



DEREK ERNST DESIGNS

INTENTIONAL. CULTURE-CODED. TRANSCENDENT.

VENTURE

20,000 SF AVAILABLE
DENTON, TEXAS

FOR LEASE



- Box space available
- Great visibility from I-35E and Loop 288

AREA ATTRACTIONS

UNT Discovery Park DENTON HIGH SCHOOL EXPLORIUM DENTON CHILDREN'S MUSEUM

PDF FLYER/MORE INFO

NATALIA SINGER
214.378.1212
nsinger@venturedfw.com

f @ in v

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VENTURE

SEEKING THE BEST
SITES IN THE UNIVERSE!

FOR THE BEST PIZZA
IN THE UNIVERSE!



1,200 - 1,700 SF
2nd Gen or substantial TI

N. Fort Worth » Keller » NRH »
Coppell » W. Plano » McKinney »
Rowlett » Colleyville » Tootoing »
Southlake » Mesquite » Carrollton

ZALAT PIZZA WEBSITE

ERIC ROTHBART
214.378.1212
erothbart@venturedfw.com

COLIN BEAMS
214.378.1212
cbeams@venturedfw.com

JOHN DAY
214.378.1212
jday@venturedfw.com

f @ in v

VENTURE

bark

EXPERIENTIAL DOG PARK - BAR - RESTAURANT - EVENT SPACE

SEEKING SITES IN TEXAS




DFW, HOUSTON, AUSTIN, SAN ANTONIO

- Currently in Kansas City, St Louis, and Oklahoma City
- Targeting 3-4 acres land, re-purposed jr box, or part of major development as complimentary use
- Ability to maximize flood plain or commercially un-useable space
- Ability to utilize challenging space including flood plain for portion of site
- High density markets with affluent demographics
- For Lease, purchase, built-to-suit or reverse-built-to-suit opportunities
- Draws a large, affluent customer base from an expanded trade area

SITE SUBMITTAL BAR K WEBSITE

CHRIS RICHARDSON
702.580.0455
crichardson@venturedfw.com

JOHN ZIKOS
214.378.1212
jzikos@venturedfw.com

NICK SKALAK
972.898.9948
nskarak@venturedfw.com

f @ in v

EMAIL CAMPAIGNS

Digital Marketing

TENANT REPRESENTATION



COLIN BEAMS
Senior Vice President



KEVIE BEARD
Partner



JOHN CHRISTON
Senior Vice President



MCGREGOR CONVERSE
Senior Vice President



JOHN DAY
Partner



TIM HENSON
Partner



BENJAMIN HINES
Partner



SAMARA JANOWSKI
Assistant Vice President



REISS WEIL
Assistant Vice President

Navigating spaces, cultivating lifelong bonds.

WE THINK LIKE TENANTS



Scan code for more information.

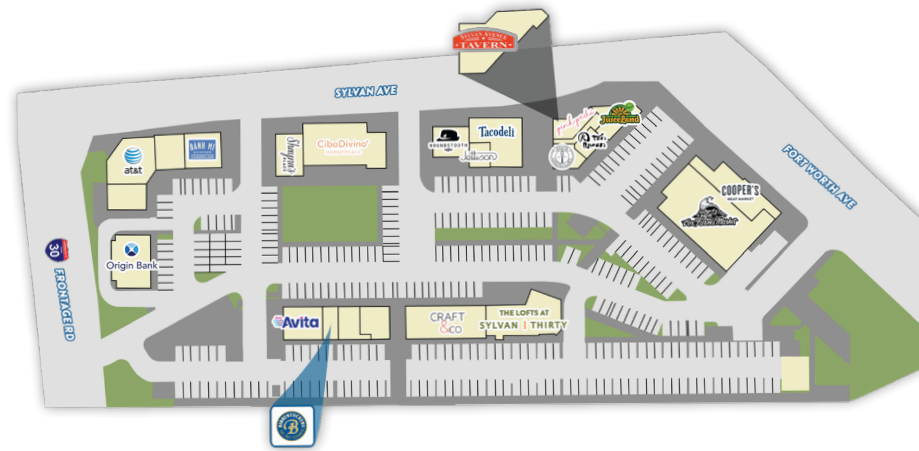
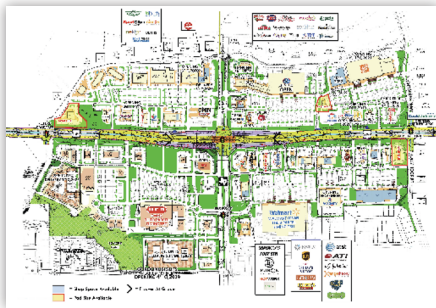
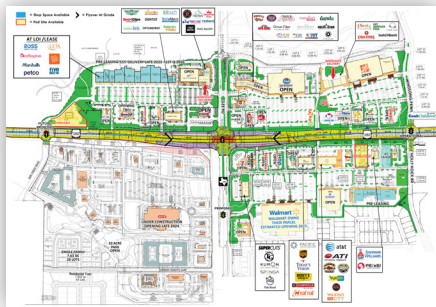
A FEW OF OUR TENANTS



