



408 SINGLETON BLVD.

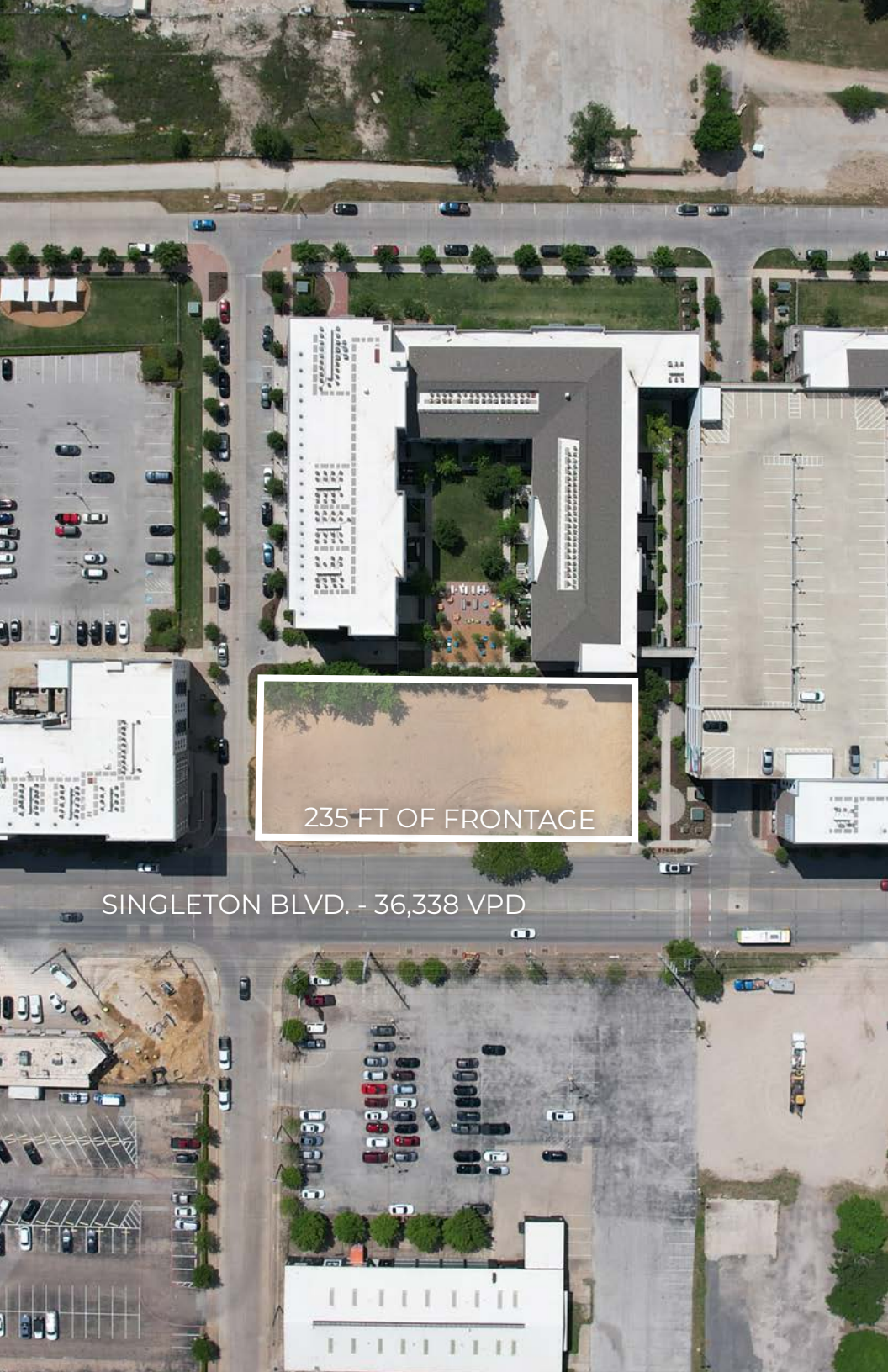
DALLAS, TX | LAND FOR SALE OR LEASE

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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



