



233 & 315 CONTINENTAL AVE.

DALLAS, TEXAS | LAND FOR SALE

OFFERING MEMORANDUM

233 & 315 Continental Ave.

LISTING TEAM



JAKE MILNER

214.526.3626
jmilner@db2re.com



SCOTT LAKE

214.526.3626
slake@db2re.com



BENNETT SIKES

214.526.3626
bsikes@db2re.com





PROPERTY INFORMATION

ADDRESS:

233 & 315 Continental Ave.

SIZE:

233 Continental Ave.: ± 1.09 AC | ± 47,630 SF
 315 Continental Ave.: ± 5.06AC | ± 220,454 SF
 Total: ± 6.15 AC

ZONING:

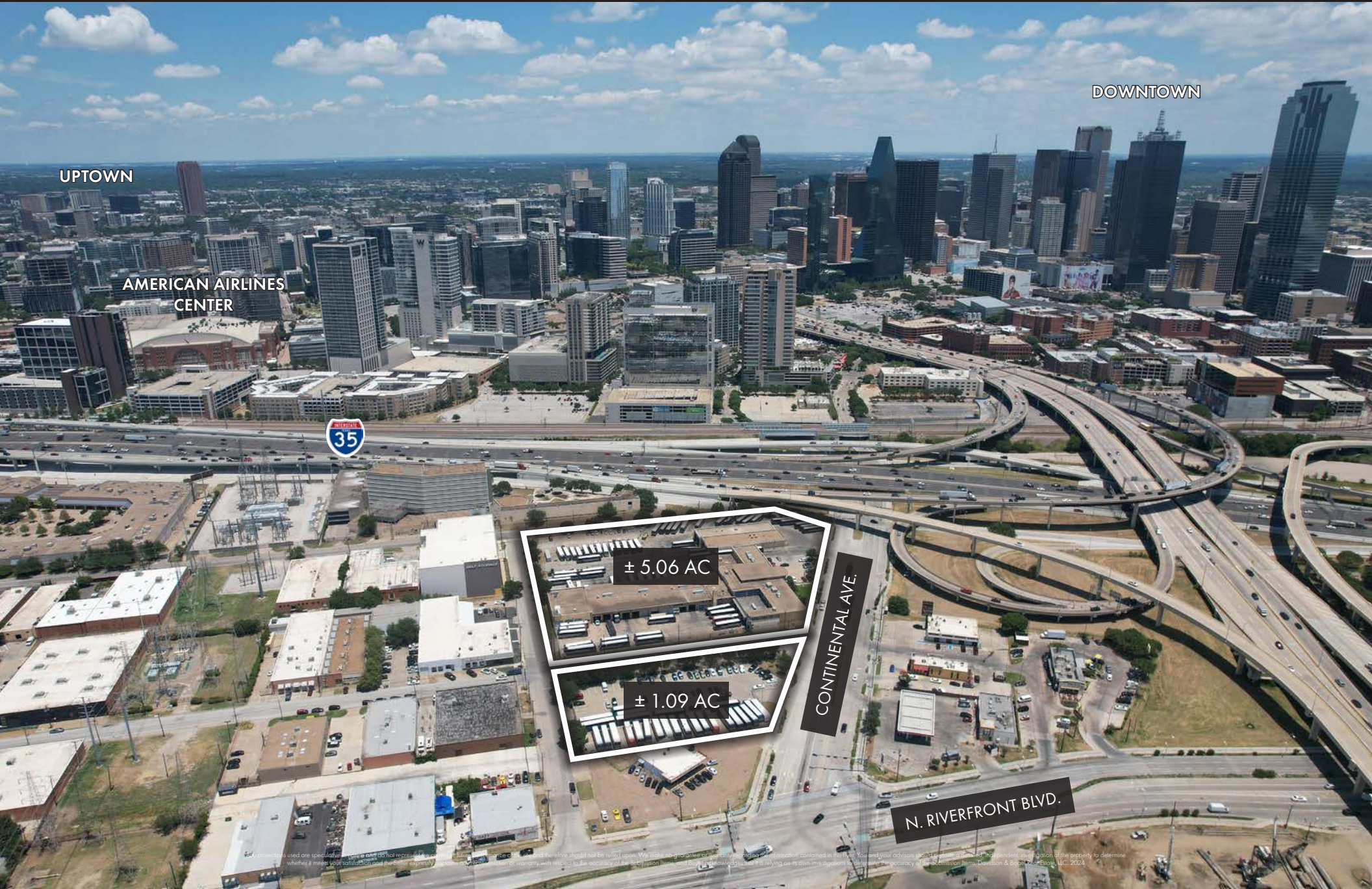
- Design District: PD 621- Subdistrict 2
- 4.0: 1 FAR
 - 270 Feet Max Height

