



2041 W. COMMERCE ST.

DALLAS, TX 75208 | FOR SALE

D||B



LISTING TEAM

SCOTT LAKE

PARTNER - URBAN

o: 214.526.3626 x 108

e: SLake@db2re.com

&

DAVID GUINN

DIRECTOR OF INDUSTRIAL

o: 214.526.3626 x 136

e: DGuinn@db2re.com

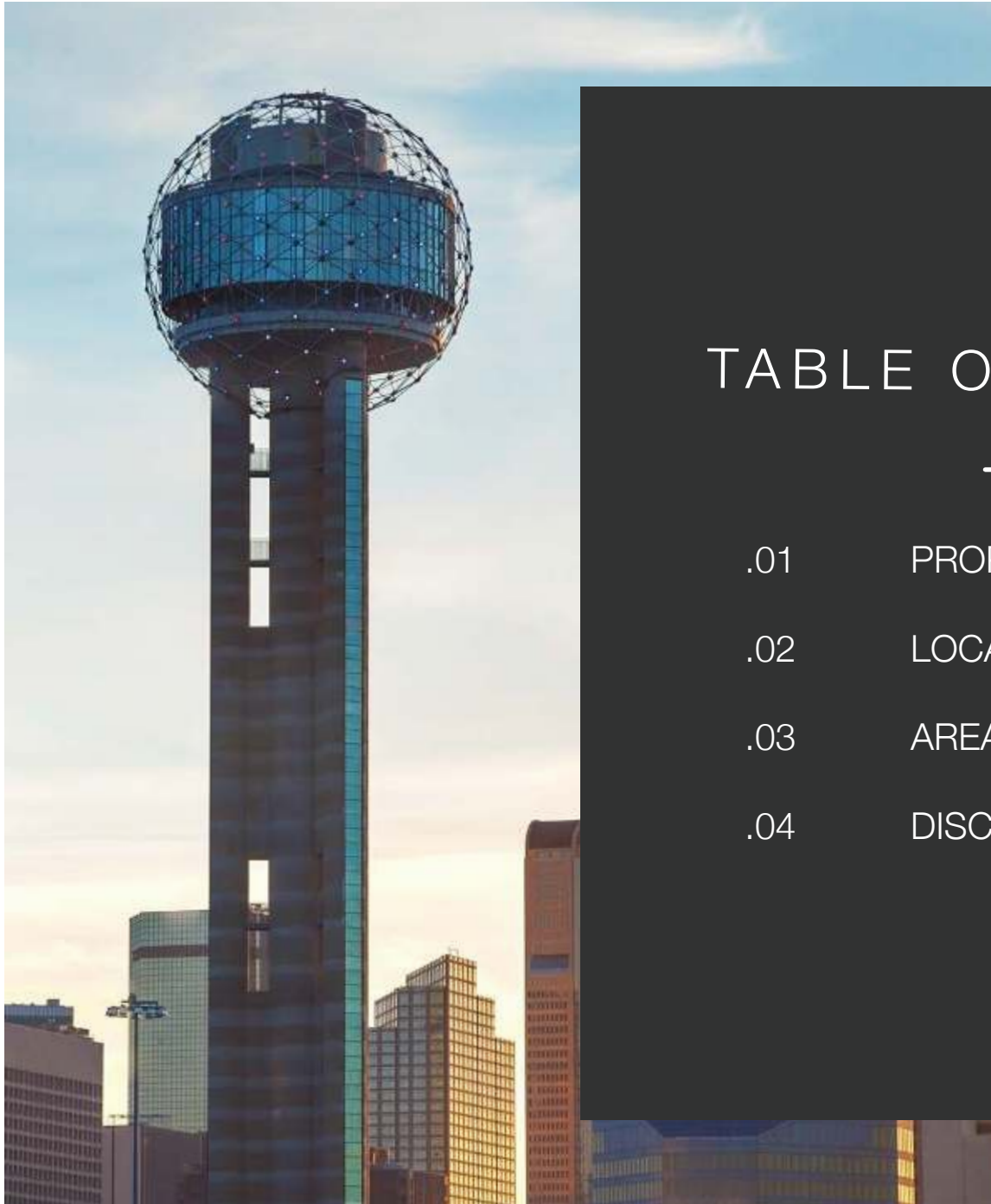


TABLE OF CONTENTS

- .01 PROPERTY INFORMATION
- .02 LOCATION OVERVIEW
- .03 AREA DEVELOPMENTS
- .04 DISCLAIMER



.01 PROPERTY INFORMATION





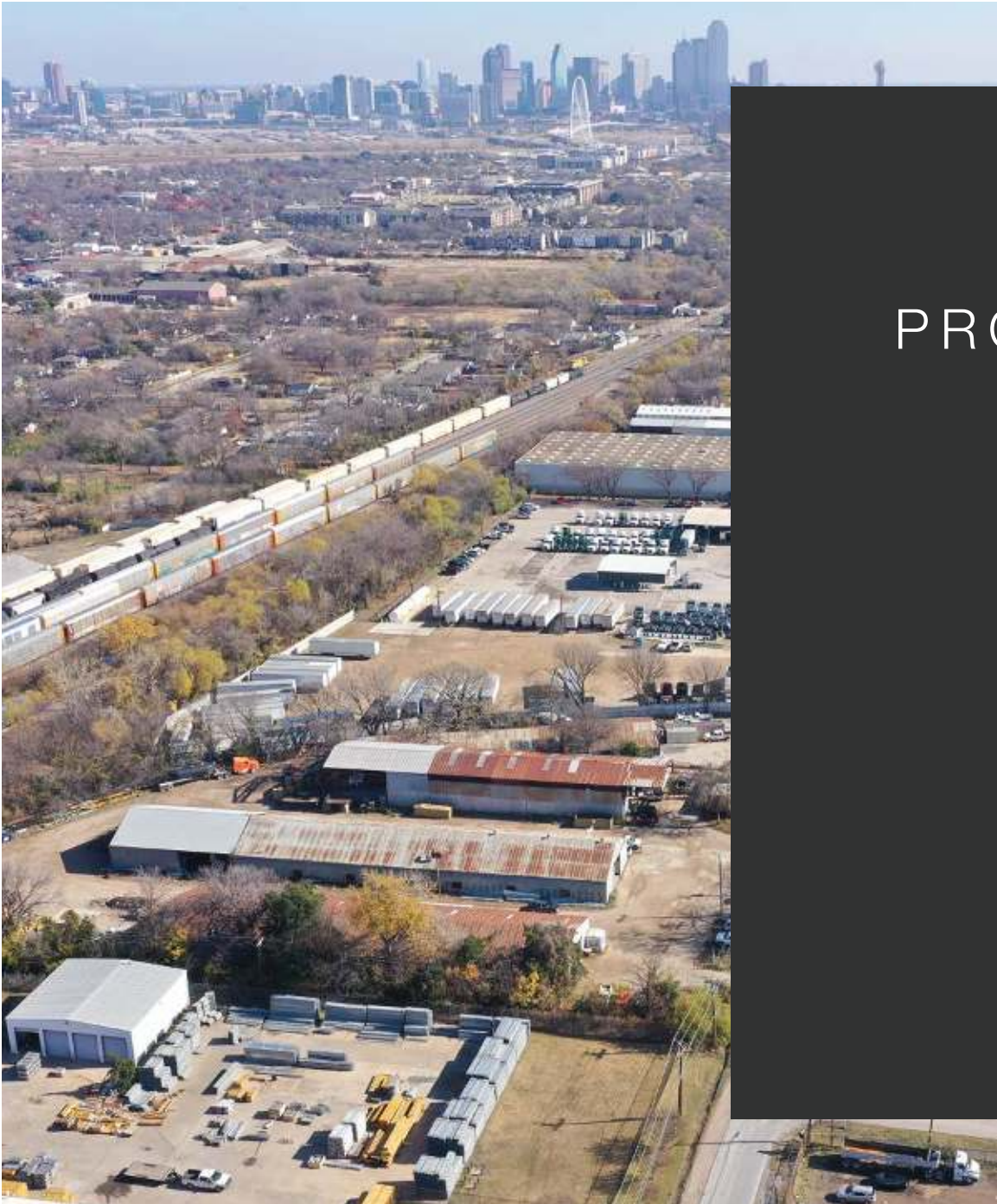
2041 W. COMMERCE

2041 W. Commerce is located on West Commerce Street and North Hampton Road in the heart of one of the most rapidly changing & fastest growing urban infill markets in the entire DFW Metroplex. The submarket known as “Trinity Groves” – is a relatively small area located on the West banks of the Trinity River that expands from Singleton Blvd down to IH 30. Historically, the uses in this area have consisted of mainly Industrial users, but in 2012 when the Margaret Hunt Hill Bridge was completed along with Romano’s Trinity Groves restaurants, it caught the eyes of major Urban Developers from across the US who began purchasing land at a rapid pace for future redevelopment.

Current land pricing in nearby areas (Dallas Design District, Uptown, Deep Elum) is at an all-time high, and developers have had phenomenal success meeting the demand in this submarket for Multi-Family, Office, and Mixed-Use properties complemented by unobstructed views of the Dallas skyline, while simultaneously being in the land at advantageous pricing.

With over 5,400 units of Multi-Family and a variety of exciting retail and restaurants being to date, and much more in the pipeline for 2021, the Trinity Groves market is well on its way to delivering one of the hottest live-work-play areas in the DFW Metroplex.