VENTURE

DEPARTMENT FLYER

Print Marketing



SITE MAPS

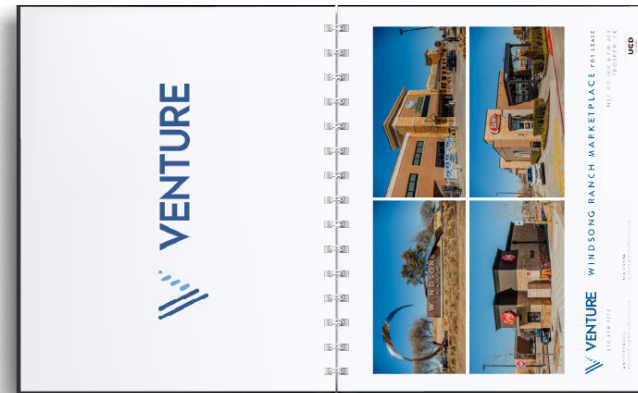
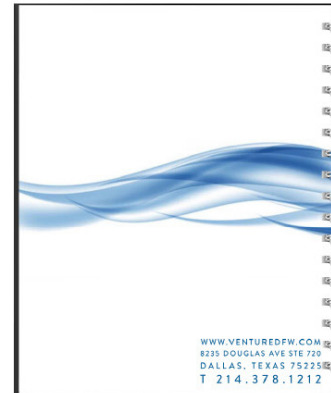
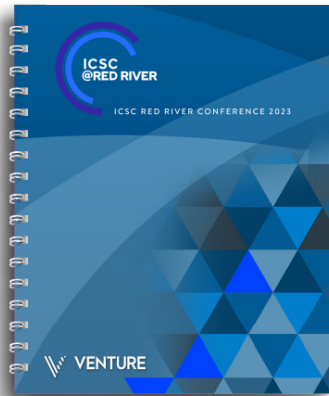
Digital and Print Marketing



AERIALS

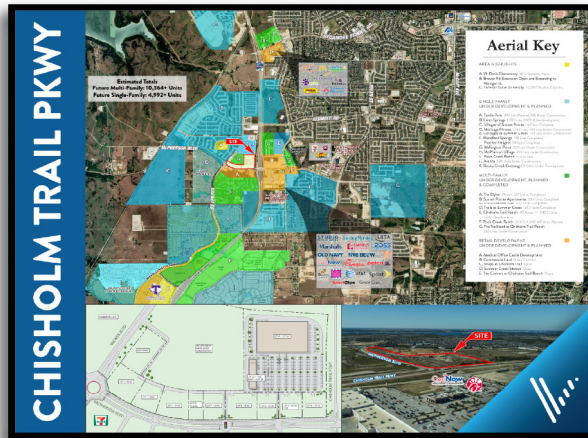
Digital and Print Marketing





ICSC PROPERTY BOOKLETS

Digital and Print Marketing



EPIC TOWNE CROSSING

3154 State Hwy 161, Grand Prairie, TX 75052
Contact: Amy Petrovic, Natalia Singer, and Mia Ureña

Epic Towne East Site Plan

Epic Towne West Site Plan

GRAND PRAIRIE-MAYFIELD GROVES

SEC 5H 161 & Mayfield Rd., Grand Prairie, TX
Contact: John Zikos, Amy Petrovic, Nick Skalok, and Mia Ureña

