

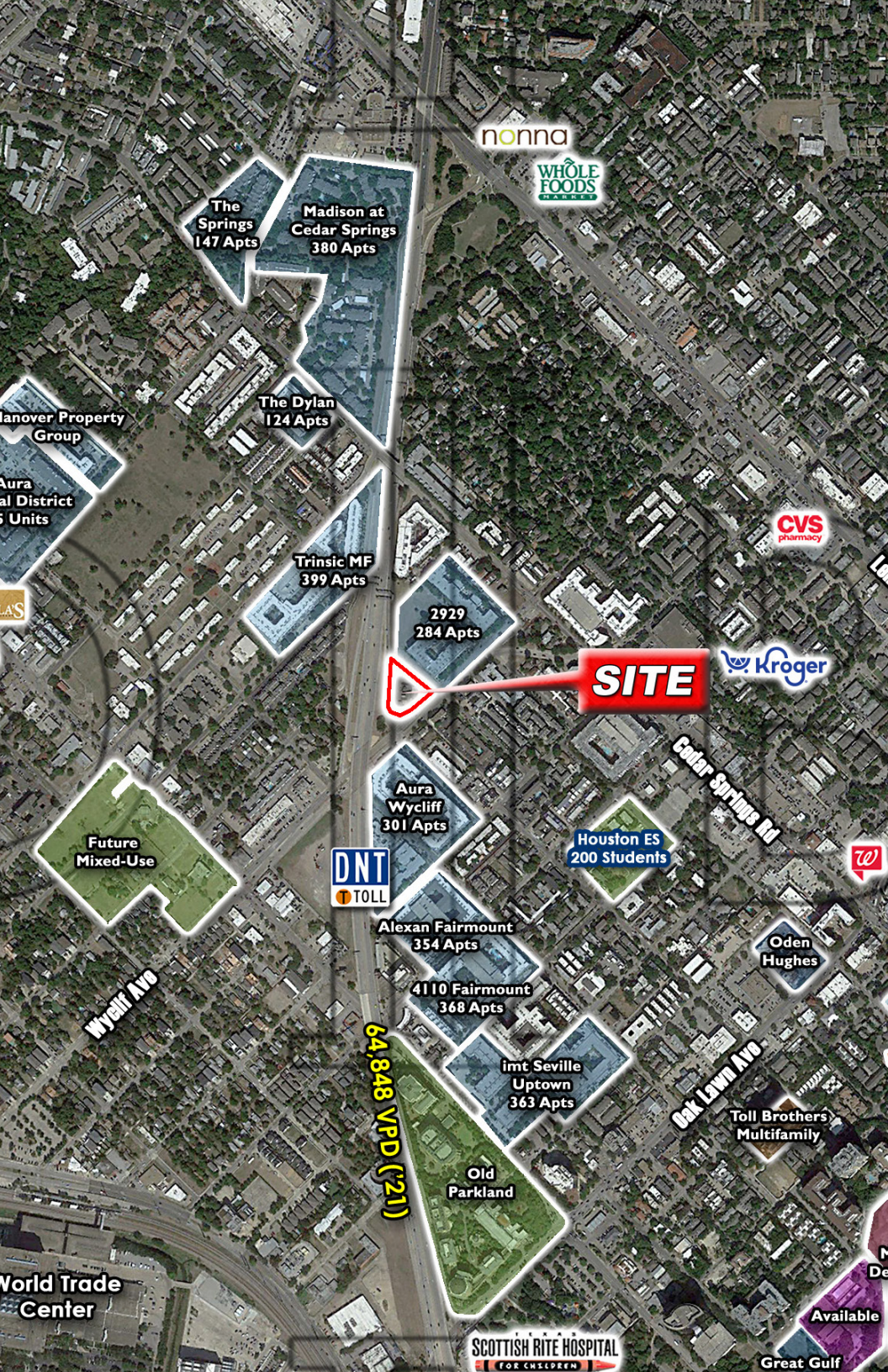
2801 WYCLIFF AVE. DALLAS, TX | UPTOWN REDEVELOPMENT OPPORTUNITY

DAVID DAVIDSON, JR.
DDavidson@db2re.com
214.526.3626 x 101

JAKE MILNER
JMilner@db2re.com
214.526.3626 x 109

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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. 2023



PROPERTY INFORMATION



SIZE:

± 41,854 SF Land
± 59,929 SF Building



TRAFFIC COUNTS:

DNT: 64,848 VPD



PARKING SPACES:

Approximately 45 Spaces



ZONING:

PD 193
(PDS 156)

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	32,019	96,242	186,762
% Proj Growth 2023-2028	0.76%	1.78%	1.68%
2023 Average HH Income	\$121,750	\$136,742	\$134,505
2023 Median HH Income	\$76,538	\$88,173	\$83,150

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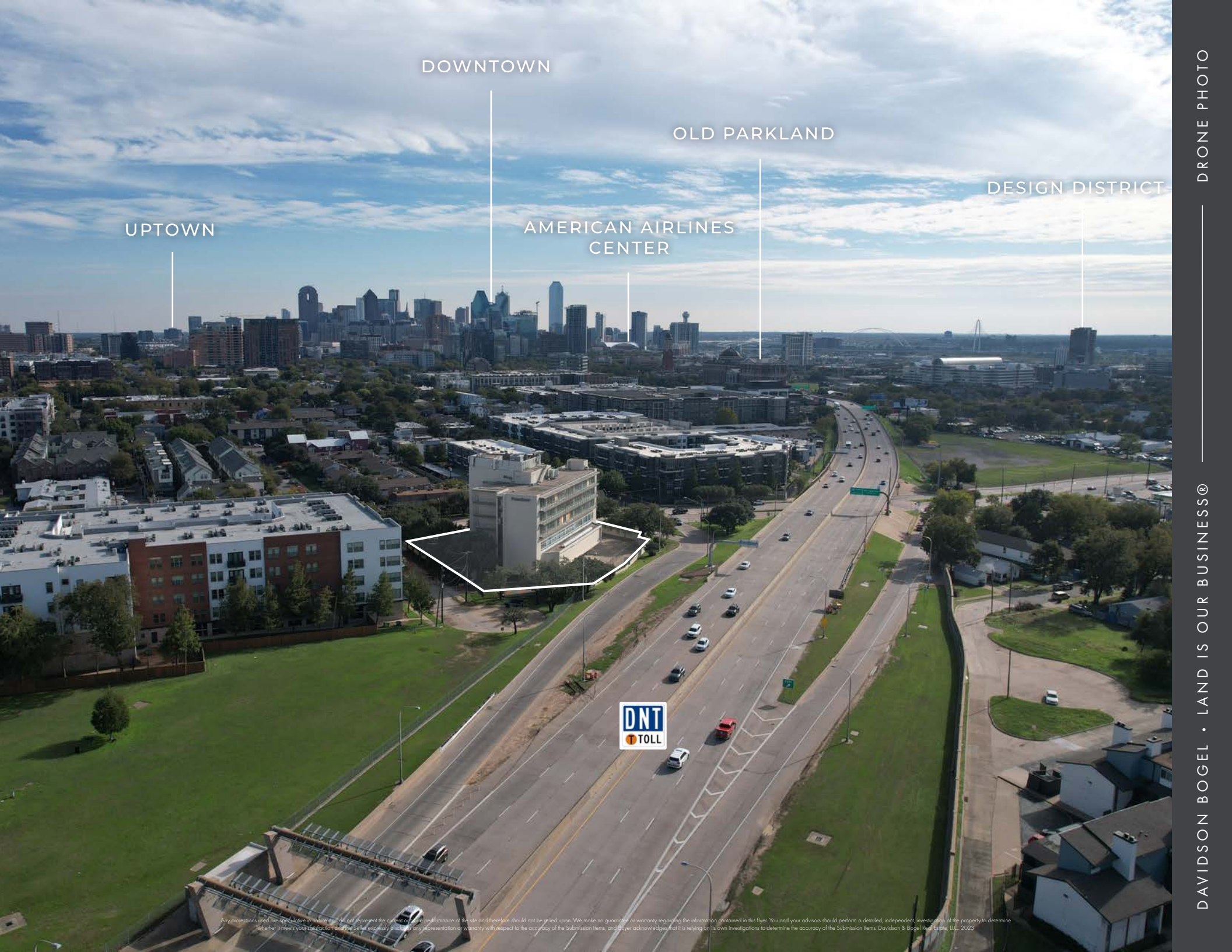
DOWNTOWN

