



1130 ROCK ISLAND ST.

DALLAS, TX | LAND FOR SALE

SCOTT LAKE
Slake@db2re.com
214.526.3626 x 108



**Proposed
High Speed
Rail Station**

**“The River
Planned
Development”**

SITE

THE TRINITY TRUST
RECLAIMING OUR RIVER

\$2B Total Estimated Cost

PROPERTY INFORMATION



SIZE:
Building: ± 7,560 SF
± 1.01 AC



ZONING:
PD 784

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	6,967	55,155	137,811
% Proj Growth 2023 - 2028	9.2%	3.5%	2.4%
2023 Average HH Income	\$88,558	\$103,337	\$108,105
2023 Median HH Income	\$72,374	\$69,934	\$70,210

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.
Davidson & Bogel Real Estate, LLC 2023



DRONE PHOTO

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HOQUE GLOBAL'S SO GOOD DISTRICT

1.2 MILES FROM SUBJECT PROPERTY



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HOQUE GLOBAL'S SO GOOD DISTRICT

1.2 MILES FROM SUBJECT PROPERTY





New Skyscraper in the works for Downtown Dallas' South Side

The almost 40-story tower would be the first phase of 20-acre mixed-use district.

Developers are showing off plans for a new skyscraper proposed on downtown Dallas' south side.

Dallas-based Hoque Global and Lanoha Real Estate of Omaha are planning the Newpark mixed-use tower to be built on Canton Street near City Hall.

The almost 40-story high-rise would have a combination of office, retail, hotel and residential space in a rapier-thin tower. The lower levels of the building would have retail and lobby areas with parking underground.

The developers hope to break ground on the project in 2021.

The proposed tower project is planned to include 225,000 square feet of offices, a 245-room hotel, 268 apartments and groundlevel retail.

"Hoque Global's Newpark project is imaginative and exciting, and it would have a significant impact on an important segment of downtown Dallas," Dale Petroskey, president and CEO of the Dallas Regional Chamber, said in a statement.

Hoque has also invested in properties next to Dallas' Ce-dars neighborhood just south of Interstate 30.





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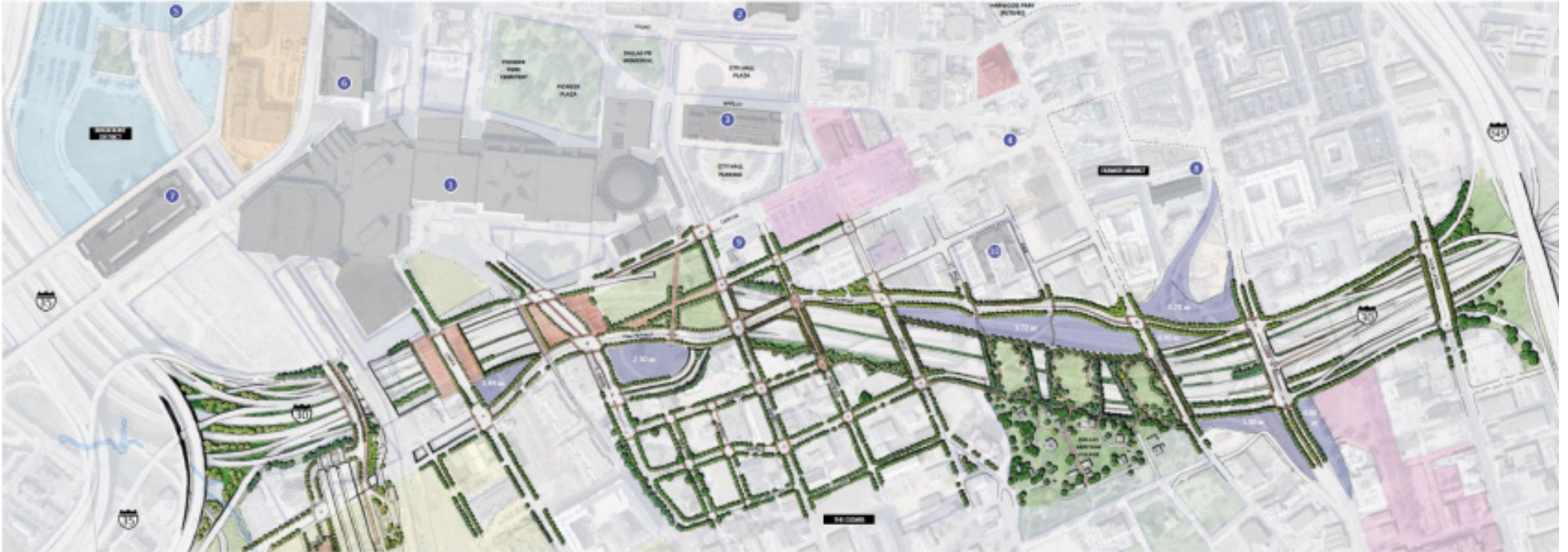


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FUTURE CEDARS DECK PARK

ESTIMATED START DATE 2023-PER CITY OF DALLAS

* THIS IS A TXDOT FUNDED PROJECT



The Texas trees Foundation released its Urban Heat Management Study in 2017 and noted that fact that Dallas is heating up faster than every city in the country except Phoenix. The study suggests tree planting and additional green space is needed to reverse these effects. The deck park will create more than five acres of brand-new green space over a man-made concrete canyon.

The North Central Texas Council of Governments (NCTCOG) has committed \$9 million to engineering enhanced connectivity from the Park to the future high-speed rail station, the Trinity Strand Trail, and the Loop Trail. Projects include hike and bike trails, pedestrian-friendly bridges, and streetcar access. The census tracts adjacent to the deck park are some of the most impoverished in the country. The adjacent zip codes, 75203, 75208, 75216 and 75224, are areas that lack basic resources like grocery stores, health clinics, and employment centers. Capital investments taking place on the west side of I-35E - such as Bishop Arts and the Jefferson Boulevard corridor are slow to reach I-35 itself, and provide limited benefits to the disconnected citizens on the east side. This new, iconic Deck Park will support economic development, the environment, education, and community access.

DALLAS MARKET OVERVIEW

Dallas/Fort Worth (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. DFW is the largest urban agglomeration in Texas and the fourth largest in the United States spanning an area of 9,286 square miles with a population of approximately 7.1 million people. By the year 2030, it is projected that over 10.5 million people will be living in DFW according to the Dallas Regional Chamber.

DFW is connected to the world by the nation's fourth busiest airport and is served by 55 international flights. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were its own state it would be the 9th largest in the Nation and 23rd largest country in the World, behind Taiwan.

20
3.51 Million
34.20%
33
157
96

Fortune 500 Companies Headquartered in DFW
People in the DFW Workforce
Of the Population 25 & Older Have a Bachelor's Degree or Higher
Colleges & Universities
Public School Districts
Public Charter Schools

#1 #2 #1 #1

**Best States For Growth
- U.S. News**

**The Best Places For
Business And Careers
- Forbes**

**Cities for Absolute
Job Growth – Bureau
of Labor Statistics**

**Real Estate Market for
(Urban Land Institute)**

1130 ROCK ISLAND ST.

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
LICENSED BROKER / BROKER FIRM NAME
MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM
SCOTT LAKE
SALES AGENT/ASSOCIATE'S NAME

9009183
LICENSE NO.
598526
LICENSE NO.
618506
LICENSE NO.

INFO@DB2RE.COM
EMAIL
EBOGEL@DB2RE.COM
EMAIL
SLAKE@DB2RE.COM
EMAIL

214-526-3626
PHONE
214-526-3626
PHONE
214-526-3626
PHONE

