

**132 & 140 E. 12TH ST. &
875 S. RL THORNTON FWY.
DALLAS, TX**



OFFERING MEMORANDUM

LISTING TEAM



SCOTT LAKE

Partner

Urban

P: 214.526.3626 x 108

E: SLake@db2re.com



JAKE MILNER

Partner

Urban

P: 214.526.3626 x 109

E: JMilner@db2re.com



KAM DUHON

Urban

P: 214.526.3626 x 140

E: KamDuhon@db2re.com



A low-angle, upward-looking photograph of several modern skyscrapers with glass facades, reaching towards a clear blue sky. The perspective creates a sense of height and urban density.

TABLE OF CONTENTS

1. PROPERTY DETAILS
2. DUE DILLIGENCE
3. BISHOP ARTS DISTRICT
4. NEW DEVELOPMENTS
5. DALLAS MARKET OVERVIEW
6. DEMOGRAPHICS
7. DISCLAIMER

PROPERTY DETAILS

1. CONVENIENT FRONTAGE ALONG I-35
2. CLOSE PROXIMITY TO SOUTHERN GATEWAY DECK PARK
3. 1/2 MILE FROM THE HEART OF BISHOP ARTS
4. 1/2 MILE FROM PLANNED CENTRAL MARKET

1

PROPERTY DETAILS

LOCATION

132 & 140 E. 12th St. & 875 S. RL
Thornton Fwy.