SIZE:
± 27,878 SF



TRAFFIC COUNTS:
Singleton Blvd.: 36,338 VPD
I-30: 156,691 VPD



ZONING:
PD - 891

235 FT OF FRONTAGE

SINGLETON BLVD. - 36,338 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	14,640	154,539	369,674
% Proj Growth 2024-2029	3.74%	2.49%	1.12%
2024 Average HH Income	\$98,098	\$121,441	\$118,953
2024 Median HH Income	\$66,288	\$83,254	\$75,595



FUTURE HAROLD
SIMMONS PARK

SINGLETON BLVD. - 36,338 VPD

D || B

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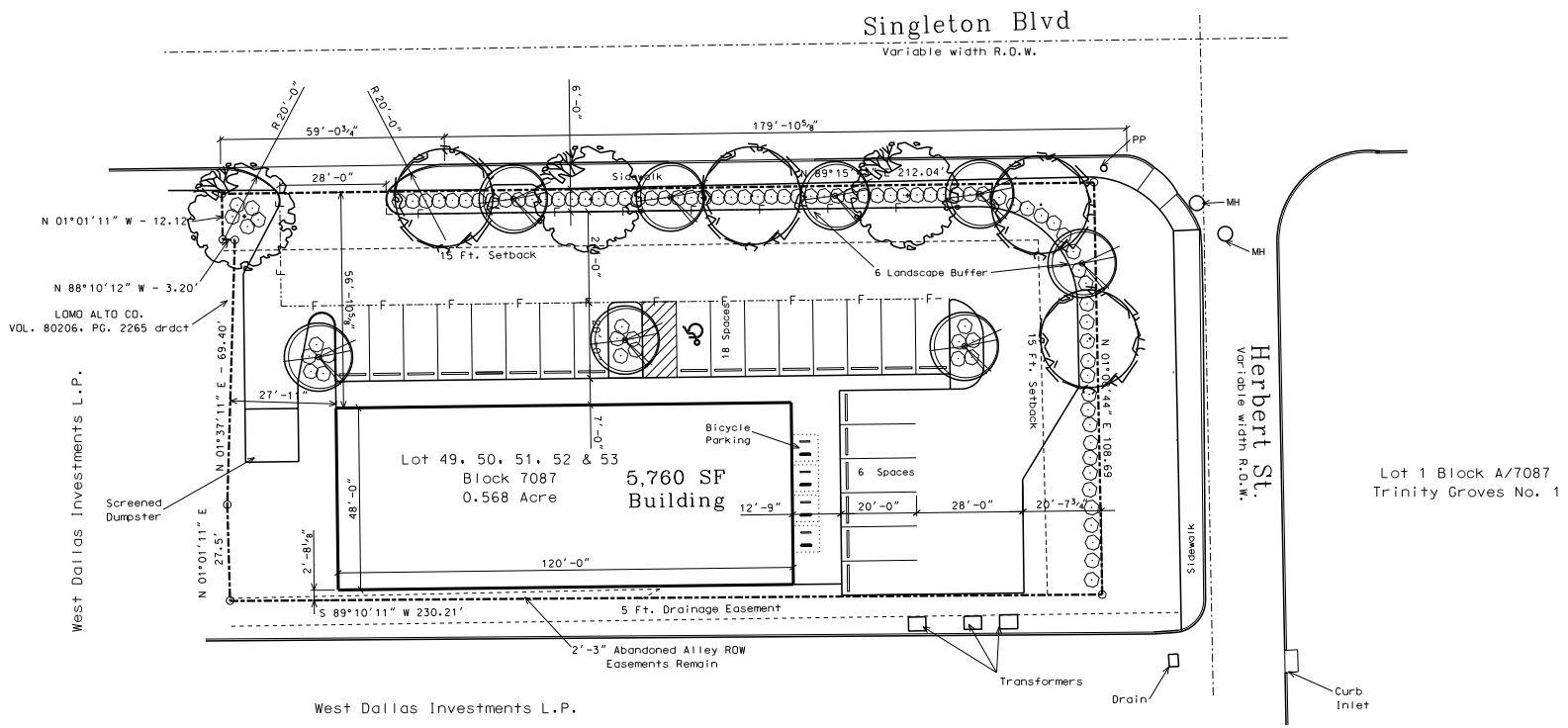
SINGLETON BLVD. - 36,338 VPD

