

MARSALIS AVE. & E 8TH ST. DALLAS, TX



OFFERING MEMORANDUM

LISTING TEAM



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MARSALIS AVE. & E 8TH ST.

01. PROPERTY DETAILS





PROPERTY DETAILS

LOCATION

SEC - N. Marsalis Ave.
& E 8th St.

SIZE

Land: ± 2.15 AC
Building: $\pm 96,775$ SF

TRAFFIC COUNTS

I-35 E: 176,115 (VPD)

ZONING

PD 468 [Subdistrict D]
(WMU-5)



Marsalis Ave.

515 Feet

183 Feet

8th St.

02. PROPERTY HIGHLIGHTS

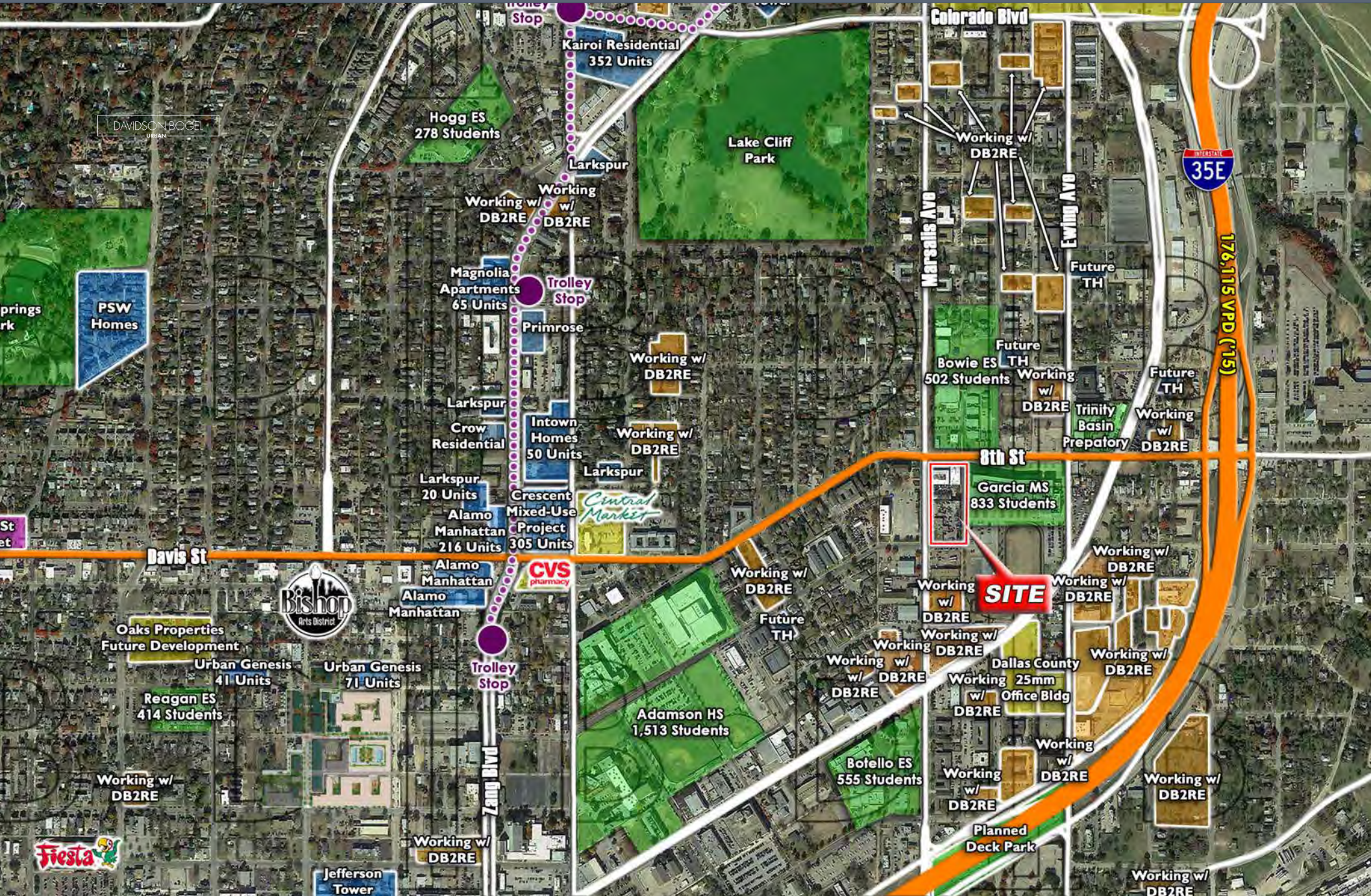


An aerial photograph of a city neighborhood. In the foreground, a large, rectangular property is outlined in blue. This property contains a large, multi-story building with a flat roof, surrounded by a parking lot filled with cars. To the right of the highlighted property is a modern, two-story brick building with a flat roof and a parking lot. Further right is a tennis court. In the background, a highway with a large arch bridge spans a river. The city skyline is visible in the distance under a clear sky.

PROPERTY HIGHLIGHTS

- Covered land opportunity at a signalized intersection.
- Next premier intersection primed for redevelopment in Bishop Arts.
