



# 1700 S. ERVAY ST.

DALLAS, TX | CEDARS OPPORTUNITY ZONE DEVELOPMENT SITE

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# PROPERTY INFORMATION

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## SIZE:

Land: ± 2.83 AC

Building: ± 89,158 SF



## ZONING:

PD (317)

# DEMOGRAPHICS

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	1 Mile	2 Miles	3 Miles
2023 Population	11,921	61,677	155,947
% Proj Growth 2023-2027	4.87%	2.80%	2.24%
2023 Average HH Income	\$98,297	\$107,801	\$106,930
2023 Median HH Income	\$77,849	\$74,594	\$69,443

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



BEAUMONT ST.

McKEE ST.

## PROPERTY HIGHLIGHTS

1. PREMIER URBAN INFILL OPPORTUNITY ZONE DEVELOPMENT/SITE
  2. RECENTLY REZONED TO ALLOW FOR A BUILDING MAXIMUM OF 300', WITH NO DENSITY RESTRICTIONS
  3. WALKING DISTANCE TO FARMERS MARKET
  4. FUTURE DECK PARK PLANNED 1/5 MILE NORTH OF SUBJECT PROPERTY
  5. NEW OHT MULTIFAMILY DEVELOPMENT COMING SOON TO THE FORMER AMBASSADOR SITE, SET TO BREAK GROUND IN Q1 IN 2023
  6. \$320K/ YEAR IN GROSS INCOME. CURRENT TENANTS ARE ALL MONTH TO MONTH.
- \*DO NOT DISTURB TENANTS! THANK YOU.

Drone photography is illustrative in nature and does not represent the current condition of the property. All information is provided for informational purposes only. The seller does not warrant the accuracy of the information. The seller is not a real estate agent and does not provide any services. The seller is not responsible for the accuracy of the information. The seller is not a real estate agent and does not provide any services. The seller is not responsible for the accuracy of the information. The seller is not a real estate agent and does not provide any services. Davidson Bogel Real Estate, LLC, 2024.

