

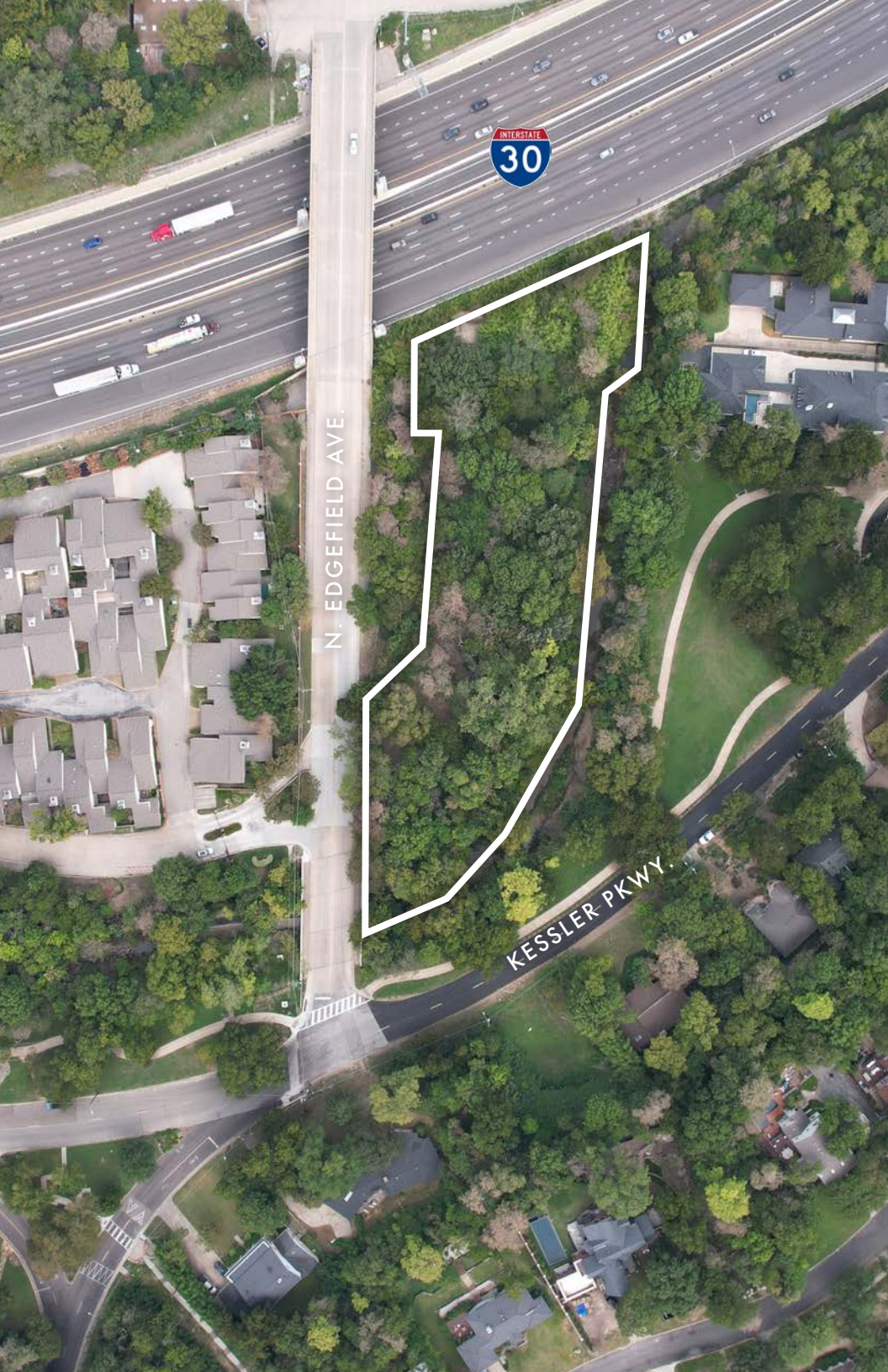


1500 N. EDGEFIELD AVE.

DALLAS, TX | LAND FOR SALE

KAM DUHON
KamDuhon@db2re.com
214.526.3626 x 140

SCOTT LAKE
SLake@db2re.com
214.526.3626 x 108



PROPERTY INFORMATION



SIZE:

