

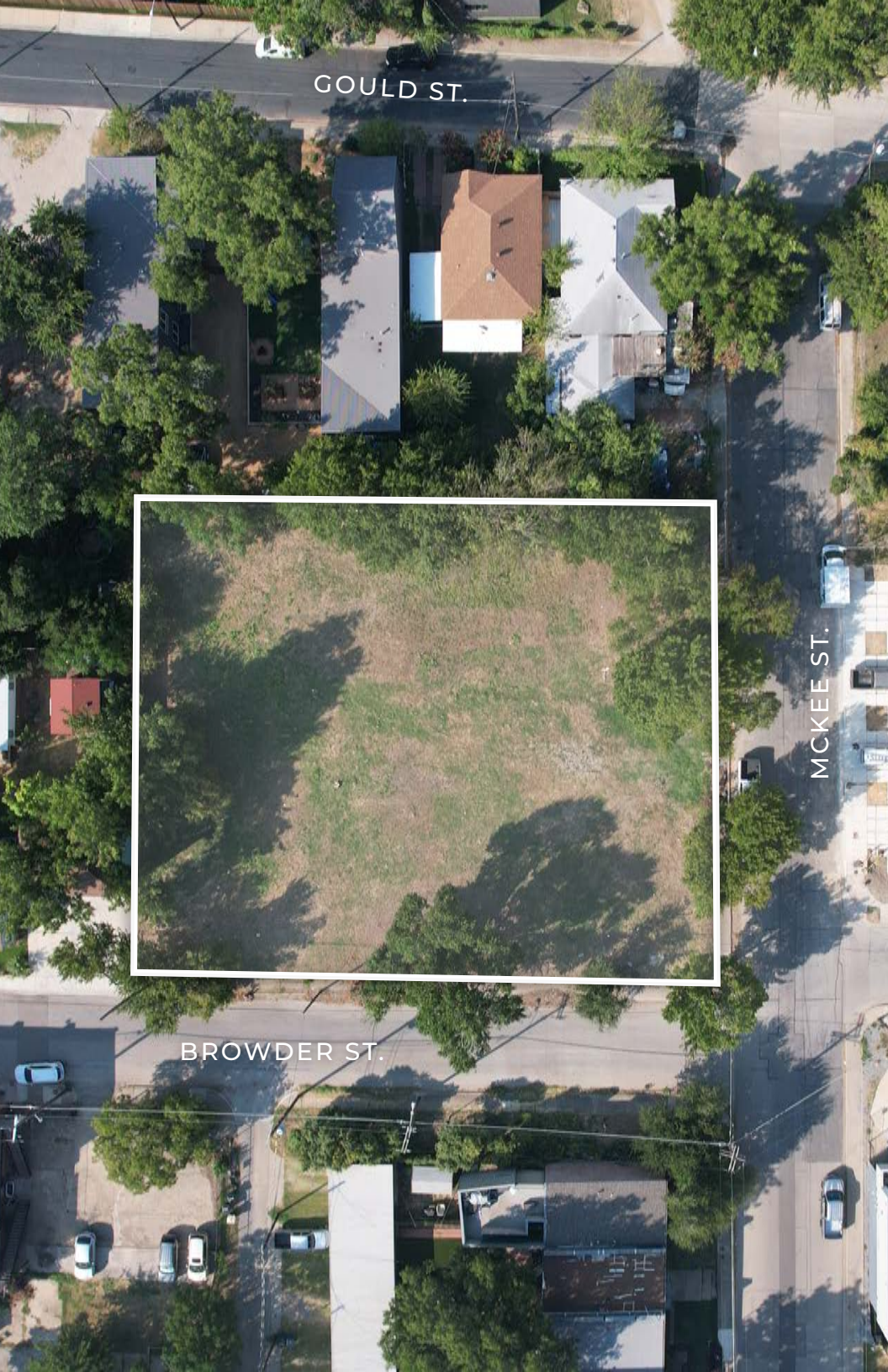


1701 BROWDER ST. & 1410 MCKEE ST.

DALLAS, TX | CEDARS OPPORTUNITY ZONE DEVELOPMENT

KAM DUHON
KamDuhon@db2re.com
214.526.3626 x 140

JAKE MILNER
JMilner@db2re.com
214.526.3626 x 109



PROPERTY INFORMATION



SIZE:
± 25,932 SF



TRAFFIC COUNTS:
Hwy. 30: 232,018 VPD
Corinth St.: 11,508 VPD



ZONING:
