

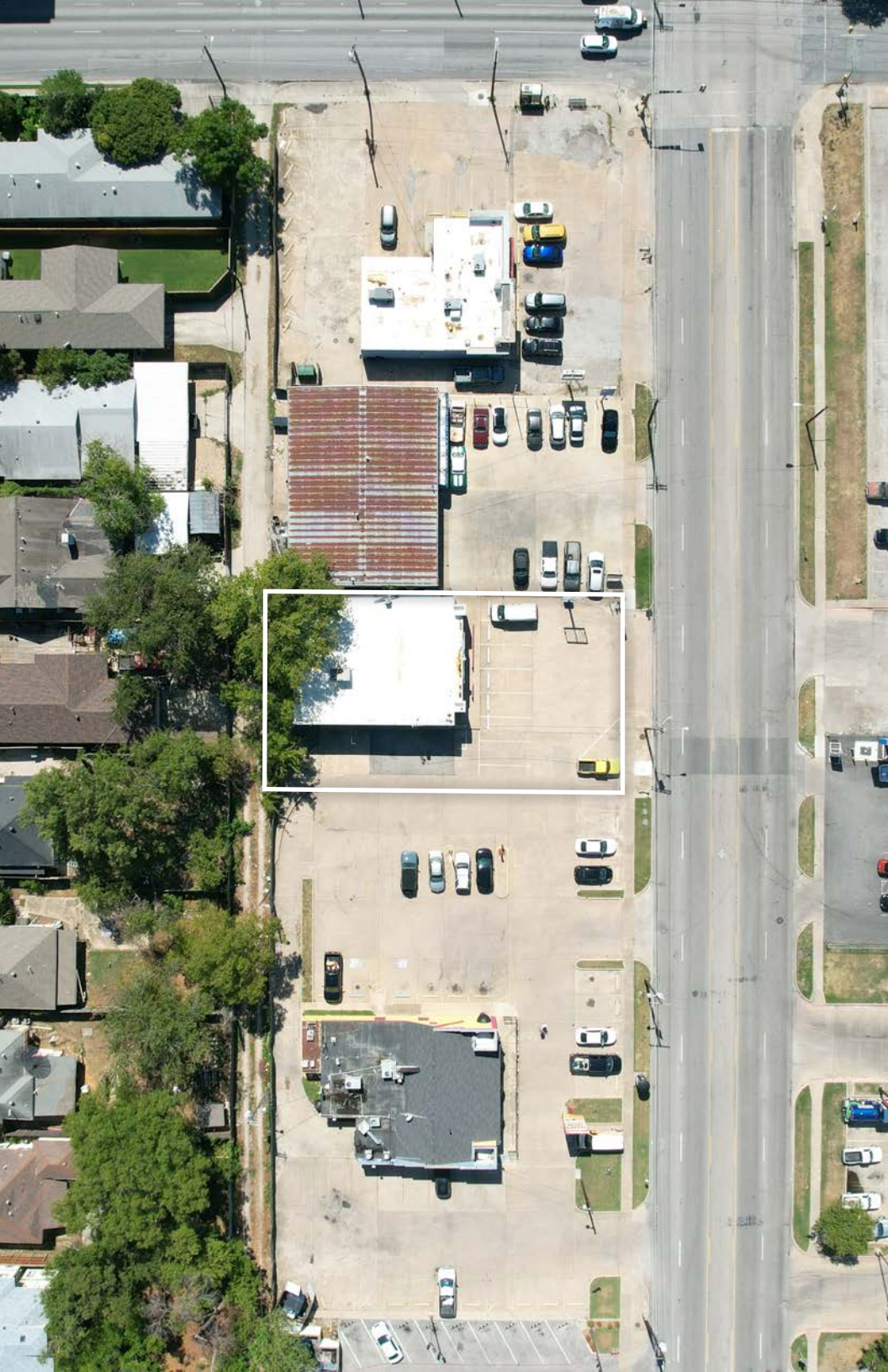


4312 LIVE OAK ST.

DALLAS, TX | BUILDING FOR SALE

SCOTT LAKE
Slake@db2re.com
214.526.3626 x 108

JAKE MILNER
JMilner@db2re.com
214.526.3626 x 109



PROPERTY INFORMATION



SIZE:

Land: ± 9,720 SF
 Building: ± 3,032 SF



TRAFFIC COUNTS:

U.S. 75: 253,718 VPD
 I-30: 160,920 VPD



ZONING:

PD - 298

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	30,294	194,944	391,979
% Proj Growth 2024-2029	1.64%	1.54%	1.17%
2024 Average HH Income	\$102,421	\$145,004	\$138,063
2024 Median HH Income	\$64,874	\$96,723	\$85,570

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

DEEP ELLUM

DOWNTOWN

UPTOWN



D||B

PROPERTY HIGHLIGHTS

1. 1.8 MILES NE OF TOM THUMB
2. 2.5 MILES SOUTH OF LOWER GREENVILLE
3. 1 MILE FROM EXALL PARK
4. SHORT DRIVE-TIME TO DOWNTOWN, UPTOWN, AND KNOX/HENDERSON
5. LOCATED ON KEY, DOWNTOWN COMMUTER THOROUGHFARE JUST OFF A SIGNALIZED INTERSECTION
6. EXCELLENT VISIBILITY & EASY ACCESS

N. CARROLL AVE.

LIVE OAK ST.