2041 W. Commerce is currently leased to several tenants with flexibility on term length, which opens this opportunity up for developers, covered land investors, and users.



PROPERTY DETAILS

TOTAL BUILDING SIZE:

38,253 SF

TOTAL LAND SIZE:

154,638 SF

ZONING;

IM



DEMOGRAPHICS

	1 MILE	2 MILE	3 MILES
2020 POPULATION	8,942	45,187	122,030
% PROJ. GROWTH 2020-2025	1.7%	1.5%	1.7%
2020 MEDIAN HH INCOME	\$52,282	\$56,287	\$59,900
2020 AVERAGE HH INCOME	\$77,656	\$77,102	\$78,476



.02

LOCATION
OVERVIEW

Dallas Medical District

Dallas Design District

Downtown Dallas

Trinity River Plan

Trinity Green

2041 W. Commerce St.





**2.4 MILES FROM
DALLAS CBD**



**IMMEDIATELY ADJACENT TO
THE HIGHEST INCOMES
IN DALLAS**



**RAPIDLY EVOLVING URBAN
MIXED-USE DISTRICT**



**EXCELLENT ACCESS TO
A MAJOR NETWORK OF
HIGHWAYS (I-35, I-30,
SH-183, TOLLWAY, I-45)**



**2.3 MILES FROM DALLAS
LOVE FIELD AIRPORT / 12
MILES FROM DFW AIRPORT**



**350,000+ POPULATION
WITHIN 5 MILES**

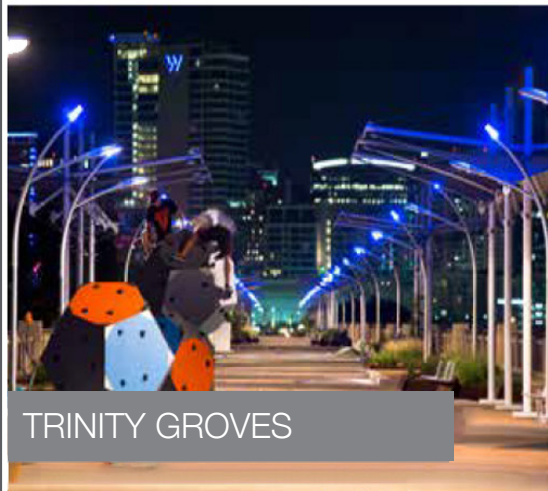


**26% POPULATION GROWTH
SINCE 2010**

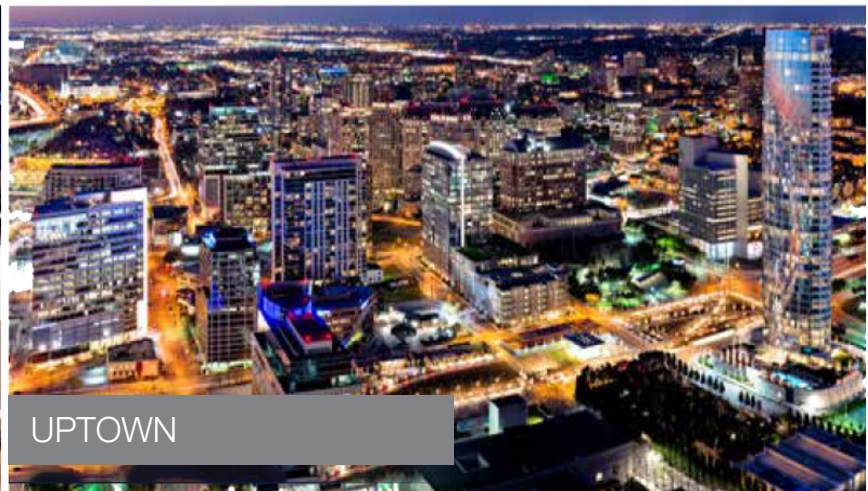
LOCATION OVERVIEW

2041 W. Commerce is strategically positioned in an irreplaceable urban location with immediate access to the city's most affluent residential neighborhoods, top mixed-use amenities, and primary roadways. Less than three miles from Downtown Dallas, Uptown/ Turtle Creek, The Park Cities, Love Field Airport, Design District, The Medical District, and Trinity Groves, the Property benefits from a highly coveted last-mile location with unprecedented leasing demand.

In addition, the area immediacy surrounding 2041 W. Commerce is quickly transforming into one of Dallas' top mixed-use locations. Since 2005, over 1 million square feet of vintage industrial space within the submarket has been decommissioned and repurposed/redeveloped into highly successful multifamily, retail, and creative office. As the Design District continues its growth to the north, 2041 W. Commerce is in an ideal position to capitalize on the area's rapid mixed-use evolution.



