

DALLAS - 4246 - 4234 COLE AVE. & 3121 LEE ST.

DALLAS, TX



UPTOWN DALLAS DEVELOPMENT OPPORTUNITY

LISTING TEAM



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Any projections used are speculative in nature and do not represent the current or future performance of the property and therefore should not be relied upon to make a guarantee or warranty regarding the information contained in this flyer. You and your advisors should conduct 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 information. Buyer shall not rely on its own investigations to determine the accuracy of the information. Davidson & Bonifant Real Estate, LLC 2023

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01. PROPERTY DETAILS

LOCATION

4246 & 4234 Cole Avenue & 3121 Lee St.,
Dallas, TX 75204

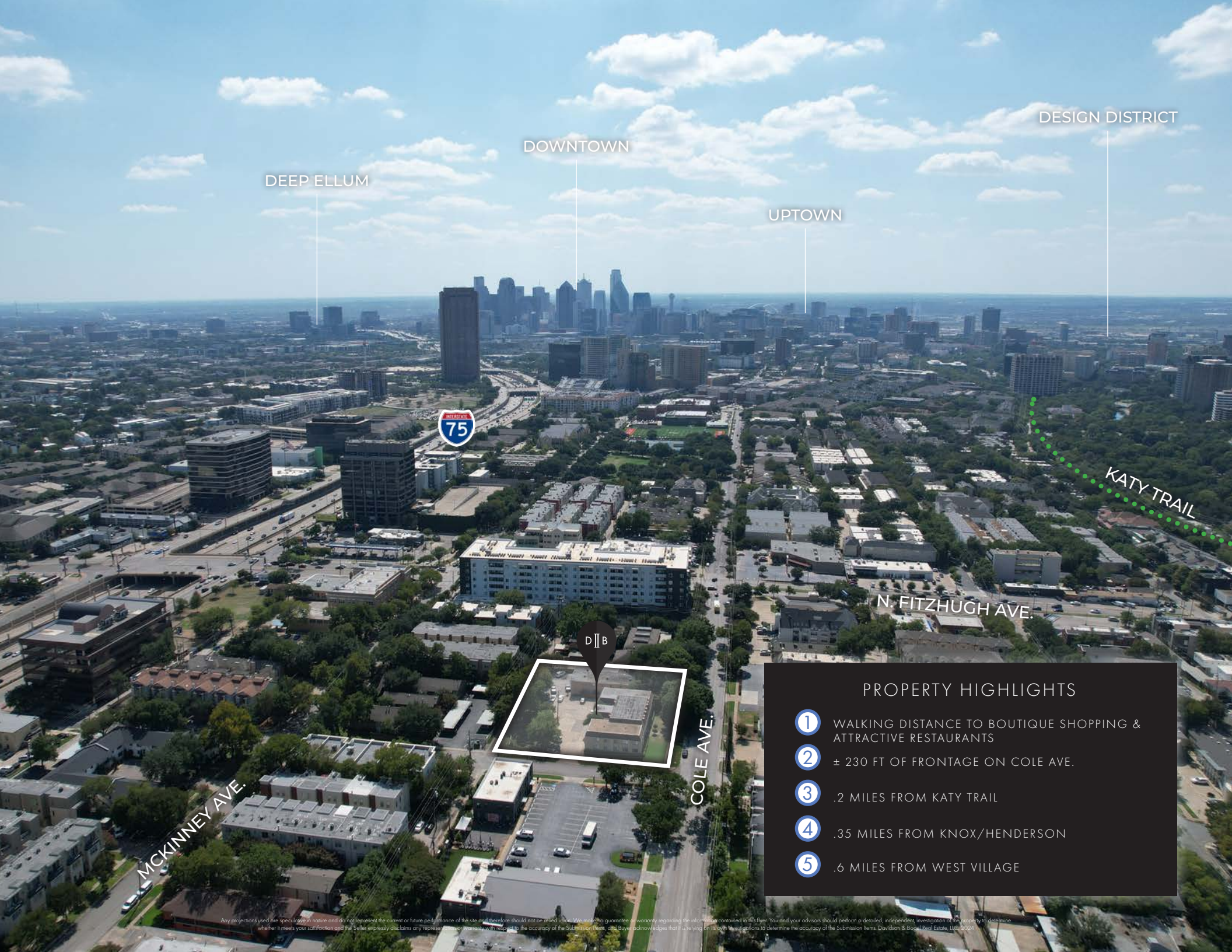
SIZE

± 40,500 Sqft. of Land
27 Units

ZONING

PD 193
(MF-2)

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DEEP ELLUM

DOWNTOWN

UPTOWN

DESIGN DISTRICT



KATY TRAIL

N. FITZHUGH AVE.

D||B

COLE AVE.

