



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 » Tootoone »
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 site
- 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
erichardson@venturedfw.com

JOHN ZIKOS
214.378.1212
jzikos@venturedfw.com

NICK SKALAK
972.898.9948
nskarak@venturedfw.com

f @ in v

EMAIL CAMPAIGNS

Digital

TENANT REPRESENTATION



COLIN BEAMS
Senior Vice President



KEVIN 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























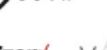


















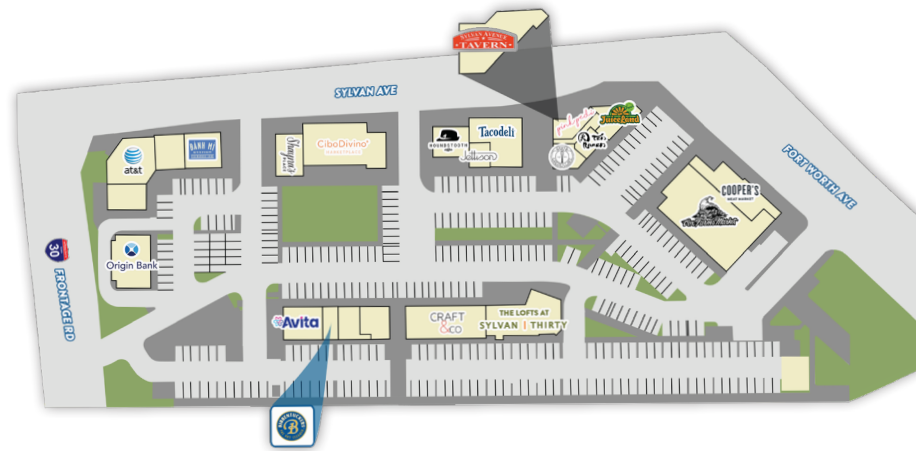
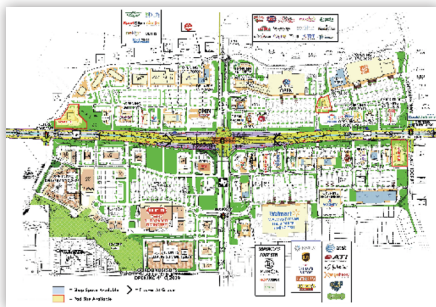
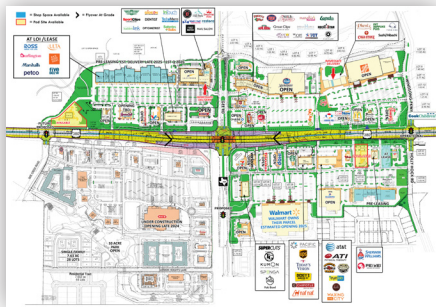




VENTURE

DEPARTMENT SERVICE FLYER

Print



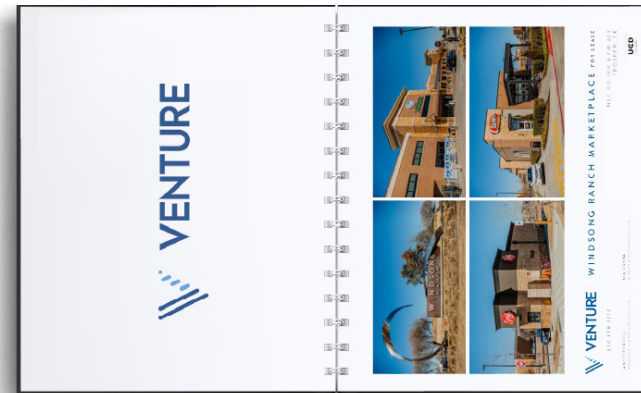
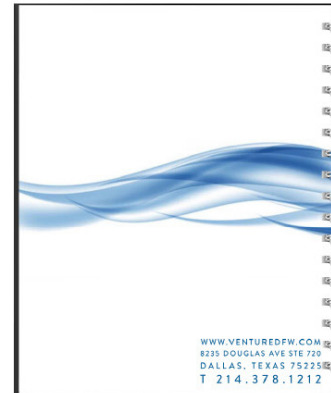
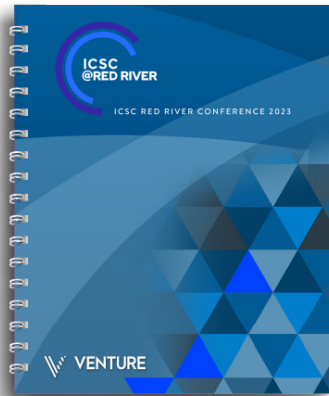
SITE MAPS

