

2920 - 2720 SYLVAN ST.

± 4.055 AC



DALLAS, TX
OFFERING MEMORANDUM

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01. LISTING TEAM



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02. PROPERTY DETAILS

LOCATION

2920 - 2720 Sylvan St.

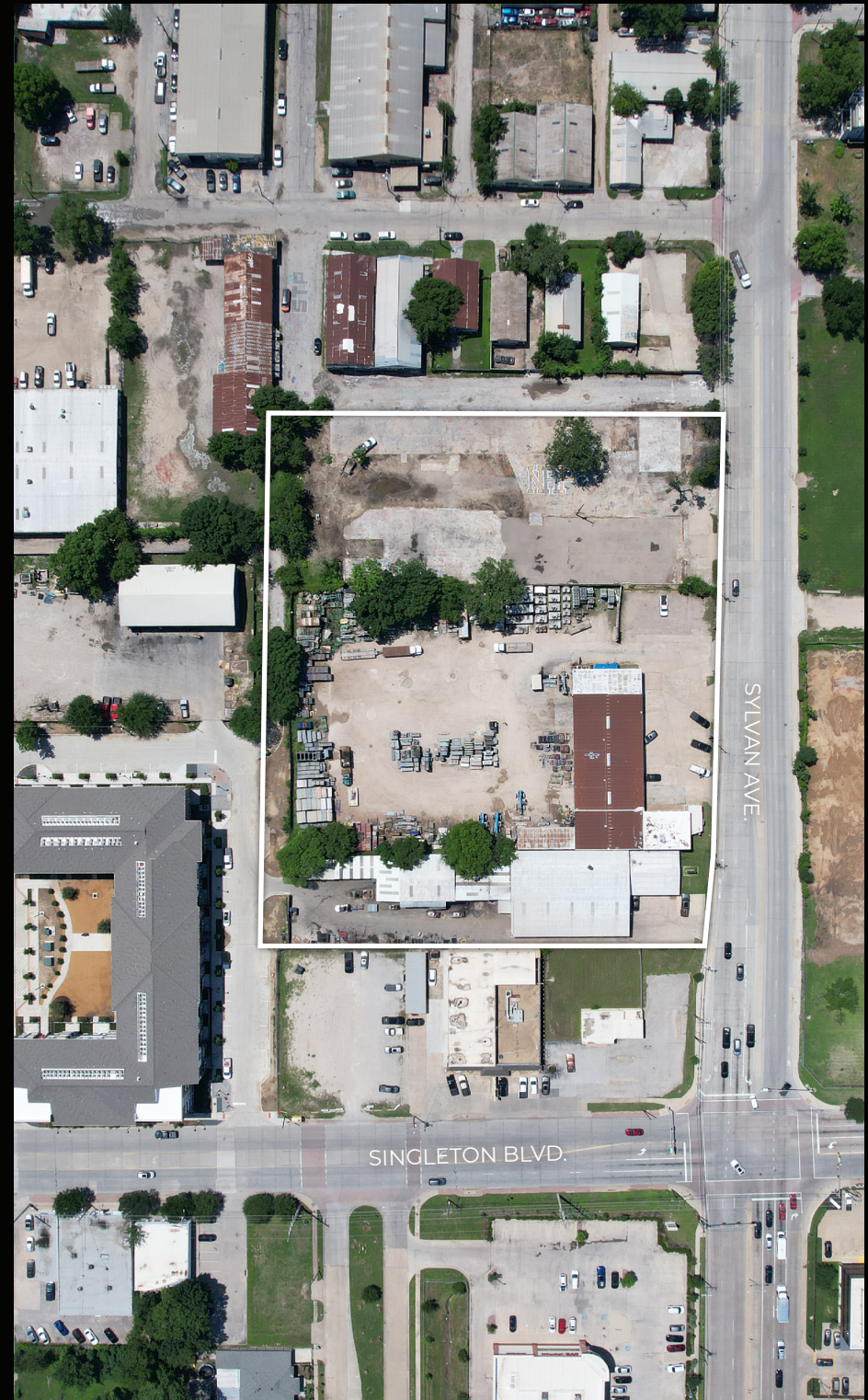
Dallas, TX 75212

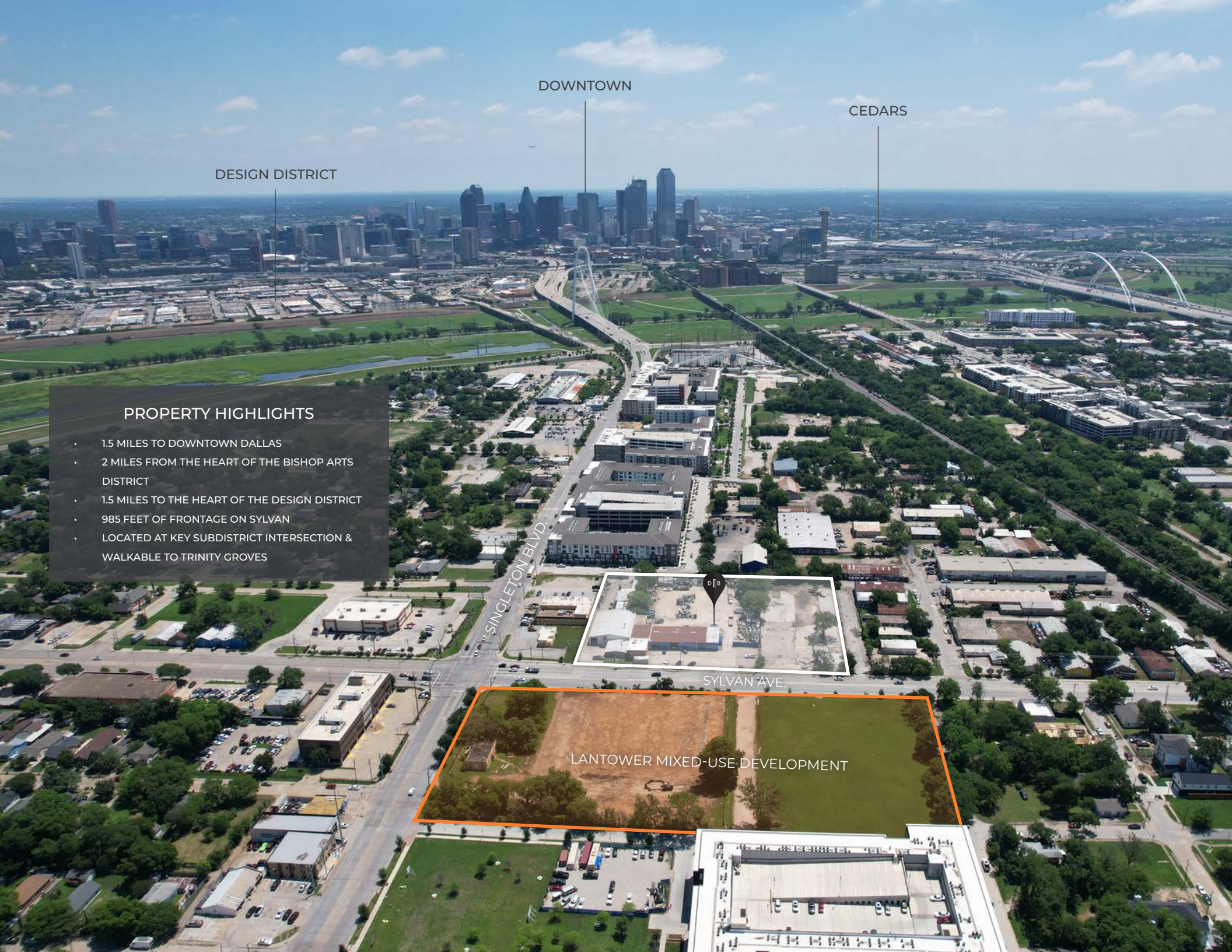
SIZE

± 4.055 AC

ZONING

IR





DOWNTOWN

CEDARS

DESIGN DISTRICT

PROPERTY HIGHLIGHTS

- 1.5 MILES TO DOWNTOWN DALLAS
- 2 MILES FROM THE HEART OF THE BISHOP ARTS DISTRICT
- 1.5 MILES TO THE HEART OF THE DESIGN DISTRICT
- 985 FEET OF FRONTAGE ON SYLVAN
- LOCATED AT KEY SUBDISTRICT INTERSECTION & WALKABLE TO TRINITY GROVES

D || B

SYLVAN AVE.

SINGLETON BLVD

LANTOWER MIXED-USE DEVELOPMENT



David Weekley
Homes

the
AUSTIN
THE
TRINITY

LOS ALTOS

LANTOWER MIXED-USE DEVELOPMENT

FUTURE
MULTI-FAMILY DEVELOPMENT

DB

SYLVAN AVE

SINGLETON BLVD

03. ABOUT TRINITY GREEN

1000 Singleton Blvd. is located at the hard corner of Trinity Green, a 25-acre master planned mixed-use development by Stonelake Capital Partners near the corner of Singleton Blvd. and Sylvan Ave. in Dallas.

