



# 305 S. HASKELL AVE.

DALLAS, TX | EAST DEEP ELLUM DEVELOPMENT OPPORTUNITY

**SCOTT LAKE**  
SLake@db2re.com  
214.526.3626 x 108

**JAKE MILNER**  
JMilner@db2re.com  
214.526.3626 x 109

**KAM DUHON**  
KamDuhon@db2re.com  
214.526.3626 x 140

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





## PROPERTY INFORMATION

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### SIZE:

Land:  $\pm$  1.433 AC

Building:  $\pm$  33,600 SF



### ZONING:

PD 1002

## DEMOGRAPHICS

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	1 Mile	2 Miles	3 Miles
2023 Population	14,981	86,747	172,258
% Proj Growth 2023-2028	1.70%	1.83%	1.59%
2023 Average HH Income	\$76,535	\$101,438	\$124,163
2023 Median HH Income	\$53,048	\$66,868	\$77,949

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Davidson & Bogel Real Estate, LLC 2024



DOWNTOWN

UPTOWN

FARMERS MARKET

THE CROSBY  
(336 UNITS)

THE CASE BUILDING  
(337 UNITS)

BAYLOR HOSPITAL

DEEP ELLUM

MAIN ST.

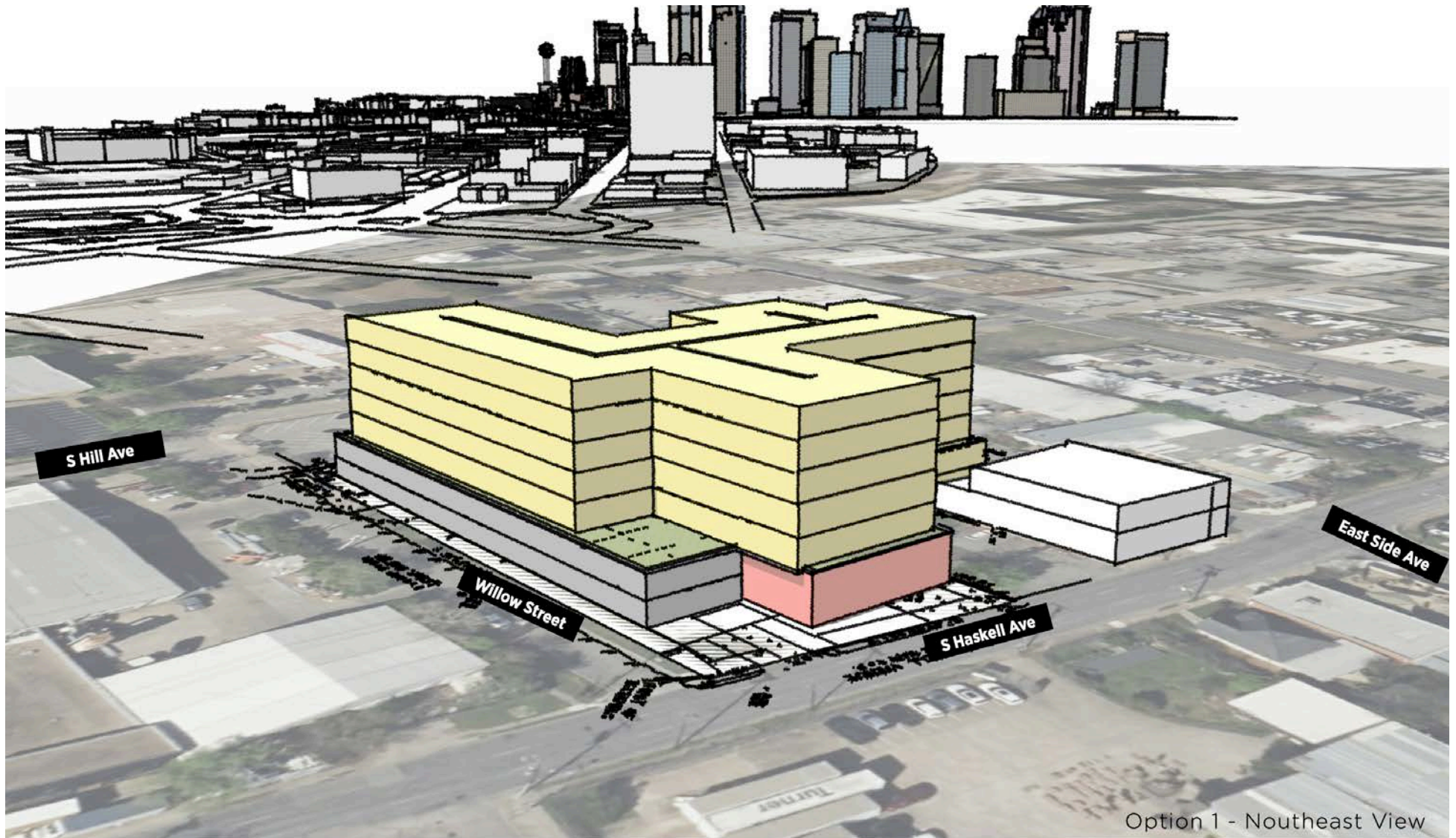
## PROPERTY HIGHLIGHTS

1. 2 Blocks east of Deep Ellum
2. 2 Blocks southeast of Baylor Medical Hospital
3. 6 to 1 FAR and 160 feet of height available to the buyer
4. 1 block to Santa Fe Trail
5. Located in the path of progress
6. Versatile asset - suitable for adaptive re-use



# OMNI CONCEPT RENDERING

PROPOSED 156 UNITS





# OMNI CONCEPT RENDERING

## PROPOSED 156 UNITS



OMNIPLAN



# UPCOMING DEEP ELLUM DEVELOPMENTS

## STONELAKE HIGH RISE

- PLANNED 17-STORY TOWER WITH 13 FLOORS OF APARTMENTS ON TOP OF 4-STORY PARKING GARAGE
- STONELAKE PLANS TO BREAK GROUND SOON



## DEEP ELLUM BREWERY MID-RISE

- 192-UNIT DEVELOPMENT
- CONSTRUCTION HAS COMMENCED, AND PLANS TO DELIVER INITIAL UNITS MID-2024



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# LARKSPUR DEVELOPMENT

1 BLOCK SOUTHWEST OF SUBJECT SITE

The Willow is a 190-unit multifamily development that broke ground in Q1 2021. The project, 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.



**TOWER 22 DISTRICT**

**Under Construction**  
Kiva East  
87 Units  
Mixed Income  