OLD PARKLAND

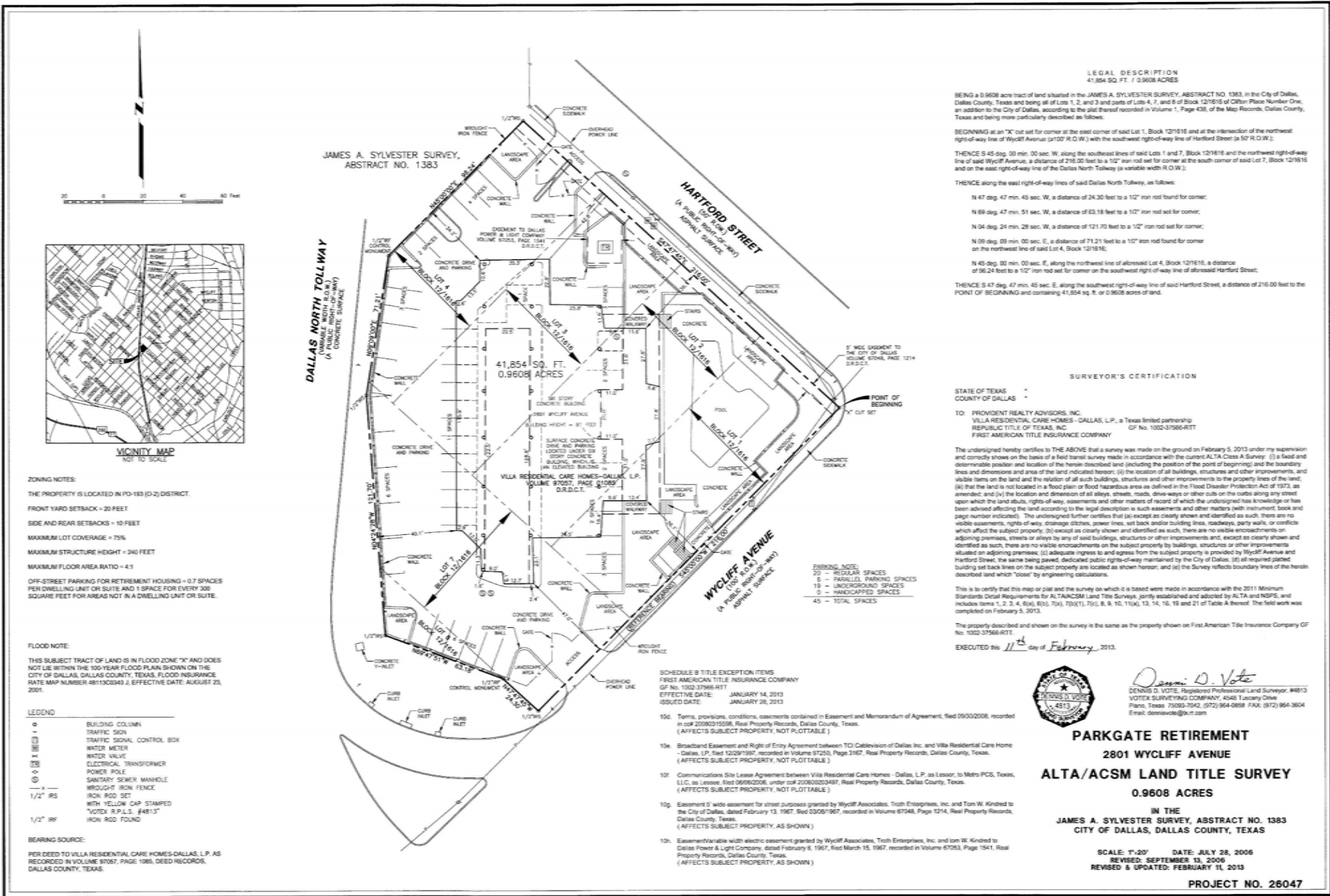
DESIGN DISTRICT

UPTOWN

AMERICAN AIRLINES CENTER



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LEGAL DESCRIPTION
41,854 SQ. FT. / 0.9608 ACRES