Trinity Green comprises The Austin (355-unit multifamily development), Los Altos (324-unit multifamily development), 106 single-family detached townhomes developed by David Weekley Homes, and The Trinity (490-unit multifamily development currently under construction).

The master plan is oriented around a signature, central linear 1-acre park. The primary entrances for these developments are oriented towards the park, creating an entrance plaza off the park for future uses and continuing a programmed linear greenspace between existing projects and the future phase, towards the perimeter of the site.

At full build-out, Trinity Green is expected to offer 1,500 apartment homes surrounding a 1-acre park adjacent to Downtown Dallas in the vibrant Trinity Groves neighborhood.



TRINITYGREEN

Stonelake
CAPITAL PARTNERS



1000 SINGLETON | TRINITY GREEN
± 3.49 AC



THE TRINITY | TRINITY GREEN
490 UNITS



CENTRAL PARK | TRINITY GREEN
± 1 AC



THE AUSTIN | TRINITY GREEN
355 UNITS

THE TRINITY | TRINITY GREEN



THE TRINITY

Stonelake Capital Partners is under construction on a five story, 490 unit apartment community called The Trinity. The nearly six acre site is located along Singleton Boulevard less than a quarter of a mile from the subject site.

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

04. ABOUT TRINITY GROVES



TRINITY GROVES

The Trinity Groves master plan includes 9 million square feet of construction with no height restrictions, the sky is the limit. Trinity Groves continues to evolve and will soon be home to a best-in-class international boutique hotel, 1000 multi-family residential units, and office buildings with unsurpassed views of downtown Dallas.

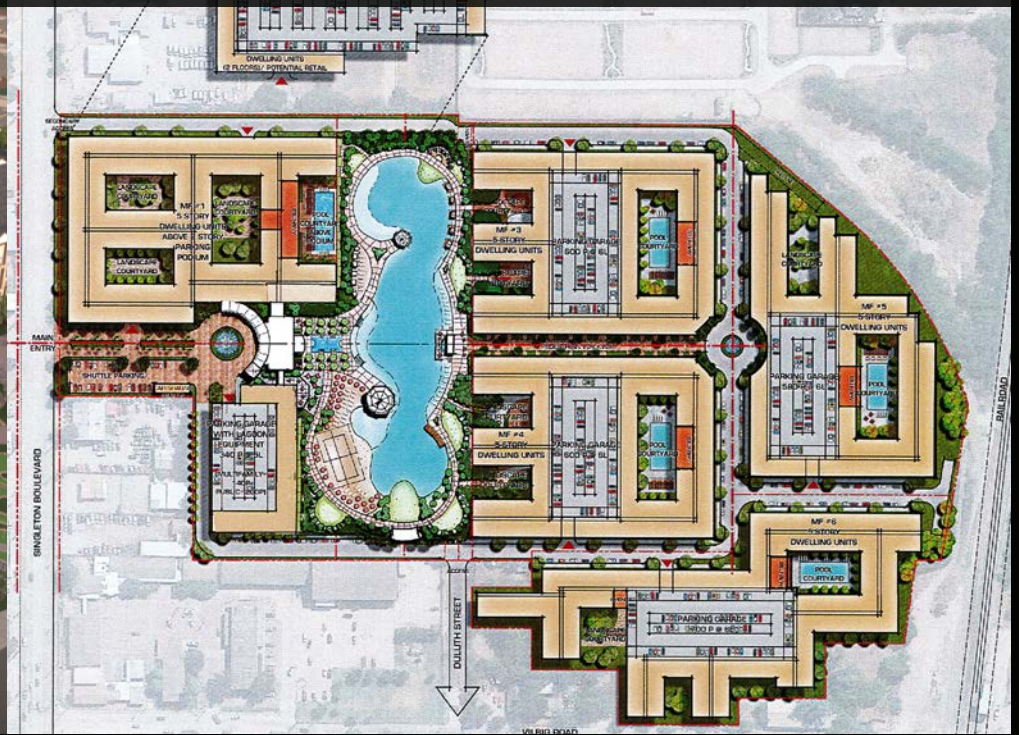
Trinity Groves also offers easy access from all major highways, airports and area attractions – including the Central Business District, the Dallas Arts District, the American Airlines Center, Klyde Warren Park and the Trinity River Park. This development is one of the last remaining pieces of real estate in the City of Dallas where you can truly be in the heart of it all and shape the future of this thriving community.



