



400 & 404 N. LANCASTER AVE.

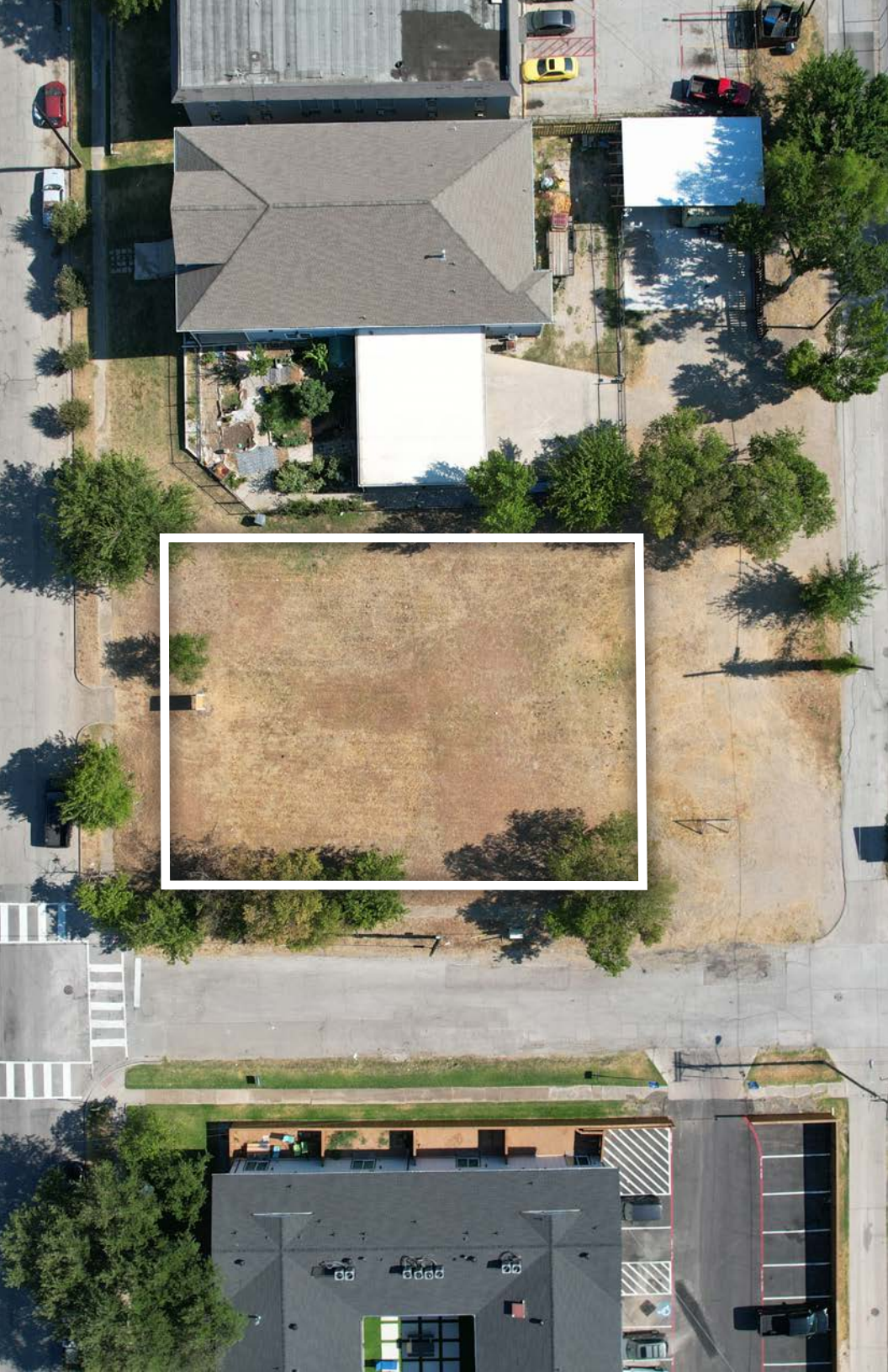
DALLAS, TX | OPPORTUNITY ZONE LAND FOR SALE IN LAKE CLIFF

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SCOTT LAKE

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PROPERTY INFORMATION



SIZE:
± 13,250 SF



TRAFFIC COUNTS:
I-35 E.: 168,148 VPD ('21)
8th St.: 7,408 VPD ('21)



ZONING:
PD 468 WMU - 8
8 Stories, 125', No Max Density

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Population	13,663	132,785	382,573
% Proj Growth 2022-2027	2.15%	0.94%	0.51%
2022 Average HH Income	\$77,560	\$99,538	\$93,645
2022 Median HH Income	\$50,879	\$66,445	\$60,582

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.
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TRINITY GROVES

DESIGN DISTRICT

UPTOWN

DOWNTOWN

DEEP ELLUM



N LANCASTER AVE.