SIZE

Land: ± 2.7 AC

ZONING

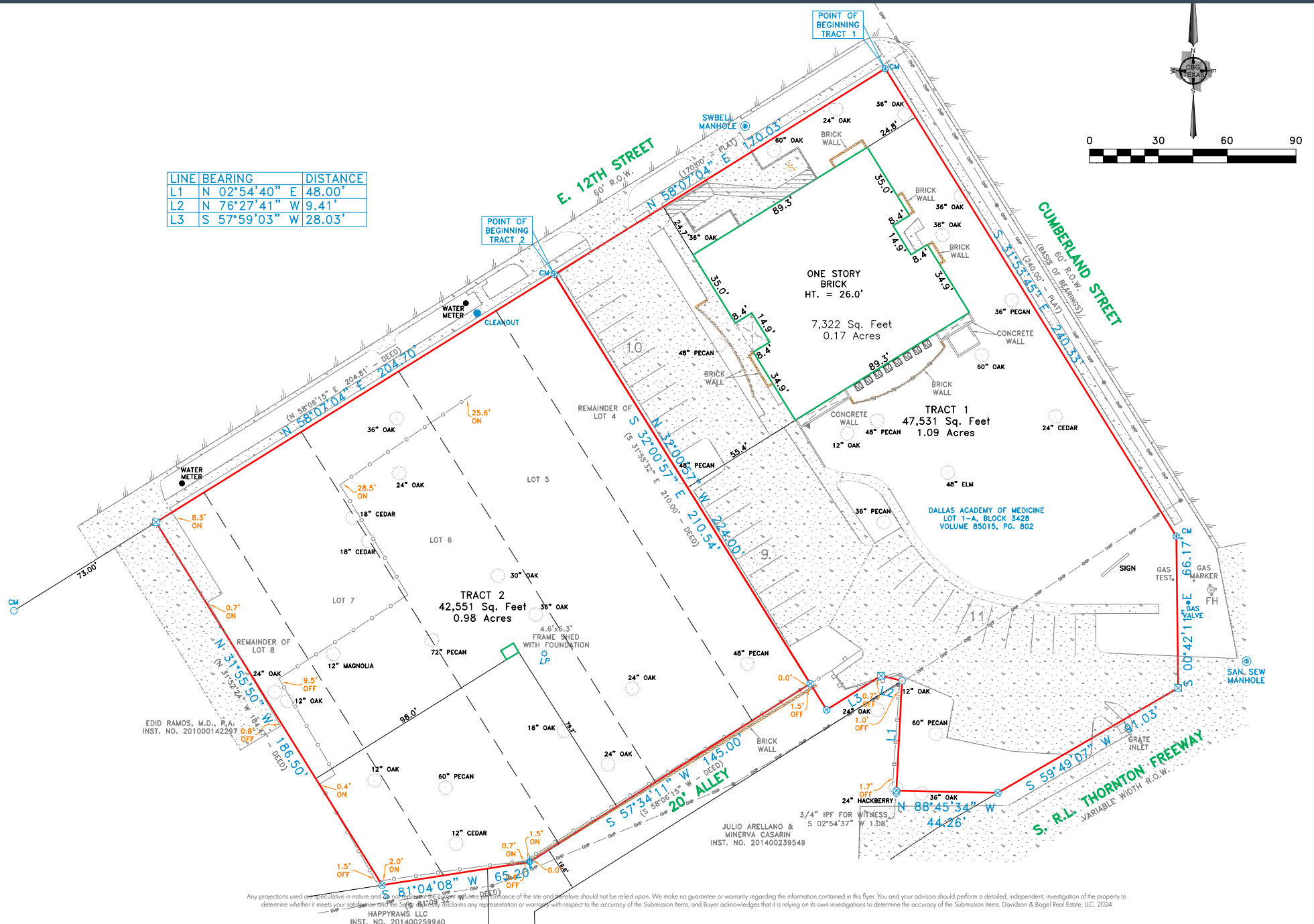
MU - 1

S. BECKLEY AVE.



2 | SURVEY

LINE	BEARING	DISTANCE
L1	N 02°54'40" E	48.00'
L2	N 76°27'41" W	9.41'
L3	S 57°59'03" W	28.03'



SITE PLAN



Site/1st Floor Plan

Disclosures 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. The information is provided for informational purposes only. All other disclosures should be obtained from a designated 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. 2024