Demographics

	1 Mile	2 Miles	3 Miles
2023 Population	23,409	84,192	171,470
% Proj Growth 2023-2028	2.86%	3.62%	2.41%
2023 Average HH Income	\$140,095	\$125,263	\$115,584
2023 Median HH Income	\$96,592	\$86,176	\$75,534

Any projections are speculative in nature and do not represent the current or future performance of the area 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 their best independent investigation of the property to determine whether it meets your objectives and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items. Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogal Real Estate, LLC 2024

233 & 315 CONTINENTAL AVE.



UPTOWN

DOWNTOWN

AMERICAN AIRLINES CENTER



± 5.06 AC

± 1.09 AC

CONTINENTAL AVE.

N. RIVERFRONT BLVD.

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About

THE DESIGN DISTRICT

Up until the mid-2000s, the Dallas Design District, situated two-miles northwest of downtown— was an industrial hub for wholesale interior design showrooms. Today, the district is one of Dallas’ trendiest enclaves— boasting fabulous shops, celebrated eateries and the city’s largest concentration of art galleries.

A constant stream of new restaurants, cafes and pubs— is cementing the Design District’s status as one of the city’s hottest dining destinations. You can find award-winning cuisine at The Charles, Town Hearth, The Mexican, and most recently, Carbone’s, from New York. And that’s just a sampling of the district’s tantalizing edible landscape.

The energy doesn’t stop after the sun goes down in the Design District. Along with a slew of restaurants and bars, the area plays host to a number of nighttime activities, ranging from exciting gallery events to wine tastings at places such as Ascension Coffee and the Wine Poste. Or for something unique, check out the retro bowling lanes at Bowlounge—where you can score a strike while enjoying craft cocktails and draft brews.

Whats To Come

THE DESIGN DISTRICT

Developers have broken ground on the first of three planned high-rises in Dallas' Design District. New Jersey-based Urby is building the 27-story residential tower on Hi Line Drive just west of Stemmons Freeway. The building will have 383 luxury rental units when it opens in two years.

"We chose the Design District in particular because of its excellent walkability, great restaurants, breweries, and art galleries, as well as convenient access to Victory Park, Uptown and the downtown historic district. Urby will introduce a new, vibrant perspective to the area while at the same time embrace the unique character that makes the Design District special."

- David Barry, President and CEO of Urby.



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Davidson & Bebel Real Estate, LLC, 2024



Whats To Come

MANUFACTURING DISTRICT

The latest of the Manufacturing District, 141-149 Manufacturing is the most flexible option for potential tenants with multiple suite size options available, ranging from 16,000 square feet to under 2,000 square feet.

This building also has direct access to the roof-top lounge creating a unique opportunity for tenants who want alternative work and socialization opportunities. The project will also include a 9,000 square foot first floor outdoor green space and covered walkways across the building frontage.



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Davidson & Bogel Real Estate LLC 7/1/24

About

VICTORY PARK

Victory Park is a neighborhood in Dallas, Texas, located northwest of the city's downtown area. It was developed in the early 2000s and is named after the Victory Park Plaza hotel, which was originally built as the Adolphus Hotel.

The neighborhood is known for its upscale shopping, dining, and entertainment options, including the American Airlines Center, home of the Dallas Mavericks NBA team and the Dallas Stars NHL team. Victory Park is also home to a number of high-rise residential buildings and office towers, as well as a number of hotels and other facilities.