SEEKING SITES

DFW, Austin, and San Antonio
Contact: John Zikos and Nick Skalok, Lawrence Wilson

LA FITNESS

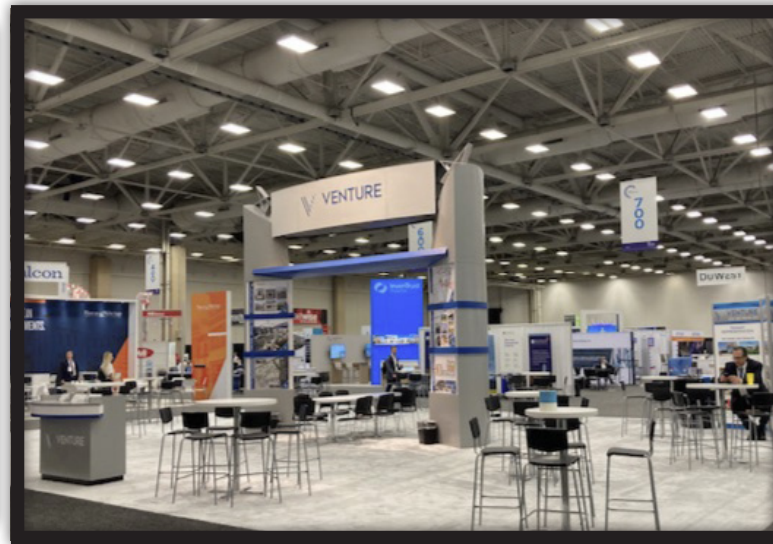
- 30,000-45,000 SF
- Street visibility is a must
- 60K population within a 3 mile radius
- For lease, purchase, or reverse-build-to-suit

CLUB STUDIO

- 30,000-45,000 SF
- More affluent trade area
- 60K population within a 3 mile radius
- For lease, purchase, or reverse-build-to-suit

ICSC PROPERTY BOARDS

Print Marketing - 38" x 43" | Print Marketing - 24" x 72"



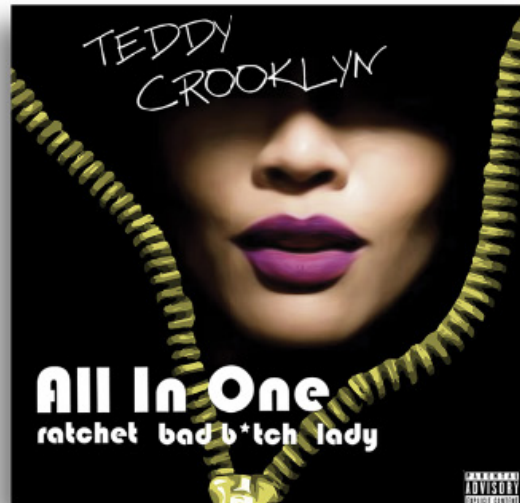
ICSC Red River 2023

Digital Photographs



SOCIAL MEDIA CONTENT CREATION

Digital Marketing



ALBUM COVER ART

Print & Digital Marketing



Dining Options

Schenkel Tower Vending Machines

- Pre-packaged wraps, sandwiches, salads
- Sushi
- Pre-packaged meals
- Seasonal fresh fruit
- Pastries
- Snacks
- Beverages

HOURS: All day

LOCATION: 1st floor near Schenkel Tower Elevators



Cafeteria

- Freshly prepared entrées, vegetables, and sides
- Made to order selections
- Grill-selections rotate: BBQ, Tex-Mex, burgers, and sandwiches
- Subway sandwiches
- Pizza by the slice
- Soup and salad bar
- Pre-packaged salads, sandwiches, and wraps
- Sushi
- Desserts including ice cream
- Fountain and bottled drinks, iced tea, coffee, and bottled water

HOURS: Monday - Friday 7 a.m. - 9 p.m. / Saturday - Sunday 7 a.m. - 7 p.m.