# HOQUE GLOBAL'S SO GOOD DISTRICT

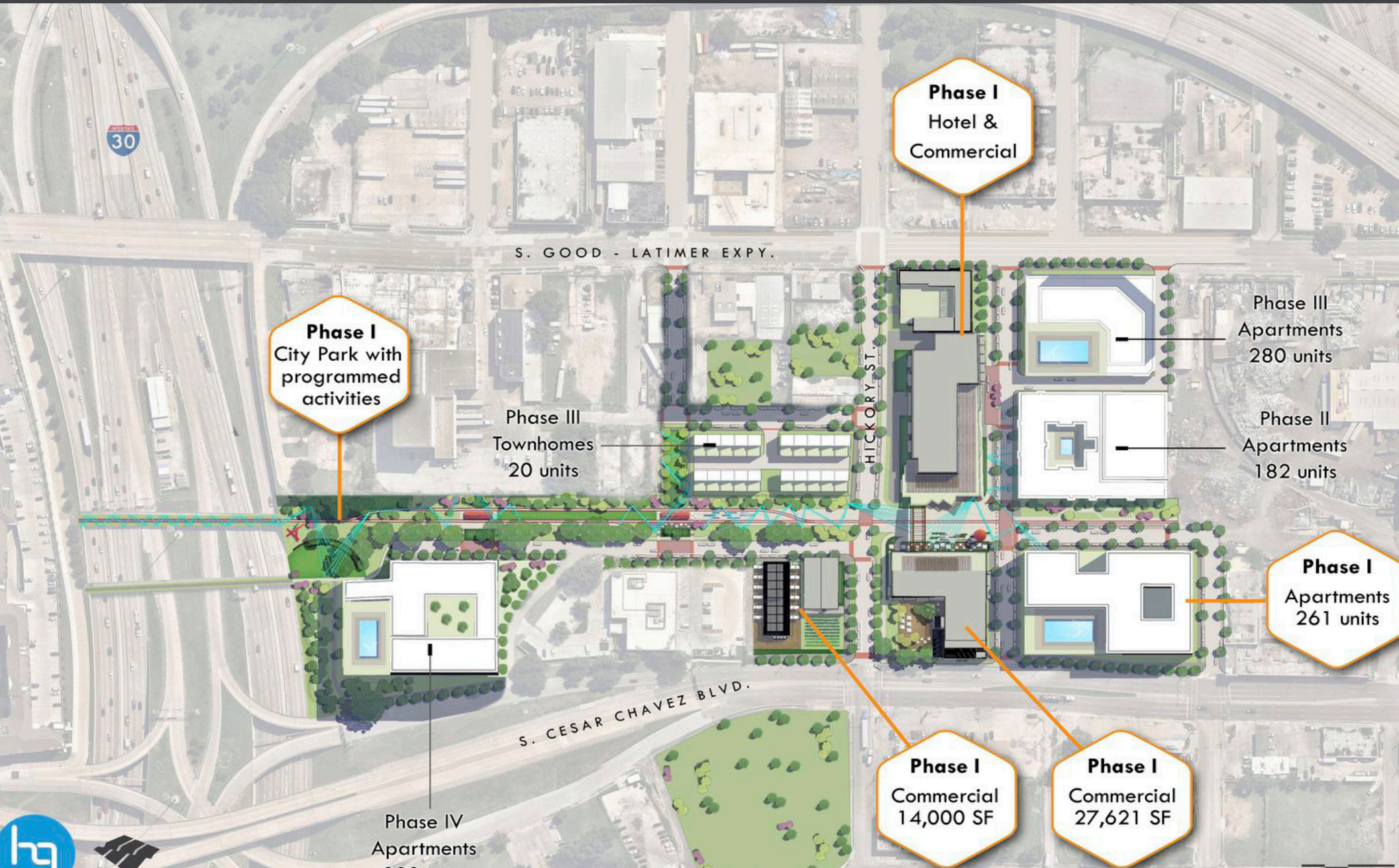
\* 0.3 MILES FROM SUBJECT PROPERTY



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# HOQUE GLOBAL'S SO GOOD DISTRICT

\* 0.3 MILES FROM SUBJECT PROPERTY



TBG

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0 50 100 200

# DALLAS' NEW CONVENTION CENTER

.6 MILES FROM SUBJECT SITE



By 2029, the city of Dallas expects to have a new convention center in the southern corner of downtown. It's currently estimated to be a \$3 billion project, which uses funding mechanisms designed by the city and the state to make people who don't live in Dallas pay for it. (That number is likely to change; over the course of the planning process, it has ranged from \$2 billion to \$4.4 billion.) Voters last year approved a 2 cent hike on the hotel occupancy tax, and in 2021 the City Council defined a circle around the convention center with a 3-mile radius that will divert hotel, alcohol, and sales tax to the project over the next 30 years. The Texas Legislature cleared the way for both of those elements, so long as proceeds are used for a project like a convention center.

# 21 STORY HIGH-RISE PLANNED

.35 MILES NORTH OF THE SUBJECT SITE



Woodfield Development plans to build a 21 story high-rise near the entrance of the Dallas Farmer's Market. The project will feature roughly 300 units, 20,000 square feet of amenity space and a 20,000 square foot pool deck. The \$125-million-dollar development is located off of Good Latimer Expy.

# EAST QUARTER DEVELOPMENTS

.5 MILES NORTH OF SUBJECT SITE



East Quarter is an urban neighborhood spanning eight blocks within Dallas' urban core.

The development will consist of a mixed-use residential, retail, and office complex, with a 17-story tower called 300 Pearl that will integrate with preserved buildings in the area, including the Meletio Electric buildings on Cesar Chavez.



