

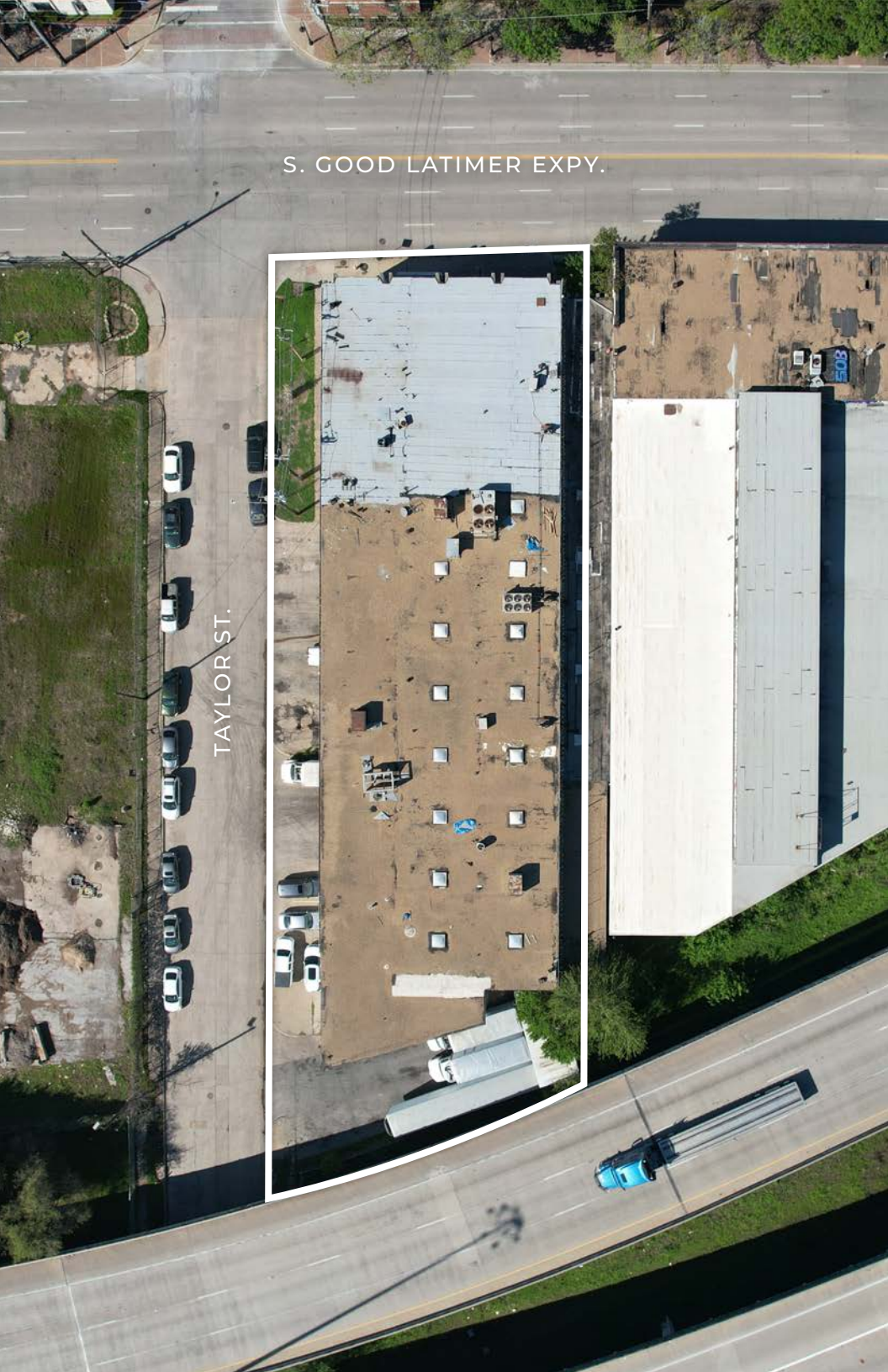


510 S. GOOD LATIMER EXPY. DALLAS, TX | OPPORTUNITY ZONE BUILDING FOR SALE

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S. GOOD LATIMER EXPY.

TAYLOR ST.