BEING a 0.9608 acre tract of land situated in the JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383, in the City of Dallas, Dallas County, Texas and being all of Lots 1, 2, and 3 and parts of Lots 4, 7, and 8 of Block 121616 of Orion Place Number One, an addition to the City of Dallas, according to the plat thereof recorded in Volume 1, Page 438, of the Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut set for corner at the east corner of said Lot 1, Block 121616 and at the intersection of the northeast right-of-way line of Wycliff Avenue (a 102' R.O.W.) with the southwest right-of-way line of Hartford Street (a 50' R.O.W.);

THENCE S 45 deg. 00 min. 00 sec. W, along the southeast line of said Lots 1 and 7, Block 121616 and the northeast right-of-way line of said Wycliff Avenue, a distance of 216.00 feet to a 1/2" iron rod set for corner at the south corner of said Lot 7, Block 121616 and on the east right-of-way line of the Dallas North Tollway (a variable width R.O.W.);

THENCE along the east right-of-way lines of said Dallas North Tollway, as follows:

- N 47 deg. 47 min. 45 sec. W, a distance of 24.30 feet to a 1/2" iron rod found for corner;
- N 69 deg. 47 min. 51 sec. W, a distance of 63.18 feet to a 1/2" iron rod set for corner;
- N 04 deg. 24 min. 28 sec. W, a distance of 121.70 feet to a 1/2" iron rod set for corner;
- N 09 deg. 09 min. 00 sec. E, a distance of 71.21 feet to a 1/2" iron rod found for corner on the northwest line of said Lot 4, Block 121616;
- N 45 deg. 00 min. 00 sec. E, along the northwest line of adjacent Lot 4, Block 121616, a distance of 96.24 feet to a 1/2" iron rod set for corner on the southwest right-of-way line of abutted Hartford Street;

THENCE S 47 deg. 47 min. 45 sec. E, along the southeast right-of-way line of said Hartford Street, a distance of 216.00 feet to the POINT OF BEGINNING and containing 41,854 sq. ft. or 0.9608 acres of land.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

TO: PROVIDENT REALTY ADVISORS, INC.
VILLA RESIDENTIAL CARE HOMES - DALLAS, L.P., a Texas limited partnership
REPUBLIC TITLE OF TEXAS, INC. GF No. 1002-37566-RTT
FIRST AMERICAN TITLE INSURANCE COMPANY

The undersigned hereby certifies to the ABOVE that a survey was made on the ground on February 5, 2013 under my supervision and correctly shows on the basis of a field transit survey made in accordance with the current ALTA Class A Survey: (i) a fixed and determinable position and location of the herein described land (including the position of the point of beginning) and the boundary lines and dimensions and area of the land indicated herein; (ii) the location of all buildings, structures and other improvements, and visible items on the land and the relation of all such buildings, structures and other improvements to the property lines of the land; (iii) that the land is not located in a flood plain or flood hazardous area as defined in the Flood Disaster Protection Act of 1973, as amended; and (iv) the location and dimension of all alleys, streets, roads, drive-ways or other cuts on the cuts along any street upon which the land abuts, rights-of-way, easements and other matters of record of which the undersigned has knowledge or has been advised affecting the land according to the legal description as such easements and other matters (with instrument, book and page number indicated). The undersigned further certifies that (a) except as clearly shown and identified as such, there are no visible easements, rights-of-way, drainage ditches, power lines, air bar and/or building lines, roadways, party walls, or conflicts which affect the subject property; (b) except as clearly shown and identified as such, there are no visible encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements and, except as clearly shown and identified as such, there are no visible encroachments on the subject property by buildings, structures or other improvements situated on adjoining premises; (c) adequate ingress to and egress from the subject property is provided by Wycliff Avenue and Hartford Street, the same being paved, dedicated public rights-of-way maintained by the City of Dallas; (d) all required planned building set back lines on the subject property are located as shown hereon; and (e) the survey reflects boundary lines of the herein described land which "close" by engineering calculations.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 15, 16 and 21 of Table A thereof. The field work was completed on February 5, 2013.

The property described and shown on the survey is the same as the property shown on First American Title Insurance Company GF No. 1002-37566-RTT.

EXECUTED this 11th day of February, 2013.



