

# NWC - CORINTH ST. & ERVAY ST.

2000 & 2016 S. ERVAY ST., 1705, 1709 & 1711 CORINTH ST.,  
1700 & 1800 LEAR ST. | DALLAS, TX | LAND FOR SALE

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## PROPERTY INFORMATION



SIZE:  
± 66,799 SF  
(± 1.533 AC)



TRAFFIC COUNTS:  
Corinth St: 6,118 VPD ('19)



ZONING:  
PD 317 (Subdistrict 2)  
Mixed Use Corridors

## DEMOGRAPHICS

|                           | 1 Mile   | 2 Miles   | 3 Miles   |
|---------------------------|----------|-----------|-----------|
| 2022 Population           | 10,118   | 51,553    | 146,322   |
| % Proj Growth 2022 - 2027 | 1.5%     | 1.2%      | 1.1%      |
| 2022 Average HH Income    | \$92,085 | \$103,294 | \$105,744 |
| 2022 Median HH Income     | \$75,988 | \$73,650  | \$69,611  |

Deep Ellum  
— TEXAS —

SOGOOD

ERVAY STREET

CORINTH STREET

Any photos used are for illustrative purposes only and do not represent the current or future appearance 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 needs. The Seller expressly disclaims any representation or warranty with respect to the accuracy of the information herein, and Buyer acknowledges that it is relying on its own investigation to determine the accuracy of the information herein. Davidson Bogel & Bogel Real Estate, LLC 2023



375'



265'