TRINITY GROVES



UPTOWN



DOWNTOWN



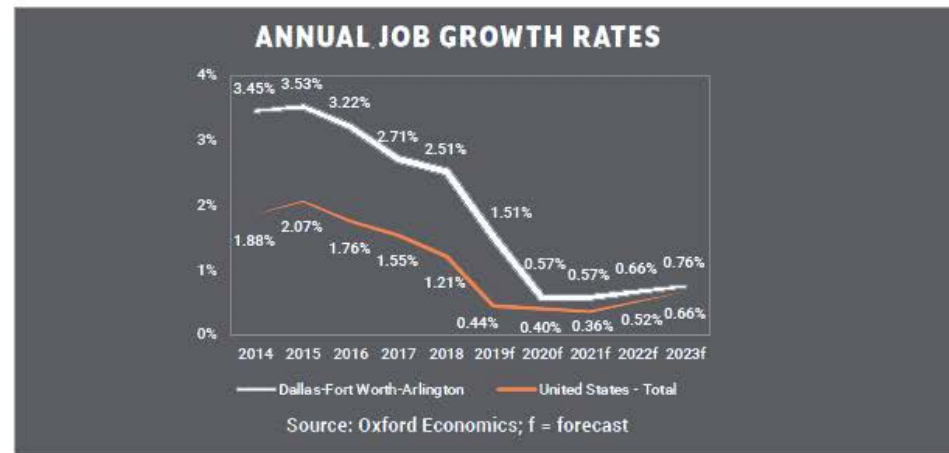
DESIGN DISTRICT

POPULATION

DFW ANNUAL POPULATION GROWTH RATES

Dallas/Fort Worth is the fourth largest metro area in the country with an estimated population of 7.2 million residents, according to recent estimates by the U.S. Census Bureau. In fact, more people live in the Dallas/Fort Worth area than in 39 states. The DFW population has grown by more than one million residents for each of the past two decades and has already surpassed the one million mark this decade. Population growth in the Dallas/Fort Worth region is expected to remain impressive well into the future – far exceeding national population growth rates.

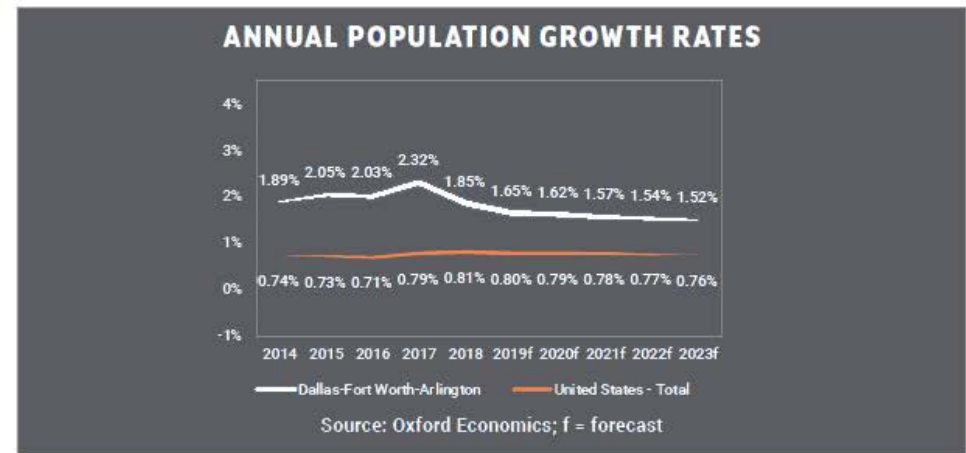
From 2019 to 2023, DFW is projected to add 488,700 residents, the highest forecast total in the entire U.S., according to Oxford Economics.



EMPLOYMENT

DFW ANNUAL JOB GROWTH RATES

The DFW February 2019 unemployment rate sits at 3.6%, below the national average of 3.8%. The MSA saw an increase of 102,500 new jobs from February 2018 to February 2019. Of the 20 largest U.S. employment bases for the year ending February 2019, DFW ranked second in absolute growth and fourth in percentage growth at 2.83%. Dallas was one of only two markets to add more than 100,000 jobs over the trailing 12 months. For the year-over-year February 2019 period, the Professional and Business Services sector led the way in DFW, adding 22,800 new jobs. Following was the Trade, Transportation and Utilities sectors which added 21,400 new jobs.