Community

**Under Development**  
Bloc House  
72 Units

**Under Contract**  
150 Units  
5 Story Apartments

**Site**

**Streets:** Haskell Avenue, Crutcher Street, Simpson Street, Elm Street, Peak Street, Carroll Avenue, Main Street, East Side, Hill Avenue, Washington Avenue, Exposition Avenue, DART Rail, Interstate 30.

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- Under Development
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An aerial photograph of the Tower 22 District in Dallas, Texas. The map shows a grid of streets including Haskell Avenue, Crutcher Street, Simpson Street, Elm Street, Peak Street, Carroll Avenue, Main Street, East Side, Hill Avenue, Washington Avenue, Exposition Avenue, and Santa Fe Trail. A green dashed line indicates the DART Rail alignment running diagonally from the bottom left towards the top right. Several buildings are highlighted with colored outlines: orange for properties under construction or under contract, and teal for properties under development. Callout boxes provide details about these developments:

- Under Construction:** Kiva East (87 Units, Mixed Income Community) located near Carroll Avenue.
- Under Development:** Bloc House (72 Units) located near Main Street and East Side.
- Under Contract:** 150 Units, 5 Story Apartments located near Hill Avenue and East Side.

A central callout box labeled "Site" points to a specific location near Main Street and East Side. The text "TOWER 22 DISTRICT" is prominently displayed in the center of the map. At the bottom left, the word "LYLOR" is partially visible. A disclaimer at the very bottom states: "This information was prepared by the Seller for informational purposes only and should not be relied upon. We make no guarantee or warranty regarding the information contained herein and your advisor should perform a detailed, independent investigation of the property before making any investment decision. This information is provided as-is and without liability. All rights reserved. © 2024 Davidson & Boyall Real Estate, LLC."[illegible][illegible]