GOLDENROD

Goldenrod Cos. has purchased dozens of properties from the developers of the popular Trinity Groves Complex. Most of the nearly 90 properties in the deal are near Singleton Boulevard and include both buildings and vacant sites, county deed records show. More than 35 acres of real estate were included in the sale. One of the vacant blocks Goldenrod acquired at Singleton and Gulden Lane was pitched as a potential second headquarters site for Amazon. The previous owners sought zoning to construct a 400-foot Highrise on the block that would be the tallest building on the west side of the Trinity River.

05. NEW DEVELOPMENTS



MEGATEL MIXED - USE DEVELOPMENT

.5 MILES WEST OF SUBJECT SITE

- Megatel's 2nd phase of development will include about 2,100 apartments. Construction is expected to start this year.
- The master-planned Community includes a crystal lagoon, and Megatel's site borders the subject property.
- This project looks to be the latest in a wave of new developments in the area, which began with the construction of the Margaret Hunt Hill Bridge last decade.



ATLAS METAL WORKS

DIRECTLY WEST OF SUBJECT SITE

The Atlas Metal Works factory at **818 Singleton Blvd.** dates to the 1920s and includes almost 6 acres at the corner of Sylvan Avenue. The property is one of the largest development sites along Singleton Boulevard, which is seeing a wave of construction of apartments, restaurants, and retail buildings. The Atlas Metal Works property is just west of the popular Trinity Groves restaurant campus and is next door to the \$400 million Trinity Green apartment and home community. Dallas-based apartment builder Lantower Living has received approval from the City Council to rezone the property for a new rental community and retail space. Two five-story apartment buildings with more than 400 units and a garage would occupy the southern side of the block, which is now taken up by a complex of metal-manufacturing buildings. The developer agreed to repurpose the art deco-style office building facing Singleton and set aside areas for open space.



LARKSPUR DEVELOPMENT

.6 MILES SOUTH OF SUBJECT SITE

Dallas-based Larkspur Capital has purchased land on Fort Worth Avenue for a 146-unit, urban home rental project. JHP Architects designed the new development, and Garthoff Design is the landscape architect. OHT Partners LLC (formerly Oden Hughes) is the general contractor for the project.

The 8.5-acre development will be across the street from the landmark Belmont Hotel. The units feature their own yards and garages, which we've seen yield considerable rent premium versus traditional multifamily. The average unit size of 1,600 square feet is much larger than a typical apartment and caters to the growing market for large-format rental product.



GREENBRICK DEVELOPMENT

.2 MILES WEST OF SUBJECT SITE

Emory Park features 27 impeccably designed single-family homes near the Trinity Groves area. The community features five thoughtfully-crafted elevations seamlessly woven together into a timeless setting for contemporary living. Luxury living is built right in at Emory Park with top-tier craftsmanship in each of the five distinct floor plans offered.