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NEW EAST DALLAS DEVELOPMENT THE CENTRAL

2 MILES FROM SUBJECT SITE

The Central is a 27 acre mixed use development designed to connect Uptown and East Dallas with a 4 acre centrally located park and over 110,000 square feet of new retail.

The Central will offer 5 pavilions throughout the park, a large spa, and a health and wellness center. Chef-driven concepts and fast-casual restaurants will be offered with art and entertainment park-side.



Being part of Lot 8, all of Lot 9 and part of Lot 10, Block 9, City Block 738 of the McKell Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 241, Page 96, Deed Records, Dallas County, Texas, being that same tract of land conveyed to James R. Ellis by deed recorded in Volume 2000156, Page 1256 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

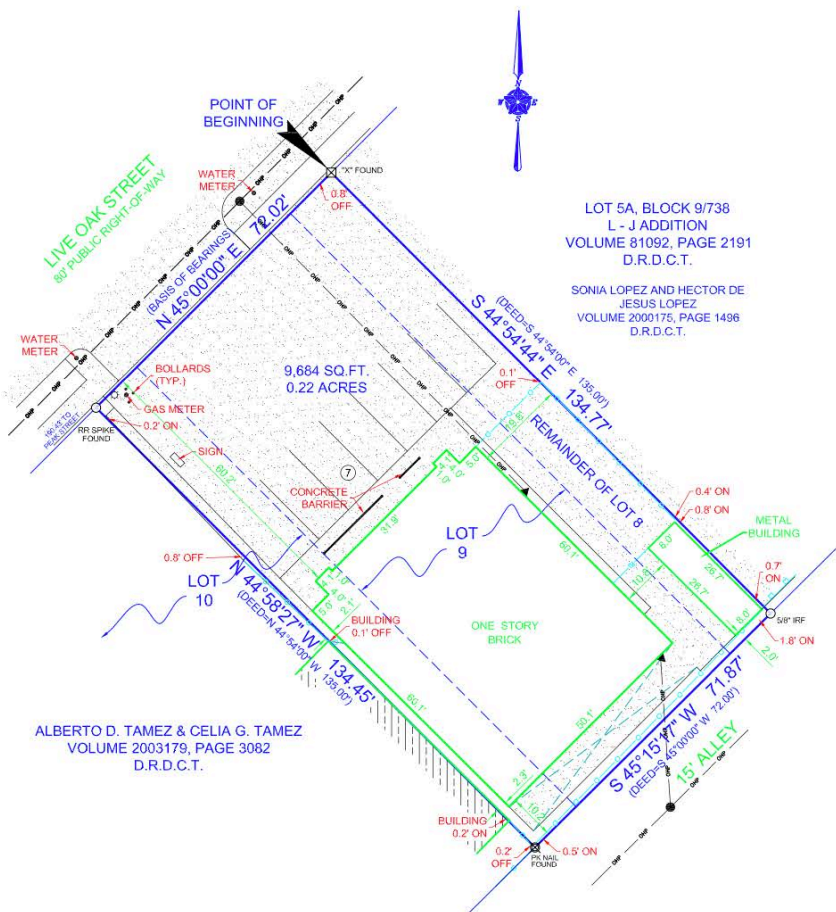
Beginning at an "X" found in concrete for corner in the Southeast right-of-way line of Live Oak Street (80 foot public right-of-way), said point being the West corner of Lot 5A, Block 9/738 of the L - J Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 81092, Page 2191 of the Deed Records of Dallas County, Texas, same being the North corner of herein described tract;

Thence South 44 Degrees 54 Minutes 44 Seconds East, along the Southwest line of said Lot 5A and departing the Southeast right-of-way line of said Live Oak Street, a distance of 134.77 feet to a 5/8 inch iron rod found for corner in the Northwest right-of-way line of a 15 foot public alley, said point being the South corner of said Lot 5A, same being the East corner of herein described tract;

