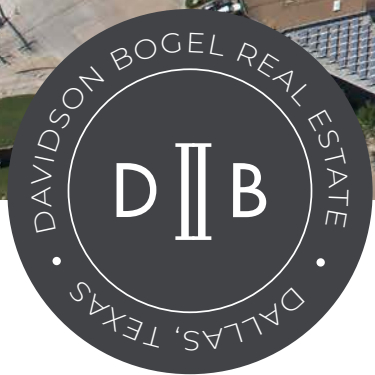




3009, 3021, 3023, & 3035 CANTON ST. DALLAS, TX | OPPORTUNITY ZONE BUILDING AND LAND FOR SALE

SCOTT LAKE
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	16,994	171,567	369,815
% Proj Growth 2023-2028	3.35%	2.02%	1.19%
2023 Average HH Income	\$101,629	\$119,136	\$123,277
2023 Median HH Income	\$73,303	\$76,769	\$73,074

PROPERTY INFORMATION


SIZE:
Parcel 1: ± 5,569 SF of Building ± 5,604 SF of Land
Parcel 2: ± 12,500 SF of Land
Parcel ± 3: 6,800 SF of Building ± 6,250 SF of Land
Total Building: ± 12,369 SF
Total Land: ± 24,354 SF


TRAFFIC COUNTS:
I-30: 176,594 VPD
S.H. 75: 247,406 VPD


ZONING:
PD 269



LARKSPUR DEVELOPMENT

.4 MILES EAST OF SUBJECT SITE

The Willow is a 190-unit multifamily development. Recently completed, the Willow, located in the east bookend of Deep Ellum at Commerce & Willow streets, will feature context-sensitive architecture, live-work units along Commerce, an amenity deck with views of Downtown Dallas, and abundant coworking space. The project abuts the DART Green Line and the Santa Fe Trail. The project represents Larkspur's second Qualified Opportunity Zone investment. Additionally, Larkspur is planning a phase 2 development next door to the Willow.

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UPCOMING DEEP ELLUM DEVELOPMENTS

STONELAKE HIGH RISE

- PLANNED 17-STORY TOWER WITH 13 FLOORS OF APARTMENTS ON TOP OF 4-STORY PARKING GARAGE
- 0.4 MILES SW OF SUBJECT SITE



DEEP ELLUM BREWERY HIGH RISE

- 192-UNIT DEVELOPMENT
- CONSTRUCTION HAS COMMENCED, AND PLANS TO DELIVER INITIAL UNITS MID-2024
- 0.2 MILES SW OF SUBJECT SITE



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THE JUNIPER

.5 MILES EAST OF SUBJECT SITE

Larkspur Capital plans to move ahead with its luxury multifamily development the Juniper, located at 4003 Commerce Street in Deep Ellum. The Dallas-based firm plans to go vertical on a mid-rise project this month set to include 219 units across seven stories. There will be a range of unit styles from studio to two-bedroom apartments, flat-style homes to penthouse suites. There will also be townhome units fronting a newly created private park. Rents have not yet been determined.



60+ RESTAURANTS



30+ MUSIC VENUES

DEEP ELLUM OVERVIEW

Located just east of Downtown, Deep Ellum is a hub for Dallas entertainment and arts. The area is undergoing a major transformation and is home to many eateries, bars, retailers, and music venues. The submarket has a strong health industry presence and is home to Baylor Scott White Medical Center, which is currently undergoing a 300,000 square foot expansion. In addition to the hospital, the newly constructed Texas A&M School of Dentistry is located in neighborhood. Furthermore, the area is seeing emerging growth in office demand, spurred by The Epic project, home to Uber's Dallas HQ (2nd largest location). This development will stimulate economic activity, as Uber will bring approximately 3,000 jobs and The Epic's 251,000 square feet of office space will attract a range of corporate tenants.

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THE HISTORY OF DEEP ELLUM

One of Dallas' first post Civil War commercial districts, Deep Ellum is one of the most historically significant neighborhoods in the city

Henry Ford selected Deep Ellum as the site for one of his earliest automobile plants—the assembly plant for Ford's famous Model T.

Deep Ellum Community Association is established, creating a place for a vibrant community of galleries, street murals, public art, or simply public displays of creativity.

