



2001, 2011, 2021 E. LEVEE ST. DALLAS, TX | DESIGN DISTRICT DEVELOPMENT OPPORTUNITY

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PROPERTY INFORMATION



SIZE:

Land: ± 26,789 SF
 Building: ± 4,033 SF



TRAFFIC COUNTS:

I-35E: 240,464 VPD
 Irving Blvd.: 12,159 VPD



ZONING:

PD 621 (Subarea 1A)

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2024 Population	7,643	74,077	160,058
% Proj Growth 2024-2029	5.85%	2.47%	2.38%
2024 Average HH Income	\$106,771	\$126,474	\$128,118
2024 Median HH Income	\$79,298	\$88,053	\$87,200

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

UR
BY

THIRTEEN
THIRTY
THREE

UPTOWN

DOWNTOWN



INTERNATIONAL ON
TURTLE CREEK

PROPERTY HIGHLIGHTS

1. LESS THAN 1/2 A MILE FROM SEVERAL OF DALLAS' BEST RESTAURANTS
2. .13 MILES FROM INTERNATIONAL ON TURTLE CREEK
3. ADJACENT TO QIP'S MANUFACTURING DISTRICT
4. LESS THAN A MILE NORTH OF TRINITY GROVES
5. OVER 200' OF FRONTAGE ON LEVEE ST
6. 175' OF FRONTAGE ALONG THE TRINITY

EXPRESS ST.
E. LEVEE ST.
MANUFACTURING ST.

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Up until the mid-2000s, the Dallas Design District, situated two-miles northwest of downtown– was an industrial hub for wholesale interior design showrooms. Today, the district is one of Dallas’ trendiest enclaves– boasting fabulous shops, celebrated eateries and the city’s largest concentration of art galleries. The Dallas Design District stands as a testament to Dallas’s commitment to fostering creativity and innovation. Whether one is in search of cutting-edge design inspiration, unique art, or a vibrant cultural experience, the Dallas Design District offers a compelling destination for residents and visitors alike. A constant stream of new restaurants, cafes and pubs– is cementing the Design District’s status as one of the city’s hottest dining destinations. You can find award-winning cuisine at The Charles, Town Hearth, The Mexican, and most recently, Carbone’s, from New York. And that’s just a sampling of the district’s tantalizing edible landscape.

the design district.



URBY

LESS THAN 3/4 OF A MILE E. OF SITE

Developers have broken ground on the first of three planned high-rises in Dallas' Design District. New Jersey-based Urby is building the 27-story residential tower on Hi Line Drive just west of Stemmons Freeway. The building will have 383 luxury rental units when it opens in two years.

"We chose the Design District in particular because of its excellent walkability, great restaurants, breweries, and art galleries, as well as convenient access to Victory Park, Uptown and the downtown historic district. Urby will introduce a new, vibrant perspective to the area while at the same time embrace the unique character that makes the Design District special."

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MANUFACTURING DISTRICT

LESS THAN 1 BLOCK N. OF SITE



The latest of the Manufacturing District, 141-149 Manufacturing is the most flexible option for potential tenants with multiple suite size options available, ranging from 16,000 square feet to under 2,000 square feet.

This building also has direct access to the roof-top lounge creating a unique opportunity for tenants who want alternative work and socialization opportunities. The project will also include a 9,000 square foot first floor outdoor green space and covered walkways across the building frontage.



1333 OAK LAWN

LESS THAN 1/2 OF A MILE E. OF SITE

1333 Oak Lawn is a 10-story, Class A office development located at Oak Lawn Ave and Dragon St. The 120,286 square foot building will feature ground floor retail, and offices on floors 6 through 10. The project is the first high amenity office project in the area in decades



RIVER EDGE

LESS THAN 1/4 OF A MILE SE. OF SITE

River Edge is a 5 story, 146,956 square foot development from a partnership between QIP and FCP. The building will feature 10,110 square feet of ground floor retail, 14,013 square feet of outdoor amenities, and 3 on-site restaurants. River Edge is expected to deliver in Q4 of 2023





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WIDE AERIAL



THE TRINITY TRUST
RECLAIMING OUR RIVER
\$2B Total Estimated Cost

SITE

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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.

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	LICENSE NO.	EMAIL	PHONE
BENNETT SIKES	788242	BSIKES@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
WILL VANDERMEER	800677	WVANDERMEER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE



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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:

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- 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;
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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:

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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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