Print & Digital



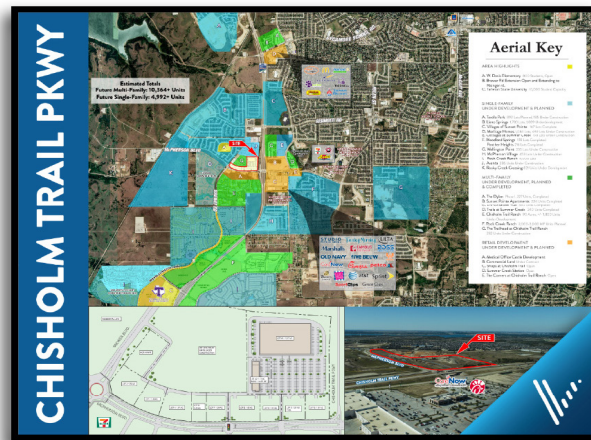
AERIAL MAPS

Print & Digital



ICSC PROPERTY BOOKLETS

Print & Digital



ICSC PROPERTY BOARDS & COLUMNS

Large Format Print — 36" x 43" | 24" x 72"



ICSC RED RIVER 2023

Photography

OUR PROCESS



- You place an order to deliver or pick up a real estate yard sign and/or lockbox.
- Upon successful delivery or pickup a digital photo will be shared in our software program and you will receive an email notification.
- Real time inventory of your items in our software available through our sign portal on our website.
- Rest assured that our processes are designed to be seamless and efficient, met with convenience and professionalism.



As a top producing Realtor, your time is best spent finding new business. We leverage your time by delivering your real estate yard signs and lockboxes to your new listings, pick them up once the listing is SOLD, and clean/store them until the next listing comes along.



DISCOVER A GREAT WAY TO LEVERAGE YOUR TIME AND MAKE MORE MONEY!!

CONTACT US

Phone: 469.869.8519
Email: DeliveryDudes@fw@gmail.com
Web: www.DeliveryDudes.net



DELIVERY DUDES

www.DeliveryDudes.net

PRICING



BECOME A SUPERSTAR



\$99 Annual Subscription Fee**

- \$5 off each delivery and pickup for the upcoming year.
- Earn 1 Reward per order. After 20 Rewards, you get on FREE delivery or pickup.
- We will showcase your new listing on our social media platforms (Facebook and Instagram) to assist you in effectively promoting your property.

**** Individual Agent Fee. Team/Group/Office pricing available upon request.**

PRIMARY DELIVERY ZONE

• Our primary service zone is a 25 mile radius from our office location in Richardson.

• Any delivery or pickup outside of the primary service zone will be subject to a \$1/mile fuel surcharge.



"I highly recommend Delivery Dudes for delivering & picking up your real estate yard signs and lockboxes! I now have more time to help more clients & make more money!!"

- JORDAN KENNEDY
Top Producing REALTOR

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.

469.869.8519

www.DeliveryDudes.net

DeliveryDudes@fw@gmail.com

561 W. President Bush Hwy Suite 120 Richardson, TX 75080



DELIVERY DUDES



Real Estate.
Real Dudes.
Real Leverage.



Signs, & Riders & Lockboxes. ON MY!

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**.