PROPERTY INFORMATION



SIZE:
Land: ± 24,320 SF



TRAFFIC COUNTS:
I-30: 175,684 VPD
I-45: 179,528 VPD

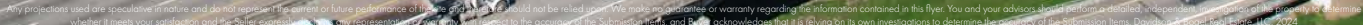


ZONING:
PD 357 - Subdistrict 7

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	19,875	173,162	374,331
% Proj Growth 2023-2028	4.20%	2.14%	1.18%
2023 Average HH Income	\$107,663	\$115,245	\$120,604
2023 Median HH Income	\$78,877	\$75,091	\$71,259

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





EPIC MIXED-USE PROJECT

.5 MILES NW OF THE SUBJECT SITE

Westdale, KDC, Streetlights Residential and Vine Street Ventures have built a transit-oriented development at Good-Latimer Expressway and Pacific Street, across from DARTS Deep Ellum commuter rail station. The development includes 310 units of multifamily residential housing, 251,351 square feet of office space, 42,000 square feet of retail and a 164-key boutique hotel.



GREENHOUSE

1 BLOCK SOUTH OF SUBJECT SITE

Woodfield Development has filed plans with the state for a 21-story residential tower on South Good Latimer Expressway near Interstate 30. The \$125 million residential building called the GreenHouse would be one of the first high-rise projects in the Farmers Market neighborhood consisting of 5730,000 square feet.



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

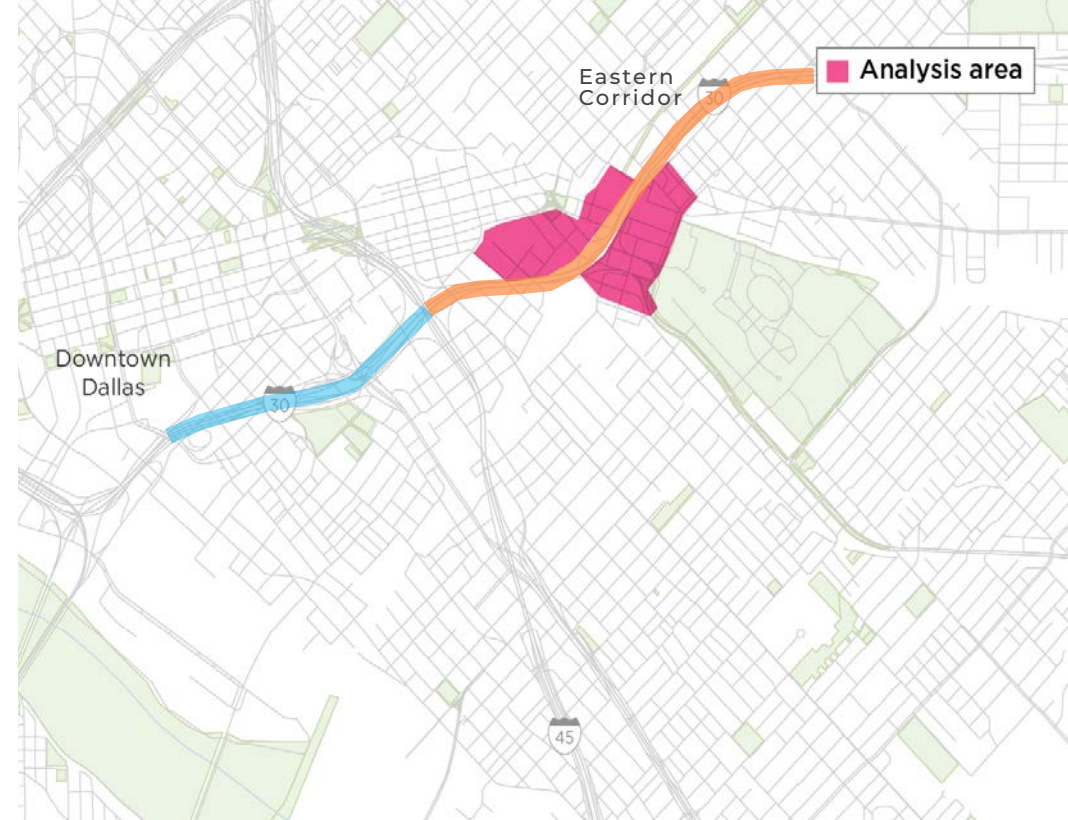
Deep Ellum Arts Festival is born

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PLANNED DEEP ELLUM DECK PARK