**DEEP ELLUM**

**TOWER 22 DISTRICT**

**DEVELOPMENTS:**

- The Spire: 1.2M SF Office, 650K SF Retail, 190 Residential units
- The Epic Development: 250K SF Mixed Use
- The Marquis on Gaston: 480 units
- Broadstone Ambrose: 338 units
- The Case Bldg: 337 Units - 17 Story
- Continental Lofts: 56 units
- Deep Ellum Lofts: 88 units
- Futura Lofts: 87 units
- Mitchell Lofts: 79 units
- The Willow: 190 units Q1 2023
- Townhomes: 16 units
- Camden Townhomes: 17 units
- Camden Farmers Market Apartments: 904 units
- Intown Homes Townhomes: 108 units
- Alta Farmers Market Apts: 780 units
- Broadstone Farmers Market Apts: 340 units
- Adam Hats Lofts: 90 units
- Crest Communities: 350 units PROPOSED
- Dallas City Services: 600+ employees
- Baylor University Medical Center: 952 Beds - 4,866 emplys

**STREETS:** US Hwy 75, Interstate 30, Interstate 45, S. Central Expressway, S. Lamar Expressway, S. Pearl Expressway, S. Main St, S. Commerce St, S. Taylor St, S. Elm St, S. Canton St, S. Broadway St, S. Ross St, S. McKinney St, S. Cooper St, S. Young St, S. E. St, S. W. St, S. N. St, S. O. St, S. P. St, S. Q. St, S. R. St, S. S. St, S. T. St, S. U. St, S. V. St, S. W. St, S. X. St, S. Y. St, S. Z. St, S. AA St, S. AB St, S. AC St, S. AD St, S. AE St, S. AF St, S. AG St, S. AH St, S. AI St, S. AJ St, S. AK St, S. AL St, S. AM St, S. AN St, S. AO St, S. AP St, S. AQ St, S. AR St, S. AS St, S. AT St, S. AU St, S. AV St, S. AW St, S. AX St, S. AY St, S. AZ St, S. BA St, S. BB St, S. BC St, S. BD St, S. BE St, S. BF St, S. BG St, S. BH St, S. BI St, S. BJ St, S. BK St, S. BL St, S. BM St, S. BN St, S. BO St, S. BP St, S. BQ St, S. BR St, S. BS St, S. BT St, S. BU St, S. BV St, S. BW St, S. BX St, S. BY St, S. BZ St, S. CA St, S. CB St, S. CC St, S. CD St, S. CE St, S. CF St, S. CG St, S. 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**TOWER 22  
DISTRICT**