Thence South 45 Degrees 15 Minutes 17 Seconds West, along the Northwest right-of-way line of said alley, a distance of 71.87 feet to a PK nail found for corner, said point being the East corner of a tract of land conveyed to Alberto D. Tamez and Celia G. Tamez by deed recorded in Volume 2003179, Page 3082 of the Deed Records of Dallas County, Texas, same being the South corner of herein described tract;

Thence North 44 Degrees 58 Minutes 27 Seconds West, along the Northeast line of said Tamez tract, and departing the Northwest right-of-way line of said alley, a distance of 134.45 feet to a Railroad Spike Found for corner in the Southeast right-of-way line of said Live Oak Street, said point being the North corner of said Tamez tract, same being the West corner of herein described tract;

Thence North 45 Degrees 00 Minutes 00 Seconds East, along the Southeast right-of-way line of said Live Oak Street, a distance of 72.02 feet to the POINT OF BEGINNING and containing 9,684 square feet or 0.22 acres of land.



LOT 5A, BLOCK 9/738
L - J ADDITION
VOLUME 81092, PAGE 2191
D.R.D.C.T.

SONIA LOPEZ AND HECTOR DE
JESUS LOPEZ
VOLUME 2000175, PAGE 1496
D.R.D.C.T.

ALBERTO D. TAMEZ & CELIA G. TAMEZ
VOLUME 2003179, PAGE 3082
D.R.D.C.T.

SURVEYOR'S CERTIFICATE

Certify To: The Gutway Company, First American Title Insurance Company and Republic Title of Texas, Inc., in connection with the transaction referenced in GF No. 1007-4523-RTT

I hereby certify that on the 29th day of March, 2012, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Live Oak Street, same being a paved, dedicated public right-of-way maintained by The City of Dallas, which abuts the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey



Gary E. Johnson
Registered Professional Land Surveyor No. 5299
State of Texas

No.	Revision/Issue	Date

LEGEND

⊕	HANDICAPPED SPACE	⊗	SANITARY SEWER MANHOLE COVER
○	PARKING SPACE	⊙	LIGHT POLE
⊗	IRON ROD FOUND	⊕	POWER POLE
⊗	IRON ROD SET	■	BRICK COLUMN
○	IRON PIPE FOUND	AC	AIR CONDITIONING
□	FENCE POST CORNER	⊕	FIRE HYDRANT
⊗	"X" FOUND / SET	⊕	ELECTRIC METER

/// ASPHALT PAVING
 ○—○ CHAIN LINK FENCE
 □ WOOD FENCE
 X—X WIRE FENCE
 □ IRON FENCE
 ||| PIPE FENCE
 [] COVERED PORCH, DECK OR GARPORT
 [] CONCRETE PAVING
 [] GRAVEL/ROCK ROAD OR DRIVE
 --- SS --- OVERHEAD ELECTRIC SERVICE
 --- OHP --- OVERHEAD POWER LINE
 --- SS --- SANITARY SEWER LINE

GENERAL NOTES

- 1) According to the F.J.R.M. No. 48113C0345-J, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.
- 2) Bearings are based on deed recorded in Volume 2000156, Page 1256, Deed Records, Dallas County, Texas.
- 3) Property is subject to terms, provisions and conditions of Parking Agreement recorded in Volume 81097, Page 1644, Real Property Records, Dallas County, Texas.
- 4) Property is subject to terms, provisions and conditions of Reciprocal Easement Agreement recorded in Volume 81097, Page 1636, Real Property Records, Dallas County, Texas.

TEXAS HERITAGE SURVEYING, LLC

16610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com

CATEGORY 1A, CONDITION II SURVEY
 4312 LIVE OAK STREET
 PART OF LOTS 8 & 10
 AND ALL OF LOT 9
 BLOCK 9, MCKELL SUBDIVISION
 DALLAS, DALLAS COUNTY, TEXAS

Task No. 1200705-1
 Drawn BY EDDIE
 Date 04/04/2012
 Scale 1"=20'

Gary E. Johnson
 Registered Professional Land Surveyor No. 5299

ACCEPTED BY: _____ ACCEPTED BY: _____ DATE: _____

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

NEW EAST DALLAS MULTI-FAMILY

CONSTRUCTION STARTED ON ONE OF THE LARGEST SITES EAST OF DOWNTOWN DALLAS

The Dallas Morning News



The dirt is finally flying on one of East Dallas' largest development sites.

The more than one-block property at Live Oak and Bennett streets east of downtown has been vacant for more than a decade.

Ground has now been broken for a 327-unit apartment community that will fill the last major development site along that stretch of Live Oak between downtown and Lakewood. The five-story rental community is a project of Chicago-based Conor Commercial Real estate and is called The Flynn at Live Oak.

"The Flynn at Live Oak will serve the growing demand of young professionals who want to live in East Dallas," Conor vice president Jason Young said in a statement. "We expect the building's level of sophistication and abundant amenities will be well received in the market."