PD 317 Subdistrict 1



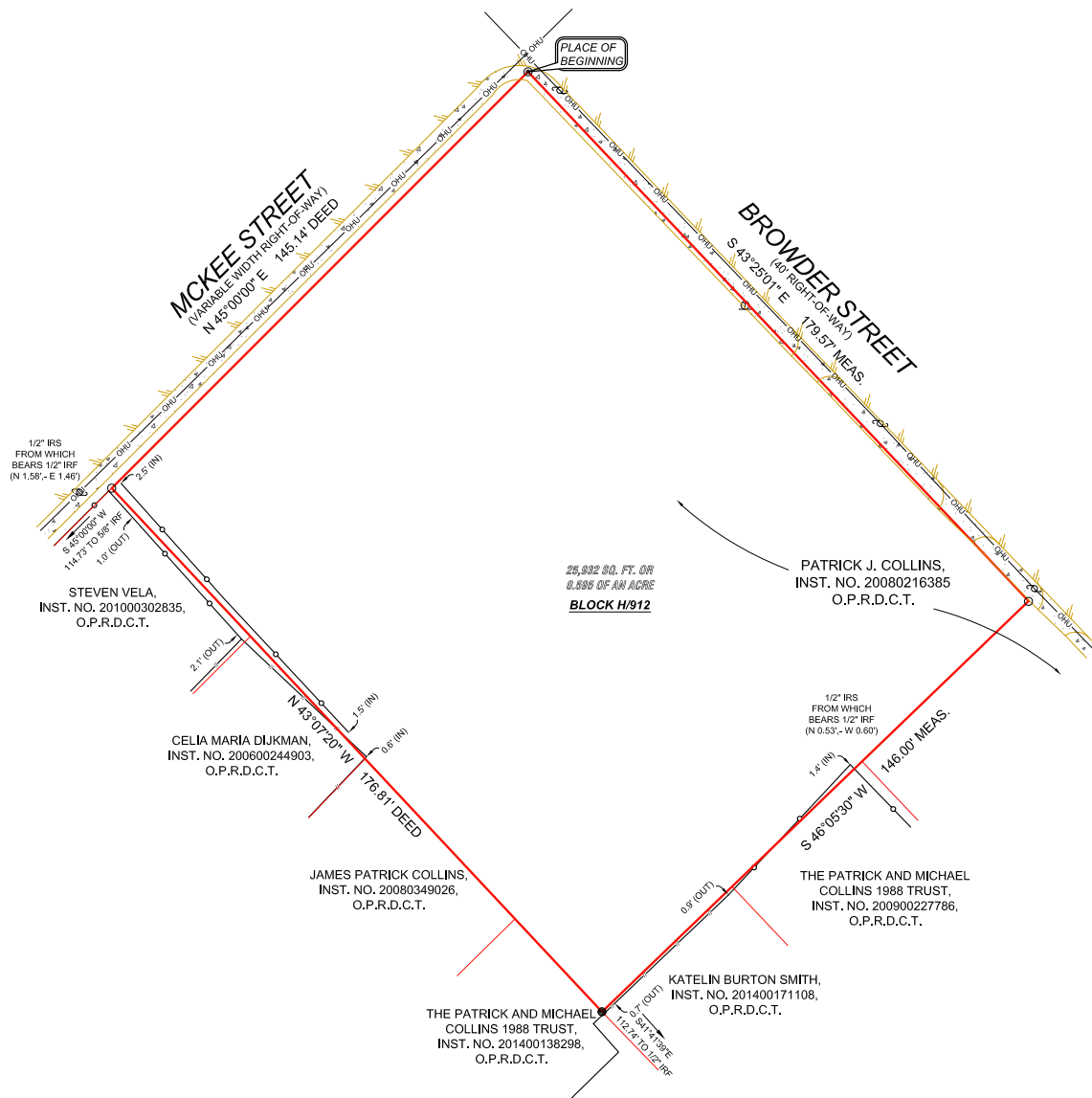
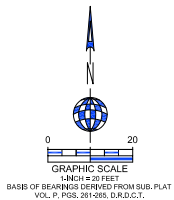
UTILITIES:
Available to Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	11,032	153,832	380,549
% Proj Growth 2024-2029	6.83%	2.54%	1.15%
2024 Average HH Income	\$109,487	\$115,443	\$121,360
2024 Median HH Income	\$89,452	\$77,916	\$75,180