LOCATION: 2nd floor across from Human Resources



City Coffee Café

- Starbucks' coffee and specialty beverages
- Pre-packaged sandwiches, wraps, salads
- Seasonal fresh fruit
- Pastries and cookies
- Vending machines

HOURS: Monday - Friday 7 a.m. - 2 p.m. / Saturdays 7 a.m. - 10 a.m.

LOCATION: 1st floor off the main lobby



Opciones de Comida

Máquinas expendedoras de Schenkel Tower

- Wraps, sándwiches y ensaladas preenvasadas
- Sushi
- Comidas preenvasadas
- Fruta fresca de temporada
- Pasteles
- Aperitivos
- Bebidas

HORARIO: Todo el día

UBICACIÓN: 1º piso, cerca de los elevadores en Schenkel Tower



Cafeteria

- Platos principales, verduras y recién acompañamientos recién preparados
- Selecciones hechas a pedido
- Las selecciones de parrilla rotan: BBQ, Tex-Mex, hamburguesas y sándwiches.
- Sándwiches de metro
- Pizza por porción
- Barra de sopas y ensaladas
- Ensaladas, sándwiches y wraps preenvasados
- Sushi
- Postres incluyendo helado
- Bebidas de fuente y embotelladas, té helado, café y agua embotellada.

HORARIO: Lunes - Viernes 7 a.m. - 9 p.m. / Los Sábados y Domingos 7 a.m. - 7 p.m.

UBICACIÓN: 2º piso frente a Recursos Humanos



City Coffee Café

- Café y bebidas especiales de Starbucks
- Sándwiches, wraps y ensaladas preenvasados
- Fruta fresca de temporada
- Pasteles y galletas
- Máquinas expendedoras

HORARIO: Lunes - Viernes 7 a.m. - 2 p.m. / Sábado 7 a.m. - 10 a.m.

UBICACIÓN: 1º piso cerca del vestíbulo principal



INFORMATIONAL POSTERS

Print Marketing - English & Spanish

METHODIST DALLAS MEDICAL CENTER — Pavilion II — 2nd floor
DAY SURGERY/PAVILION SURGERY CENTER



Park in the **Pavilion II Parking Garage**. The entrance is off Colorado Boulevard.

- You'll be entering the building on the second floor. Take the Pavilion II elevators to the third floor. Look for Day Surgery waiting.
- Check in with the person at the front desk.
- If you are having outpatient surgery, your stay will be short. You do not need to bring personal items like toiletries or a change of clothes.
- Visitors may be allowed in the recovery room. The nurses will decide based on what they think is best and safest for everyone.
- Medications used during surgery make it unsafe to drive. Plan ahead for a care partner to drive you home. For your safety, we do not allow ride-share services.
- You'll need to recover for at least one to two hours, longer if the doctor thinks it's needed.