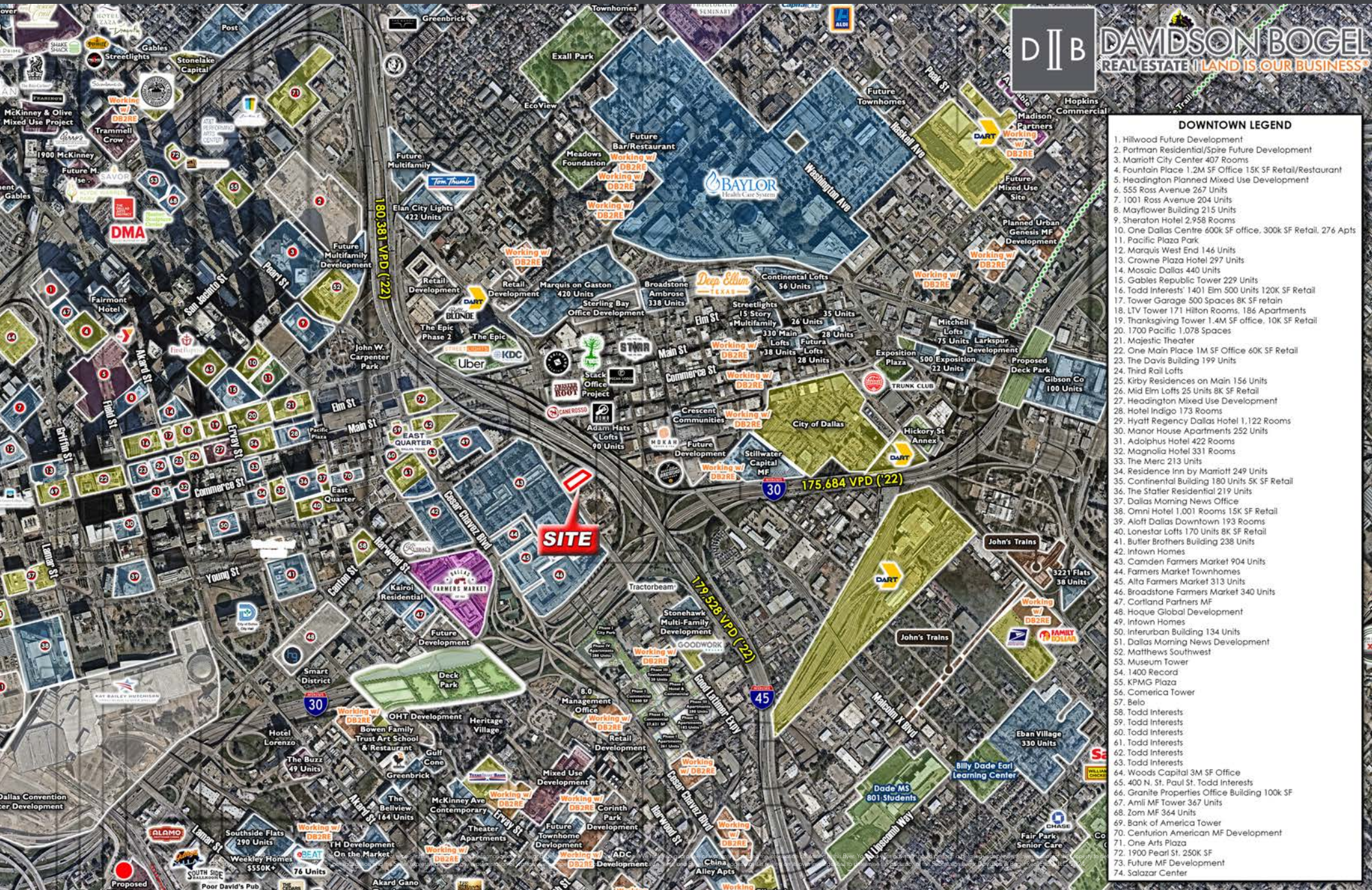
.5 MILES EAST OF SUBJECT SITE

- 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.



510 S. GOOD LATIMER EXPY.

WIDE AERIAL



510 S. GOOD LATIMER EXPY.

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
SCOTT LAKE	618506	SLAKE@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
JAKE MILNER	647114	JMILNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
WILL VANDERMEER	800677	WVANDERMEER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE



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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:

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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.

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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
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Date



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