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

SURVEY PLAT



LEGAL DESCRIPTION

Being all that certain lot, tract or parcel of land located in part of City Block H/912, of Henry Snodgrass Estate Partition, an Addition to the City of Dallas, Dallas County, Texas, according to the map hereof recorded in Volume P, Page 261-265, Deed Records, Dallas County, Texas, and being a portion of a tract of land described in deed to J. Patrick Collins, recorded in Instrument No. 20080216385, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at an X set in concrete at the intersection of the Southeast line of McKee Street, a variable width right-of-way, and the Southwest line of Browder Street, a 40' right-of-way, same being the North corner of said Block H/912:

Thence South 43°25'01" East, along said Southwest line, a distance of 179.57' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the East corner of that portion of described herein;

Thence South 46°05'30" West, a distance of 146.00' to a 1/2" iron rod found in the Northeast line of a tract of land described in deed to The Patrick and Michael Collins 1988 Trust, recorded in Instrument No. 201400138298, Official Public Records, Dallas County, Texas, at the West corner of a tract of land described in deed to Katelyn Burton Smith, recorded in Instrument No. 201400171108, Official Public Records, Dallas County, Texas;

Thence North 43°07'20" West, a distance of 176.81' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the said Southeast line of McKee Street, at the North corner of a tract of land described in deed to Steven Vela, recorded in Instrument No. 201000302835, Official Public Records, Dallas County, Texas;

Thence North 45°00'00" East, along said Southeast line, a distance of 145.14' to the PLACE OF BEGINNING and containing 25,932 square feet or 0.589 of an acre of land.

SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to ZOH Investments LLC, a Texas limited liability company, J. Patrick Collins, Fidelity National Title Insurance Company, and Lawyers Title Company, all in connection with G. F. NO. LT-19155-190156160097-CF, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon, EXCEPT AS SHOWN, there were no visible and apparent encroachments, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records. In conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Community Panel No. 48113C 0345J of the Federal Emergency Management Agency flood insurance rate map or flood hazard boundary map dated 09-23-2001. The property shown hereon is located in Zone "X". (This information is protected from F.L.R.M.)

PRELIMINARY SURVEY NOT FOR RECORDING PURPOSES

JOHN S. TURNER RPLS 5310

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

NOTE: All 1/2 IRS are 1/2-inch Iron rods with yellow plastic caps stamped "RPLS 5310".