N EWING AVE.

E. 7TH ST.



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THE SHASTA



OCCUPANCY: 100%
OF UNITS: 23
AVG. \$/PSF: \$1.77

THE ADDISON



OCCUPANCY: 91%
OF UNITS: 65
AVG. \$/PSF: \$1.71

THE ELBERT



OCCUPANCY: 99%
OF UNITS: 20
AVG. \$/PSF: \$2.00

THE SANFORD



OCCUPANCY: 100%
OF UNITS: 38
AVG. \$/PSF: \$1.71

MAGNOLIA ON ZANG TWO



OCCUPANCY: 90.6%
OF UNITS: 64
AVG. \$/PSF: \$2.22

VICTOR PROSPER



OCCUPANCY: 96%
OF UNITS: 216
AVG. \$/PSF: \$2.14

VANCE AT BISHOP UNION



OCCUPANCY: 91%
OF UNITS: 302
AVG. \$/PSF: \$2.46

THE APOLLO



OCCUPANCY: 90%
OF UNITS: 26
AVG. \$/PSF: \$2.06

400 & 404 N. LANCASTER AVE.



- ① THE ELBERT (0.2 MILES)
609 N. LANCASTER AVENUE, DALLAS, TX, 75203
- ② THE APOLLO (0.5 MILES)
404 E. 9TH STREET, DALLAS, TX, 75203
- ③ THE SHASTA (0.3 MILES)
711 N. EWING AVENUE, DALLAS, TX, 75203
- ④ THE SANFORD (0.3 MILES)
706 - 710 N. EWING AVENUE, DALLAS, TX, 75203
- ⑤ THE ADDISON (1.8 MILES)
929 N. MARSALIS AVENUE, DALLAS, TX, 75203
- ⑥ VICTOR PROSPER (0.6 MILES)
195 W. DAVIS STREET, DALLAS, TX, 75208
- ⑦ MAGNOLIA ON ZANG TWO (0.2 MILES)
888 N. ZANG BOULEVARD, DALLAS, TX, 75208
- ⑧ VANCE AT BISHOP UNION (0.4 MILES)
111 W. DAVIS STREET, DALLAS, TX, 75208



Submarket Overview

The Bishop Arts District is home to over 60 boutiques, restaurants, bars, coffee shops, theaters, and art galleries. Located in the heart of North Oak Cliff and only five minutes from downtown, this is one of Dallas' most unique neighborhoods with the historical hopping district full of great finds, good eats, and good ol' Oak Cliff charm! While many of the shops stay open late on the weekends to provide a fun shop, stroll, and eat environment for visitors, the Bishop Arts District is populated with many unique, independently-owned businesses.

The hip Bishop Arts District is known for its diverse nightlife, chic independent fashion stores, and colorful street art. Dining choices range from Texas-style BBQ to Vietnamese pho, while relaxed bars pour everything from cocktails to house-brewed cider. Cult movies are the draw at the Texas Theatre, while the art deco Kessler Theater presents live music by local and national bands.



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BISHOP NORTH: 1/2 MILE FROM SUBJECT SITE



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SOUTHERN GATEWAY DECK PARK

The Southern Gateway Public Green Foundation (The Foundation) aspires to build a green space that is both accessible to the local community and a destination for the city. The Foundation will measure its success by the economic mobility of the population within a one-mile radius of the park: 25,939 individuals. However, the full scale of this project includes major renovations to I-35E, countless connectivity enhancements, a major addition to the footprint of Texas's largest zoo, and hundreds of millions of dollars in projected economic development. This grand scale project will undoubtedly impact countless more individuals than those who live within the park's immediate vicinity.



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DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DB URBAN, LLC	9009183	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
SCOTT LAKE	618506	SLAKE@DB2RE.COM	214-526-3626
LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE	LICENSE NO.	EMAIL	PHONE
KAMERON DUHON	775225	KAMDUHON@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE

