

CEDARS OPPORTUNITY ZONE DEVELOPMENT

± 1.40 AC



DALLAS, TX
OFFERING MEMORANDUM

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01. LISTING TEAM



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02. PROPERTY DETAILS

LOCATION

2102 S. Cesar Chavez Blvd.
Dallas, TX 75212

SIZE

Lot Size: \pm 1.40 AC | \pm 60,548 SF
Rentable: \pm 59,710
Office: \pm 9,600 SF

ZONING

PD 317 (Subdistrict 4)





DESIGN DISTRICT

DOWNTOWN

EAST QUARTER

DEEP ELLUM

PLANNED DECK PARK

HICKORY ST

CORINTH ST

S. CESAR CHAVEZ BLVD

S. GOOD LATIMER EXPY

D|B

Any projections used are speculative in nature and do not represent the current status, customization 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 your own independent investigation of the property to determine whether it meets your satisfaction and to determine any legal claims or representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigators to determine the accuracy of the Submission Items. Dallas, Texas. © 2022

03. SO GOOD DISTRICT

ABUTTING, NORTH OF SUBJECT SITE



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HOQUE GLOBAL'S SO GOOD DISTRICT

Stonehawk Capital Partners

Commercial

Phase I
City Park with
programmed
activities

Phase III
Townhomes
20 units

Phase III
Apartments
280 units

Phase II
Apartments
182 units

**WORKING
WITH DB2RE**

SITE

S. CESAR CHAVEZ BLVD.

Phase I
Commercial
14,000 SF

Phase I
Commercial
27,621 SF

Phase IV
Apartments
280 units

**WORKING
WITH DB2RE**

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04. NEW DEVELOPMENTS



21 STORY HIGH-RISE PLANNED

.6 MILES NORTHWEST OF 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

.9 MILES NORTH-WEST FROM 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.



DALLAS' NEW CONVENTION CENTER

1.2 MILES WEST OF 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.



STG Capital Partners out of Austin is preparing to build a new five-story, 50 unit apartment project.



Larkspur's planned, build to rent development, located .6 miles southwest of subject site.

NEW DEVELOPMENTS IN THE CEDARS

05. SUBMARKET MAP



91,921 VPD ('21)

175,750 VPD ('21)

153,725 VPD ('21)

148,691 VPD ('21)

SITE



John's Train

30

45

“The Rivers”
Planned Mixed-Use
Development

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06. DALLAS 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 **#2** **#3** **#5**

Best States For Growth
- U.S. News

**The Best Places For
Business And Careers**
- Forbes

**In Fastest Growing
U.S. Cities**
- Forbes

Most Tax-Friendly State
- The Tax Foundation

07. DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	14,050	60,068	156,540
% Proj Growth 2023-2028	4.48%	2.15%	2.13%
2023 Average Household Income	\$86,007	\$103,388	\$107,629
2023 Median Home Value	\$65,500	\$70,486	\$69,926

08. DISCLAIMER

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This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. Suggested Pricing: This pricing is based upon the assumption of current lease rates in both properties and without having the current NOI on hand and accurate reflection of expenses & is subject to change if assumptions are incorrect.





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.

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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

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Buyer/Tenant/Seller/Landlord Initials

Date

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