LEGEND											
1/2" IR FOUND	4" IR FOUND	TELE. BOX	ROLL-UP POST	UTILITY POLE	OVERHEAD UTILITY LINE	PLASTER FENCE	CONCRETE	BUILDING LINE			
1/4" IR FOUND	ROSETT	CHIMNEY	WATER METER	WATER METER	OUT-WIRE BRANCH	IRONWALL	BRICK	BOUNDARY			
3/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	GAS METER	GAS METER	SHARED FENCE	FIRE LANE STRIP	STONE	BOUNDARY			
3/8" IR FOUND	1" IR FOUND	BRICK COLUMN	IRRIGATION VALVE	IRRIGATION VALVE	BRICK RET. WALL	STONE RET. WALL	WOOD DECK	HIGHWAY LINE			
5/8" IR FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	WATER VALVE	WOOD FENCE	CONCRETE WALL	BUILDING WALL	PARKING STRIP			
3/4" IR FOUND	CONFORMANCE	STONE COLUMN	FIRE HYDRANT	FIRE HYDRANT	WOOD FENCE	CONCRETE WALL	BUILDING WALL	PARKING STRIP			
1/2" IR FOUND	3/4" IR FOUND	RAIN SENSOR	IR VALVE	IR VALVE	PIPE WALK FENCE	REPAIRING	TILE	HANDICAP SPACE			

1410 & 1701 MCKEE & BROWDER STREET DALLAS, TEXAS

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX 75187
PHONE: (972) 681-4875 FAX: (972) 681-4854
WWW.AWSURVEYOR.COM

JOSS 19/07/20
DATE: 05-19-2016
DRAWN BY: BT

"A professional company operating in your best interest"

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

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DESIGN DISTRICT

DOWNTOWN

UPTOWN

LARKSPUR 17 STORY TOWER

FUTURE DECK PARK

OHT 299 UNIT DEVELOPMENT

SITG 50-UNIT DEVELOPMENT

D||B

SITE

S. AKARD ST.

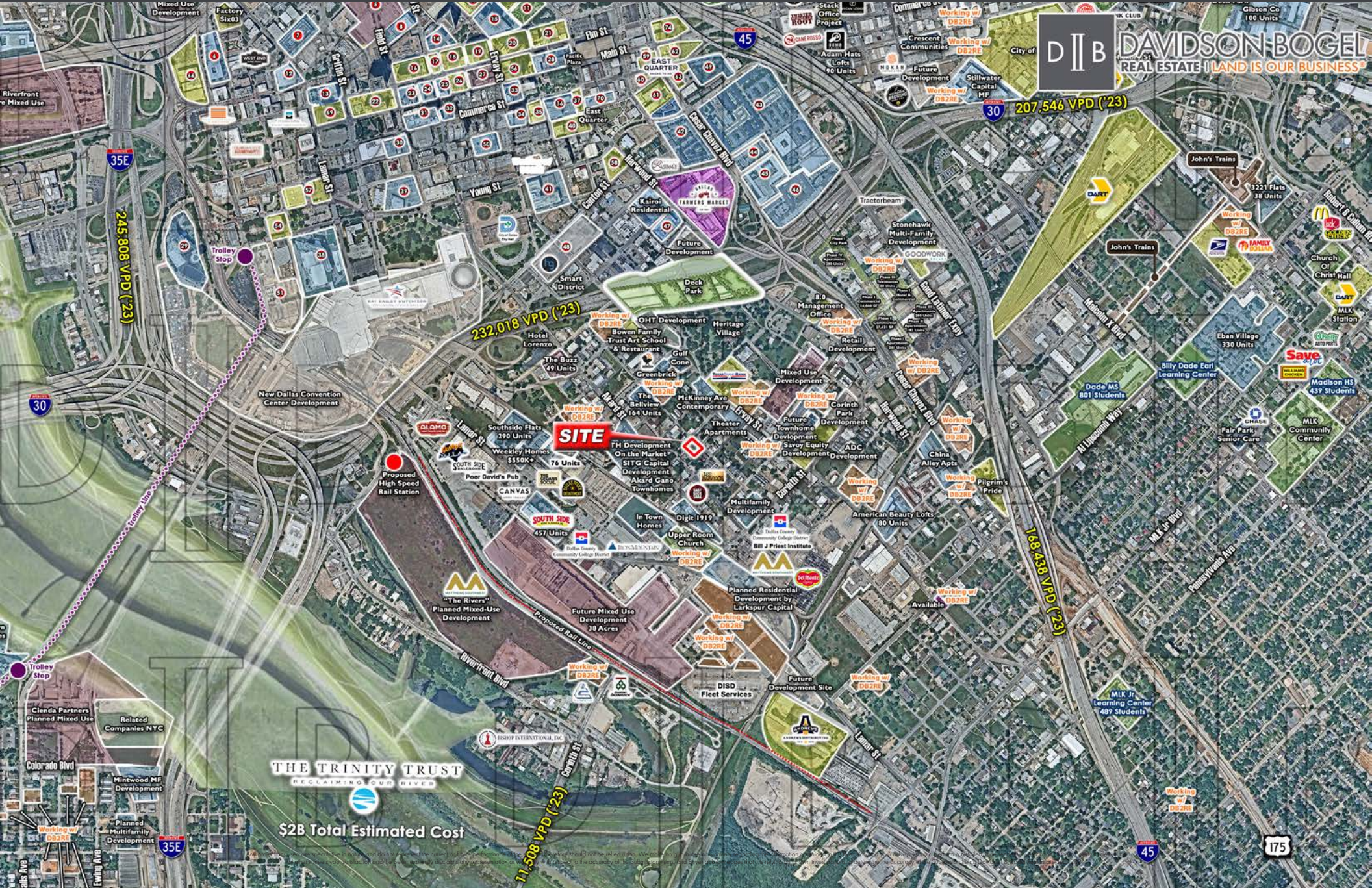
BROWDER ST.