# 155 HOMES BY LARKSPUR CAPITAL

.4 MILES SOUTH OF SUBJECT SITE



This Larkspur development will feature 155 homes across eight acres in The Cedars, a historic district south of Downtown Dallas. The project will be a perfect home for both professionals and families looking to live in Dallas' urban core within a few minutes of Downtown, Farmers Market, East Quarter, Deep Ellum, and the future convention center and associated deck parks. Residents can explore the nearby entertainment and retail mix that The Cedars has to offer, including Gilley's, South Side Ballroom, Gallery Rooftop, Four Corners Brewery, Alamo Drafthouse Opening Bell Coffee, Taco Enzo, and others. The project broke ground in October 2023 and is slated for a June 2025 delivery.

# 5 STORY, 50 APARTMENTS PLANNED

.3 MILES SOUTHEAST OF SUBJECT SITE



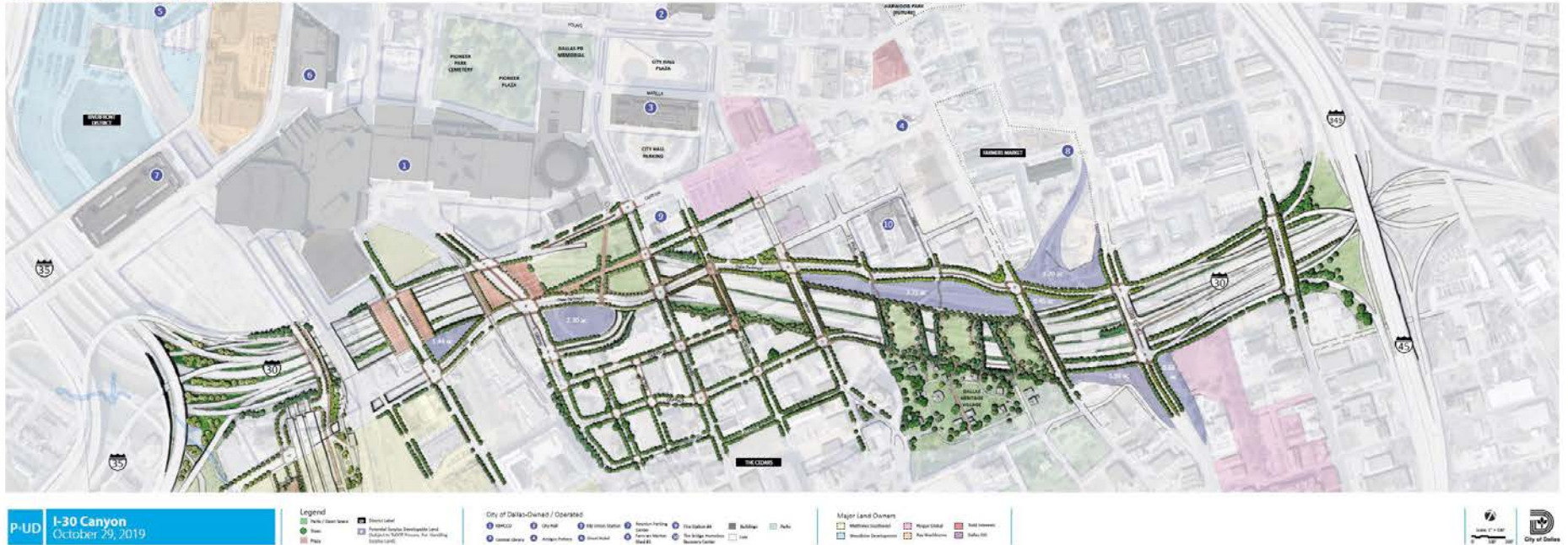
SITG Capital Partners is preparing to build a new rental community on South Akard Street near the Dallas Police Department headquarters. The five-story, 50-unit apartment project has broken ground and will open in 2025. Dallas architect Corgan is designing the project at 1601 S. Akard, which will cost more than \$8 million.

# FUTURE CEDARS DECK PARK

ESTIMATED START DATE 2023-PER CITY OF DALLAS

\* THIS IS A TXDOT FUNDED PROJECT

Context and Ownership Map | DRAFT



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.



