



SEC - PACIFIC AVE. & OLIVE ST.

DALLAS, TX | LAND FOR SALE | 41.2% OWNERSHIP

JAKE MILNER

JMilner@db2re.com
214.526.3626 x 109

SCOTT LAKE

SLake@db2re.com
214.526.3626 x 108

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. 2023



PROPERTY INFORMATION



SIZE:

2104 Pacific Ave.: 6,328 SF
210 Olive St.: 2,100 SF
2101 Elm St.: 5,600 SF
2108 Pacific Ave.: 9,060 SF
2107 Elm St.: 4,000 SF
2111 Elm St.: 7,035 SF



ZONING:

CA -1 (A)

Total: 34,123 SF

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	28,148	86,606	178,847
% Proj Growth 2023-2028	3.54%	2.77%	2.17%
2023 Average HH Income	\$124,857	\$121,750	\$116,622
2023 Median HH Income	\$90,685	\$82,861	\$75,989

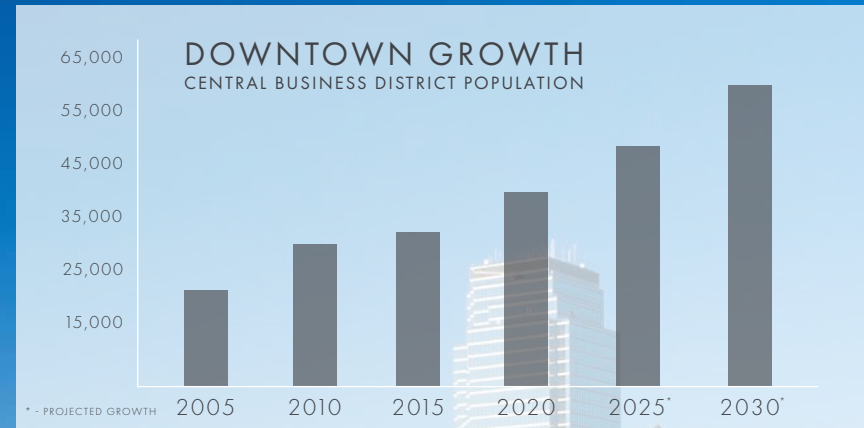
Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, 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 2023

About Downtown Dallas

The subject site is optimally located in Downtown Dallas, an area that continues to experience new growth. Downtown Dallas is the largest employment location in North Texas.

- It is home to over 2,500 businesses and 135,000 employees.
- Over the last two years 15,000 new jobs were added, with many companies continuing to move their headquarters to the area. Building on a strong office presence, Downtown Dallas is undergoing a residential renaissance.
- Since 2010, approximately 800,000 people have relocated to Dallas.
- The area now boasts 8,630 existing units with another 2,997 units coming soon.
- The area is extremely accessible with a walk score of 97 and easy access to all major area highways.

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 2023



Property Highlights

- 15 story, 230 Unit apartment high-rise just North of the site (MSW just completed construction)
- The site is optimally located within 1 block of 3 different city parks, Pacific Plaza, Carpenter Park, and Main St. Garden Park
- Site boasts frontage on Pacific Ave., Olive St. and Elm St.
- Developer Scott Rohrman recently released plans for a 40+ story skyscraper at Elm and Pearl St.

EAST QUARTER DEVELOPMENT

CURRENTLY UNDER CONSTRUCTION, 2 BLOCKS SOUTH OF SUBJECT SITE



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 in relying on its own investigations to determine the accuracy of the Submission Items, Davidson & Bogel Real Estate, LLC, 2023.

EAST QUARTER DEVELOPMENT

CURRENTLY UNDER CONSTRUCTION, 2 BLOCKS SOUTH OF SUBJECT SITE



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. Davidson & Bogel Real Estate, LLC, 2023.

DALLAS GATEWAY

3 BLOCKS NORTH OF SUBJECT SITE

Dallas Gateway is a master plan, mixed-use development in the Dallas Arts District. The premier site will become a new residential, office, Dining shopping and greenspace destination connecting Uptown, Downtown, Deep Ellum and the Arts District.

- 1 tower of 350 market rate apartments
- 1 tower of 350 micro unit apartments
- 1 tower of 400,000 SF of office & 150 luxury macro units
- 45,000 SF of retail
- 1,800 parking spaces (above and below grade)



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. 2023

1 BLOCK AWAY FROM SUBJECT SITE



DOWNTOWN'S NEWEST ATTRACTION

AT&T DISCOVERY DISTRICT

3 BLOCKS SOUTH-WEST OF SUBJECT SITE

The AT&T Discovery District is a downtown destination in the heart of Dallas offering a variety of ways to dine, play and connect. This space has everything you need to make it your new go-to when you want something fun to do downtown.

The possibilities at The District are endless. From an outdoor event space to a variety of restaurants to innovative tech experiences - there is something for everyone. You can catch performances from local artists and screenings of the latest WarnerMedia films.