CORINTH STREET

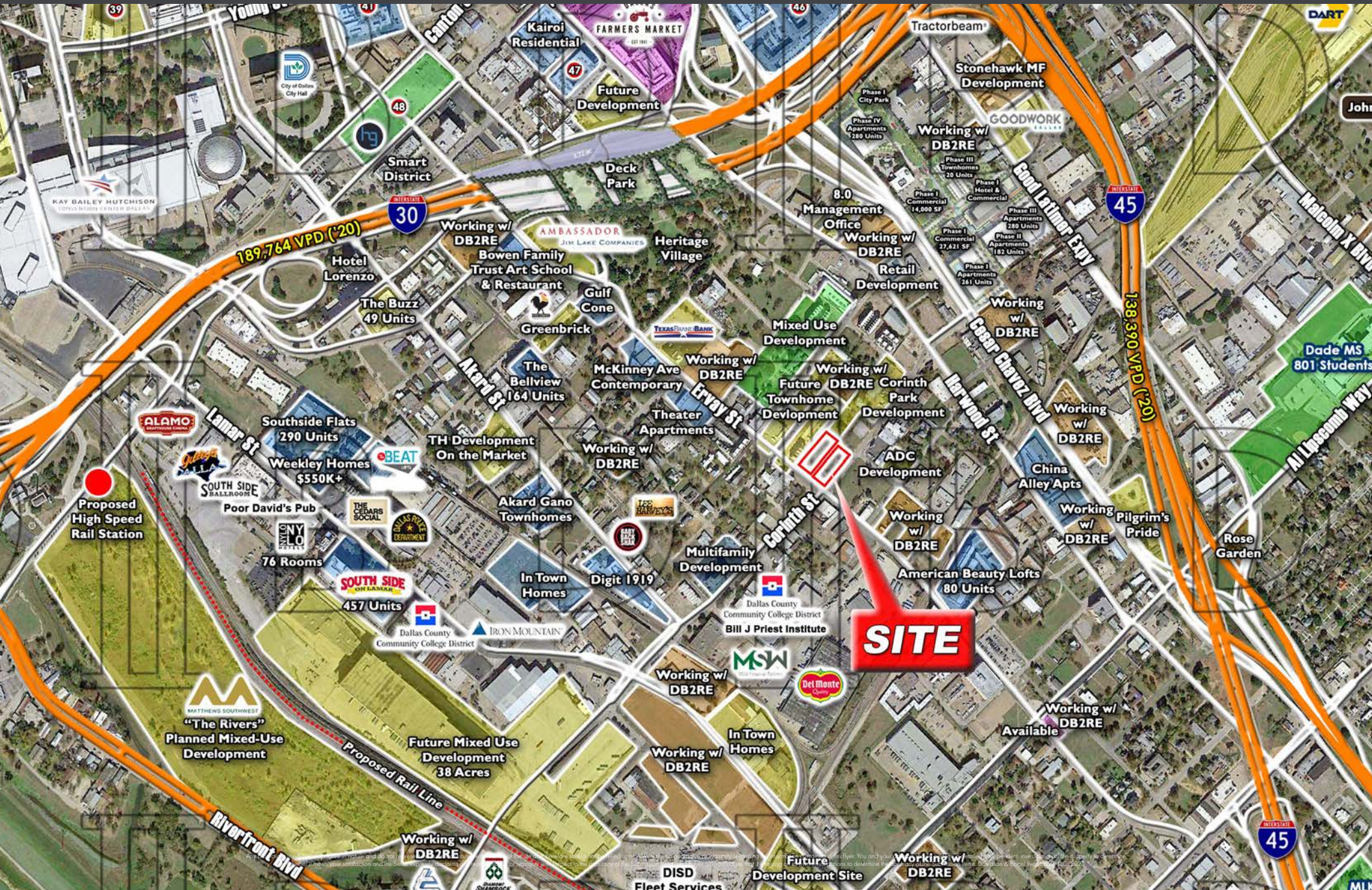
ERVAY STREET

225'

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# CORINTH ST. & ERVAY ST.

WIDE AERIAL



# HOQUE GLOBAL'S SO GOOD DISTRICT

\* 0.2 MILES FROM SUBJECT PROPERTY



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# HOQUE GLOBAL'S SO GOOD DISTRICT

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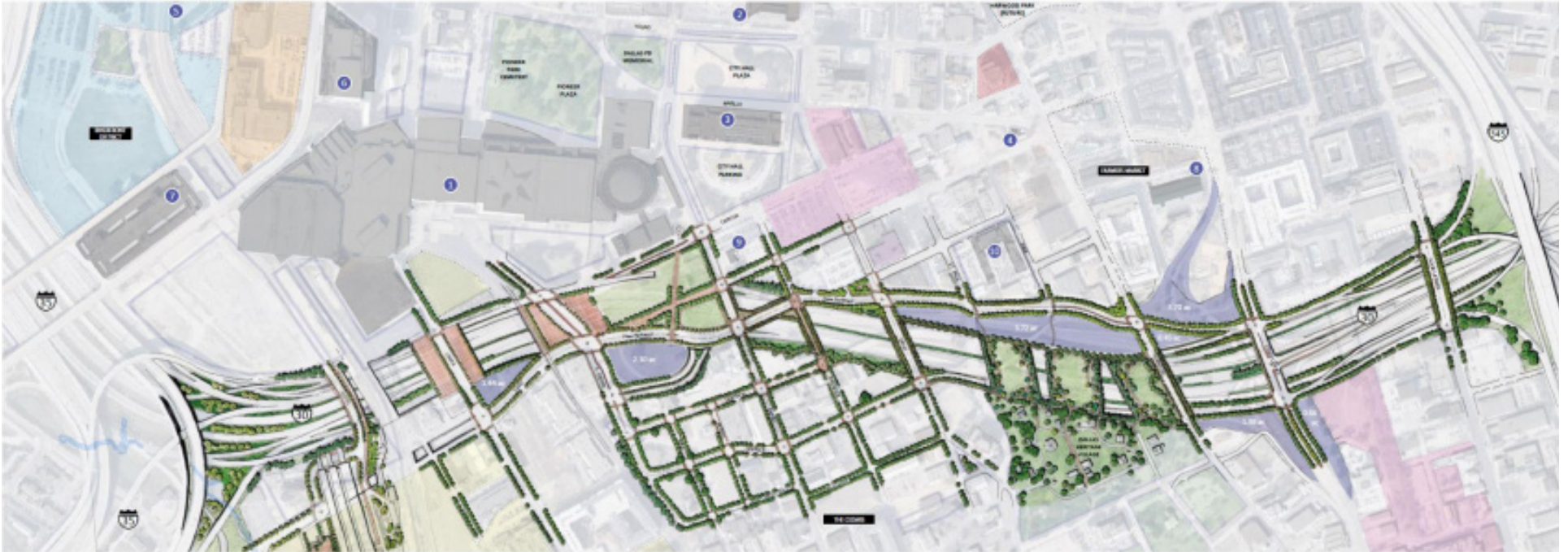


Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this plan. You and your advisors should perform a detailed, independent investigation of the project to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the occupancy 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 1/10/2025

# FUTURE CEDARS DECK PARK

ESTIMATED START DATE 2023-PER CITY OF DALLAS

\* THIS IS A TXDOT FUNDED PROJECT



The Texas trees Foundation released its Urban Heat Management Study in 2017 and noted that fact that Dallas is heating up faster than every city in the country except Phoenix. The study suggests tree planting and additional green space is needed to reverse these effects. The deck park will create more than five acres of brand-new green space over a man-made concrete canyon.

The North Central Texas Council of Governments (NCTCOG) has committed \$9 million to engineering enhanced connectivity from the Park to the future high-speed rail station, the Trinity Strand Trail, and the Loop Trail. Projects include hike and bike trails, pedestrian-friendly bridges, and streetcar access. The census tracts adjacent to the deck park are some of the most impoverished in the country. The adjacent zip codes, 75203, 75208, 75216 and 75224, are areas that lack basic resources like grocery stores, health clinics, and employment centers. Capital investments taking place on the west side of I-35E - such as Bishop Arts and the Jefferson Boulevard corridor are slow to reach I-35 itself, and provide limited benefits to the disconnected citizens on the east side. This new, iconic Deck Park will support economic development, the environment, education, and community access.





## New Skyscraper in the works for Downtown Dallas' South Side

The almost 40-story tower would be the first phase of 20-acre mixed-use district.

Developers are showing off plans for a new skyscraper proposed on downtown Dallas' south side.

Dallas-based Hoque Global and Lanoha Real Estate of Omaha are planning the Newpark mixed-use tower to be built on Canton Street near City Hall.

The almost 40-story high-rise would have a combination of office, retail, hotel and residential space in a rapier-thin tower. The lower levels of the building would have retail and lobby areas with parking underground.

The developers hope to break ground on the project in 2021.

The proposed tower project is planned to include 225,000 square feet of offices, a 245-room hotel, 268 apartments and groundlevel retail.

"Hoque Global's Newpark project is imaginative and exciting, and it would have a significant impact on an important segment of downtown Dallas," Dale Petroskey, president and CEO of the Dallas Regional Chamber, said in a statement.

Hoque has also invested in properties next to Dallas' Ce-dars neighborhood just south of Interstate 30.



# 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

# CORINTH ST. & ERVAY 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.

|  |                |                          |                     |
|--|----------------|--------------------------|---------------------|
| <b>DB URBAN, LLC</b>                             | <b>9009183</b> | <b>INFO@DB2RE.COM</b>    | <b>214-526-3626</b> |
| LICENSED BROKER / BROKER FIRM NAME               | LICENSE NO.    | EMAIL                    | PHONE               |
| <b>MICHAEL EDWARD BOGEL II</b>                   | <b>598526</b>  | <b>EBOGEL@DB2RE.COM</b>  | <b>214-526-3626</b> |
| DESIGNATED BROKER OF FIRM                        | LICENSE NO.    | EMAIL                    | PHONE               |
| <b>SCOTT LAKE</b>                                | <b>618506</b>  | <b>SLAKE@DB2RE.COM</b>   | <b>214-526-3626</b> |
| LICENSED SUPERVISOR OF SALES AGENT/<br>ASSOCIATE | LICENSE NO.    | EMAIL                    | PHONE               |
| <b>JAKE MILNER</b>                               | <b>647114</b>  | <b>JMILNER@DB2RE.COM</b> | <b>214-526-3626</b> |
| SALES AGENT/ASSOCIATE'S NAME                     | 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.

### 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