## 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.

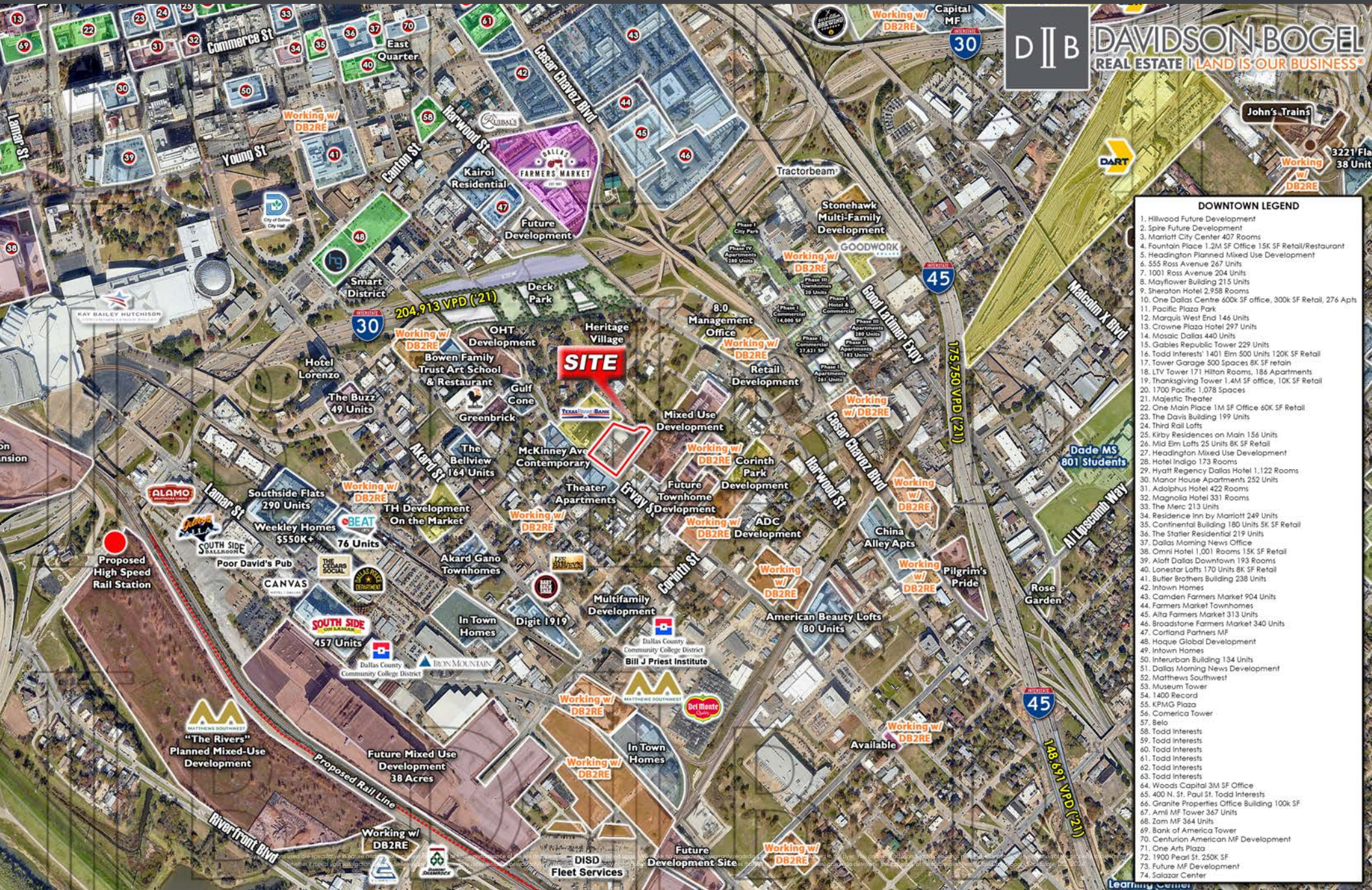
"Hoque Global's Newpark project is imaginative and exciting, and it would have a significant impact on an important segment of downtown Dallas," Dale Petroskey, president and CEO of the Dallas Regional Chamber, said in a statement.

