

DOWNTOWN RESTAURANT - ROANOKE

310 S Oak St, Ste 100, Roanoke, TX



Roanoke offers a unique quality of life and has friendly small town charm and the amenities of a big city in the heart of the Metroplex. Residents enjoy our heritage dating to the 1840s and the best amenities including our thriving, popular downtown gathering place. Roanoke was named the **Unique Dining Capital of Texas** and features over 60 delicious restaurants and unique shops.

Enjoy the best, unique dining experience and charming small town ambiance available in the **Dallas-Fort Worth area**, only minutes from many popular entertainment venues.

Be sure to attend our outstanding special events offered all year long and during race weeks. The local shops and restaurants enjoy welcoming race fans to laid back, friendly Roanoke, conveniently located just 5 minutes from the racetrack. History buffs, foodies, and folks just wanting to relax and enjoy the quaint and eclectic atmosphere will all appreciate a visit to Roanoke.



DEREK ANTHONY
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817.377.7150

Property Video Link:
<https://youtu.be/2PTgTx0tEYw>

1,961 SF RESTAURANT (2ND GEN) FOR LEASE



FOR LEASE - 1,961 SF

End cap Former Soul Bird Fast casual (Owned by Landlord)

+/- 1,961 SF

Grease Trap & Vent-a-hood

Class A Finish & Move-In Ready

Natural light Inside & Outdoor/covered Patio

Adjacent Free Parking Lot (120 spaces) ON the MAIN DRAG of Downtown Roanoke (Oak Street)

Parking Garage 3 blocks away (400 + spots)

WILL GO FAST!

Across the street from ChopShop LIVE (Music Venue)

Below Craft & Vine, one of the Premier Destinations in Roanoke Historical Downtown District

Walking Distance to all Restaurants and Retail in Downtown Roanoke!



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LEASING RESTAURANT SPACE



DEREK ANTHONY
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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:
 - 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Derek Anthony	677154	danthony@woodmont.com	817 377 7150
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date