

2102 S. CESAR CHAVEZ BLVD.

DALLAS, TX | FOR LEASE/SALE

JAKE MILNER
JMilner@db2re.com
214.526.3626 x 109

SCOTT LAKE
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214.526.3626 x 108

KAM DUHON
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214.526.3626 x 140



PROPERTY INFORMATION



SIZE:

± 60,548 SF
 Rentable: ± 59,710 SF
 Office: ± 9,600 SF
 Lot Size: ± 1.40 AC



ZONING:

PD - 317

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	13,354	55,597	155,620
% Proj Growth 2024-2029	5.88%	2.43%	2.19%
2024 Average HH Income	\$95,040	\$113,281	\$116,331
2024 Median HH Income	\$73,204	\$79,949	\$78,550

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



BUILDING SPECS

Former nightclub/event center

A unique two-story building with ramp and dock doors, just south of I-30 in Downtown Dallas

Walking distance from the Dallas Farmer's Market

16-18 ft clear height in warehouse

16 x 16 grade level door on Cesar Chavez



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Phase I
City Park with
programmed
activities

Phase I
Hotel &
Commercial

S. GOOD - LATIMER EXPY.

Phase III
Townhomes
20 units

Phase III
Apartments
280 units

Phase II
Apartments
182 units

Phase I
Apartments
261 units

HICKORY ST

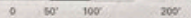
S. CESAR CHAVEZ BLVD.

Phase IV
Apartments
280 units

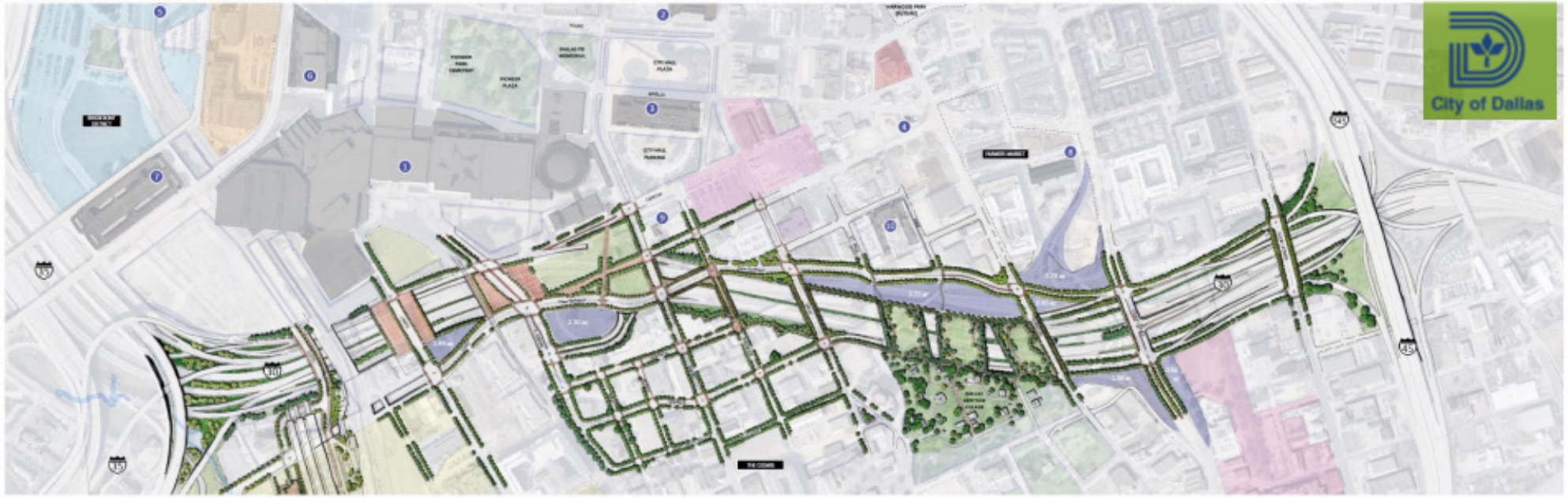
Phase I
Commercial
14,000 SF

Phase I
Commercial
27,621 SF

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Context and Ownership Map | DRAFT



P-UD I-30 Canyon
October 29, 2019

Legend <ul style="list-style-type: none"> Parks / Open Space Water Other 	<ul style="list-style-type: none"> Water Table Water Table Water Table 	City of Dallas-Owned / Operated <ul style="list-style-type: none"> 1. Dallas Zoo 2. City Hall 3. City of Dallas 4. City of Dallas 5. City of Dallas 6. City of Dallas 7. City of Dallas 8. City of Dallas 9. City of Dallas 10. City of Dallas 11. City of Dallas 12. City of Dallas 13. City of Dallas 14. City of Dallas 15. City of Dallas 16. City of Dallas 17. City of Dallas 18. City of Dallas 19. City of Dallas 20. City of Dallas 21. City of Dallas 22. City of Dallas 23. City of Dallas 24. City of Dallas 25. City of Dallas 26. City of Dallas 27. City of Dallas 28. City of Dallas 29. City of Dallas 30. City of Dallas 31. City of Dallas 32. City of Dallas 33. City of Dallas 34. City of Dallas 35. City of Dallas 36. City of Dallas 37. City of Dallas 38. City of Dallas 39. City of Dallas 40. City of Dallas 41. City of Dallas 42. City of Dallas 43. City of Dallas 44. City of Dallas 45. City of Dallas 46. City of Dallas 47. City of Dallas 48. City of Dallas 49. City of Dallas 50. City of Dallas 51. City of Dallas 52. City of Dallas 53. City of Dallas 54. City of Dallas 55. City of Dallas 56. City of Dallas 57. City of Dallas 58. City of Dallas 59. City of Dallas 60. City of Dallas 61. City of Dallas 62. City of Dallas 63. City of Dallas 64. City of Dallas 65. City of Dallas 66. City of Dallas 67. City of Dallas 68. City of Dallas 69. City of Dallas 70. City of Dallas 71. City of Dallas 72. City of Dallas 73. City of Dallas 74. City of Dallas 75. City of Dallas 76. City of Dallas 77. City of Dallas 78. City of Dallas 79. City of Dallas 80. City of Dallas 81. City of Dallas 82. City of Dallas 83. City of Dallas 84. City of Dallas 85. City of Dallas 86. City of Dallas 87. City of Dallas 88. City of Dallas 89. City of Dallas 90. City of Dallas 91. City of Dallas 92. City of Dallas 93. City of Dallas 94. City of Dallas 95. City of Dallas 96. City of Dallas 97. City of Dallas 98. City of Dallas 99. City of Dallas 100. City of Dallas 	Major Land Owners <ul style="list-style-type: none"> 1. Major Land Owner 2. Major Land Owner 3. Major Land Owner 4. Major Land Owner 5. Major Land Owner 6. Major Land Owner 7. Major Land Owner 8. Major Land Owner 9. Major Land Owner 10. Major Land Owner 11. Major Land Owner 12. Major Land Owner 13. Major Land Owner 14. Major Land Owner 15. Major Land Owner 16. Major Land Owner 17. Major Land Owner 18. Major Land Owner 19. Major Land Owner 20. Major Land Owner 21. Major Land Owner 22. Major Land Owner 23. Major Land Owner 24. Major Land Owner 25. Major Land Owner 26. Major Land Owner 27. Major Land Owner 28. Major Land Owner 29. Major Land Owner 30. Major Land Owner 31. Major Land Owner 32. Major Land Owner 33. Major Land Owner 34. Major Land Owner 35. Major Land Owner 36. Major Land Owner 37. Major Land Owner 38. Major Land Owner 39. Major Land Owner 40. Major Land Owner 41. Major Land Owner 42. Major Land Owner 43. Major Land Owner 44. Major Land Owner 45. Major Land Owner 46. Major Land Owner 47. Major Land Owner 48. Major Land Owner 49. Major Land Owner 50. Major Land Owner 51. Major Land Owner 52. Major Land Owner 53. Major Land Owner 54. Major Land Owner 55. Major Land Owner 56. Major Land Owner 57. Major Land Owner 58. Major Land Owner 59. Major Land Owner 60. Major Land Owner 61. Major Land Owner 62. Major Land Owner 63. Major Land Owner 64. Major Land Owner 65. Major Land Owner 66. Major Land Owner 67. Major Land Owner 68. Major Land Owner 69. Major Land Owner 70. Major Land Owner 71. Major Land Owner 72. Major Land Owner 73. Major Land Owner 74. Major Land Owner 75. Major Land Owner 76. Major Land Owner 77. Major Land Owner 78. Major Land Owner 79. Major Land Owner 80. Major Land Owner 81. Major Land Owner 82. Major Land Owner 83. Major Land Owner 84. Major Land Owner 85. Major Land Owner 86. Major Land Owner 87. Major Land Owner 88. Major Land Owner 89. Major Land Owner 90. Major Land Owner 91. Major Land Owner 92. Major Land Owner 93. Major Land Owner 94. Major Land Owner 95. Major Land Owner 96. Major Land Owner 97. Major Land Owner 98. Major Land Owner 99. Major Land Owner 100. Major Land Owner 	
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Estimated start date 2023 per city of Dallas
 *This is a TXDOT funded project

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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 ground-level 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' Cedars neighborhood just south of Interstate 30.



DALLAS ECONOMIC OVERVIEW



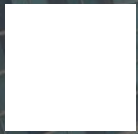
17,700 jobs added within the professional and business services sector (5.3% DFW vs 2.6% US increase) in 2017



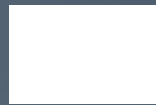
Home to 25 Fortune 500 Headquarters



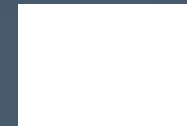
Dallas ranked 1st in the number of jobs added



Indeed ranks DFW 3rd in adjusted cost of living salaries



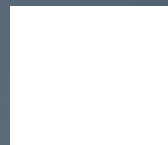
Job Growth of 116,400 over the past year



Unemployment rate of 3.3% vs the national average of 9%



Approximately 323 jobs are added to the DFW area per day



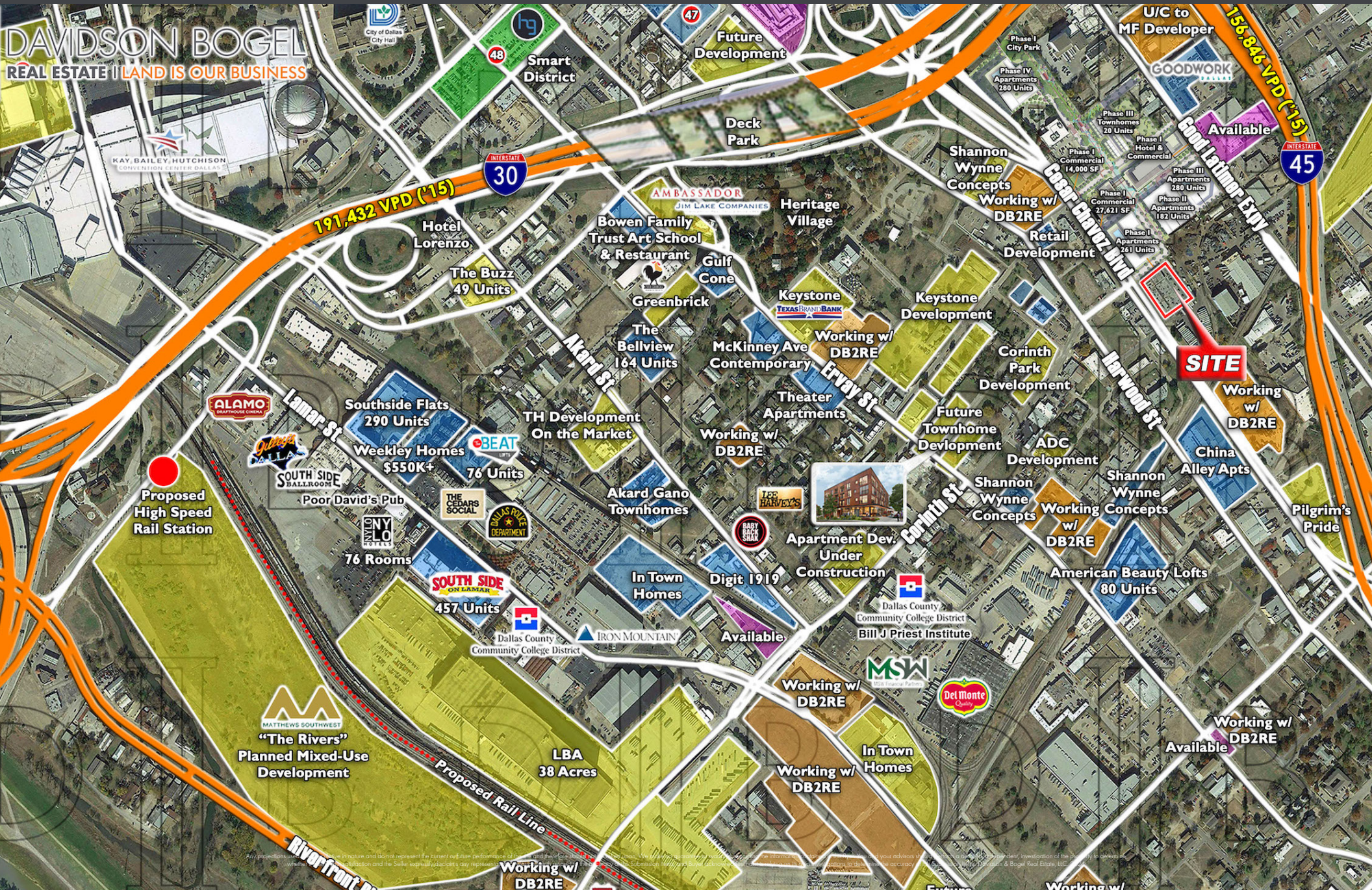
Dallas ranked 1st in job growth



Home to over 10,000 corporate headquarters-the largest concentration of corporate headquarters in the US

2102 S. CESAR CHAVEZ BLVD.

WIDE AERIAL



2102 S. CESAR CHAVEZ BLVD.

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
JAKE MILNER	647114	JMILNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
KAMERON 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.

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.

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- 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:

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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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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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
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
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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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