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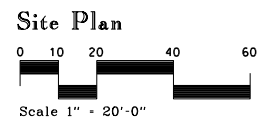
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- Notes:
1. CR Zoning
 2. Building 5,760 SF
 - 1 Space Per 200 SF
 - 24 Spaces Required
 - 2 Space Credit Bike Racks
 - 5 Percent Max
 - 3 Space DART Credit
 - 24 Spaces Provided
 3. 6 Ft. Road Landscape Buffer

4. 24,776 SF Lot
- 15% Required Landscape 4,016 SF
- 4,516 Provided
5. 1 Tree Per 4,000 SF
- 6 Trees Required
6. 1 Planting Group Every 40 Ft. Of Frontage
- 349 LF Frontage - 9 Planting Groups



- LEGEND
- 19" IRON ROD W PLASTIC CAP
 - STAMPED "SPIRSENG" SET, UNLESS NOT 19
 - OTHERWISE NOTED.
 - IRON ROD FOUND
 - CAPPED IRON ROD FOUND
 - POWER POLE
 - SAN. SEWER MANHOLE
 - STORM SEWER MANHOLE
 - LIGHT POLE/STANDARD
 - GUY WIRE ANCHOR
 - SIGNPOST
 - FIRE HYDRANT
 - GAS LINE MARKER
 - FIBROPTIC CABLE MARKER
 - FIRE SPRINKLER CONTROL BOX
 - ELECTRIC BOX
 - ELECTRIC METER
 - IRRIGATION CONTROL VALVE
 - WATER VALVE
 - WATER METER
 - SANITARY SEWER CLEANOUT
 - CHAIN LINK FENCE
 - OVERHEAD POWER LINE
 - CONTROL MONUMENT



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ABOUT TRINITY GROVES NEIGHBORHOOD



Trinity Groves, the newest of Dallas's revitalized submarkets, has become a hub for Dallas retail, innovative restaurant concepts, and entertainment.

Historically a warehouse district, this area has seen extensive growth since the beginning of its revitalization and continues to attract new residents and businesses. In addition to its retail and entertainment options, the Ronald Kirk Pedestrian Bridge, Trinity Overlook Park, and Trinity Skyline Trails provide some of the best views of Downtown Dallas.

The community has great accessibility, situated west of Downtown Dallas, the neighborhood has easy access to I-30 as well as access to public transportation. The area has a walk score of 68.

Continuing to evolve, future plans for growth in the neighborhood include a boutique hotel, office space, and more multifamily projects.

The tracts are uniquely positioned to capitalize on the population growth and a growing office demand in the booming submarket.

TRINITY GREEN

25 ACRES

Developer Stonelake Capital Partners started construction on the \$250 million mixed-use development, located on Singleton Boulevard near the foot of the Margaret Hunt Hill Bridge, in 2015.

To date, Stonelake has completed a 355-unit apartment project called The Austin, an extension of the thriving Trinity Groves neighborhood of West Dallas. Stonelake Capital's Trinity Green master development was designed by GFF Planning, who was also instrumental in the zoning case to make this project a possibility. Alta Trinity Green is the second multifamily phase, a 324-unit wrap style building for Wood Partners, designed with resilient materials that are reminiscent of the area's industrial context and history.

The master plan is organized around a signature, central linear park, and this project reinforces that concept by orienting the primary building entrance toward the park, creating an entry plaza off the park for it and a future phase, and continuing a programmed linear greenspace between our project and the future phase, towards the perimeter of the site. Alta Trinity Green is an exciting opportunity to continue to push the activity of the Trinity Groves neighborhood westward into formerly industrial sites, and act as a catalyst for future development of the area.

At full build-out, Trinity Green is expected to offer 1,500 apartment homes surrounding a 1-acre park adjacent to downtown Dallas.





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.

GOLDEN ROD

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.