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

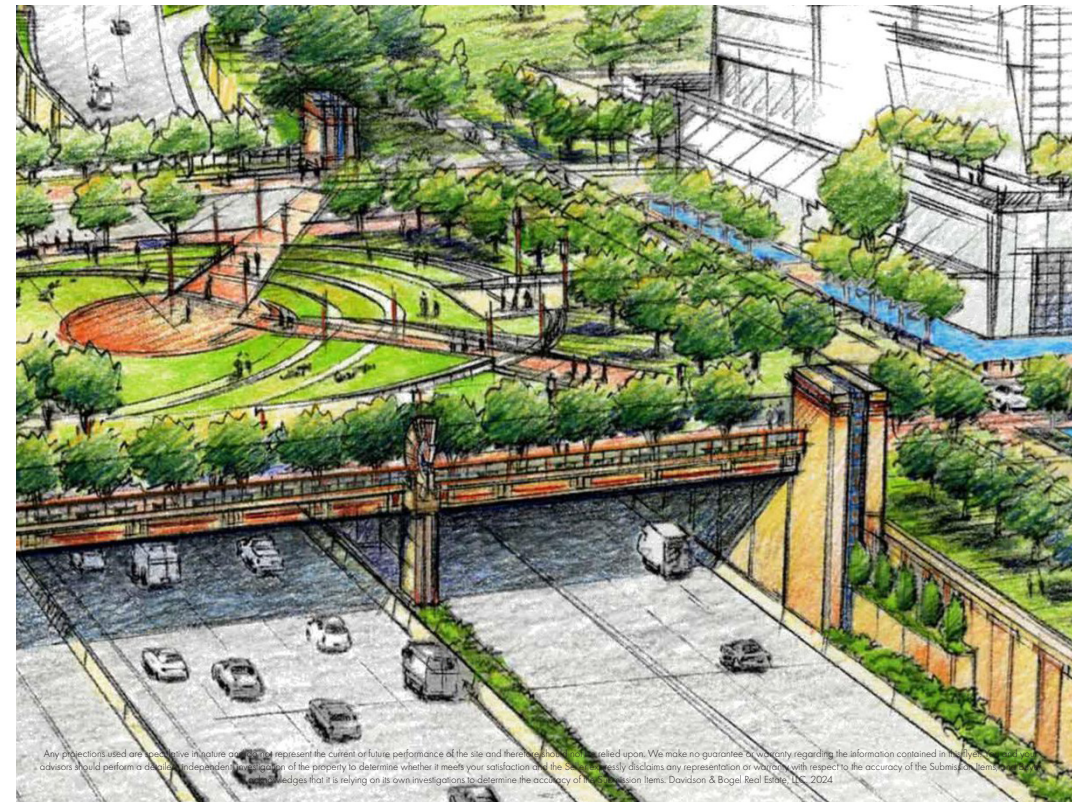
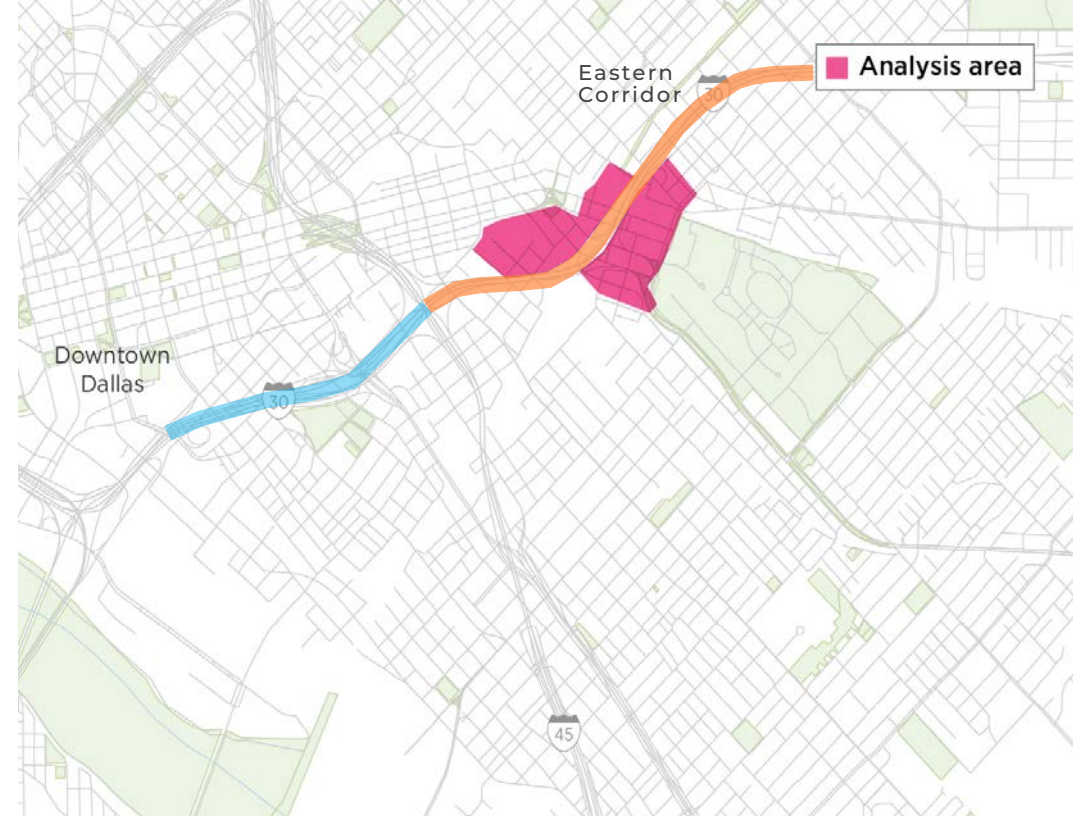
Deep Ellum Arts Festival is born



