

# DAVIDSON & BOGEL

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**THE AMBASSADOR**  
1300 S. ERVAY ST. | DALLAS, TX.

SCOTT LAKE & GRANT LAKE

# db2re

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THE AMBASSADOR | 1300 S. ERVAY ST. | ±112,407 SF OF LAND



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# 1300 S. ERVAY





# I. SO GOOD DISTRICT

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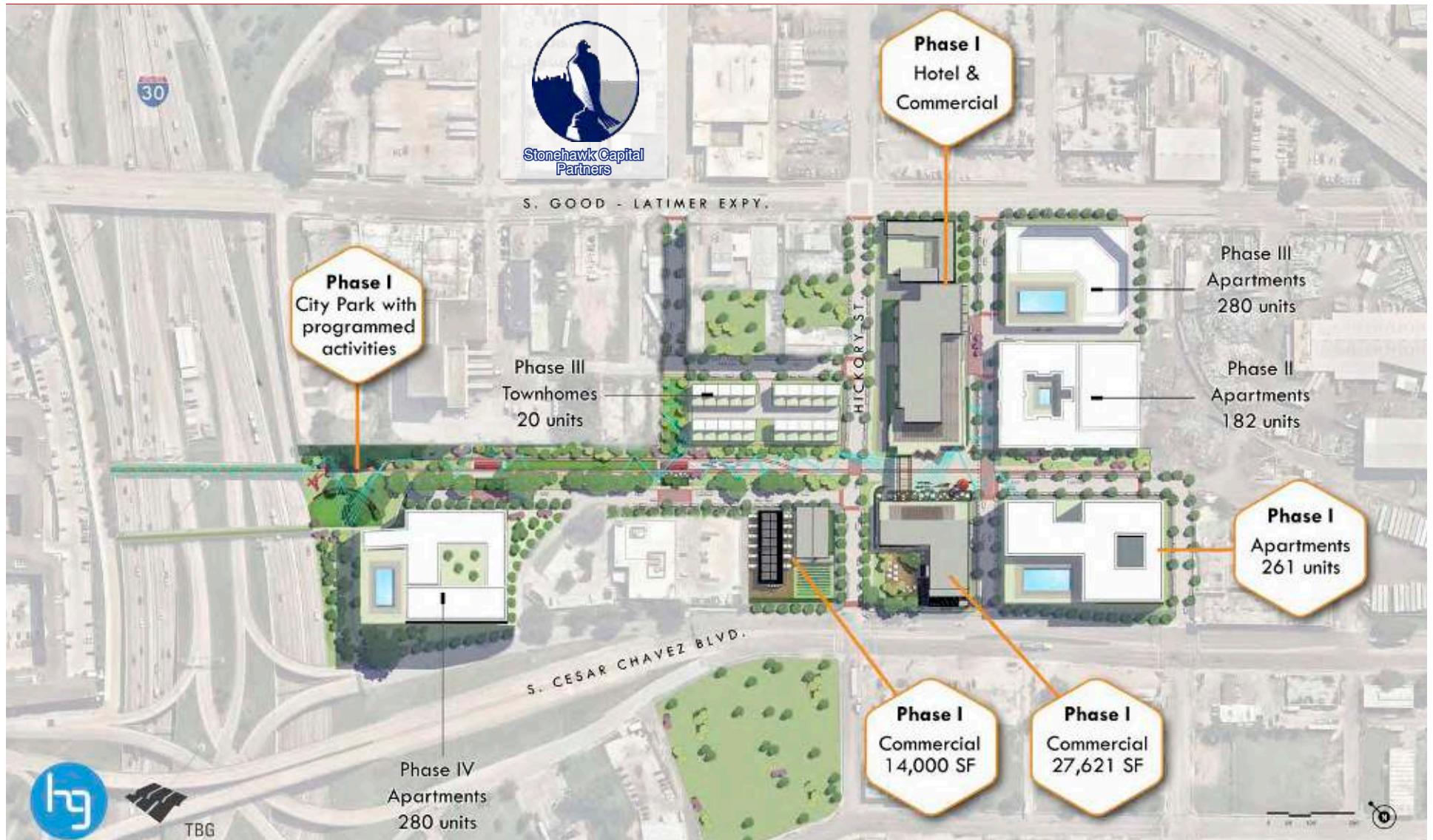


