

2312

AL LIPSCOMB WAY

www.the2312.com

Listing Team



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Property Details

Address:
2312 Al Lipscomb Way,
Dallas, TX 75215

Size:
28,676 SF

Zoning:
PD 595 (FWMU-3)
Tract 1

Address:
2315 Al Lipscomb Way,
Dallas, TX 75215

Size:
8,080 SF

Zoning:
PD 595



History of 2312

Originally the Tiferet Israel Synagogue, 2312 Al Lipscomb is a rare architectural landmark for South Dallas. The building was designed by a pioneer of Modern architecture, Howard Meyer; and is one of his earliest works in Dallas. Meyer resettled in Dallas from NYC in 1935, and was a student and contemporary to Frank Lloyd Wright. He became a favorite designer among Dallas' community and received many commissions from wealthy clients who were open to new design trends. At the time, Meyer was the only modern architect in Dallas and his designs introduced the style to the city.

Construction on the Tiferet Israel synagogue was completed in 1938, making it one of Dallas's earliest modern structures. Meyer was a skilled and sophisticated modernist, and his designs and ideas were discovered on his travels to Europe. In 2008, Preservation Dallas confirmed and accepted the building as a historical landmark.

In the early 70's, an Italian immigrant and artist purchased the property and created a live/work community space for artists to enjoy. The artist commissioned sculptures they are prominent in the Dallas community.

There are many interesting aspects to this property, which include its location in a Federal Opportunity Zone as well as the cash return from the Federal and State Historical Preservation organizations.

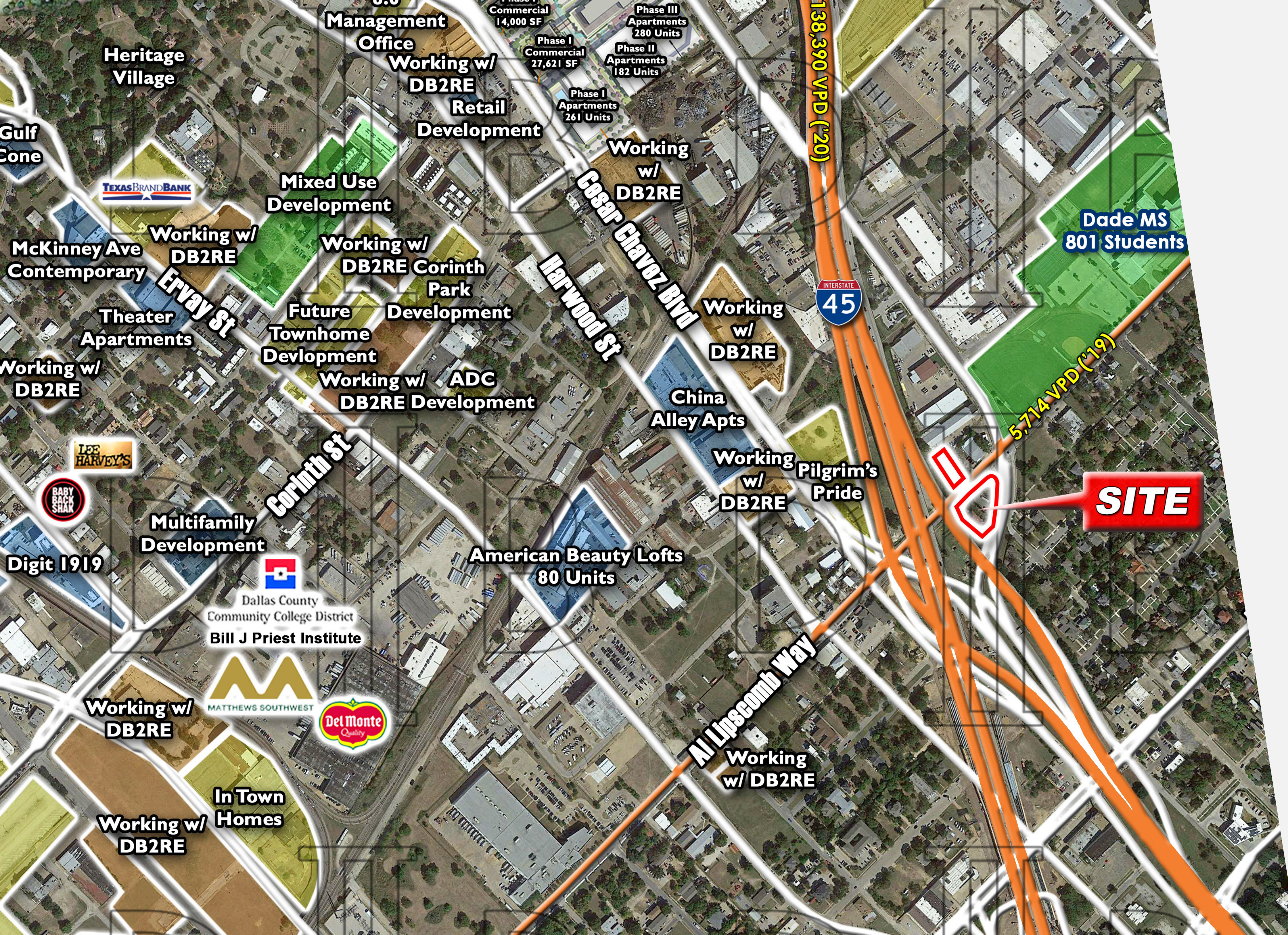












Aerial

Demographics

	1 Mile	2 Miles	3 Miles
2024 Population	9,686	46,578	132,767
% Proj Growth 2024-2029	2.65%	2.49%	1.95%
2024 Average HH Income	\$76,818	\$96,440	\$109,040
2024 Median HH Income	\$45,878	\$67,031	\$109,040

DISCLAIMER

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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.

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