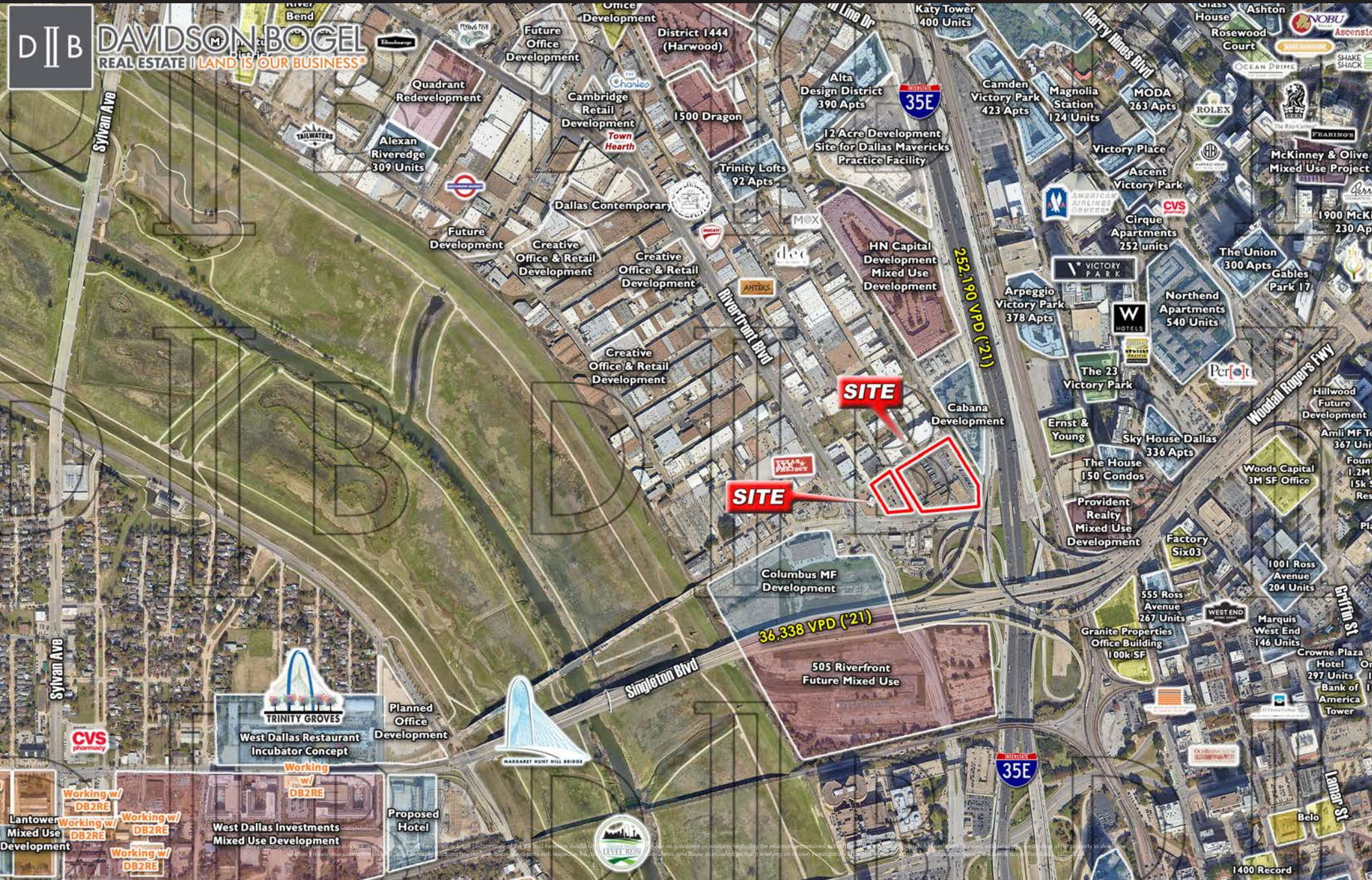


GOLDMAN SACHS

Goldman Sachs will occupy over 800 thousand square feet of office space in its new campus north of downtown Dallas. The 900,000-gross-square-foot office project will house thousands of workers for New York-based financial giant Goldman Sachs. The seven-story to 14-story office towers will include about 800,000 square feet of space, 20,000 square feet of retail space and will sit on 3 acres next to a new 1.5 acre park.

The Goldman Sachs building is the first phase of a larger 11-acre mixed-use development Hunt Realty is planning on the current site of the North End Apartments next to the Perot Museum. Goldman Sachs will be the tenant in this first office building in Hunt Realty's planned North End redevelopment on Field Street just north of Woodall Rodgers Freeway.

233 & 315 CONTINENTAL AVE. | AERIAL



DFW 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)

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
JAKE MILNER	647114	JMILNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE NAME	LICENSE NO.	EMAIL	PHONE
SCOTT LAKE	618506	SLAKE@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE NAME	LICENSE NO.	EMAIL	PHONE
BENNETT SIKES	788242	BSIKES@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE NAME	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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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
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