ELEVATIONS

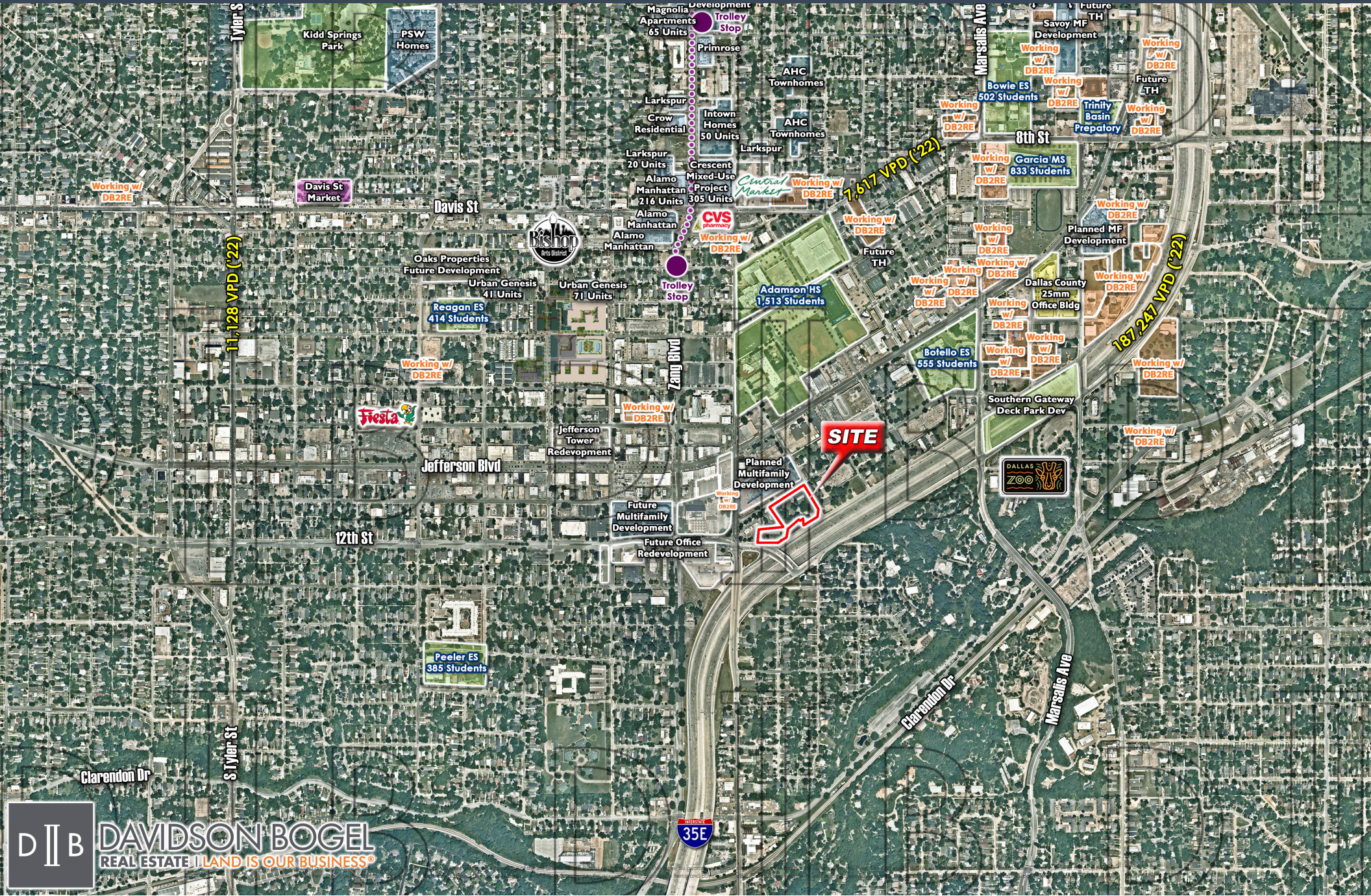


Sheet-11: North Elevation
12th Street Mixed Use Development
Dallas, Texas

Scale: $3/32" = 1' - 0"$



WIDE AERIAL



3

BISHOP ARTS DISTRICT

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 shopping 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.



Central Market coming to Davis Street soon. 1/2 a mile North of subject site.

BISHOP ARTS DISTRICT



Any photographs used are for informational purposes only and do not represent the current or future performance of the property 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 an independent investigation of the property to determine whether the information is accurate. The seller expressly disclaims any representation or warranty with respect to the accuracy of the information. The information is provided for informational purposes only and does not constitute an offer. The information is provided for informational purposes only and does not constitute an offer. The information is provided for informational purposes only and does not constitute an offer. The information is provided for informational purposes only and does not constitute an offer. Davidson & Bogel Real Estate, LLC, 2024

BISHOP ARTS DISTRICT



BISHOP ARTS DISTRICT

NOVEL Bishop Arts by Crescent Communities:
Includes more than 300 rental units with 23,000
square feet of retail space.
.5 Miles North of subject site.

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 Plan. You and your advisors should perform a detailed, independent investigation of the property and determine whether it meets your satisfaction and the Seller expressly disclaims all representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigation to determine the accuracy of the Submission Items. Davidson & Bagel Real Estate, LLC © 2024

BISHOP ARTS DISTRICT

NOVEL Bishop Arts by Crescent Communities:
Includes more than 300 rental units with 23,000
square feet of retail space.
.5 Miles North of subject site.