- 515 feet of Marsalis frontage and 183 feet of 8th street frontage.
- Historic Tax Credits available, but the building is not designated as a historic landmark.

WIDE AERIAL





.03 MARSALIS CENTER RENT ROLL

MARSALIS CENTER RENT ROLL

As Of: 4/15/21

Unit	Tenant	Square Feet	Lease Expiration	Deposit	Rent / Mo.
200 N. Marsalis					
#1	J. Bruno Villafranco	24,564	1/31/20	\$3,500.00	\$5,500.00
#2	Elias Garcia	3,479	1/31/20	\$1,500.00	\$1,650.00
#3	Moses Pendoza	1,449	1/31/20	\$700.00	\$850.00
#4	Jose Bustimonte	495	1/31/20	\$300.00	\$725.00
#8	Jose Elizalde	10,900	1/31/20	\$900.00	\$1,000.00
#XO	Jose Elizalde	3,000	1/31/20	\$600.00	\$650.00
Roof Top	Francisco Lopez	600	Mo. to Mo.	\$600.00	\$600.00
222 N. Marsalis	Moses Pendoza	4,800	1/31/20	\$1,100.00	\$1,300.00
232 N. Marsalis	Gilbert Garza	36,000	1/31/20	\$2,500.00	\$3,500.00
612 E. Eighth	Maria Herrera	9,425	12/14/19	---	\$1,800.00
609 E. Ninth	Benny Villanueva	9,632	2/14/20	---	\$2,000.00
611 E. Ninth	Jose Matrinez	2,128	3/21/22	\$1,600.00	\$1,600.00
Total Building Square Feet	106,472				
Land Square Feet	93,489				
Total Monthly Income	\$21,175.00				
Total Yearly Income	\$254,100.00				