Land: ± 78,430 SF
(± 1.80 AC)



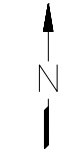
ZONING:

Conservation District
Residential
(Subdistrict 13)
Minimum ± 9,000 SF Lots

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	10,728	61,706	126,268
% Proj Growth 2023-2028	3.04%	2.08%	1.68%
2023 Average HH Income	\$138,632	\$94,121	\$99,170
2023 Median HH Income	\$85,174	\$59,528	\$64,147

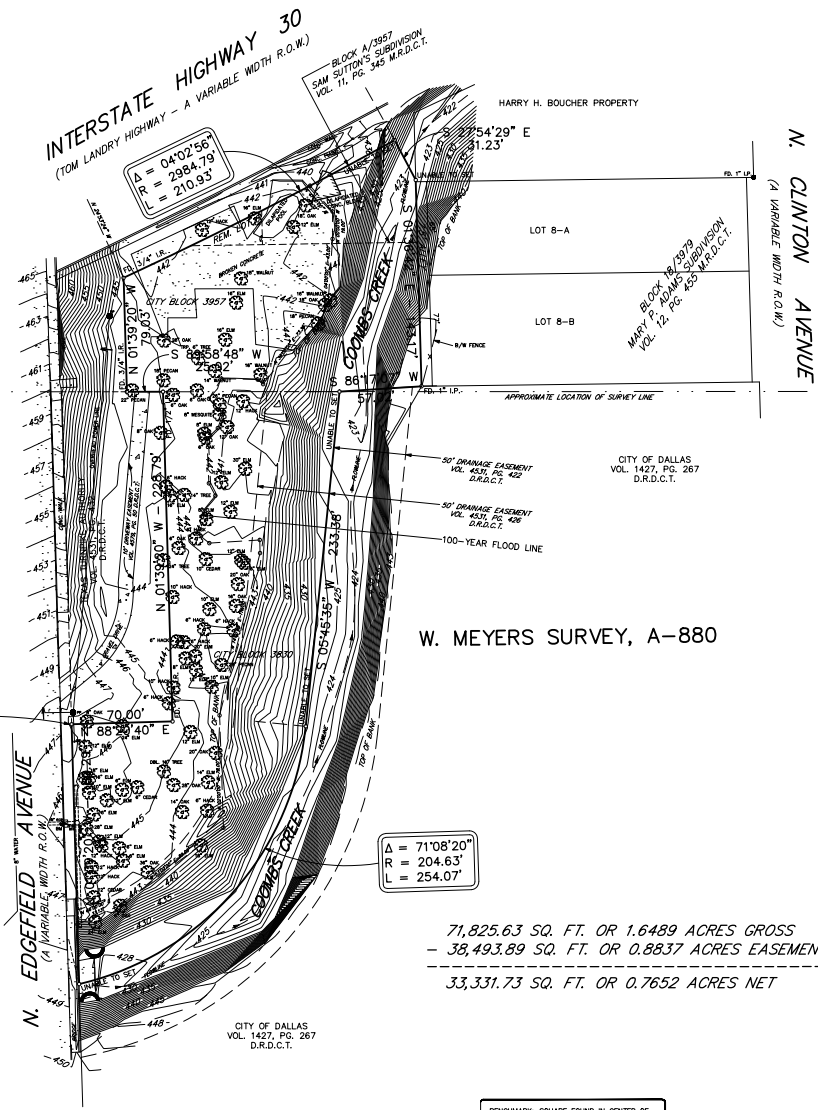
Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation 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



W. COOMBS SURVEY, A-290

CITY BLOCK 3954

BEGINNING POINT
FD. 1907 MON.