MCKINNEY AVE.

PROPERTY HIGHLIGHTS

- 1 WALKING DISTANCE TO BOUTIQUE SHOPPING & ATTRACTIVE RESTAURANTS
- 2 ± 230 FT OF FRONTAGE ON COLE AVE.
- 3 .2 MILES FROM KATY TRAIL
- 4 .35 MILES FROM KNOX/HENDERSON
- 5 .6 MILES FROM WEST VILLAGE

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Knox/Henderson



SITE

Turtle Creek Village



West Village



Lower Greenville



Alexan Lower Greenville
475 Units

Katy Trail Lang Mixed Use

CVS

Forest City

West Village

Alara

ZOM

Windsor

N Dallas HS

The Central Development

CityPlace Heights 396 Units

Metropolitan at Cityplace 170 Units

Fitzhugh Urban Flats 452 Units

B & F Flats 361 Units

Camden Belmont 477 Units

Camden Henderson 106 Units

Avana Knox Henderson 182 Units

Easton 150 Units

Paseo Residences 24 Units

Working w/ DB2RE

Working w/ DB2RE

Working w/ DB2RE

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02. UPTOWN DEVELOPMENT PROJECTS

THE GALATYN

The Galatyn sits in the Upper McKinney District, just one block from the Katy Trail and its sister project, The McKenzie. With only 56 units, residences will have spacious floorplans averaging over 2,700 square feet and including custom home features such as an entry foyer with an attached powder bathroom. Streetlights Residential plans to open The Galatyn in 2025.



THE TERMINAL AT KATY TRAIL

Capitol Peak Ventures has recently completed the more than 200,000-square-foot, mixed-use project which includes 16 luxury condos, two restaurants, two retail concepts and a public park that backs up to the Katy Trail. Located on the corner of Buena Vista and Fitzhugh, each condo has a unique floorplan, ranging from 2511 square feet to 8,000 square feet and averaging around 3,900 square feet.



UPTOWN DEVELOPMENT PROJECTS

KNOX PROMENADE

Stockdale Investment Group is teaming up with Hines to develop an apartment tower with 300 units, 250,000 square-foot office and a senior housing high-rise with 225 homes along McKinney Avenue & Knox St.



KNOX STREET MIXED-USE DEVELOPMENT

The development sits on a four-acre site adjacent to the iconic Katy Trail and the neighboring town of Highland Park and is expected to open in 2026. Once completed, it will total 1 million square feet of world-class mixed-use space. It will feature a luxury hotel and condominiums, a 27-story multifamily building, nine floors of offices above two stories of retail, restaurants, and a half-acre park connected to the Katy Trail.



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, behind Taiwan.

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

03. DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	40,016	125,794	210,753
% Proj Growth 2023-2028	1.53%	1.53%	1.41%
2023 Average Home Value	\$609,647	\$730,903	\$752,462
2023 Average Household Income	\$143,614	\$140,191	\$141,030
2023 Median Home Value	\$96,987	\$88,717	\$86,728

04. DISCLAIMER

Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to 4011 - 4033 Cole Avenue "Property" has been obtained from sources believed reliable. While DB2RE does not doubt its accuracy, DB2RE has not verified the information and makes no guarantee, warranty or representation about the information contained in this package. It is your (Purchaser) responsibility to independently confirm the accuracy and completeness of the information. Any projections, opinions, assumptions or estimates used herein are for example only and does not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. DB2RE and the DB2RE logo are service marks of Davidson & Bogel Real Estate, LLC and/or its affiliated or related companies in the United States and other countries. All other marks displayed as well as any elements of this document are the property of their respective owners and DB2RE. No transmission of this document is permitted without written consent from DB2RE. As a condition of DB2RE's consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.



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	9004427	INFO@DB2RE.COM	214-526-3626
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DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
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LICENSED SUPERVISOR OF SALES AGENT / ASSOCIATE	LICENSE NO.	EMAIL	PHONE
SCOTT LAKE	618506	SLAKE@DB2RE.COM	214-526-3626
SALES AGENT/ ASSOCIATE NAME	LICENSE NO.	EMAIL	PHONE
WILL VANDERMEER	800677	WVANDERMEER@DB2RE.COM	214-526-3626
SALES AGENT/ ASSOCIATE NAME	LICENSE NO.	EMAIL	PHONE

11-2-2015



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:

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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
Jake Milner	647114	jmilner@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
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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