

Everything Is Included!



FOR SALE

**9,653[±] S. F. Tavern, Kitchen & Outdoor Patio
with 47[±] Off-Street Parking Spaces Available**

o: 214-630-7077

CALEB BATES
c: 214-797-7939

www.batesandmyers.com

BATES**MYERS**

COMMERCIAL REAL ESTATE

**2213 Butler Street,
Dallas, TX 75235**

Redfield's Tavern

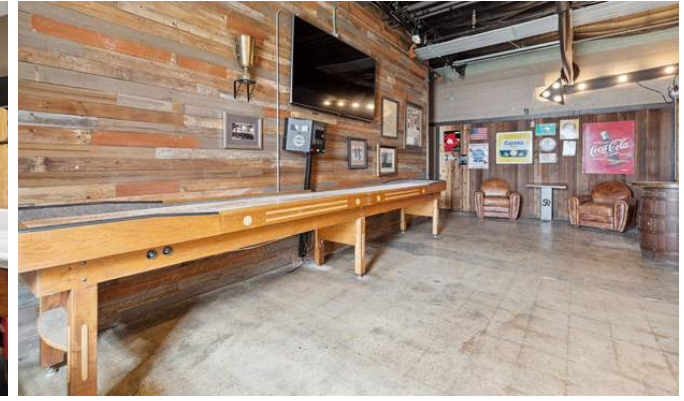
Turn-Key - Ready to Re-Open!

Originally opened in 2019 by the late Dallas visionary and entrepreneur Joe Tillotson, a founding member of the popular Katy Trail Icehouse, Barley House & Brian Street Tavern. A fully-furnished restaurant, bar & music venue with a completely equipped kitchen; situated on 0.5 acres in the heart of the Dallas Medical District.

This once neighborhood hot-spot boasts a HUGE outdoor patio, ample parking, and an established reputation with local residents and 35,000+ medical workers in the area.

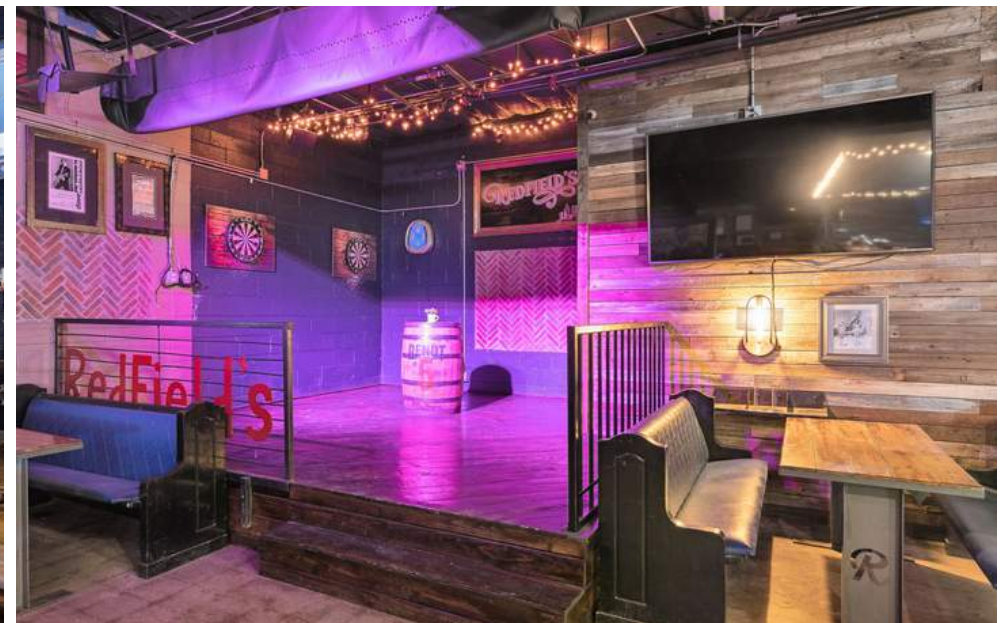
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FRONT OF HOUSE INCLUDES:

- Interior Furniture, Seating & Decor
- Full-Service Bar Equipment
- Built-In Tap System
- Built-In POS System
- Indoor Raised Stage w/ Lighting
- Professional Sound System
- Shuffleboard Table
- LCD Televisions
- Updated Restrooms



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FULL KITCHEN INCLUDES:

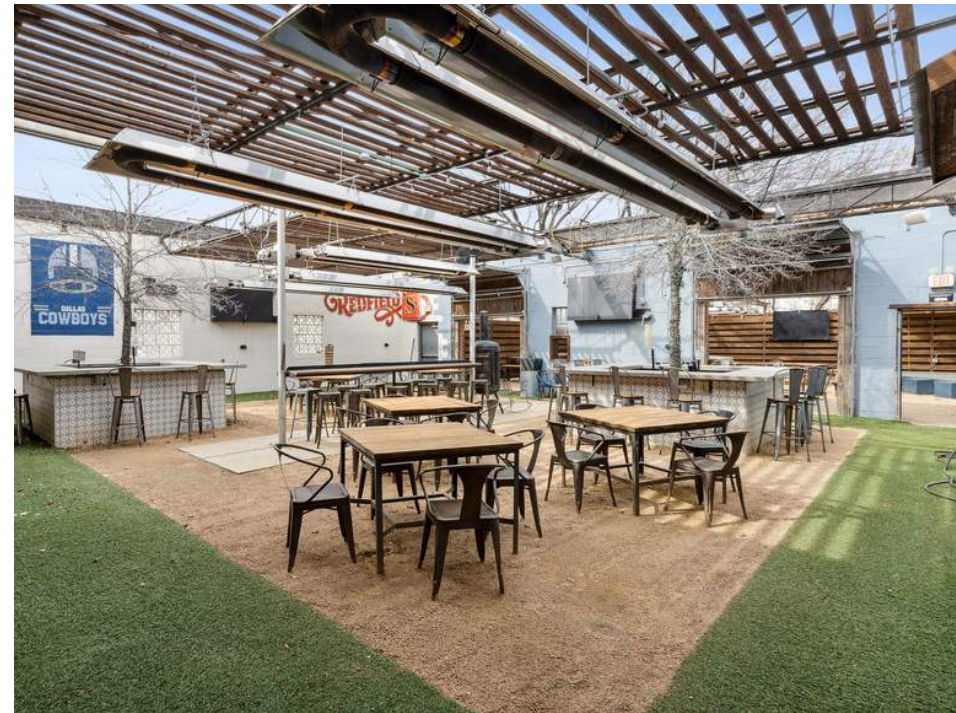
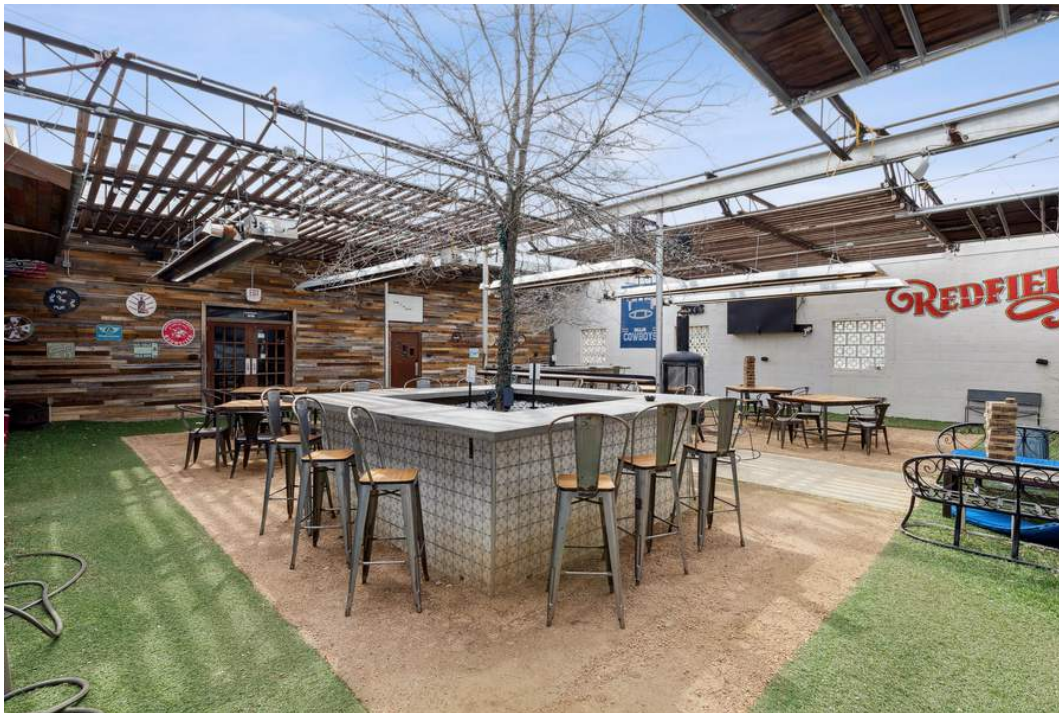
- 5x5 Walk-in Fridge
- 6x13 Walk-In Freezer
- Stainless Steel Countertops
- Reach-In Fridges
- Commercial Ovens
- Vent Hoods
- Commercial Deep Fryer
- Commercial Grill/Griddle & Stovetops
- Serving Station





OUTDOOR PATIO INCLUDES:

- Full Outdoor Entertainment System
 - Raised + Covered Stage
 - Integrated Sound System
 - Built-In Lighting
- Patio Furniture and Outdoor Decor
- Outdoor Heating and Air Circulation
- Outdoor Games and LCD Televisions
- Premium Artificial Outdoor Turf

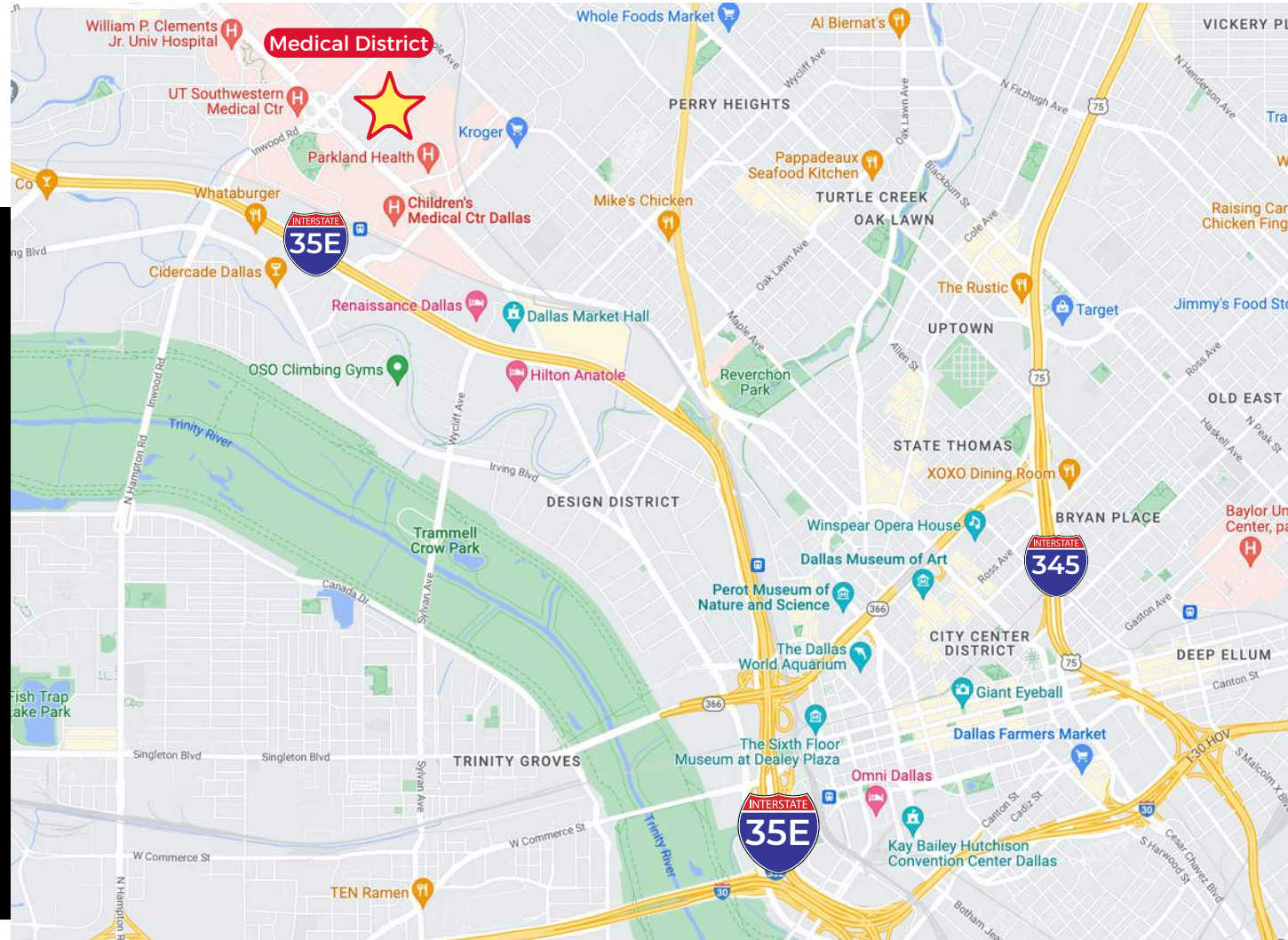


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Location Location Location!



I-35: 1.4 Mi

Dallas N Tollway: 1.8 Mi

Design District: 2 Mi

Love Field: 2.4 Mi

Downtown Dallas: 3.9 Mi

DFW Airport: 14.4 Mi

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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;
- 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 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 coincidental 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.

Bates & Myers Company				
Licensed Broker /Broker Firm Name or Primary Assumed Business Name		License No.	Email	Phone
Floyd E. Bates		337380	fbates@batesandmyers.com	(214)630-7077
Designated Broker of Firm		License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate		License No.	Email	Phone
Caleb Bates		660669	cbates@batesandmyers.com	(214)630-7077
Sales Agent/Associate's Name		License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0