INDUSTRY	TOTAL EMPLOYED				GROWTH	% CHANGE
	FEBRUARY-19	%	FEBRUARY-18	%		
PROFESSIONAL AND BUSINESS SERVICES	626,800	16.80%	604,000	16.65%	22,800	3.77%
TRADE, TRANSPORTATION, UTILITIES	790,600	21.19%	769,200	21.20%	21,400	2.78%
FINANCIAL ACTIVITIES	307,100	8.23%	299,500	8.26%	7,600	2.54%
LEISURE AND HOSPITALITY	392,300	10.52%	373,500	10.29%	18,800	5.03%
MANUFACTURING	281,100	7.53%	274,500	7.57%	6,600	2.40%
EDUCATION AND HEALTH SERVICES	459,200	12.31%	447,500	12.33%	11,700	2.61%
GOVERNMENT	447,500	12.00%	442,100	12.19%	5,400	1.22%
MINING, LOGGING, AND CONSTRUCTION	221,000	5.92%	213,900	5.90%	7,100	3.32%
OTHER SERVICES	123,700	3.32%	120,000	3.31%	3,700	3.08%
INFORMATION	81,300	2.18%	83,900	2.31%	(2,600)	-3.10%
TOTAL JOBS	3,730,600	100%	3,628,100	100%	102,500	2.83%

MAJOR CORPORATE TENANTS

DFW is consistently ranked as one of the top regions in the nation for doing business. Major contributing factors are its low cost of living, business-friendly environment, a strong base of well-educated and skilled employees, and unmatched access to both U.S. and world markets through its transportation network. Prestigious business experts highlight the region's selling points yearly at publications such as Bloomberg, BusinessWeek, Forbes, Fortune, and Site Selection. DFW is consistently ranked among the top places to work, the best places to live, and the best places for investment. Some of the largest employers in the Metro include Walmart Stores, American Airlines, Texas Health Resources, Bank of America, JP Morgan Chase, Texas Instruments, and Lockheed Martin. Dallas/ Fort Worth boasts 24 companies on the Fortune 500 list, the third-highest concentration of headquarters in the U.S. trailing only New York City and Chicago. Among the Fortune 500, McKesson, Exxon Mobil, AT&T, American Airlines, Energy Transfer Equity, Tenet Healthcare, and Southwest Airlines are the top seven companies in the DFW metro. The state of Texas is home to 44 Fortune 500 company headquarters.

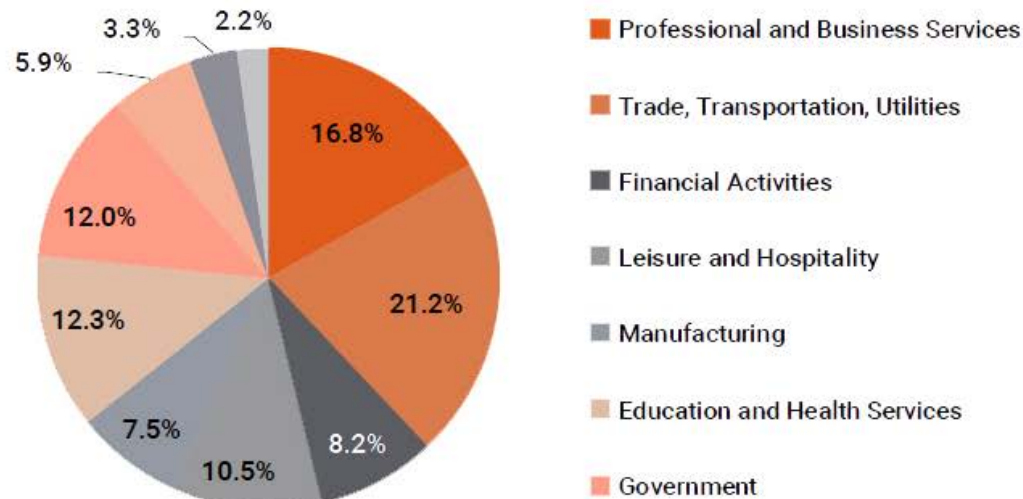
The DFW metropolitan area also excels when compared economically to other major metro areas around the country. The low unemployment rate, growing labor force, and low cost of doing business has made DFW a prime destination for companies of all sizes. In addition, no state corporate income tax in Texas, and the affordable real estate costs in DFW are very attractive to anyone wishing to minimize operational costs. Due to DFW's superior corporate environment, the region continues to experience a significant amount of relocations and expansions. The largest relocations include financials activities firms, State Farm Insurance, JPMorgan, Liberty Mutual, Charles Schwab, Geico, and CoreLogic.

The attributes mentioned above of DFW have allowed the area to become integrated into the high-tech arena. With roughly 19500 Tech workers, Dallas/ Fort Worth has one of the largest tech talent pools in the nation. In 2018 Forbes ranked Dallas as the No. 1 City in their list of the "Best Cities For Jobs."

