

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

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	16,508	172,981	371,969
% Proj Growth 2024-2029	3.77%	1.90%	1.21%
2024 Average HH Income	\$113,788	\$131,079	\$133,297
2024 Median HH Income	\$83,972	\$87,894	\$82,860

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.

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. 2024

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





THE JUNIPER

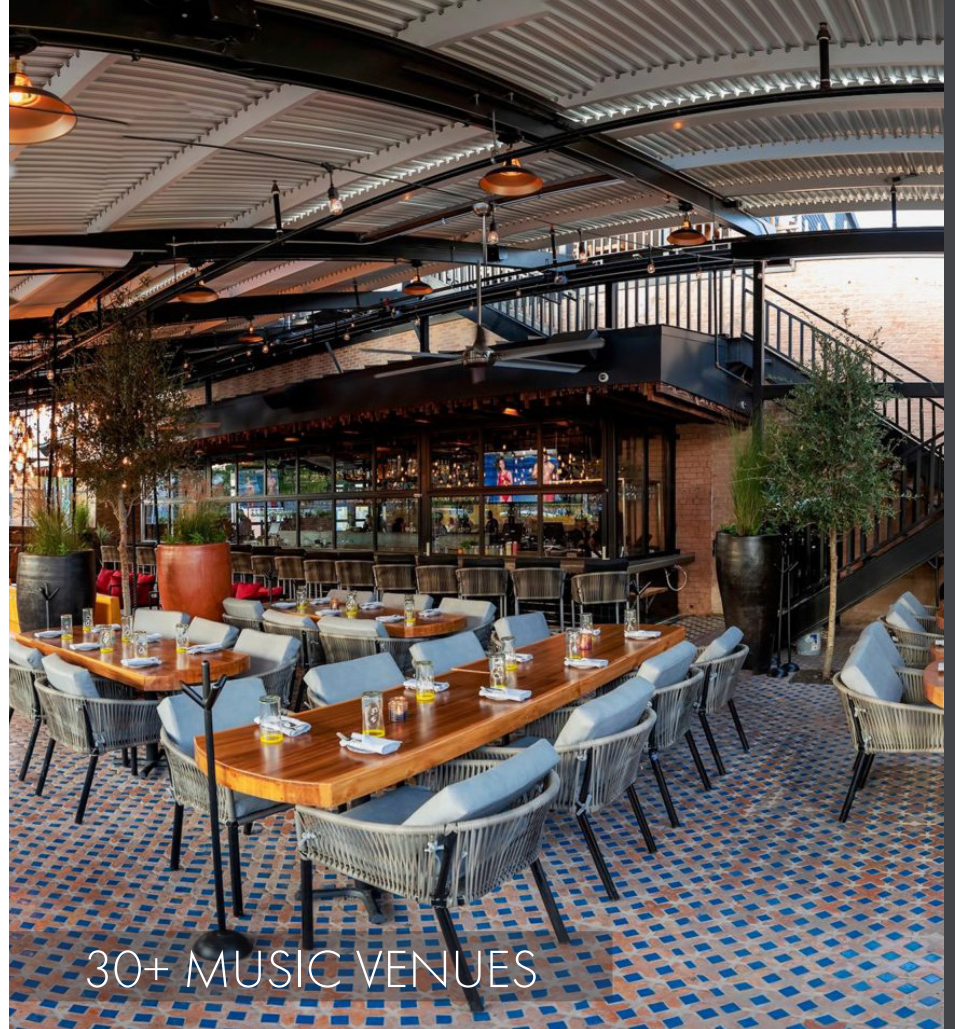
.5 MILES EAST OF SUBJECT SITE

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.

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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