S. ERVAY ST.



1701 BROWDER ST. & 1410 MCKEE ST.

WIDE AERIAL



DB DAVIDSON-BOGEL
REAL ESTATE | LAND IS OUR BUSINESS

207,546 VPD ('23)

245,808 VPD ('23)

232,018 VPD ('23)

1,648,438 VPD ('23)

11,508 VPD ('23)

THE TRINITY TRUST
RECLAIMING OUR RIVER

\$2B Total Estimated Cost

This map is for informational purposes only and does not constitute an offer of any securities or other financial products. It is not intended to be relied upon in making any investment decision. The information on this map is based on publicly available information and is subject to change without notice. The map is provided as a service to our clients and is not intended to be used for any other purpose. The map is not a legal document and should not be used to determine the legal status of any property or other asset. The map is not a guarantee of any performance or results and should not be used to make any investment decision. The map is provided as a service to our clients and is not intended to be used for any other purpose. The map is not a legal document and should not be used to determine the legal status of any property or other asset. The map is not a guarantee of any performance or results and should not be used to make any investment decision.

NEW DEVELOPMENTS ON ERVAY



AMBASSADOR HOTEL

0.22 MILES NORTH WEST OF SUBJECT SITE

On the Ambassador Hotel site, OHT Partners is planning a 299-unit apartment project in three connected buildings ranging from five to seven floors. The \$60 million project has broken ground and is set to open in 2025, according to planning documents filed with the state.