BROCHURE REDESIGN

Print & Digital



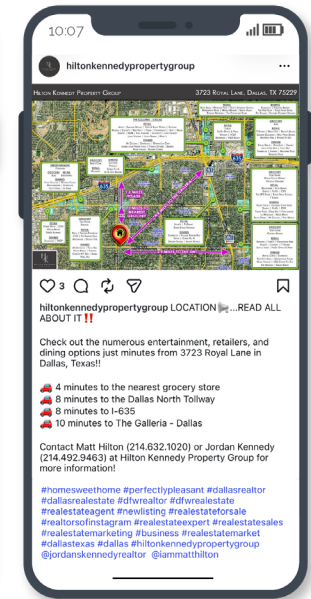
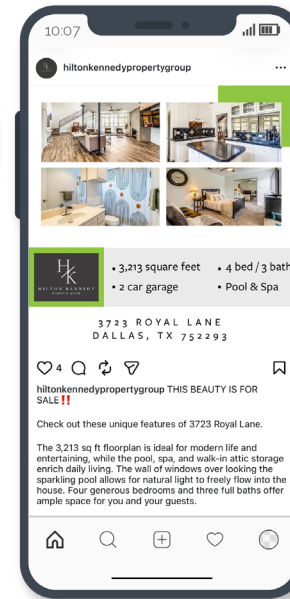
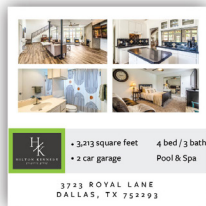
BRAND GUIDELINES

Print & Digital



LOGO REDESIGN

Print & Digital



SOCIAL MEDIA CONTENT

Digital



Opciones de Comida

Máquinas expendedoras de Schenkel Tower

- Wraps, sándwiches y ensaladas preenvasados
- 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

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



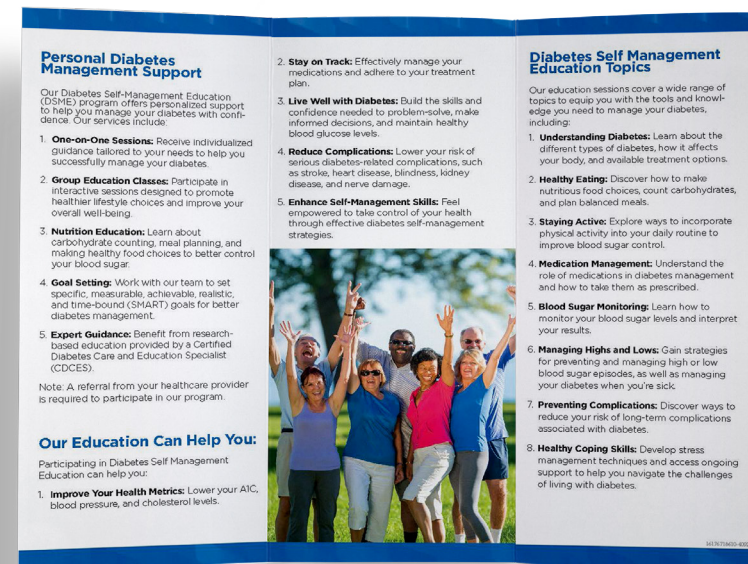
Park in the **Pavilion II Parking Garage**. The entrance is off Colorado Boulevard.

- 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.

© 10/4/2019 0125

POSTER SUITE

Print — English & Spanish



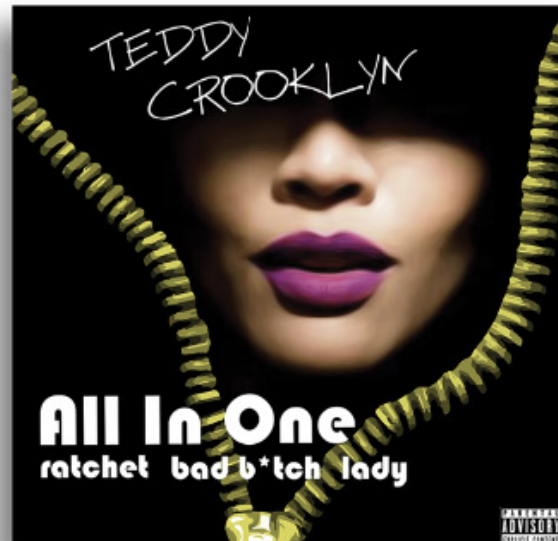
BROCHURE

Print & Digital



SOCIAL MEDIA CONTENT

Digital



ALBUM COVER ART

Print & Digital