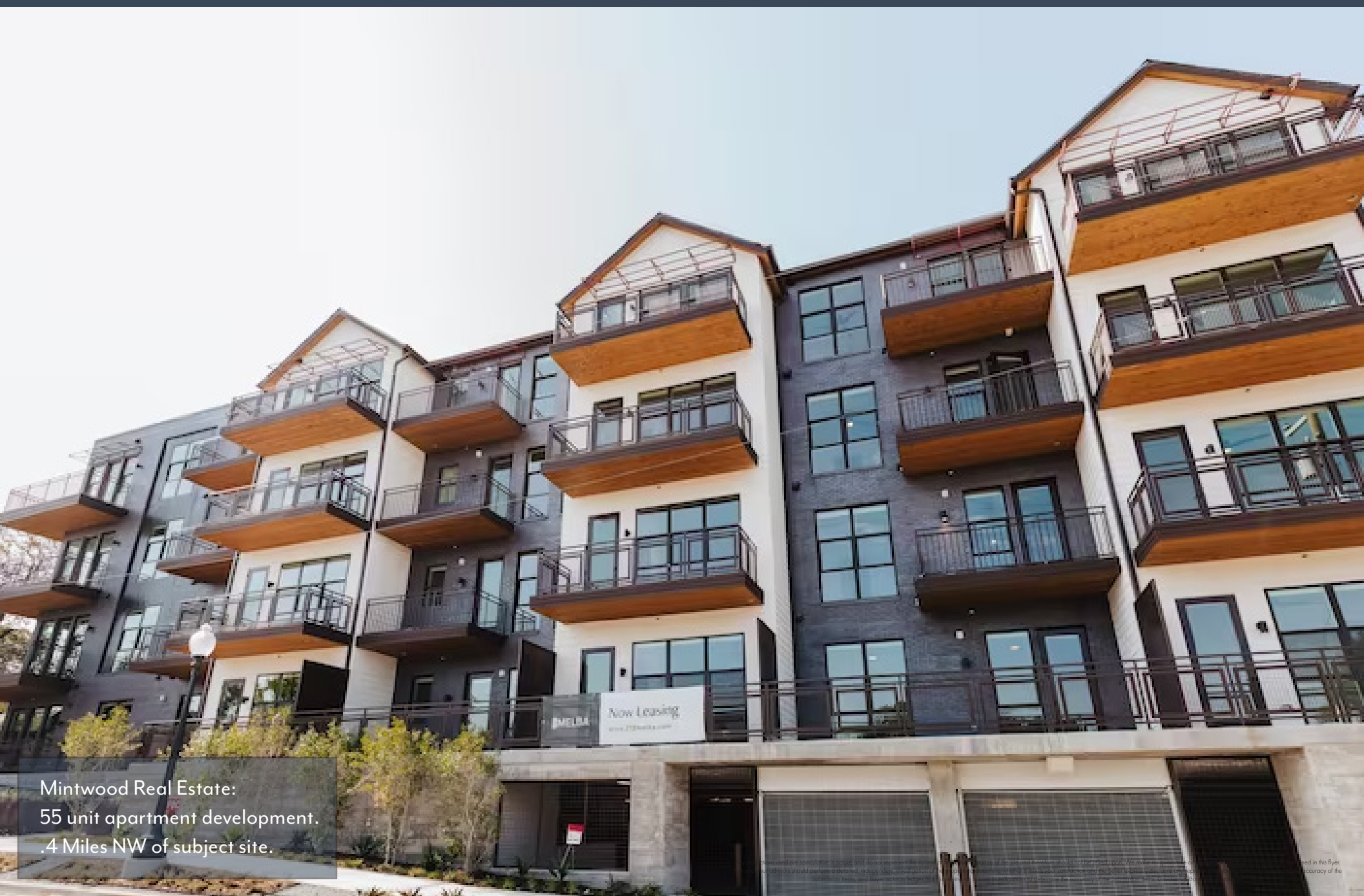
Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this Plan. You and your advisors should perform a detailed, independent investigation of the property and determine whether it meets your satisfaction and the Seller expressly disclaims all representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigation to determine the accuracy of the Submission Items. Davidson & Bagel Real Estate, LLC © 2024

BISHOP ARTS DISTRICT

NOVEL Bishop Arts by Crescent Communities:
Includes more than 300 rental units with 23,000
square feet of retail space.
.5 Miles North of subject site.

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 Plan. You and your advisors should perform a detailed, independent investigation of the property and determine whether it meets your satisfaction and the Seller expressly disclaims all representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigation to determine the accuracy of the Submission Items. Davidson & Bagel Real Estate, LLC © 2024

BISHOP ARTS



Mintwood Real Estate:
55 unit apartment development.
.4 Miles NW of subject site.

BOHEME

1 MILE NORTH OF SUBJECT SITE



The eight-story building will have 352 units and overlooks Lake Cliff Park. Dallas architect Merriman Anderson designed the project. Some highlights of the project include an upper-level swimming pool and club room patterned after a cocktail lounge. All the parking will be in an underground garage, and a swimming pool deck is planned on the third floor. The project will allow for great views towards downtown.

4. NEW DEVELOPMENTS

MINTWOOD DEVELOPMENT | 1 MILE NE OF SUBJECT SITE



Dallas' Mintwood Real Estate is teaming up with New York-based property investor MSquared to build the 219-unit apartment development on Colorado Boulevard at Interstate 35E. The six-story apartment community will have a postcard view of the skyline across the Trinity River. The apartment community will take about 20 months to complete.