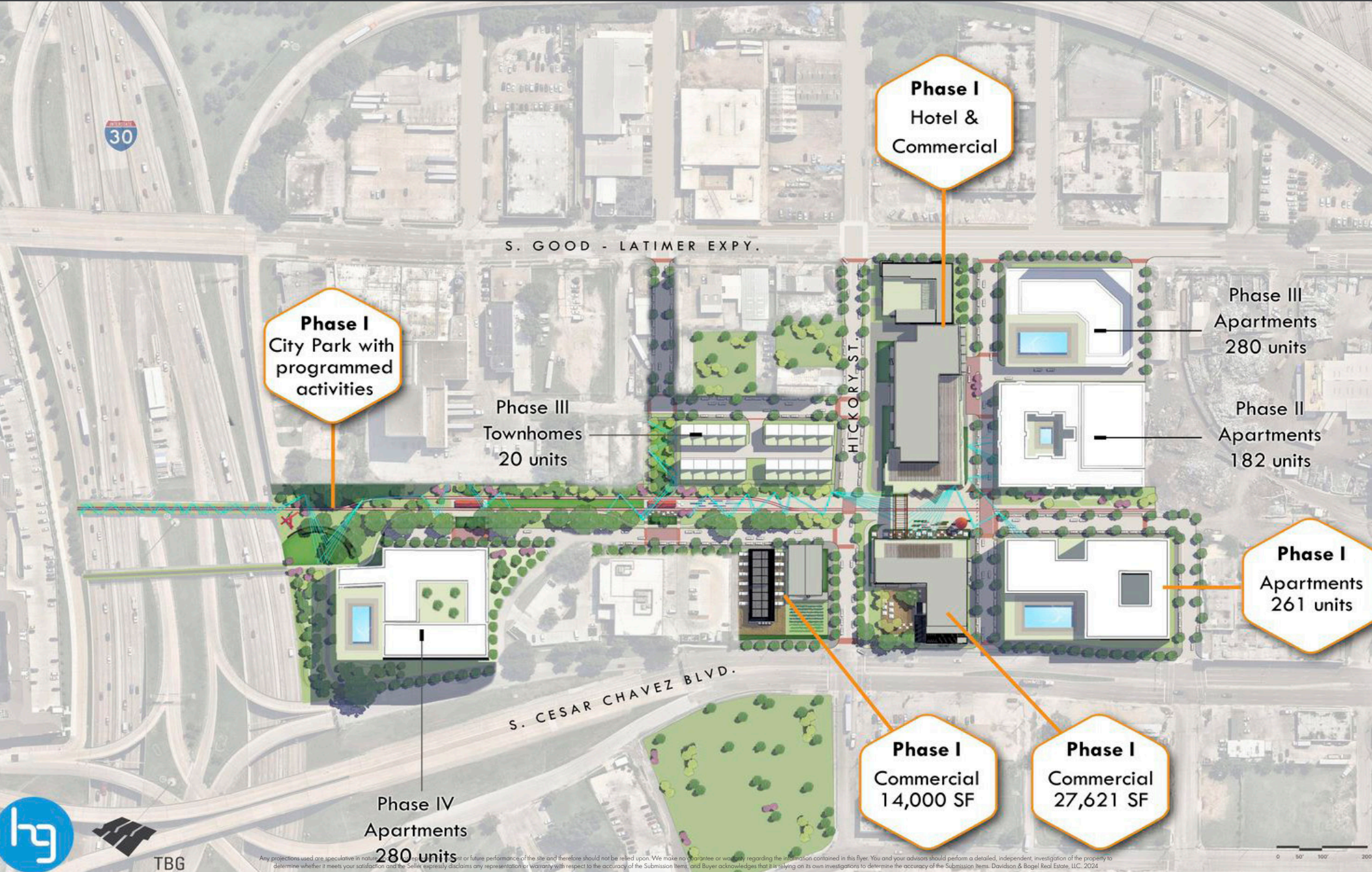
SAVOY EQUITY

0.32 MILES SOUTHEAST OF SUBJECT SITE

Savoy plans to build a more than 300-unit mixed-income apartment community and a screened parking garage on the 2.67 acres acquired from three sellers. It will keep the Power & Light building, intending to repurpose it as an amenity center for residents.

HOQUE GLOBAL'S SO GOOD DISTRICT

*0.48 MILES NORTHEAST FROM SUBJECT PROPERTY



DALLAS' NEW CONVENTION CENTER

0.58 MILES NORTHWEST 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

0.4 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.

155 HOMES BY LARKSPUR CAPITAL

0.25 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

0.1 MILES EAST 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.

1701 BROWDER ST. & 1410 MCKEE 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	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
KAM DUHON	775225	KAMDUHON@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
JAKE MILNER	647114	JMILNER@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.

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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Designated Broker of Firm	License No.	Email	Phone
Jake Milner	647114	jmilner@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

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