Ten (coming soon)
- Deep Ellum Texas
- The Dallas Arts District
- The Joule
- Neiman Marcus

PROJECT HIGHLIGHTS

The Hilton Curio will have 161 rooms and will be an upscale luxury hotel. With nightlife, restaurant, retail, and ballroom components, the Statler will be a true destination featuring:

- 600 parking spaces designated for retail and office
- 9,000 SF of meeting space
- 14,000 SF of ballroom space
- 219 state of the art apartment units

LOCATION

1914 Commerce Street, Dallas, Texas 75201

SIZE

- 47,000 SF retail/restaurant (Statler building)
- 35,000 SF retail (under parking garage)

TRAFFIC COUNTS

- N St. Paul Street: 6,321 VPD (TxDOT 2009)
- Commerce Street: 10,644 VPD (TxDOT 2009)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2014 Est. Population	15,435	150,824	348,296
2014 Est. Avg. HH Income	\$76,158	\$68,784	\$73,036
	1 Mile	2 Mile	3 Mile
2014 Est. Daytime Population	116,912	226,372	275,023

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Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

(Form 5/98)

Property: 1914 Commerce St, Dallas, TX

In this transaction, Venture Commercial Real Estate, LLC, is:

agent for Owner/Landlord only; agent for Buyer/Tenant only; or an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord

Date

Buyer or Tenant

Date