THE PLAZA

There's plenty of green space to enjoy here. The District was also designed to include and welcome everyone. The facility offers accessible parking, drop-off and pick-up areas, restrooms, and power-assisted doors for guests with specific needs.

MEDIA WALL

Adding vibrant dimension to the Dallas cityscape, the massive 104-ft-tall Media Wall wraps the building at the corner of Akard and Jackson Streets. Featuring the country's most advanced media technology, the Media Wall brings digital art and media to life in staggering detail.

9,300

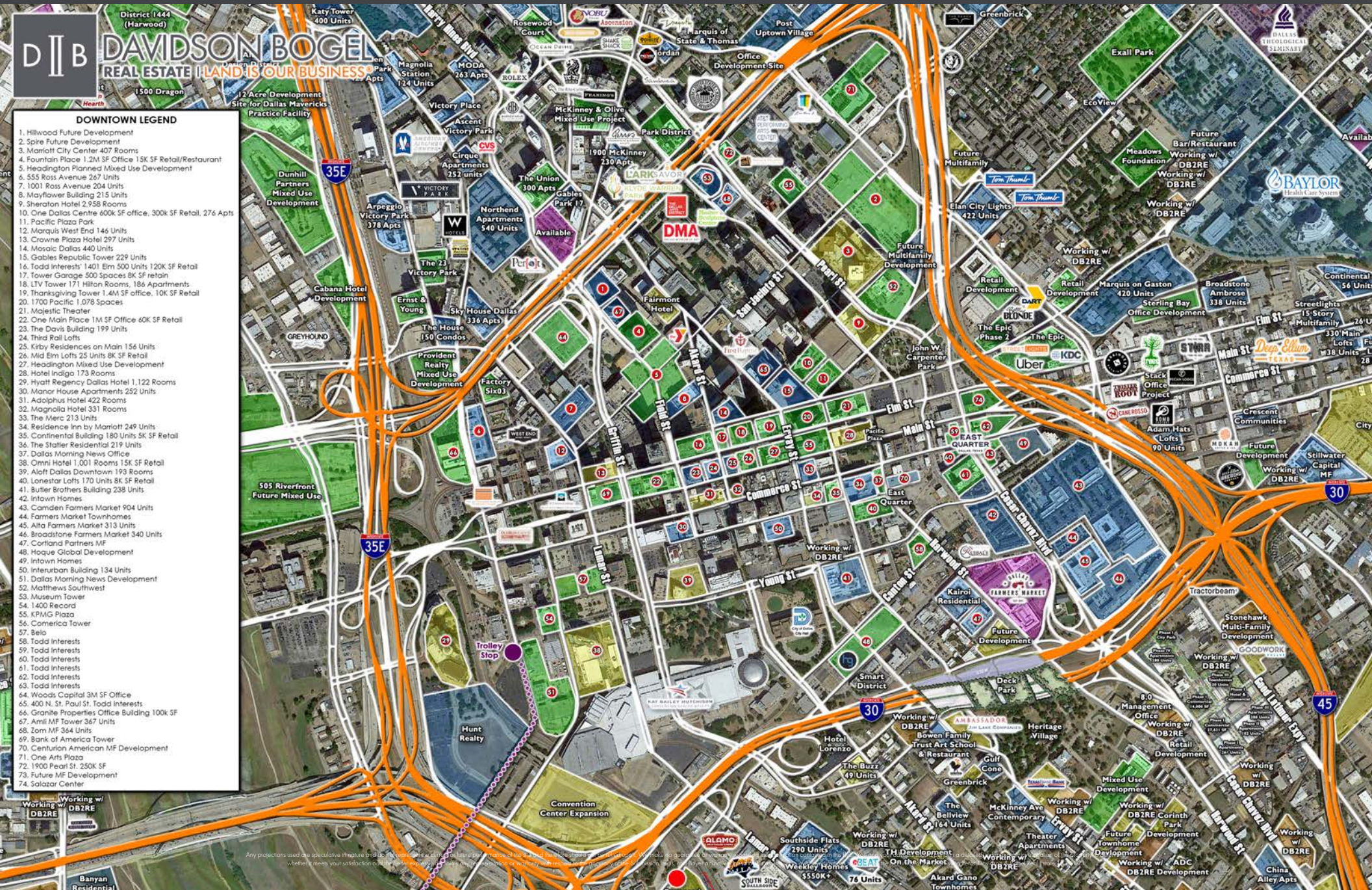
SQUARE FEET

6K

RESOLUTION

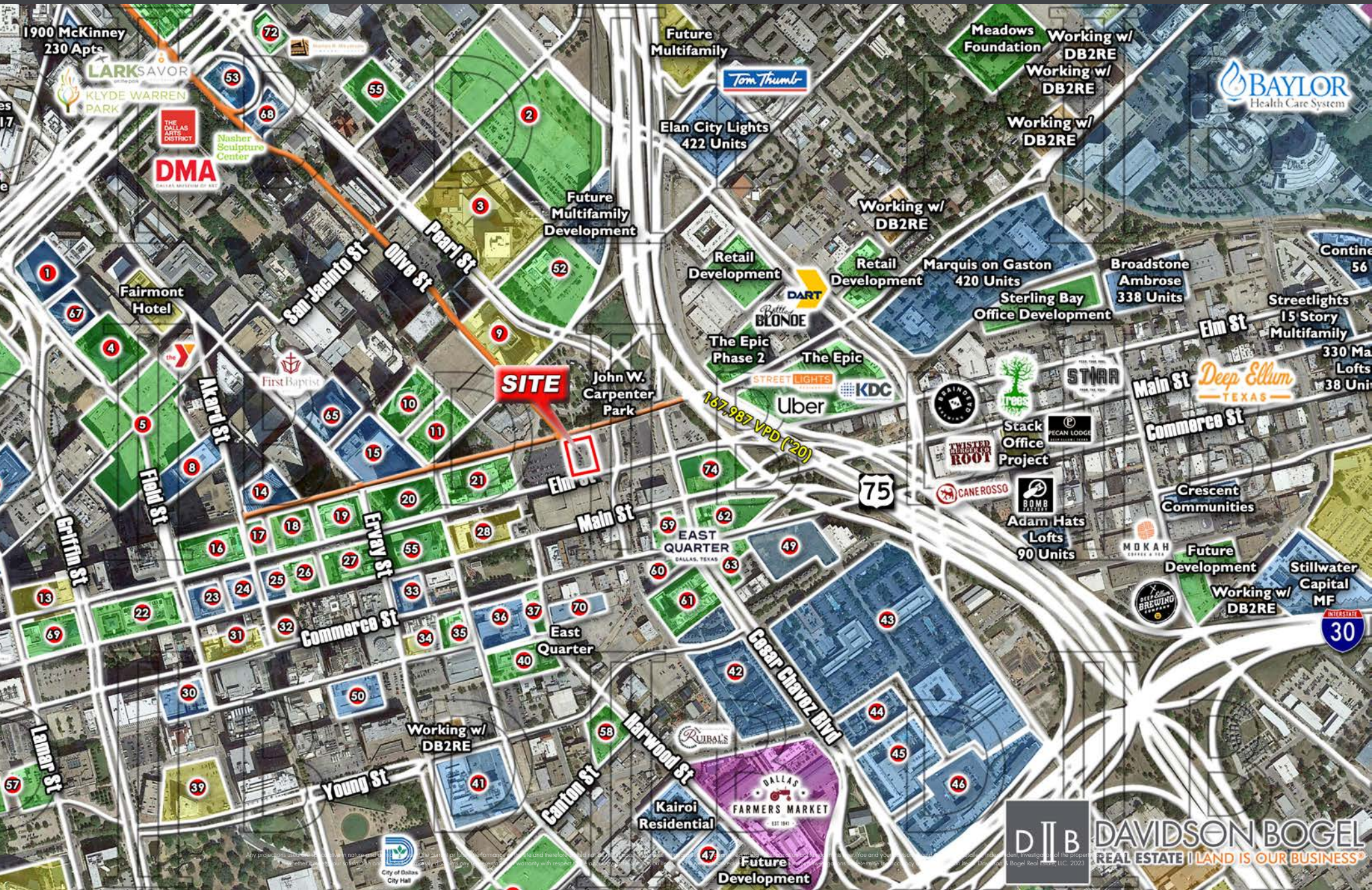
PACIFIC AVE. & OLIVE ST.

DOWNTOWN AERIAL



PACIFIC AVE. & OLIVE ST.

WIDE AERIAL



DALLAS ECONOMIC OVERVIEW



17,700 jobs added within the professional and business services sector (5.3% DFW vs 2.6% US increase) in 2017



Home to 25 Fortune 500 Headquarters



Dallas ranked 1st in the number of jobs added



Indeed ranks DFW 3rd in adjusted cost of living salaries



Job Growth of 116,400 over the past year



Unemployment rate of 3.3% vs the national average of 9%



Approximately 323 jobs are added to the DFW area per day



Dallas ranked 1st in job growth



Home to over 10,000 corporate headquarters-the largest concentration of corporate headquarters in the US

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. 2023

PACIFIC AVE. & OLIVE 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
LICENSED SUPERVISOR OF SALES AGENT/
ASSOCIATE
JAKE MILNER
SALES AGENT/ASSOCIATE'S NAME

9009183
LICENSE NO.
598526
LICENSE NO.
618506
LICENSE NO.
647114
LICENSE NO.

INFO@DB2RE.COM
EMAIL
EBOGEL@DB2RE.COM
EMAIL
SLAKE@DB2RE.COM
EMAIL
JMILNER@DB2RE.COM
EMAIL

214-526-3626
PHONE
214-526-3626
PHONE
214-526-3626
PHONE
214-526-3626
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.

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.

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
Jake Milner	647114	jmilner@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date