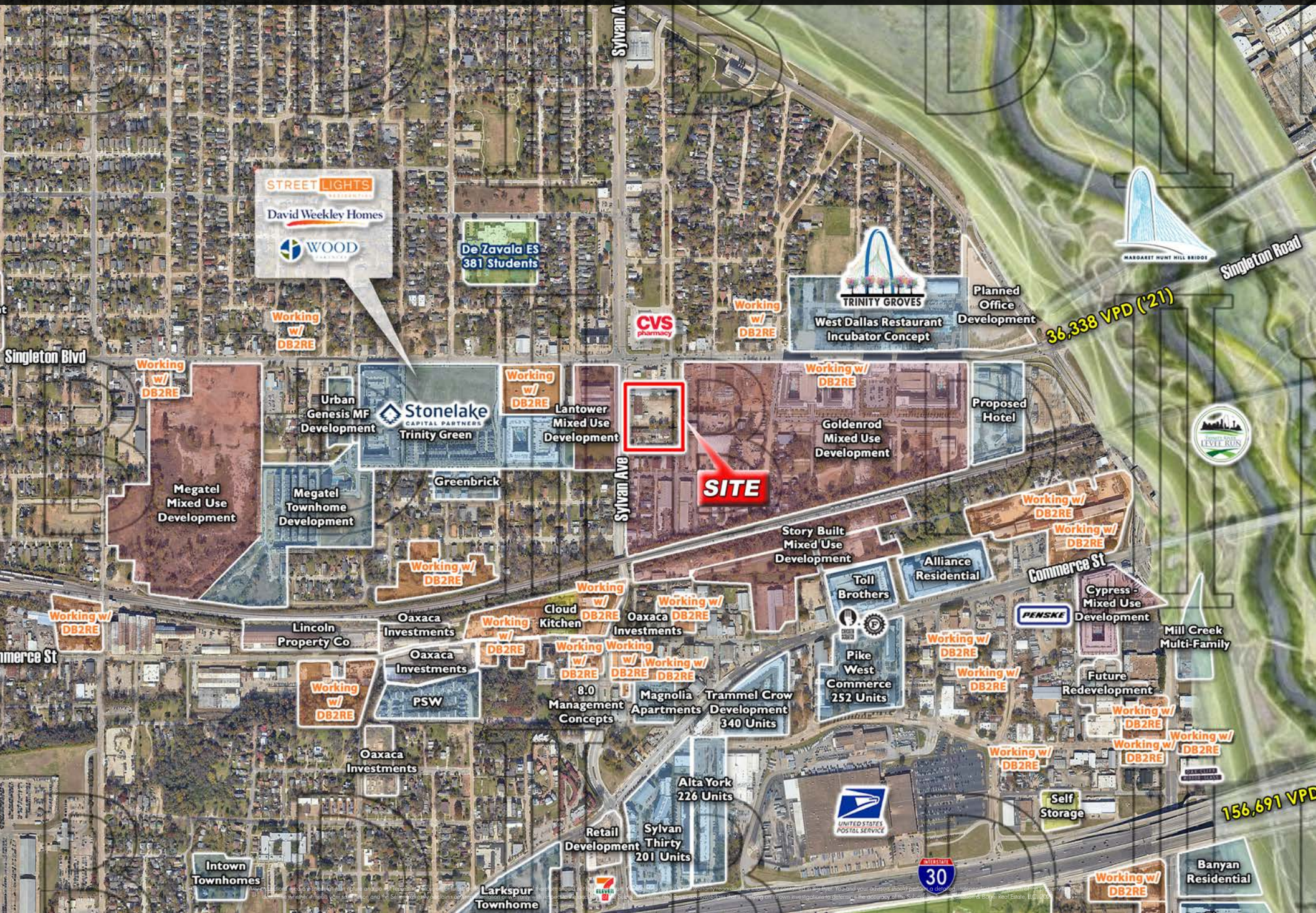


The Park on West Main

STORYBUILT MIXED USE DEVELOPMENT

.2 MILES SOUTH OF SUBJECT SITE

The Park at West Main will include a mix of apartments and townhomes, plus retail and restaurants, all anchored on a central park. The first phase includes a five-story building on Fort Worth Avenue/West Commerce with 290 apartments. More apartments will be added in the following two phases, totaling 176-188 units. The development is expected to have a total of 30,000 square feet of for-lease commercial space.



07. 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

08. DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	13,243	146,233	358,190
% Proj Growth 2023-2028	3.77%	2.27%	1.18%
2023 Average Household Income	\$91,944	\$110,898	\$108,918
2023 Median Home Value	\$60,277	\$74,283	\$67,151

09. DISCLAIMER

Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to 1000 Singleton “Property” has been obtained from sources believed reliable. While DB2RE does not doubt its accuracy, DB2RE has not verified the information and makes no guarantee, warranty or representation about the information contained in this package. It is your (Purchaser) responsibility to independently confirm the accuracy and completeness of the information. Any projections, opinions, assumptions or estimates used herein are for example only and does not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. DB2RE and the DB2RE logo are service marks of Davidson & Bogel Real Estate, LLC and/or its affiliated or related companies in the United States and other countries. All other marks displayed as well as any elements of this document are the property of their respective owners and DB2RE. No transmission of this document is permitted without written consent from DB2RE. As a condition of DB2RE’s consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.



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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LICENSED SUPERVISOR OF SALES AGENT / ASSOCIATE	LICENSE NO.	EMAIL	PHONE
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SALES AGENT/ ASSOCIATE NAME	LICENSE NO.	EMAIL	PHONE
KAM DUHON	775225	KAMDUHON@DB2RE.COM	214-526-3626
SALES AGENT/ ASSOCIATE NAME	LICENSE NO.	EMAIL	PHONE

11-2-2015



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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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
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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11-2-2015



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