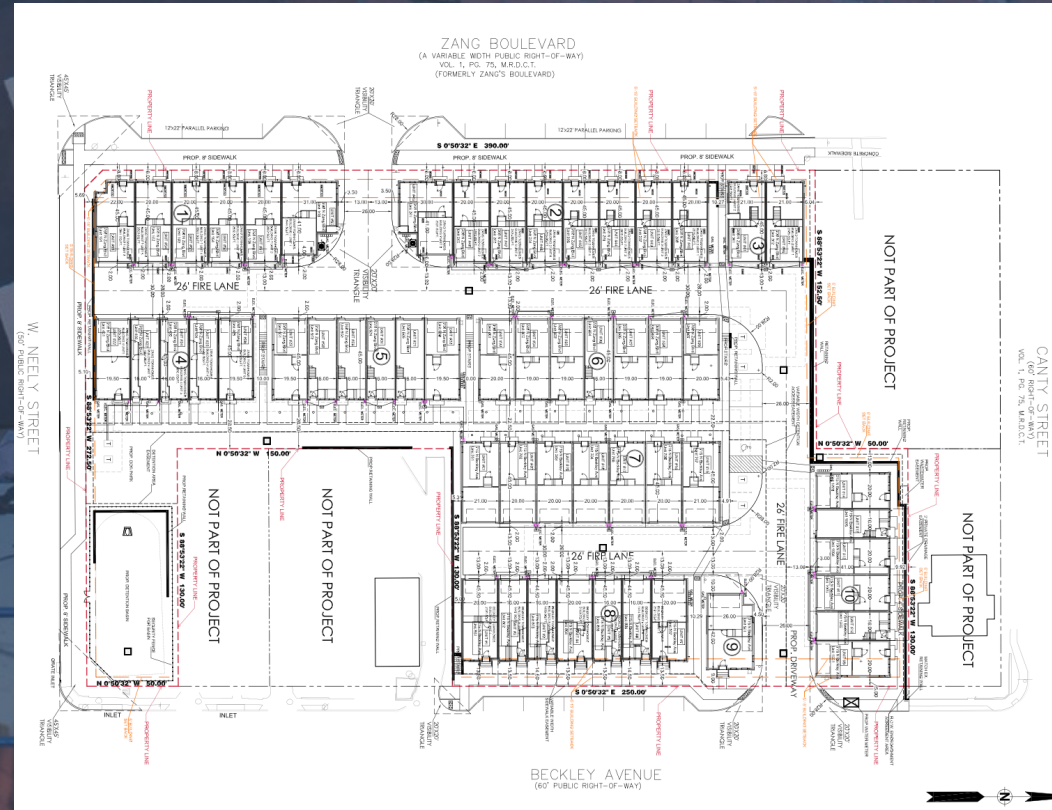
The Oakhouse construction site is across the street from two large vacant tracts that are being planned for additional developments. One of those properties is the former Oak Farms Dairy location on Marsalis Avenue.

INTOWN HOMES DEVELOPMENT

.6 MILES NORTH OF SUBJECT SITE
CONSTRUCTION ESTIMATED TO COMMENCE Q4 2023



STREET VIEW FROM ZANG BLVD.



SITE PLAN



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.



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, 2024

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

Best States For Growth
- U.S. News

#2

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

#1

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

#1

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

6

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	17,966	133,121	350,559
% Proj Growth 2023-2028	1.3%	1.0%	1.0%
2023 Average HH Income	\$72,211	\$82,378	\$88,204
2023 Median HH Income	\$47,310	\$54,183	\$56,814

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 to determine whether it meets your notation and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the projections.



7 | 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.

DAVIDSON BOGEL REAL ESTATE, LLC
LICENSED BROKER / BROKER FIRM NAME

MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM

SCOTT LAKE
SALES AGENT/ASSOCIATE

KAMERON DUHON
SALES AGENT/ASSOCIATE

9004427
LICENSE NO.

598526
LICENSE NO.

618506
LICENSE NO.

775225
LICENSE NO.

INFO@DB2RE.COM
EMAIL

EBOGEL@DB2RE.COM
EMAIL

SLAKE@DB2RE.COM
EMAIL

KAMDUHON@DB2RE.COM
EMAIL

214-526-3626
PHONE

214-526-3626
PHONE

214-526-3626
PHONE

214-526-3626
PHONE



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
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
Sales Agent/Associate's Name	License No.	Email	Phone
Kameron Duhon	775225	KamDuhon@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**132 & 140 E. 12TH ST. &
875 S. RL THORNTON FWY.
DALLAS, TX**

D II B **DAVIDSON BOGEL**
REAL ESTATE | URBAN
DB2RE.COM

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. 2024