B 1604758850-0325



METHODIST DALLAS
 MEDICAL CENTER
 1441 N. Beckley Ave.
 Dallas, TX 75203

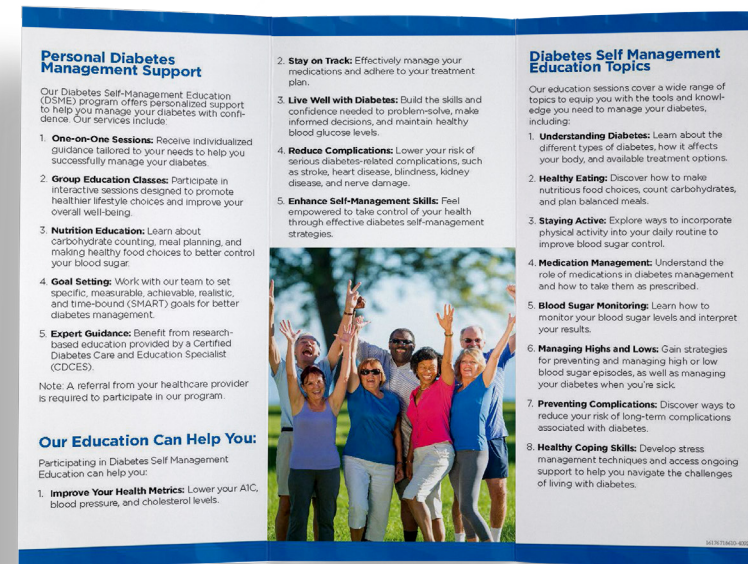


METHODIST DALLAS MEDICAL CENTER



INFORMATIONAL POSTERS

Print Marketing



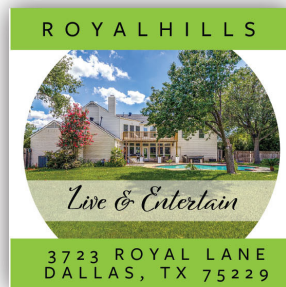
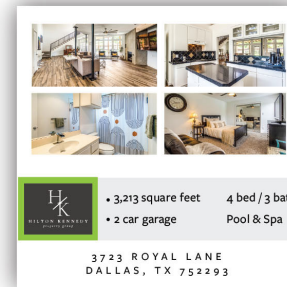
INFORMATIONAL BROCHURE