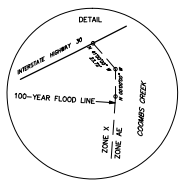


W. MEYERS SURVEY, A-880

71,825.63 SQ. FT. OR 1.6489 ACRES GROSS
- 38,493.89 SQ. FT. OR 0.8837 ACRES EASEMENT/100-YEAR FLOOD PLAIN

33,331.73 SQ. FT. OR 0.7652 ACRES NET

BENCHMARK: SQUARE FOUND IN CENTER OF
STORM SEWER INLET, EAST SIDE
OF EDGFIELD AVE. AT KESSLER
COURT.
ELEV. 446.46



PROPERTY DESCRIPTION
BEING all of that certain lot, tract or parcel of land situated in the W. Coombs Survey, A-290, the W. Meyers Survey, A-880 and in City Blocks 3830 and 3957, including a part of Lot 6, Block A/3957 of Sam Sutton's Subdivision, an addition to the City of Dallas, Texas, recorded in Volume 11, Page 345 of the Map Records of Dallas County, Texas, and being all of that same tract of land described in deed to Kessler Park Properties, Inc., recorded in Instrument Number 20130027294 of the Deed Records of Dallas County, Texas, and said tract being more particularly described as follows:

- BEGINNING at a txdot monument found at the present intersection of the east R.O.W. line of N. Edgfield Avenue (a variable width R.O.W.) with the south R.O.W. line of Interstate Highway 30 (Tom Landry Highway - a variable width R.O.W.), said point being the southwest corner of that same tract of land described in deed, as Parcel 5-16-B, to the Texas Turnpike Authority, recorded in Volume 4531, Page 432 of the Deed Records of Dallas County, Texas;
- THENCE N 88°20'40" E, 70.00' along a south line of Interstate Highway 30 and said Texas Turnpike Authority tract to a 1/2" iron rod found for corner;
- THENCE N 01°39'20" W, 228.79' along a west line of Interstate Highway 30 and said Texas Turnpike Authority tract to a 1/2" iron rod found for corner;
- THENCE S 89°56'48" W, 25.02' along a north line of Interstate Highway 30 and said Texas Turnpike Authority tract to a 3/4" iron rod found for corner;
- THENCE N 01°39'20" W, 79.03' along a west line of Interstate Highway 30 to a 3/4" iron rod found for corner at the beginning of a non-tangent curve to the left having a central angle of 04°02'56" and a radius of 2,984.79', bearing N 24°53'24"W;
- THENCE along the south line of Interstate Highway 30 and around said curve, a distance of 210.93' to a point for corner;
- THENCE S 27°54'29" E, 31.23' along the south line of Interstate Highway 30 to a point for corner in the west line of the Harry H. Boucher property;
- THENCE S 01°36'42" E, at 1.17' passing the northwest corner of a 7.5' wide alley dedicated by the Mary F. Adams Subdivision, an addition to the City of Dallas, Texas, recorded in Volume 12, Page 455 of the Map Records of Dallas County, Texas, and continuing along the west line of said 7.5' wide alley a total distance of 143.17' to a 1" iron pipe found for corner in the north line of that same tract of land described in deed to the City of Dallas, recorded in Volume 1427, Page 267 of the Deed Records of Dallas County, Texas;
- THENCE S 86°17'07" W, 57.02' along the north line of said City of Dallas property to a point for corner in the center of Coombs Creek;
- THENCE S 05°45'35" W, 233.38' along the west line of said City of Dallas property and the center of Coombs Creek to a point for corner at the beginning of a curve to the right having a central angle of 71°08'20" and a radius of 204.63';
- THENCE along the west line of said City of Dallas property and the center of Coombs Creek, a distance of 254.07' to a point for corner in the east line of N. Edgfield Avenue;
- THENCE N 01°39'20" W, 180.29' along the east line of N. Edgfield Avenue to the Point of Beginning and containing 71,825.63 square feet or 1.6489 acres of land.

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
The undersigned does hereby certify that this plot correctly shows a survey made on this day under my personal supervision, on the ground of the property described hereon, and correctly shows the location, size and type of monumentation found or placed this day, and that the size, location and type of buildings and improvements are as shown hereon, the buildings are set back from the property lines the distances indicated, the dimensions of the property are correctly shown and that there are no discrepancies, conflicts, boundary line conflicts, encroachments or overlapping of improvements onto or from adjoining property, party walls, protrusions, fences, evidence of abandoned fences, ponds, creeks, streams or rivers, except as shown hereon, and that all visible easements and rights of way, or easements and rights of way which have been made known to me are as shown hereon, and that said property has access to and from a dedicated roadway. The area of the property is correctly shown on this survey. This survey meets the Minimum Standard Detail Requirements of an Urban Land Title Survey established and adopted by ALTA and ACSM in 2005 and the minimum standards of a Category 1A, Condition 1 Survey required by the TSPS. As of the date of this survey, part of this property does lie within a known designated flood plain or flood hazard area. This property lies within Zones AE & X, as shown on City of Dallas Flood Study done by Hallif and Associates (Coombs Creek 3) in 2007.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