NEW DEVELOPMENTS

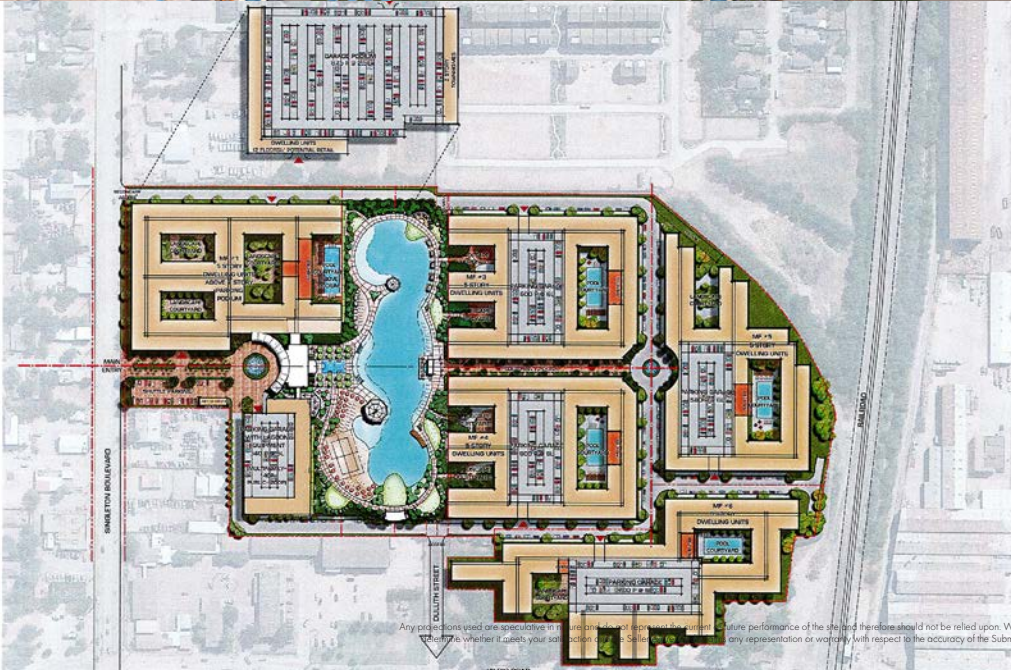


STONELAKE 490 UNIT MULTI-FAMILY DEVELOPMENT

.35 MILES WEST OF THE SUBJECT SITE

MEGATEL MIXED-USE DEVELOPMENT

.79 MILES WEST OF SUBJECT PROPERTY



- 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

.35 MILES 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.



818 Singleton perspective views

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TRINITY GROVES DEVELOPMENT



GREENBRICK DEVELOPMENT

.6 MILES SOUTHWEST 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.



LARKSPUR DEVELOPMENT

.8 MILES SOUTHWEST 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.



	EXISTING ZONING	PROPOSED
Height and Stories		
Blocks 1, 2 and 3:	40 ft. / 3 stories	No change
Block 6:	145 ft. / 11 stories	No change
Blocks 4 and 5:	40 ft. / 3 stories	40 ft. / 3 stories With Mixed-Income Housing: 70 ft. / 5 stories
Lot Coverage	80%	85%
Floor Area Ratio	3.0 FAR Residential Uses 1.2 Non-Residential Uses	No change
Open Space	None Required	Nearly 1 acre with 1/3 acre contiguous
Affordable Housing	None Required	5% at 51-60% AMFI 5% at 61-80% AMFI
Parking Spaces	Mixed-Use Project Reductions Per PD 714	25% reduction for Non-Residential Uses