Print & Digital Marketing



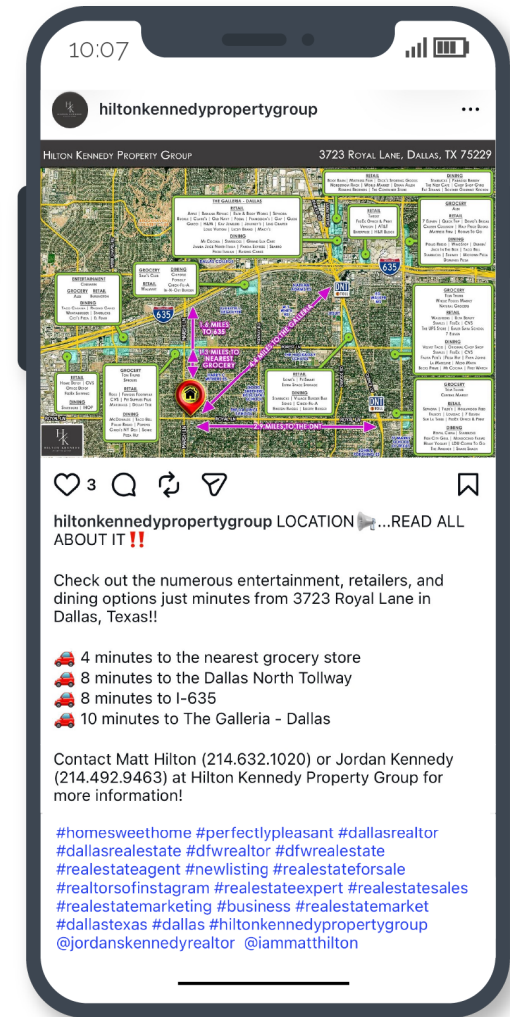
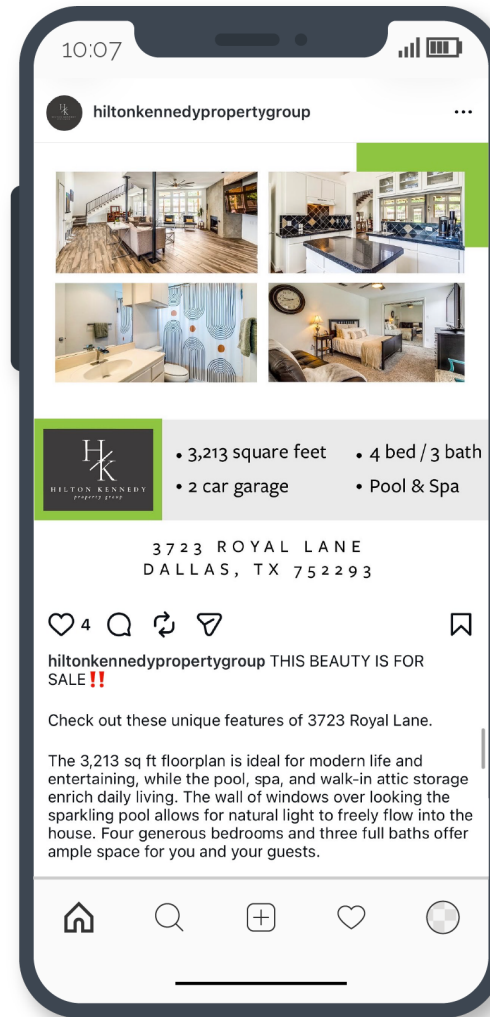
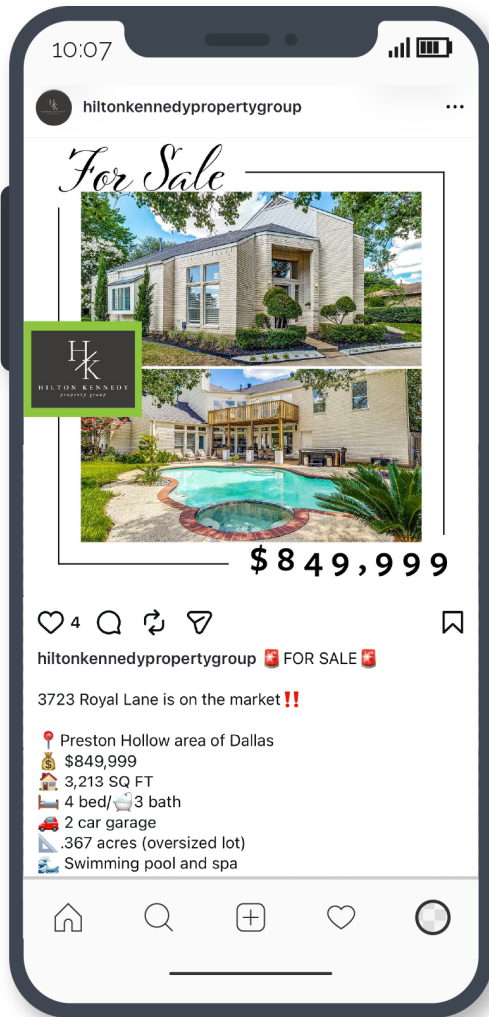
LOGO REDESIGN

Print & Digital Marketing



SOCIAL MEDIA CONTENT CREATION

Digital Marketing



SOCIAL MEDIA CONTENT CREATION

Digital Marketing

OUR MISSION

"Our mission is to empower real estate professionals with fast, reliable delivery and installation of signs and lock-boxes. We elevate your business's visibility with timely, professional service and clear communication—ensuring every listing makes its best first impression."

OUR VISION

"We envision a future where real estate professionals effortlessly connect with their communities through seamless, innovative delivery solutions. At Delivery Dudes, we set the standard for reliability and service, transforming property marketing with technology, trust, and excellence—building confidence, partnerships, and vibrant neighborhoods one sign and lock-box at a time."

CONTACT US

Hire us to become one of your greatest resources.

469.969.8819

www.DeliveryDudes.net

DeliveryDudesdfw@gmail.com

501 W. President Bush Hwy
Suite 125
Richardson, TX 75080

DELIVERY DUDES

Real Estate.
Real Dudes.
Real Leverage.

Ever been caught in the elements while putting out a real estate sign (OH and your going to a meeting right after)?

I bet you said, "Ugh, yes!"

How about driving across the metroplex in rush hour to deliver a lockbox?

