

# KING B ANTIQUE MARKET

## DEVELOPMENT PROPOSAL

Together, King B owners hold antique booth management experience, design and furniture retail experience, and 17+ years of sales experience. This experience, plus our desire to bring the best from the past back to life for present pleasure, drives us to want to be the premier antique mall in DFW.

King B Antique Market will provide antique dealers with a venue for selling antique and vintage furniture, books, and miscellaneous decorative items. We will give customers the opportunity to shop various periods of antiques and vintage items under one roof. Shoppers will also be lured with the pleasure of deli-style dining.

Currently the top five antique malls in the metro-plex are sub-leased to capacity and all carry a wait-list to gain booth rental space. We project that with approximately 40,000 square feet of workable retail space, King B Antique Market will be competitive with the top antique malls in the area, and eventually become the preferred antique mall in the metro-plex.

To stand above our competitors, we plan to offer:

- Online listings of booth items with shipping options to the continental U.S.
- Design services which utilize our sub-leasees' items for implementation
- Custom-build furniture options

## EXAMPLES OF ACCEPTABLE BOOTH SPACES



Moveable, non-permanent structures, such as doors with bracketed stands (see left) and large furniture items (see below), will make up the division of space between booths.



Tenants will sell antiques and vintage items, and will be allowed a small number of new items for decorative purposes or to enhance the quality of their space.



## EXAMPLES OF ACCEPTABLE BOOTH SPACES (CONTINUED)



Tenants displaying antiques and vintage items which are displayed in an esthetically pleasing way, and within regulations will represent the vision of King B Antique Market.





## EXAMPLES OF UNACCEPTABLE BOOTH SPACES



As stated in the lease agreement, tenants will be adhering to specific rules and regulations regarding inventory. King B will evaluate each booth weekly to ensure adherence to these regulations. Tenants will not sell clothing items only (as seen left), and tenants will not be allowed to solely sell new items (as seen below).





## EXAMPLES OF UNACCEPTABLE BOOTH SPACES (CONTINUED)



No tenant will be allowed to insert structures which attach to existing permanent walls, floor, or ceiling. The photographs above illustrate the types of structures which will not be allowed according to city code, and King B's rules and regulations.

# Proposed New Signage

New signage will be visible from Hwy 820.  
Existing “tag-shaped” pole sign (see right) will be squared off in shape.