Just across Farmer's Market in the Cedars neighborhood of Dallas, SoGood will be an eclectic mixed use development featuring an innovation center, hundreds of residential units, and a vibrant entrepreneurial community. Small businesses and startups will find a culture of innovation and creativity with opportunities to grow and scale as the district evolves. Phase One will consist of repurposing three of the existing buildings and as well as a ground up construction that will feature a new apartment building. There will also be a retail component in Phase One as well aimed at drawing artists and entrepreneurs that are getting pushed out of Deep Ellum and the Design District.



# SO GOOD DISTRICT

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# II. PLANNED DECK PARK

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The 1.3-mile stretch of Interstate 30 between downtown and the Cedars will include six eastbound and six westbound lanes, but its footprint will be reduced, mostly by eliminating the many cumbersome and confusing ramps. The freeway will remain depressed below grade, and the city plans to change the surrounding street design to make better use of the existing grid rather than adding frontage roads. There are planned deck parks, pending city funding. The goal, the two sides believe, is to stitch the Cedars with downtown as best they can, considering the neighborhoods will remain split by an enormous interstate.

It's the first true test of TxDOT's CityMAP, the landmark 2016 study that examined options for redesigning the freeways that cut through Dallas' core and improving connections between the neighborhoods that they separated. The study's section on I-30 focuses heavily on the damage the freeway did to the once-thriving Cedars neighborhood, which it classified as a "fragmented area." CityMAP advised connections with downtown via deck parks, which the city will have to pay for, as well as bridges over the freeway framed by "complete street" elements like protected bike lanes and green-space. The state's preliminary engineering schematics include those elements. The proposal also compresses the freeway, removing many of the excess frontage roads and ramps. Doing so will free up about 14 acres of land that can be developed.

Between the freeway and that boulevard will be 3.72 acres of developable land, which abuts the deck park. That deck park connects with Dallas Heritage Village. There are other pockets of land that will be available after freeway infrastructure is removed: an oval-shaped 2.3-acre plot next to the deck park on Akard, not unlike the plot that houses Museum Tower; a 1.4-acre triangle between Lamar and Cadiz; and 3.7 acres created by tearing out the spaghetti bowl of ramps that shoot off from Cesar Chavez.



# III. HOGUE GLOBAL: SMART DISTRICT

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## 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' Cedar neighborhood just south of Interstate 30.





# IV. DALLAS ECONOMIC OVERVIEW

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## DALLAS ECONOMIC OVERVIEW



17,700 jobs added within the professional and business services sector (5.3% DFW vs 2.6% US increase) in 2017



Home to 25 Fortune 500 Headquarters



Dallas ranked 1st in the number of jobs added



Indeed ranks DFW 3rd in adjusted cost of living salaries



Job Growth of 116,400 over the past year



Unemployment rate of 3.3% vs the national average of 9%



Approximately 323 jobs are added to the DFW area per day



Dallas ranked 1st in job growth



Home to over 10,000 corporate headquarters-the largest concentration of corporate headquarters in the US

# V. SITE OVERVIEW

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# VI. PROPERTY OVERVIEW

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SIZE:  
**±112,407 SF**  
LAND



ZONING:  
**PD 317**  
(SUBDISTRICT 2)



TRAFFIC COUNT:  
**I-30:**  
**191,432 VPD**



	1 MILES	2 MILES	3MILES
2020 POPULATION	14,609	69,133	177,528
%PROJ. GROWTH 2020-2025	4.36%	3.11%	2.84%
2020 MEDIAN HH INCOME	\$75,536	\$70,054	\$60,126
2020 AVERAGE HH INCOME	\$93,379	\$96,393	\$88,958



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# DISCLAIMER

1300 S. ERVAY ST. | DALLAS, TX

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.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
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## Information About Brokerage Services

*Texas law requires all real estate license holders 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 by the seller 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 confidential 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.

DB Urban, LLC	9009183	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Grant Lake	718880	glake@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date