"Well of course!"

What about picking up a sign & lockbox on the day of closing (and your child's birthday party is about to start)?!

"Yes, that's the worst!"

LOCK IT. STAKE IT. DONE.

We recognize you need...

TIME CONVENIENCE LEVERAGE

We strive to make the process of delivering a yard sign and/or lockbox and picking them up for you as seamless as possible...giving you MORE time to get MORE listings!

We store your signs and lockboxes for FREE.

We serve anywhere within the DFW Metroplex.

PRICING

(within primary delivery zone)

"H" Frame Yard Sign/Lockbox (Installation or Removal)	\$50.00 EACH
"Colonial" Frame Yard Sign/Lockbox (Installation or Removal)	\$60.00 EACH
Supra Lockbox rental (per listing, if needed)	\$25.00
Rush fee (service requested to be done within 24 hours)	\$25.00
Yard Sign/Lockbox storage	FREE!

Scan the QR code for pricing & ordering, and to learn more on how to become a **SUPERSTAR**.

INFORMATIONAL BROCHURE

Print & Digital Marketing



BUSINESS CARDS

Print Marketing



BRAND GUIDELINES

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Introduction

Founded by Matt Hilton and his son, Harrison in 2022. After years of a robust sellers market, Matt identified a need in his area for a sign and lockbox delivery company to leverage his time as a producing agent. We serve anywhere within the DFW Metroplex and we store your signs and lockboxes for FREE. We strive to make the process of delivering a sign and/or lockbox and picking them up for you as seamless as possible...giving you more time to get more listings!



Mission and Values

Delivery Dude's mission and vision drive our purpose, culture, and long-term goals. By aligning stakeholders and keeping us focused on our values and destination, these attributes define our company character and ensure a well-rounded business.



OUR MISSION

Our mission is to empower real estate professionals by providing fast, reliable, and precise delivery and installation of signs and lockboxes. We are dedicated to elevating your business' visibility and accessibility with service that is timely, professional, and courteous. With a commitment to meticulous care and clear communication, we strive to be the trusted partner you count on to represent your brand with integrity and excellence—ensuring every listing makes its best first impression.



OUR VISION

We envision a future where every real estate professional effortlessly connects with their communities, empowered by seamless and innovative delivery solutions. Delivery Dudes aspires to set the industry standard for reliability and service, transforming the experience of property marketing through technology, trust, and a relentless pursuit of excellence. By continually evolving with the needs of our clients, we aim to inspire confidence, cultivate long-lasting partnerships, and help shape dynamic neighborhoods—one sign, one lockbox, one successful connection at a time.

BRAND GUIDELINES

Print & Digital Marketing

Logo Overview

The main final logo is to be used per this page. Any other variations, please see the next page.

The final logo icon should be used as an alternative option or accent depending on the marketing collateral.

Please see leadership with questions.



Final Icon



Final Logo

Logo Variations

Variations of the Delivery Dude's logo needs to be used properly to keep a consistent brand presence.

The dark blue brand color is the predominant color in the logo. The accent color, pure orange is the secondary color serving in a way to accent the dark blue color.

The logo may be used in 4 different variations only. Any other variations need to be approved by leadership.

Acceptable



Unacceptable

DON'TS

- Change the color of the text
- Change the placement of the text
- Change the font
- Change the shape of the font
- Change the background other than displayed on the previous page



DON'TS

- Change the color of the icon
- Change the placement of the icon
- Change the shape of the icon
- Change the background other than displayed on the previous page



Primary Font

A primary font is critical for establishing consistent brand identity, enhancing readability, and conveying brand personality across all platforms. It serves as the main typeface for logos and headers, creating immediate recognition and a professional, cohesive image. Key benefits include improved hierarchy, stronger emotional connection with the audience, and versatility across digital and print.

RAMA GOTHIC E

used for headings, titles, and branding elements, demanding attention and reflecting a brand's personality.

FONT STYLE: Regular, Semibold, Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

BRAND GUIDELINES

Print & Digital Marketing