# PLANNED DEEP ELLUM DECK PARK

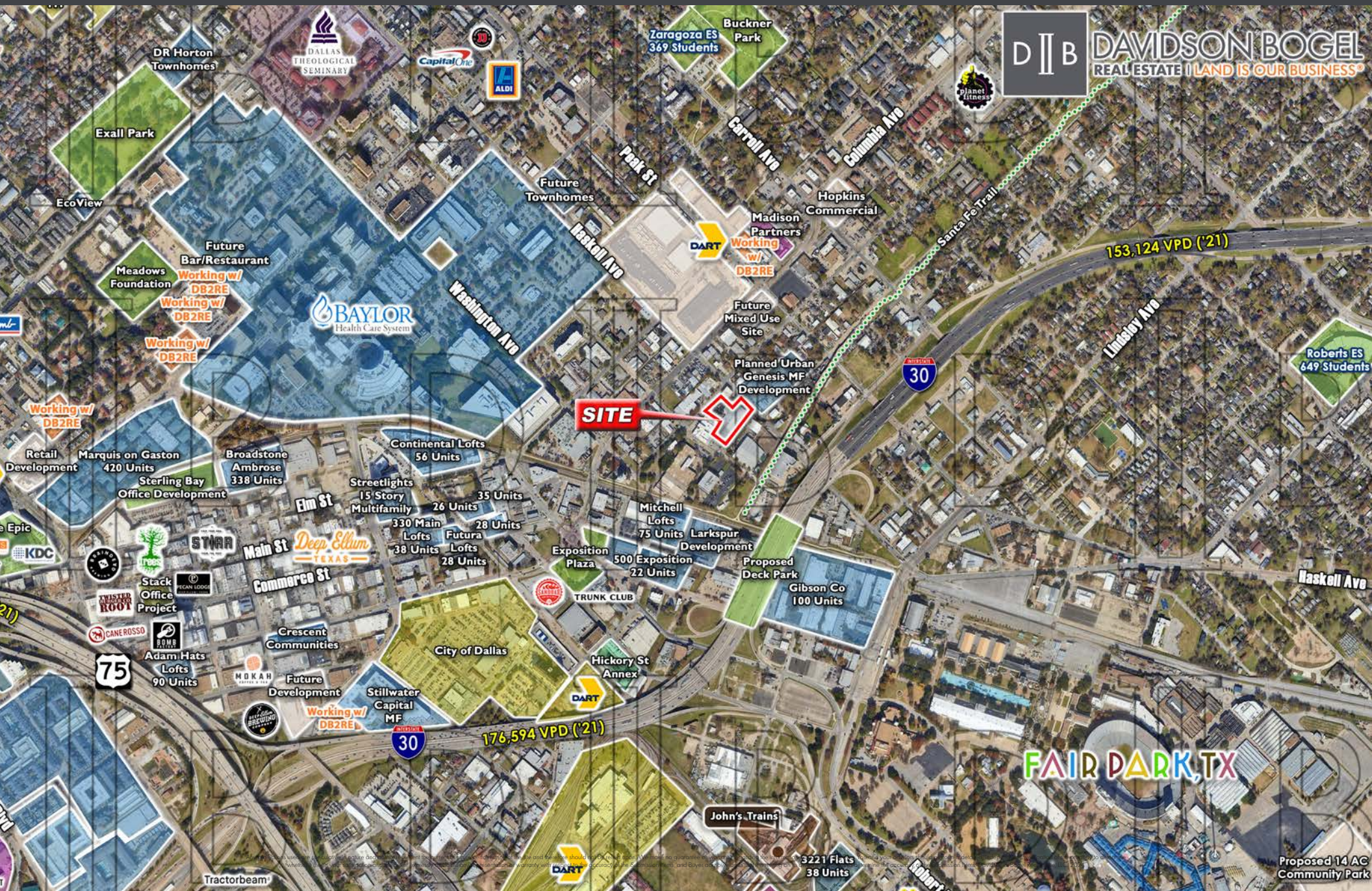
## 3 BLOCKS FROM SUBJECT SITE

- 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 bring a boom 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.





WIDE AERIAL





# DALLAS MARKET 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 #1 #1

Best States For Growth  
- U.S. News

The Best Places For  
Business And Careers  
- Forbes

Cities for Absolute  
Job Growth – Bureau  
of Labor Statistics

Real Estate Market for  
(Urban Land Institute)

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# 305 S. HASKELL AVE.

## DISCLAIMER

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### 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.

<b>DB URBAN, LLC</b>	<b>9009183</b>	<b>INFO@DB2RE.COM</b>	<b>214-526-3626</b>
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
<b>MICHAEL EDWARD BOGEL II</b>	<b>598526</b>	<b>EBOGEL@DB2RE.COM</b>	<b>214-526-3626</b>
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
<b>KAMERON DUHON</b>	<b>775225</b>	<b>KAMDUHON@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
<b>SCOTT LAKE</b>	<b>618506</b>	<b>SLAKE@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
<b>JAKE MILNER</b>	<b>647114</b>	<b>JMILNER@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE





## 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.

DB Urban, LLC	9009183	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
Scott Lake	618506	slake@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jake Milner	647114	jmilner@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





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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
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kameron Duhon	775225	kamduhon@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date