The Park on West Main

STORYBUILT MIXED USE DEVELOPMENT

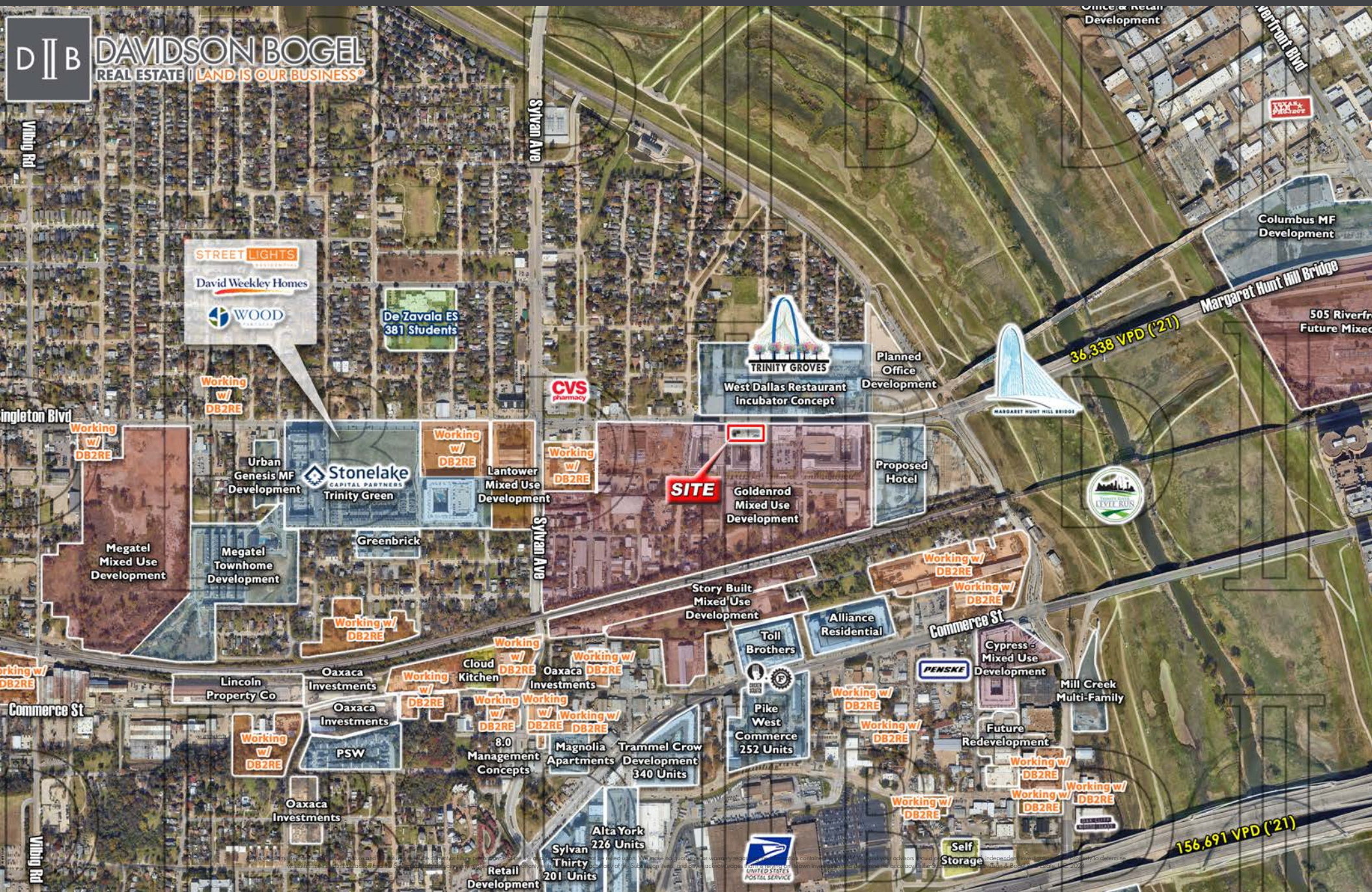
.25 MILES SOUTH OF SUBJECT SITE

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.

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408 SINGLETON BLVD.

WIDE AERIAL



DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS®

STREET LIGHTS
David Weekley Homes
WOOD

SITE

36,338 VPD (21)

156,891 VPD (21)

408 SINGLETON BLVD.

CLOSE AERIAL

D II B

DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS®

Bataan St



Herbert St



**West Dallas Restaurant
Incubator Concept**

THE NETWORK BAR
DALLAS EST 2017



Singleton Blvd

36,338 VPD ('21)



SITE

Herbert St

McPherson St

**Goldenrod
Mixed Use
Development**

Broadway Ave

Bataan St

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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

408 SINGLETON BLVD.

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.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
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DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
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SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
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KAM DUHON	775225	KAMDUHON@DB2RE.COM	214-526-3626
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.

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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:

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- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Davidson Bogel Real Estate, LLC	9004427	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
	License No.		Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Noah Williams	743029	nwilliams@db2re.com	214-526-3626
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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Designated Broker of Firm	License No.	Email	Phone
Scott Lake	618506	slake@db2re.com	214-526-3626
Sales Agent/Associate's Name	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

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