DFW TOP EMPLOYERS	
COMPANY	EMPLOYEES
WALMART STORES	34,000
AMERICAN AIRLINES GROUP	27,000
TEXAS HEALTH RESOURCES	22,296
DALLAS ISD	19,740
BAYLOR SCOTT & WHITE HEALTH	16,500
LOCKHEED MARTIN	13,750
BANK OF AMERICA	13,500
CITY OF DALLAS	13,336
UT SOUTHWESTERN MEDICAL CENTER	13,018
TEXAS INSTRUMENTS	13,000
JPMORGAN CHASE	12,676
FORT WORTH ISD	12,000
HCA NORTH TEXAS DIVISION	11,722
PARKLAND HEALTH & HOSPITAL SYSTEM	9,986
SOUTHWEST AIRLINES	9,931



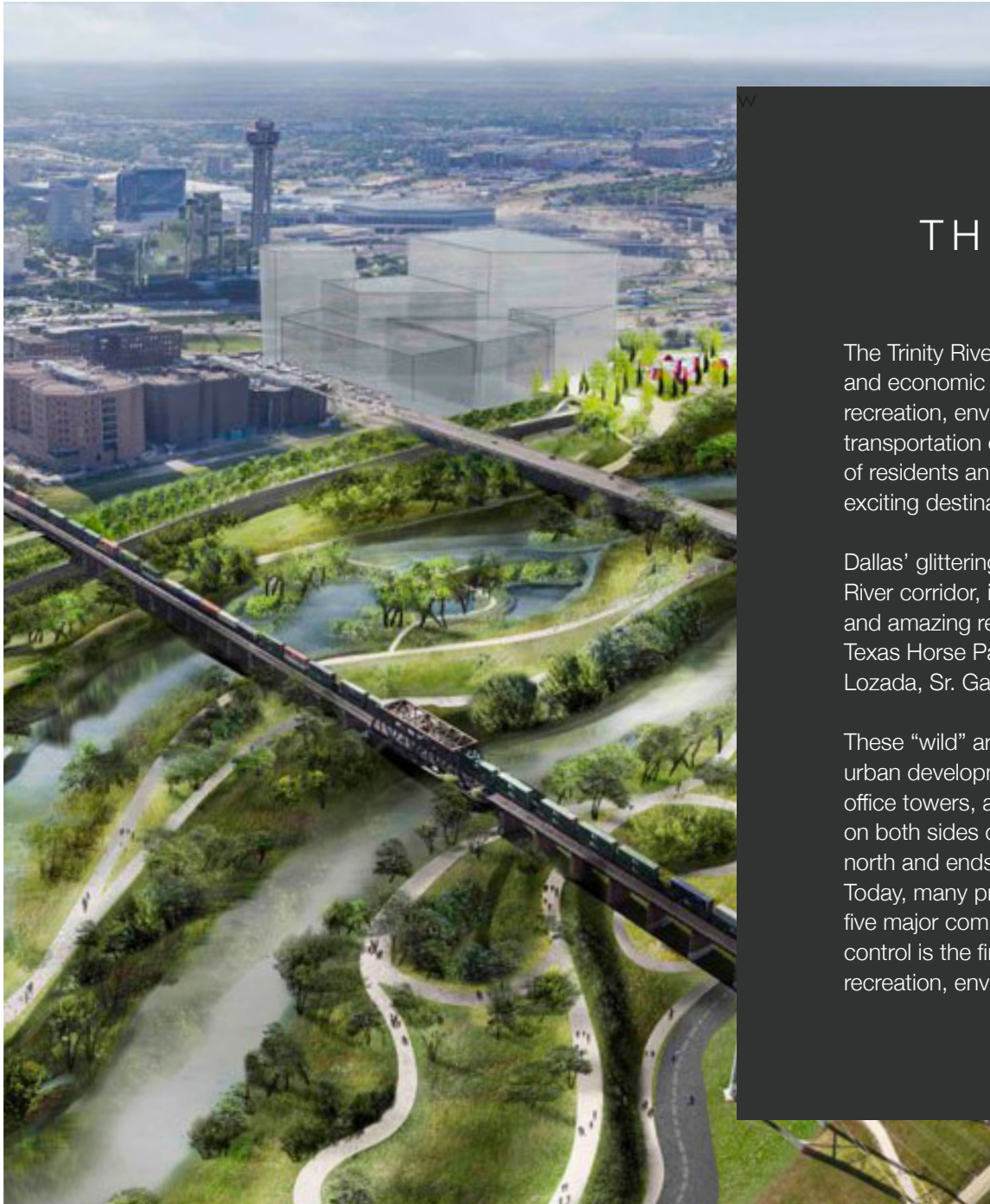
DALLAS/FORT WORTH MSA FEBRUARY 2019 EMPLOYMENT BY SECTOR





.03
AREA
DEVELOPMENT





THE TRINITY RIVER PLAN

The Trinity River Corridor Project is one of the most monumental public works and economic development projects ever attempted. As flood protection, recreation, environmental restoration, economic development, and major transportation components converge along the Trinity River, and thousands of residents and visitors from around the world are experiencing this new and exciting destination within the City of Dallas.

Dallas' glittering image is redefined by the many different aspects of the Trinity River corridor, including wildlife habitat, wetlands, trails, the Great Trinity Forest, and amazing recreational facilities such as the Trinity River Audubon Center, Texas Horse Park, Trinity Forest Golf Club, and Ronald Kirk Bridge and Felix H. Lozada, Sr. Gateway.

These "wild" areas and amenities are the framework stimulating a new style of urban development. Already, stunning condominiums and townhouses, modern office towers, and a variety of outdoor dining and retail options have sprung up on both sides of the Dallas Floodway. (The floodway begins along I-30 to the north and ends slightly south of Corinth Street and 8th Street.)

Today, many project teams and interagency partners are focused on delivering five major components that make up the project; always mindful that flood control is the first priority. The other four components are transportation, recreation, environmental stewardship, and business development.

0.2 MILES NORTHEAST OF
2041 W. COMMERCE STREET

SITE PLAN: SOHO

MEGATEL HOMES LAGOON CHARETTE



MEGATEL - SOHO SQUARE

An urban housing development in the works for West Dallas is being planned around a man-made lagoon. Megatel Homes' proposed project on Singleton Boulevard would be the first of the popular lagoon communities planned for Dallas. Developers are using the water features to attract business to big suburban residential developments. The developer is working on the West Dallas multifamily home project that will include five-story buildings constructed around a lagoon. The proposed development will adjoin Megatel's SoHo square townhome community near Singleton and Borger Street. Megatel Homes started SoHo Square in 2018 with plans for more than 200 units. Townhomes in the project sell for prices starting at \$434,000. The community includes an amenity center with a resort-style pool, an exercise center, and a bowling alley. With the planned lagoon and four multifamily buildings, the project will total more than 50 acres, making it one of the largest residential communities in West Dallas. The SoHo Square project is next door to the 25-acre, \$400 million Trinity Green project, which so far includes two apartment communities, single-family homes, and a 1-acre centerpiece park.

BEFORE



TRINITY GREEN

Trinity Green is a 24.8-acre tract of land in West Dallas located at the confluence of two new bridges connecting the site to major employment centers. Adjacent to this property is Trinity Groves, which consists of 20+ restaurants, entertainment venues, and art galleries. Stonelake acquired the site in December 2014 and immediately sold 5-acres to a single-family home builder. Phase I is a 355-unit, Class-A multifamily (The Austin) that was exited in July 2019. Stonelake broke ground on Phase II, 324-unit Class-A multifamily (Alta Trinity Green), and leased to stabilization prior to exiting in July 2020. At full build-out, Trinity Green will be home to over 3,000 residents, including a mix of for-sale and for-rent housing. Some 36,400 units are on the way across North Texas, according to a new study by Richardson-based RealPage Inc. DFW has been the country's apartment delivery leader over the past decade by a large margin.

AFTER



MORE APARTMENTS ON THE WAY AT WEST DALLAS MIXED-USE PROJECT

Trinity Green development adds more rental units in third phase.

The Dallas Morning News



Developers are ready to kick off the next phase of a successful West Dallas mixed-use project.

Stonelake Capital Partners expects to break ground this spring on a five-story, 490-unit apartment community to be called The Trinity.

It'll become the newest addition to Stonelake's 25-acre Trinity Green community on Singleton Boulevard west of Sylvan Avenue. The \$300 million project, which started in 2015, already has two apartment communities and urban townhomes built around a park.

The Trinity will front on both Singleton and the project's park.

"We are excited about the success of Trinity Green and the momentum that Trinity Green has created for residential development in West Dallas," Stonelake partner Coleman Brown said in a statement. "A brick exterior will give The Trinity a timeless, classic feel while the interior will boast all of the modern amenities that residents expect in first-class residential communities."

Trinity Green is planned to eventually house more than 3,000 residents in a mix of homes and apartments. Stonelake Capital still has more than 10 acres in the development for construction.

