



NWC - SUNSET AVE. & S. ZANG BLVD.

DALLAS, TX | BISHOP ARTS RE-DEVELOPMENT OPPORTUNITY

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ADDRESS	LAND AREA	BUILDING AREA
1 - 205 SUNSET AVE.	12,750	4,578
2 - 219 SUNSET AVE.	38,500	
SUITE A		4,655
SUITE B		13,214
3 - 233 SUNSET AVE.	6,375	2,546
4 - 237 SUNSET AVE.	4,154	0
5 - 112 S. MADISON AVE.	2,075	1,073
6 - 238 W. 10TH ST.	6,625	2,461
7 - 232 W. 10TH ST.	6,625	0
8 - 218 W. 10TH ST.	7,288	2,557
9 - 210 W. 10TH ST.	12,587	5,276
10 - 105 S. ZANG BLVD.	6,600	1,823
	103,579	38,094



PROPERTY INFORMATION



SIZE:

SF Land: ± 103,579
 SF Building: ± 38,094



ZONING:

PD 316 Subarea 4 (North Tract)
 PD 830 Sub-District 3



TRAFFIC COUNTS:

Davis St.: 8,015 VPD
 I-35E: 213,933 VPD



FINANCIALS:

Available Upon Request

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	18,632	136,177	352,032
% Proj Growth 2024-2029	2.24%	1.09%	1.01%
2024 Average HH Income	\$86,280	\$89,693	\$95,943
2024 Median HH Income	\$53,453	\$57,490	\$61,567

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 HIGHLIGHTS

- GOOD VISIBILITY AND ACCESS, ON HARD CORNER
- 5 BLOCKS SOUTHWEST OF PLANNED CENTRAL MARKET
- WALKABLE TO 60+ UNIQUE BOUTIQUES, RESTAURANTS, BARS, COFFEE SHOPS, THEATERS AND ART GALLERIES
- UPSIDE POTENTIAL ON CASH FLOW; GOOD COVERED LAND PLAY
- VALUE ADD OPPORTUNITY WITH BELOW MARKET RENTS
- ± .5 MILES FROM SOUTHERN GATEWAY DECK PARK

DRONE PHOTO

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BISHOP ARTS

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 Texasstyle 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.



Submarket Overview

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VANCE AT BISHOP UNION



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BISHOP CANOPY

3 BLOCKS WEST OF SUBJECT SITE
COMPLETE Q4 2024



LOCATED JUST ONE BLOCK FROM THE HEART OF BISHOP ARTS DISTRICT, EXXIR CAPITAL IS SCHEDULED TO COMPLETE THE CHARACTERISTIC 138 UNIT DEVELOPMENT LATE 2024.

VICTOR PROSPER

.4 MILES NORTH OF SUBJECT SITE



THE VICTOR PROSPER, DEVELOPED BY ALAMO MANHATTAN, INCLUDES TWO BUILDINGS WITH 222 UNITS IN FOUR LEVELS OF WOOD-FRAMED CONSTRUCTION ABOVE A CONCRETE PODIUM AND SUBGRADE PARKING GARAGE. THE PROJECT INCLUDES OVER 20,000 SQUARE FEET OF GROUND-FLOOR COMMERCIAL SPACE. AMENITIES INCLUDE AN INFINITY-EDGED POOL, UNIQUE RESIDENT LOUNGE WITH ART STUDIO, HIGH-TECH FITNESS CENTER WITH YOGA/SPIN ROOM, PET WASH STATION, AND BICYCLE STORAGE AND REPAIR ROOM. VICTOR PROSPER II (210 UNITS) IS SCHEDULED TO BE COMPLETED LATER IN 2024.

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.

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

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

Most Tax-Friendly State
- The Tax Foundation

SUNSET AVE. & S. ZANG 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.

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



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:

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- 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.

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TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

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Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
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Scott Lake	618506	slake@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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