.04 BISHOP ARTS DISTRICT



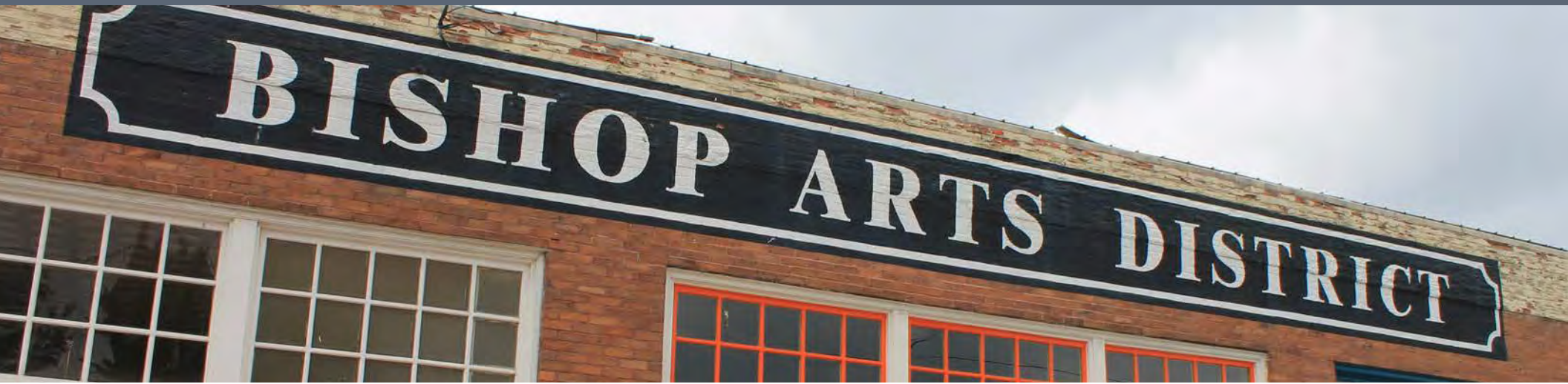
BISHOP ARTS DISTRICT

The Bishop Arts District is home to over 60 boutiques, restaurants, bars, coffee shops, theaters and art galleries. Located in the heart of North Oak Cliff and only five minutes from downtown, this is one of Dallas' most unique neighborhoods with the historical shopping district full of great finds, good eats, and good ol' Oak Cliff charm! While many of the shops stay open late on the weekends to provide a fun shop, stroll, and eat environment for visitors, the Bishop Arts District is populated with many unique, independently-owned businesses. The hip Bishop Arts District is known for its diverse nightlife, chic independent fashion stores and colorful street art. Dining choices range from Texas-style BBQ to Vietnamese pho, while relaxed bars pour everything from cocktails to house-brewed cider. Cult movies are the draw at the Texas Theatre, while the art deco Kessler Theater presents live music by local and national bands.



Central Market coming to Davis Street soon less than 1/2 mile from site. Estimated groundbreaking in Q4 of 2022.

BISHOP ARTS DISTRICT



BISHOP ARTS DISTRICT



BISHOP ARTS DISTRICT



Mintwood Real Estate:
55 unit apartment development - 1/2 mile
from site.

BISHOP ARTS DISTRICT



NOVEL Bishop Arts by Crescent Communities:
Less than 1/2 mile from subject site. Includes more than
300 rental units with 23,000 square feet of retail space.



SOUTHERN GATEWAY DECK PARK

The Southern Gateway Public Green Foundation (The Foundation) aspires to build a green space that is both accessible to the local community and a destination for the city. The Foundation will measure its success by the economic mobility of the population within a one-mile radius of the park: 25,939 individuals. However, the full scale of this project includes major renovations to I-35E, countless connectivity enhancements, a major addition to the footprint of Texas's largest zoo, and hundreds of millions of dollars in projected economic development. This grand scale project will undoubtedly impact countless more individuals than those who live within the park's immediate vicinity.



DFW OVERVIEW

The Dallas/Fort Worth Metroplex (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. The DFW Metroplex 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. As the fourth fastest growing region in the United States, the DFW population in 2016 was 33.6% higher than in 2000 according to data from Neilson Claritas; by the year 2030, it is projected that over 10.5 million people will be living in the Metroplex according to the Dallas Regional Chamber.

The DFW region is the most economically diverse region in the state of Texas. 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. Twenty Fortune 500 companies have their headquarters in DFW.

DFW is connected to the world by the nation's fourth busiest airport and is served by 55 international flights. DFW has the largest workforce in the state of Texas totaling over 3.51 million people, and 34.20% of the population 25 and older have a bachelor's degree or higher. In DFW, there are 33 colleges and universities, 157 public school districts and 96 public charter schools, according to the North Texas Commission.





.05 DFW ECONOMIC HIGHLIGHTS

DFW ECONOMIC HIGHLIGHTS

An aerial photograph of the Dallas skyline at sunset. The sky is a mix of orange, yellow, and blue. Several skyscrapers are visible, including the Bank of America Tower and the JPMorgan Chase Tower. A multi-lane highway with traffic is in the foreground. The overall scene is a vibrant representation of a modern city.

#1

Best States For Growth
- U.S. News

#2

**The Best Places For
Business And Careers**
- Forbes

#3

**In Fastest Growing
U.S. Cities**
- Forbes

#5

Most Tax-Friendly State
- The Tax Foundation

.06 DEMOGRAPHICS



DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	15,085	52,722	131,535
% Proj Growth 2023-2028	4.2%	2.2%	1.6%
2023 Average HH Income	\$77,047	\$87,925	\$94,466
2023 Median HH Income	\$50,309	\$55,522	\$61,723



.07 DISCLAIMER



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
LICENSED BROKER / BROKER FIRM NAME

MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM

JAKE MILNER
DESIGNATED BROKER OF FIRM

SCOTT LAKE

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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.

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.

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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

MARSALIS AVE. & E 8TH ST. DALLAS, TX



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