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



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## WIDE AERIAL



DOWNTOWN LEGEND	
1.	Hillwood Future Development
2.	Spire Future Development
3.	Marriott City Center 407 Rooms
4.	Fourth Place 1,225 Office 1.5K SF Retail/Restaurant
5.	Headington Planned Mixed Use Development
6.	555 Ross Avenue 267 Units
7.	1001 Ross Avenue 204 Units
8.	Mayflower Building 215 Units
9.	Sheraton Hotel 2,958 Rooms
10.	One Dallas Centre 600K SF office, 300K SF Retail, 276 Apts
11.	Pacific Plaza Park
12.	Marquise West End 146 Units
13.	Crownne Plaza Hotel 297 Units
14.	Mosaic Dallas 440 Units
15.	Gables Republic Tower 229 Units
16.	Todd Interests' 1401 Elm 500 Units 120K SF Retail
17.	Tower Garage 500 Spaces 8K SF retain
18.	LTV Tower 171 Hilton Rooms, 186 Apartments
19.	Thanksgiving Tower 1,4M SF Office, 10K SF Retail
20.	1700 Pacific 1,078 Spaces
21.	Majestic Theater
22.	One Main Place 1M SF Office 60K SF Retail
23.	The Davis Building 199 Units
24.	Third Rail Lots
25.	Kirby Residences on Main 154 Units
26.	Viel Elm Lofts 25 Units 8K SF Retail
27.	Headington Mixed Use Development
28.	Hotel Indigo 173 Rooms
29.	Hyatt Regency Dallas Hotel 1,122 Rooms
30.	Manor House Apartments 252 Units
31.	Adolphus Hotel 422 Rooms
32.	Magnolia Hotel 331 Rooms
33.	The Merc 213 Units
34.	Residing Inn by Marriott 249 Units
35.	Continental Building 180 Units 5K SF Retail
36.	The Statter Residential 219 Units
37.	Dallas Morning News Office
38.	Omi Hotel 1,001 Rooms 15K SF Retail
39.	Aloft Dallas Downtown 193 Rooms
40.	Lonestar Lofts 170 Units 8K SF Retail
41.	Intown Homes Building 238 Units
42.	Intown Homes
43.	Camden Farmers Market 904 Units
44.	Farmers Market Townhomes
45.	Alta Farmers Market 313 Units
46.	Broadstone Farmers Market 340 Units
47.	Corland Partners MF
48.	Hoque Global Development
49.	Intown Homes
50.	Interurban Building 134 Units
51.	Dallas Morning News Development
52.	Matthews Southwest
53.	Museum Tower
54.	1400 Record
55.	KPMG Plaza
56.	Comerica Tower
57.	Belo
58.	Todd Interests
59.	Todd Interests
60.	Todd Interests
61.	Todd Interests
62.	Todd Interests
63.	Todd Interests
64.	Woods Capital 3M SF Office
65.	400 N. St. Paul St. Todd Interests
66.	Granite Properties Office Building 100K SF
67.	Amil MF Tower 367 Units
68.	Zam MF 364 Units
69.	Bank of America Tower
70.	Centurion American MF Development
71.	One Arts Plaza
72.	1900 Pearl St. 250K SF
73.	Future MF Development
74.	Salazar Center

# 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.

**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)**

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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.

<b>DB URBAN, LLC</b>	<b>9009183</b>	<b>INFO@DB2RE.COM</b>	<b>214-526-3626</b>
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
<b>MICHAEL EDWARD BOGEL II</b>	<b>598526</b>	<b>EBOGEL@DB2RE.COM</b>	<b>214-526-3626</b>
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
<b>SCOTT LAKE</b>	<b>618506</b>	<b>SLAKE@DB2RE.COM</b>	<b>214-526-3626</b>
LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE	LICENSE NO.	EMAIL	PHONE
<b>JAKE MILNER</b>	<b>647114</b>	<b>JMILNER@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE'S NAME	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
Jake Milner	647114	jmilner@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date