SURVEY & TOPOGRAPHY PLAT

OF A TRACT OF LAND SITUATED IN THE W. COOMBS SURVEY, A-290 AND THE W. MEYERS SURVEY, A-880, AND BEING A PART OF CITY BLOCKS 3830 AND 3957, INCLUDING THE REMAINDER OF LOT 6, BLOCK A/3957 OF SAM SUTTON'S SUBDIVISION, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

SCALE: 1" = 40'

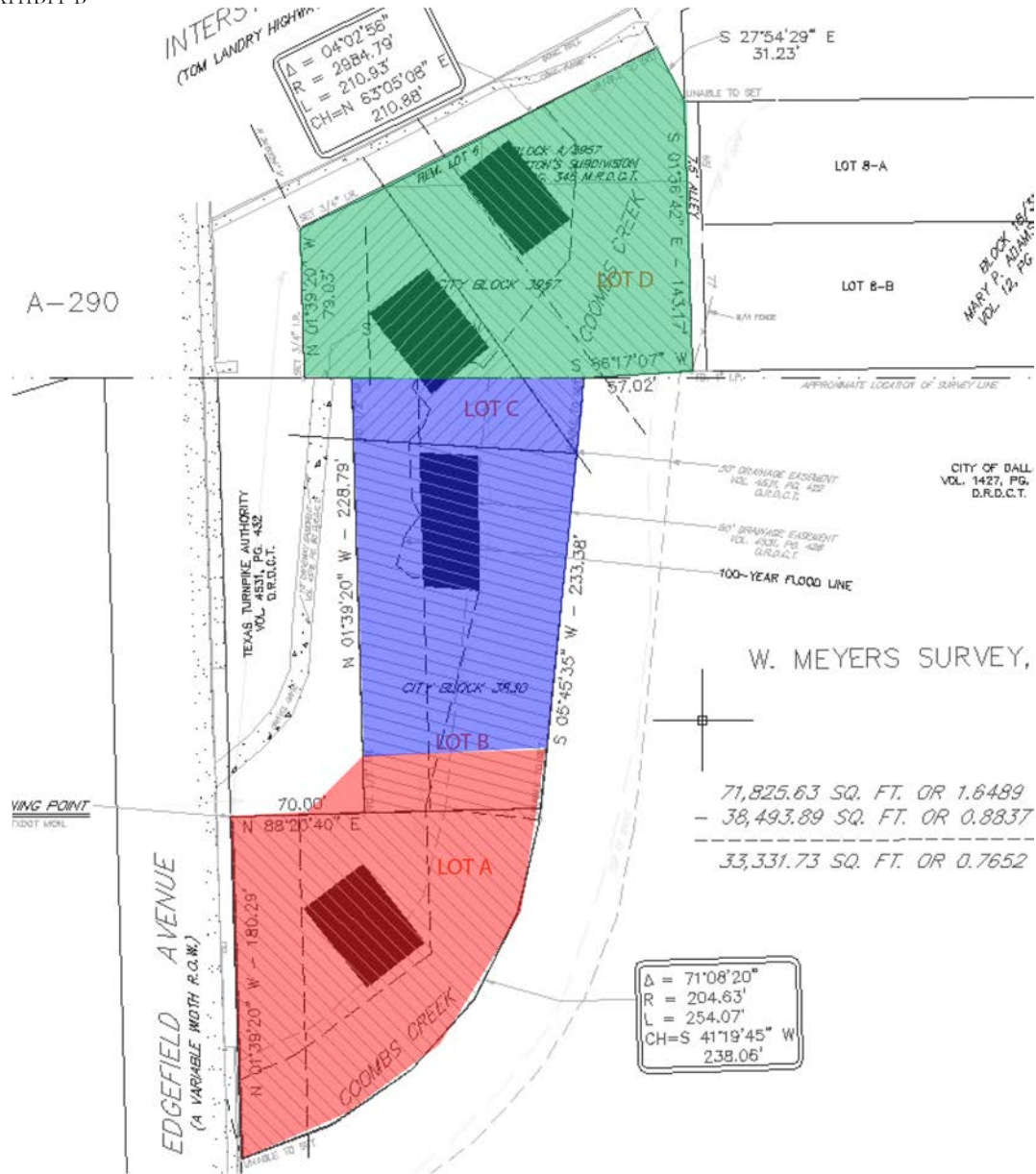
- NOTES
1. BEARING SOURCE IS THE TEXAS TURNPIKE AUTHORITY PROPERTY RECORDED IN VOL. 4531, PG. 432 D.R.D.C.T.
 2. THE SANITARY SEWER LINES FOR THE EASEMENT RECORDED IN VOL. 2948, PG. 80 D.R.D.C.T. APPEAR TO BE ABANDONED.
 3. TREES IN THE CREEK AREA AND TEXAS TURNPIKE AUTHORITY PROPERTY NOT SHOWN.