1873

1880

1884

1914

1920s

1992

1994

Established in 1873 in an area east of downtown Dallas as a residential & commercial neighborhood

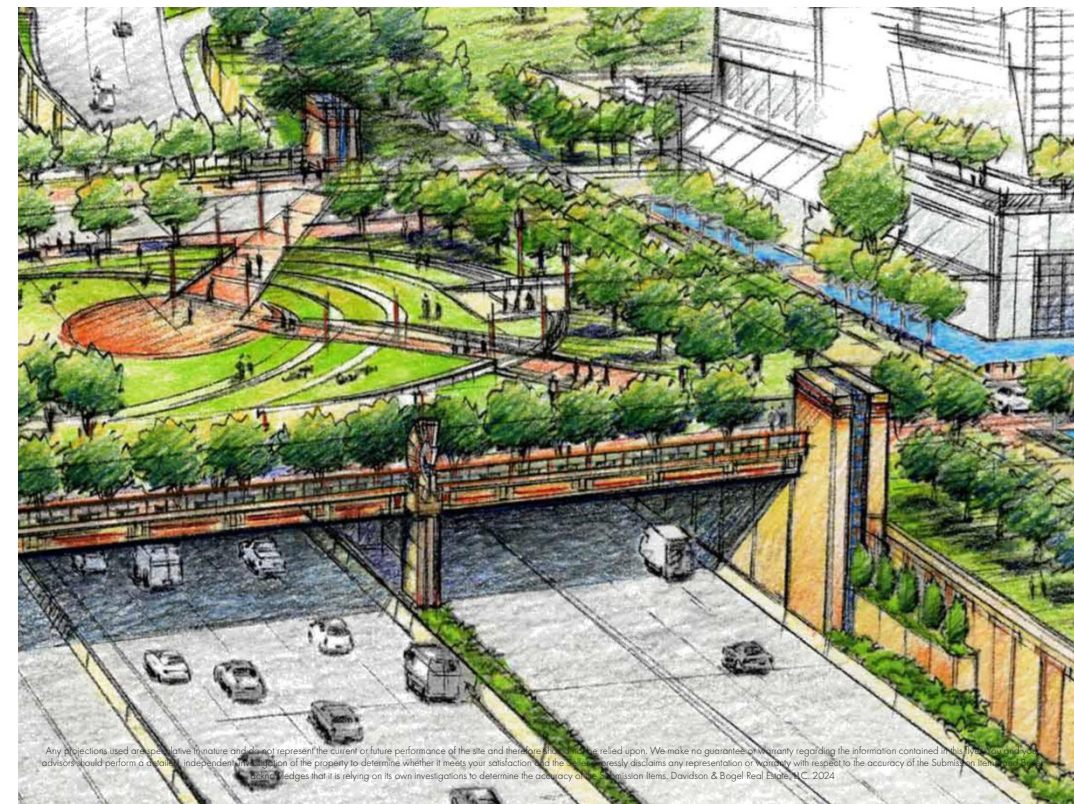
Robert S. Munger built his first cotton gin factory, the Continental Gin Company—the largest manufacturer of cotton-processing equipment in the United States at the time

By the 1920s, the neighborhood had become a hotbed for early jazz and blues musicians. Deep Ellum is now home to more than 30 live music venues, making it one of the biggest entertainment districts in the state

Deep Ellum Arts Festival is born

3 BLOCKS FROM SUBJECT SITE

- TxDOT's new project aims to connect the two historic Dallas submarkets of Fair Park and Deep Ellum by bringing the interstate below grade and syncing the districts, making them even more pedestrian friendly.
- The multi-billion-dollar project will lead to an explosion of new residents and jobs and be a boon to property values.
- The project will improve capacity for I-30 by constructing additional main lanes and auxiliary lanes, adding frontage roads, bicycle and pedestrian accommodations.



3009, 3021, 3023, & 3035 CANTON ST.

WIDE AERIAL



3009, 3021, 3023, & 3035 CANTON ST.

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
BENNETT SIKES	788242	BSIKES@DB2RE.COM	214-526-3626
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WILLIAM VANDERMEER	800677	WVANDERMEER@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;
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- 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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Scott Lake	618506	slake@db2re.com	214-526-3626
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