Dennis D. Vote
DENNIS D. VOTE, Registered Professional Land Surveyor #4813
VOTEX SURVEYING COMPANY, 4548 Tuscany Drive
Plano, Texas 75093-7042, (972) 964-0858 FAX: (972) 964-3654
Email: davevote@aol.com

PARKGATE RETIREMENT
2801 WYCLIFF AVENUE
ALTA/ACSM LAND TITLE SURVEY
0.9608 ACRES

IN THE
JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SCALE: 1"=20' DATE: JULY 28, 2006
REVISED & UPDATED: FEBRUARY 11, 2013

PROJECT NO. 26047

SCHEDULE B TITLE EXCEPTION ITEMS
FIRST AMERICAN TITLE INSURANCE COMPANY
GF No. 1002-37566-RTT
EFFECTIVE DATE: JANUARY 14, 2013
ISSUED DATE: JANUARY 28, 2013

- 100. Terms, provisions, conditions, assessments contained in Escrow and Memorandum of Agreement, filed 05/03/2008, recorded in oak 0208020208, Real Property Records, Dallas County, Texas. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)
- 10a. Broadband Easement and Right of Entry Agreement between TCI Cablevision of Dallas Inc. and Villa Residential Care Home - Dallas, L.P. filed 12/29/1997, recorded in Volume 97253, Page 2167, Real Property Records, Dallas County, Texas. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)
- 10i. Communications Site Lease Agreement between Villa Residential Care Homes - Dallas, L.P. as Lessor, to Metro PCS, Texas, LLC, as Lessee, filed 06/06/2006, under oak 0206030306, Real Property Records, Dallas County, Texas. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)
- 10g. Easement of wide easement for street purposes granted by Wycliff Associates, Truth Enterprises, Inc. and Tom W. Kindred to the City of Dallas, dated February 13, 1967, filed 03/09/1967, recorded in Volume 67348, Page 1214, Real Property Records, Dallas County, Texas. (AFFECTS SUBJECT PROPERTY, AS SHOWN)
- 10h. Easement/variable width electric easement granted by Wycliff Associates, Truth Enterprises, Inc. and Tom W. Kindred to Dallas Power & Light Company, dated February 8, 1967, filed March 15, 1967, recorded in Volume 67053, Page 1541, Real Property Records, Dallas County, Texas. (AFFECTS SUBJECT PROPERTY, AS SHOWN)

ZONING NOTES:
THE PROPERTY IS LOCATED IN PD-183 (D-2) DISTRICT.
FRONT YARD SETBACK = 20 FEET
SIDE AND REAR SETBACKS = 10 FEET
MAXIMUM LOT COVERAGE = 75%
MAXIMUM STRUCTURE HEIGHT = 240 FEET
MAXIMUM FLOOR AREA RATIO = 4:1
OFF-STREET PARKING FOR RETIREMENT HOUSING - 0.7 SPACES PER DWELLING UNIT OR SUITE AND 1 SPACE FOR EVERY 300 SQUARE FEET FOR AREAS NOT IN A DWELLING UNIT OR SUITE

FLOOD NOTE:
THIS SUBJECT TRACT OF LAND IS IN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN SHOWN ON THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 4813C0343, EFFECTIVE DATE: AUGUST 23, 2001.

LEGEND

●	BUILDING COLUMN
○	TRAFFIC SIGN
□	TRAFFIC SIGNAL CONTROL BOX
■	WATER METER
■	WATER VALVE
■	ELECTRICAL TRANSFORMER
—	POWER POLE
—	SANITARY SEWER MANHOLE
—	WROUGHT IRON FENCE
—	IRON ROD SET
—	WITH YELLOW CAP STAMPED "VOTEX R.P.L.S. #4813"
—	IRON ROD FOUND

BEARING SOURCE:
PER DEED TO VILLA RESIDENTIAL CARE HOMES-DALLAS, L.P. AS RECORDED IN VOLUME 97057, PAGE 1085, DEED RECORDS, DALLAS COUNTY, TEXAS.