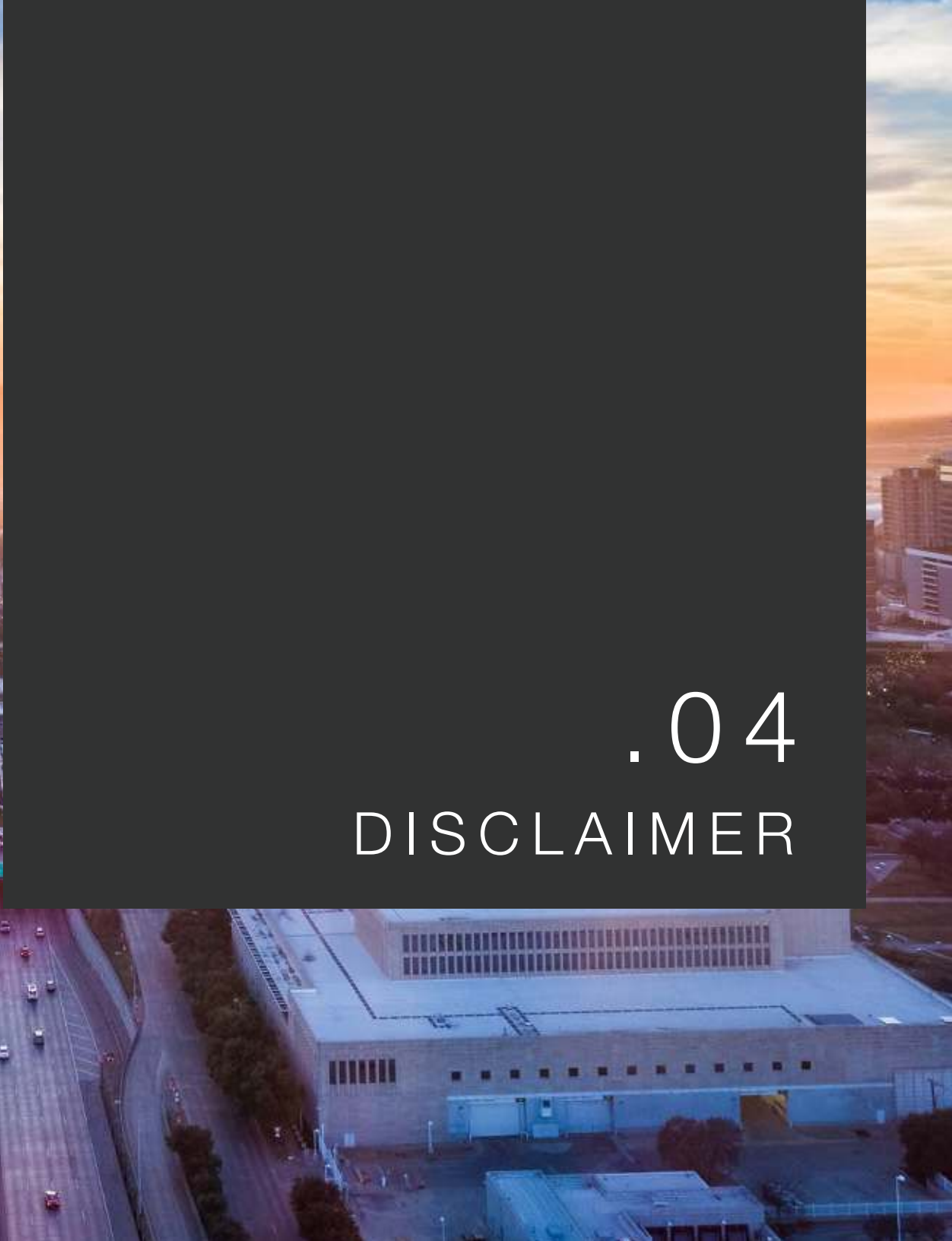
The first two rental communities in Trinity Green were the 355-unit Austin apartments and a 324-unit multifamily community called Los Altos Trinity Green. Built in 2018, the Los Altos apartments recently sold to an affiliate of Houston-based Barvin Building Communities.

"When Stonelake acquired Trinity Green, it was heavy industrial, comprised of a trailer repair yard and a junkyard with the entire 25-acre property surrounded by a barbed wire fence," Stonelake managing partner Kenneth Aboussie said. "With Stonelake's significant investment ..., Trinity Green is now a vibrant, walkable, urban residential district with approximately 1,200 residents."

Trinity Green is just west of the popular Trinity Groves district, which recently won approvals for new office and retail construction. West Dallas and nearby neighborhoods are adding hundreds of apartments in the area west of downtown.



.04 DISCLAIMER



DISCLAIMER | 2041 W. COMMERCE ST.

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
LICENSED SALES AGENT / ASSOCIATE
DAVID GUINN
LICENSED SALES AGENT / ASSOCIATE

9004427
LICENSE NO.
598526
LICENSE NO.
618506
LICENSE NO.
643784
LICENSE NO.

INFO@DB2RE.COM
EMAIL
EBOGEL@DB2RE.COM
EMAIL
SLAKE@DB2RE.COM
EMAIL
DGUINN@DB2RE.COM
EMAIL

214-526-3626
PHONE
214-526-3626
PHONE
214-526-3626
PHONE
214-526-3626
PHONE



2041 W. COMMERCE ST.

DALLAS, TX 75208

SCOTT LAKE

☎ (214) 526-3626 X 109

✉ SLake@db2re.com

DAVID GUINN

☎ (214) 526-3626 X 136

✉ DGuinn@db2re.com