

ROSS & SAN JACINTO

DALLAS, TX

OFFERING MEMORANDUM



LISTING TEAM



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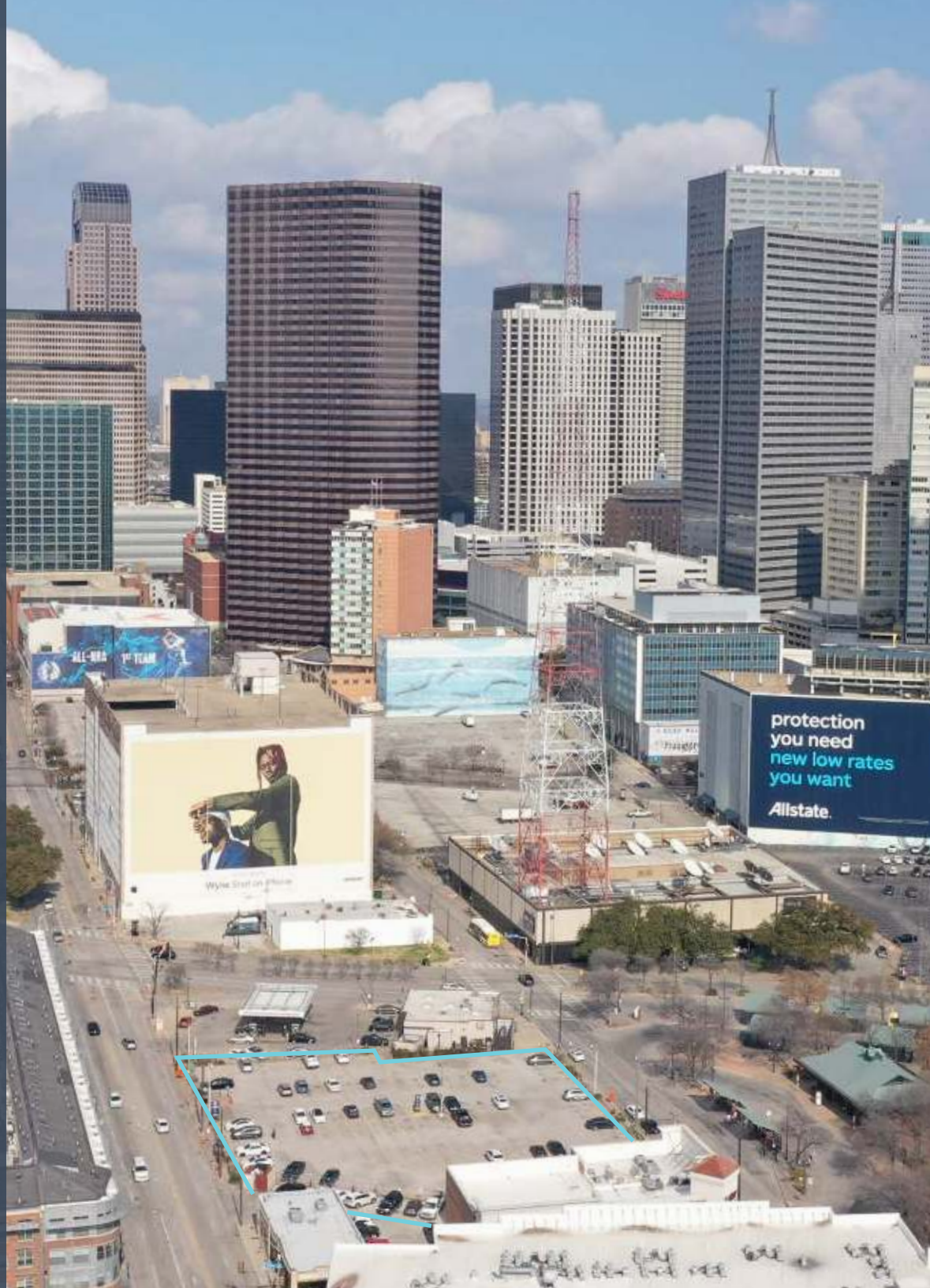


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An aerial view of a city skyline at sunset. The sky is a mix of orange, pink, and blue. The city is filled with various buildings, including several tall skyscrapers. The lighting is warm, with the sun low on the horizon, casting long shadows and highlighting the silhouettes of the buildings.

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DISCLAIMER

An aerial photograph of a city block. A large, irregularly shaped lot is outlined in a thick red line. The lot is mostly empty, with a few parked cars and some construction equipment visible. To the north of the lot is a building with a flat roof and several parked cars. To the east of the lot is a street with a green-roofed building and more parked cars. To the south of the lot is another building with a flat roof. The surrounding area includes streets, sidewalks, and some trees.

PROPERTY DETAILS

LOCATION

Ross Avenue & San Jacinto

SIZE

+/- 40,079 SF

ZONING

CA - 1 (A)

HIGHLIGHTS

- Walking distance from The JFK Memorial, West End Historic District, The House of Blues, and the American Airlines Center.
- 1 block from the Dallas World Aquarium, one of the top 3 aquariums in the US, bringing in more than 1 million customers annually.
- 2 blocks away from West End Square, the only neighborhood park in the West End Historic District.

DOWNTOWN DALLAS AT A GLANCE

A block away from The National, and minutes away from nearly all areas of downtown Dallas, this site sits in a prime location, in the bullseye of the city's center.

With the expansion of the restaurant scene, outdoor spaces, and a host of attractions and activities, like Jaxon Beer Garden, Downtown Dallas offers a variety of adventures for all. Whether you are looking for a family outing or a late-night excursion, this guide will help you discover the many different ways you can experience the heart beat of Dallas.