POTENTIAL REDEVELOPMENT



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BRANIFF HOSTESS COLLEGE

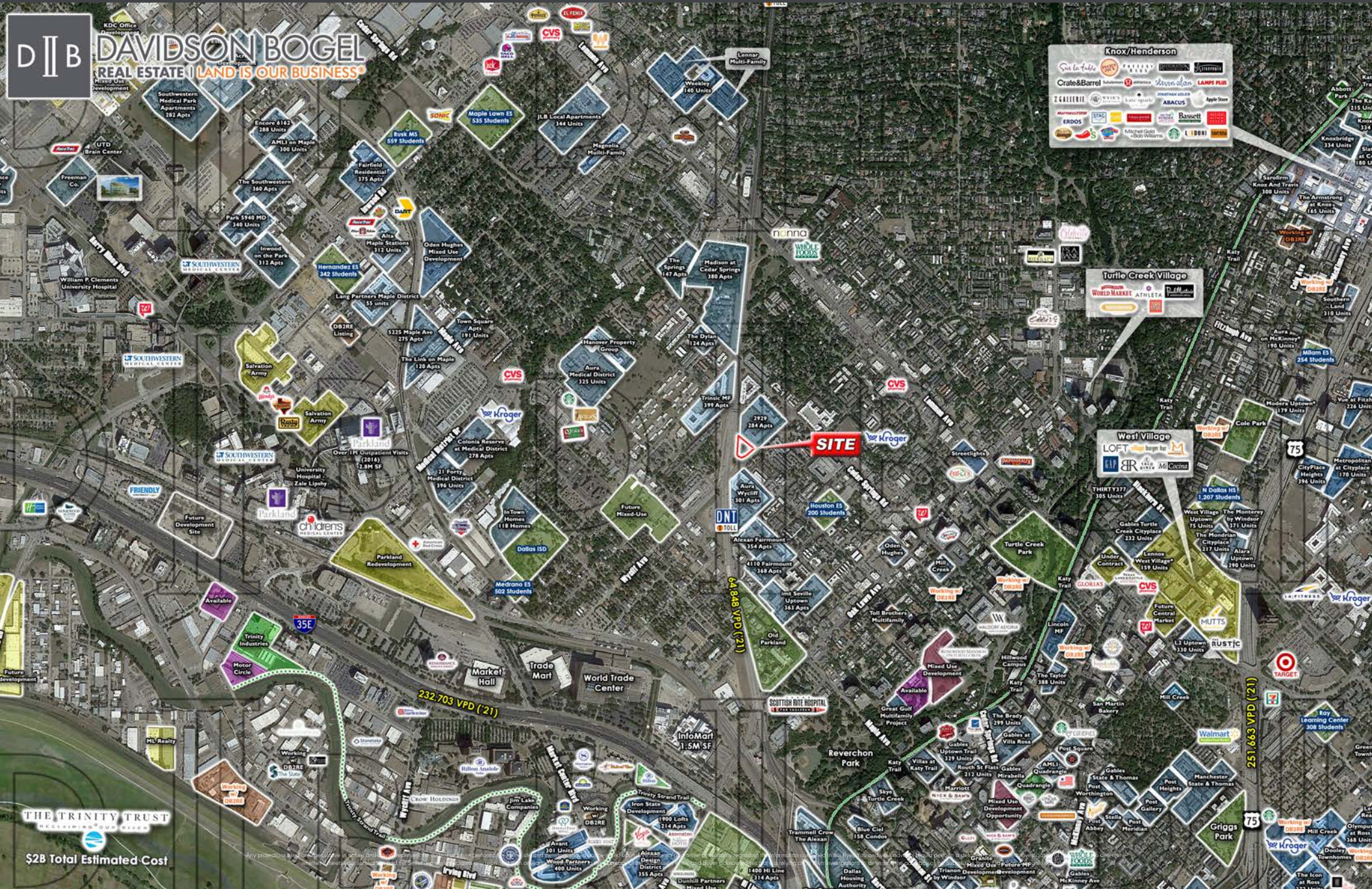
The site at 2801 Wycliff Ave. was the home to the Braniff Hostess College. Braniff International Airways used the space as a training facility and dormitory for the airline's flight attendants. While operational, the College could host over 140 flight attendant trainees.

The property remains a landmark to this day with tremendous frontage on the Dallas North Tollway and the proximity to Uptown, Downtown Dallas, and Dallas Love Field Airport.



2801 WYCLIFF AVE.

WIDE AERIAL



2801 WYCLIFF AVE.

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
DAVID DAVIDSON, JR.	593731	DDAVIDSON@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
BENNETT SIKES	788242	BSIKES@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE



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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.

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Davidson Bogel Real Estate, LLC	9004427	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
David Davidson JR.	593731	ddavidson@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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N/A	N/A	N/A	N/A
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bennett Sikes	788242	bsikes@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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Date