LEGEND

R.O.W.	RIGHT OF WAY
(CM)	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
INST.	INSTRUMENT
NO.	NUMBER
I.R.	IRON ROD
I.P.	IRON PIPE
T.P.	TYPICAL
WM	WATER METER
WV	WATER VALVE
GW	GUY
O/H	OVERHEAD
U/G	UNDERGROUND
LP	LIGHT POLE
GM	GAS METER
SM MH	SANITARY SEWER MANHOLE
ST MH	STORM SEWER MANHOLE
TEL MH	TELEPHONE MANHOLE
TEL PED	TELEPHONE PEDestal
UCCM	UNDERGROUND CABLE MARKER
C/L	CHAIN LINK
CONC.	CONCRETE
BLDG.	BUILDING
H/C	HANDICAPPED
PP	POWER POLE
PH	FIRE HYDRANT
CO	CLEANOUT
TPAD	TRANSFORMER PAD
ASPHALT	ASPHALT

REVISED DRAWING 9/12/15
DAVIS LAND SURVEYING CO., INC.
 9777 FERGUSON ROAD, SUITE 105
 DALLAS, TEXAS 75228 214-321-0569

DATE: 8/13/14
 JOB NO. 10072A



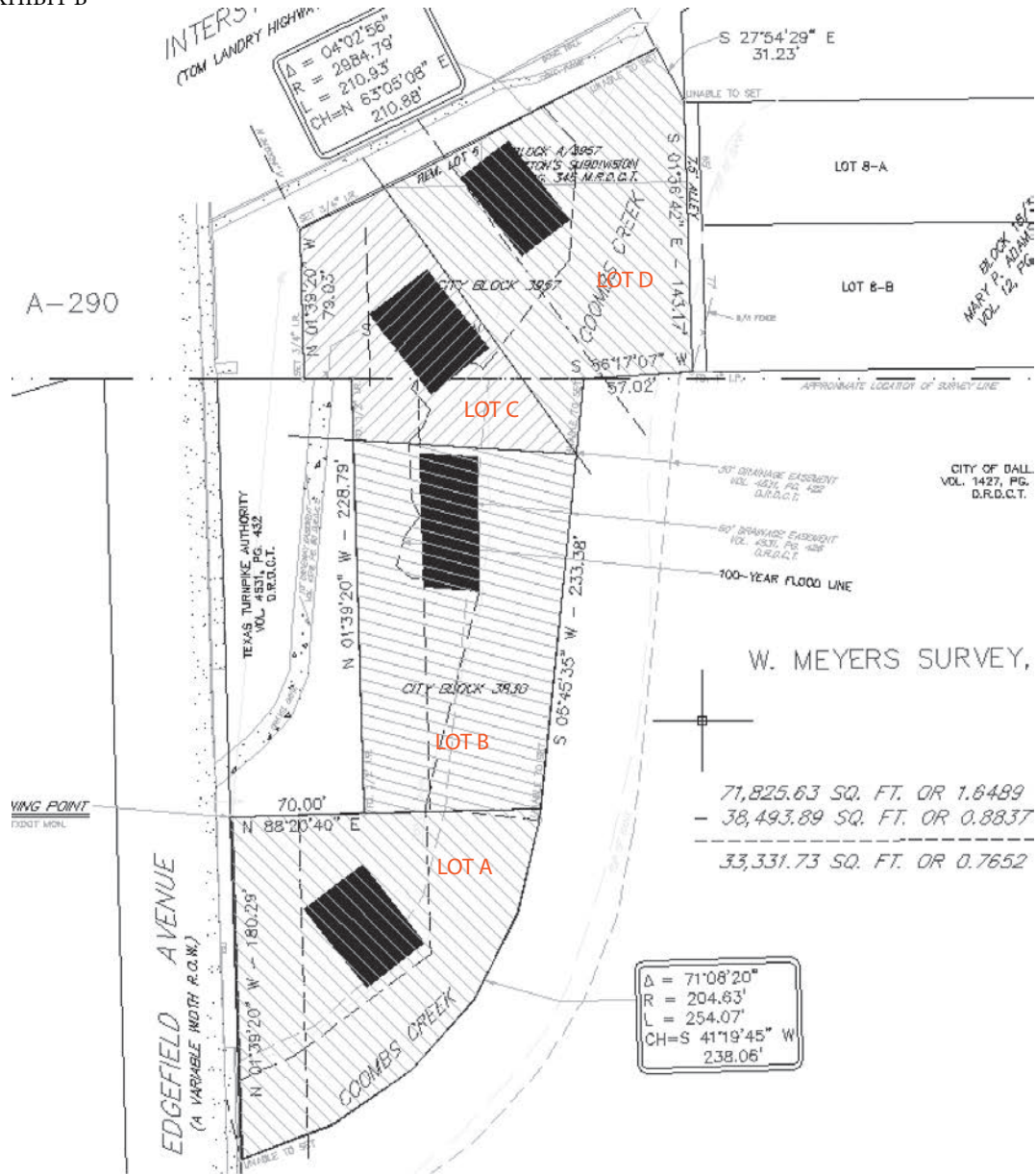
LOTA
 21,001 Square Feet
 Bldg Footprint = 2,026 single story home

LOTB
 21,197 Square Feet
 Bldg Footprint = 2,076 single story home

LOT C
 11,251 Square Feet
 Bldg Footprint = 2,026 single story home

LOT D
 19,182 Square Feet
 Bldg Footprint = 1,652 single story home





LOT A
 21,001 Square Feet
 Bldg Footprint = 2,026 single story home

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LOT C
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 Bldg Footprint = 2,026 single story home

LOT D
 19,182 Square Feet
 Bldg Footprint = 1,652 single story home



LARKSPUR DEVELOPMENT

.2 MILES NORTHEAST OF SUBJECT SITE

Dallas-based Larkspur Capital has purchased land on Fort Worth Avenue for a 146-unit, urban home rental project. JHP Architects designed the new development, and Garthoff Design is the landscape architect. OHT Partners LLC (formerly Oden Hughes) is the general contractor for the project.

The 8.5-acre development will be across the street from the landmark Belmont Hotel. The units feature their own yards and garages, which we've seen yield considerable rent premium versus traditional multifamily. The average unit size of 1,600 square feet is much larger than a typical apartment and caters to the growing market for large-format rental product



STORYBUILT - MIXED USE DEVELOPMENT

.9 MILES NORTHEAST OF SUBJECT SITE
2022 Q4 START CONSTRUCTION

The Park at West Main will include a mix of apartments and townhomes, plus retail and restaurants, all anchored on a central park. The first phase includes a five-story building on Fort Worth Avenue/West Commerce with 290 apartments. More apartments will be added in the following two phases, totaling 176-188 units. The development is expected to have a total of 30,000 square feet of for-lease commercial space.



1500 N. EDGEFIELD AVE.

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
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
KAM DUHON	775225	KAMDUHON@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
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

Buyer/Tenant/Seller/Landlord Initials

Date