Start your trip at the Perot Museum of Nature and Science for interactive exhibits, hands-on activities and experiments that will inspire your little scientists. Have a family bonding day at Klyde Warren Park and participate in a free group exercise class together, let the kids run around and play while you relax with a book or grab lunch from the food trucks.





DOWNTOWN DALLAS AT A GLANCE

Take the family on a ride on one of the vintage McKinney Avenue Trolley street cars – each with a name and unique story – and see where it takes you. For a Downtown dining excursion to satisfy the whole family, head to the Dallas Farmer's Market for a variety of food options and then look around for some unique finds.

In addition to the Perot, Downtown has a handful of museums fit for all ages and interests. Start in the Historic West End District – it's home to the Sixth Floor Museum at Dealey Plaza, the Museum of Illusions, the Dallas Holocaust and Human Rights Museum, and the Dallas Aquarium! In addition, there's Sweet Tooth Hotel in nearby Victory Park, an immersive attraction that features Dallas artists in each of their installations.

DALLAS

WHAT'S COMING

A downtown revitalization of the 52-story First National Bank Tower, dubbed The National, will provide 1.5 million square feet of new mixed-use activity. Todd Interests and Moriah Capital are redeveloping the 1964-constructed tower, which will contain a hotel, 324 multifamily units, 37,000 square feet of office space, and 43,000 square feet of retail. Earlier this year, Downtown Dallas Inc. signed on as the building's first office tenants.

East Quarter is an urban neighborhood spanning eight blocks within Dallas' urban core. The development will consist of a mixed-use residential, retail, and office complex, with a 17-story tower called 300 Pearl that will integrate with preserved buildings in the area, including the Meletio Electric buildings on Cesar Chavez.

Just south of I-30, Hoque Global will develop 15 acres of a former industrial site into a new mixed-use neighborhood called SoGood @ Cedars. The development will be connected to Downtown with a linear park that would run between Good-Latimer and Cesar Chavez along an abandoned rail line.

Hoque Global and KDC are developing NewPark—A Smart District. 20 acres of contiguous blocks are planned to become a major tech and educational hub adjacent to Dallas City Hall. The master plan includes three to five million square feet of office space centered around a new signature city park.





DALLAS WHAT'S COMING

Lastly, developer Hillwood Urban is planning on adding a new, 38 story tower, mere steps away from Klyde Warren Park.

Field Street Tower, anticipated as the “new centerpiece of the skyline”, would have more than 520,000 feet of office space across 23 floors, and the offices would set on top of ground floor retail space, and 13 levels of parking.

DFW ECONOMIC HIGHLIGHTS

An aerial photograph of the Dallas-Fort Worth (DFW) 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, growing metropolitan area.

#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

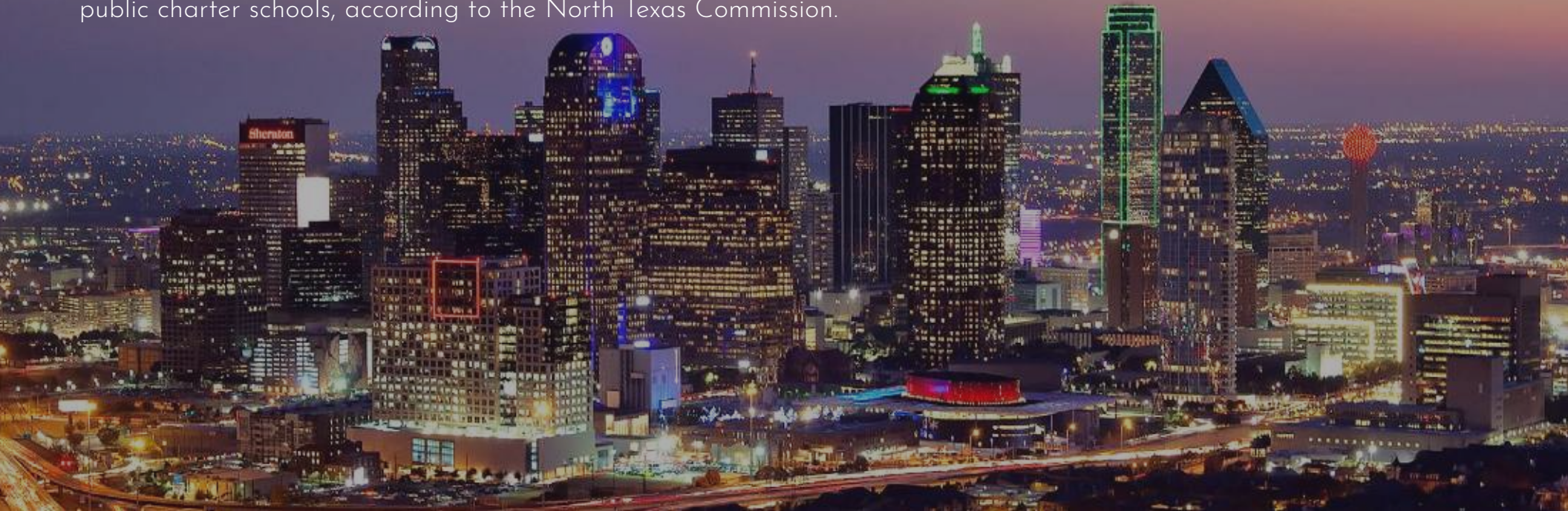
Most Tax-Friendly State
- The Tax Foundation

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.



DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2020 Population	30,731	84,290	187,347
% Proj Growth 2020-2025	6.7%	4.9%	3.5%
2020 Average HH Income	\$131,122	\$123,178	\$112,407
2020 Median HH Income	\$98,913	\$94,260	\$83,907



AERIAL



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.

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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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Buyer/Tenant/Seller/Landlord Initials

Date

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