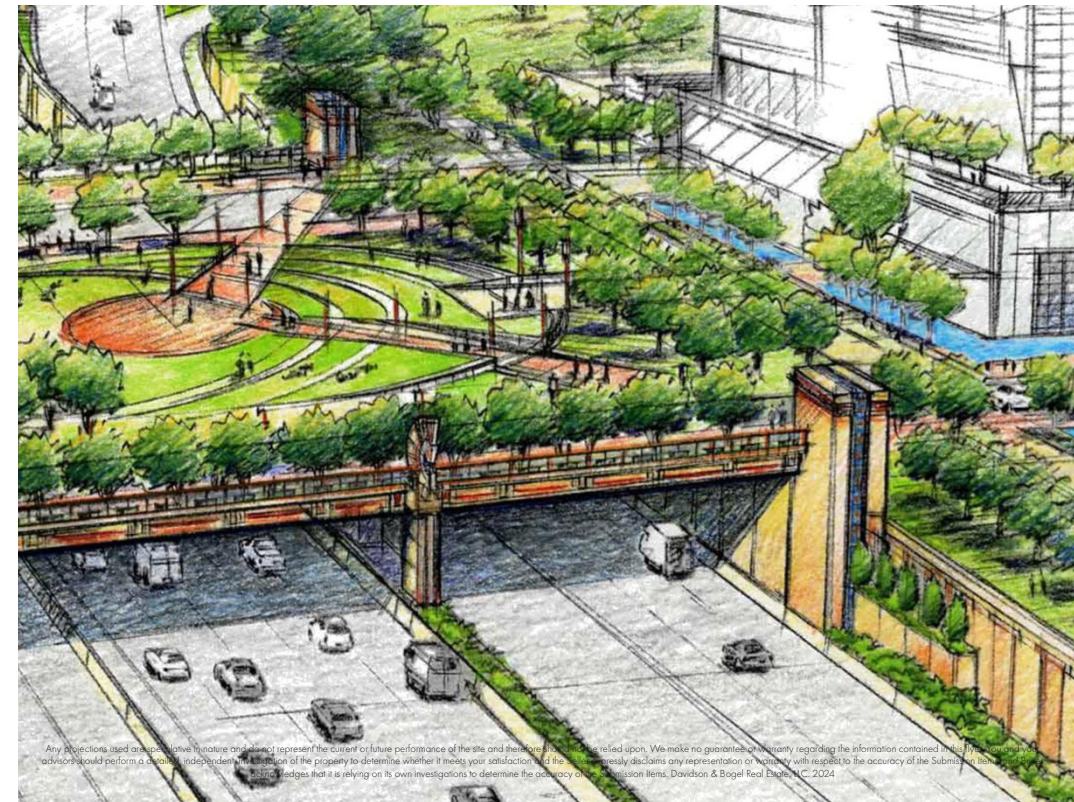
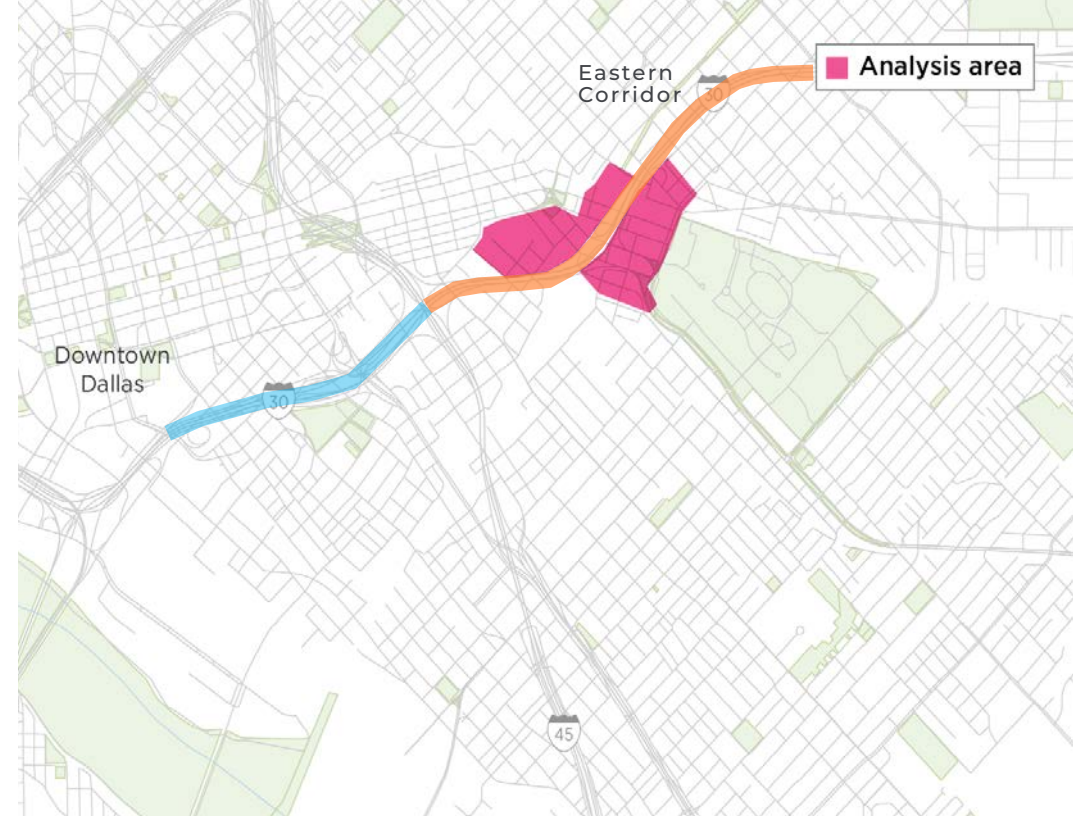
By the 1920s, the neighborhood had become a hotbed for early jazz and blues musicians. Deep Ellum is now home to more than 30 live music venues, making it one of the biggest entertainment districts in the state