The apartment project is being built in partnership with Globe Corp. and Origin Investments. Wintrust Bank provided construction financing. Jones Lang LaSalle arranged the funding. Dallas' Merriman Anderson Architects designed the apartments.

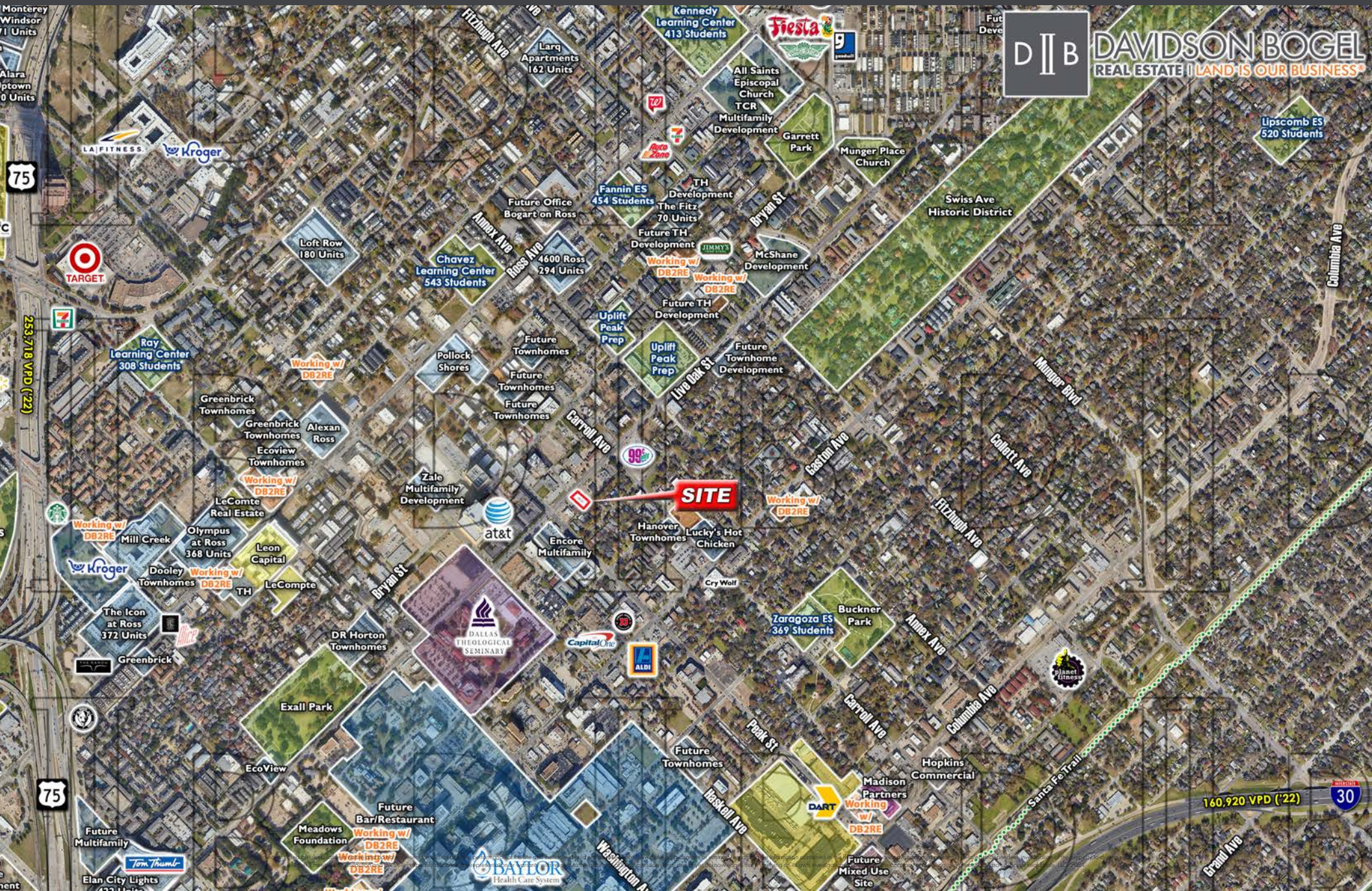
Cadence McShane Construction is the general contractor for the project, which is scheduled to open in spring 2025.

The new rental community will include a coworking space with private offices, a grab-n-go mini-mart and a dog park.



4312 LIVE OAK ST.

WIDE AERIAL



4312 LIVE OAK ST.

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
LICENSED BROKER / BROKER FIRM NAME
MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM
SCOTT LAKE
SALES AGENT/ASSOCIATE
JAKE MILNER
SALES AGENT/ASSOCIATE

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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:

- 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
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

IABS 1-0



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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

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