Deep Ellum Arts Festival is born

PLANNED DEEP ELLUM DECK PARK

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.



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WIDE AERIAL



DB DAVIDSON BOGEL
 REAL ESTATE | LAND IS OUR BUSINESS

- DOWNTOWN LEGEND**
- Hillwood Future Development
 - Portman Residential/Spike Future Development
 - Marriott City Center 407 Rooms
 - Fountain Place 1.2M SF Office, 15K SF Retail/Restaurant
 - Headington Planned Mixed Use Development
 - 555 Ross Avenue 267 Units
 - 1001 Ross Avenue 204 Units
 - Mayflower Building 215 Units
 - Shuraton Hotel 2,958 Rooms
 - One Dallas Centre 600K SF office, 300K SF Retail, 276 Apts
 - Pacific Plaza Park
 - Marquis West End 146 Units
 - Crowne Plaza Hotel 297 Units
 - Mosaic Dallas 440 Units
 - Coates Republic Tower 229 Units
 - Todd Interests' 1401 Elm 500 Units 120K SF Retail
 - Lower Garage 500 Spaces 8K SF Retail
 - LTV Tower 171 Hilton Rooms, 186 Apartments
 - Thanksgiving Tower 1.4M SF office, 10K SF Retail
 - 1700 Pacific 1,078 Spaces
 - Majestic Theater
 - One Main Place 1M SF Office 60K SF Retail
 - The Davis Building 199 Units
 - Third Rail Lofts
 - Kirby Residences on Main 156 Units
 - Mid Elm Lofts 25 Units 8K SF Retail
 - Headington Mixed Use Development
 - Hotel Indigo 173 Rooms
 - Hotel Republic Dallas Hotel 1,122 Rooms
 - Manor House Apartments 252 Units
 - Adolphus Hotel 422 Rooms
 - Magnolia Hotel 331 Rooms
 - The Merc 213 Units
 - Residence Inn by Marriott 249 Units
 - Continental Building 180 Units 5K SF Retail
 - The Staller Residential 219 Units
 - Dallas Morning News Office
 - Omnia Hotel 1,001 Rooms 15K SF Retail
 - Hotel Dallas Downtown 193 Rooms
 - Lonestar Lofts 170 Units 8K SF Retail
 - Butler Brothers Building 238 Units
 - InTown Homes
 - Camden Farmers Market 904 Units
 - Farmers Market Townhomes
 - Alta Farmers Market 313 Units
 - Broadstone Farmers Market 340 Units
 - Corland Partners MF
 - Hogus Global Development
 - InTown Homes
 - Interurban Building 134 Units
 - Dallas Morning News Development
 - Matthews Southwest
 - Museum Tower
 - 1400 Rescald
 - KPMG Plaza
 - Comerica Tower
 - Belo
 - Todd Interests
 - Todd Interests
 - Todd Interests
 - Todd Interests
 - Todd Interests
 - Todd Interests
 - Woods Capital 3M SF Office
 - 400 N. St. Paul St. Todd Interests
 - Granite Properties Office Building 100K SF
 - Aniik MF Tower 367 Units
 - Zem MF 344 Units
 - Bank of America tower
 - Centurion American MF Development
 - One Arts Plaza
 - 1900 Pecan St. 250K SF
 - Future MF Development
 - Salazar Center

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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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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
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SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
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;
- 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:

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Scott Lake	618506	slake@db2re.com	214-526-3626
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Buyer/Tenant/Seller/Landlord Initials

Date



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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Vandermeer	800677	wvandermeer@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date