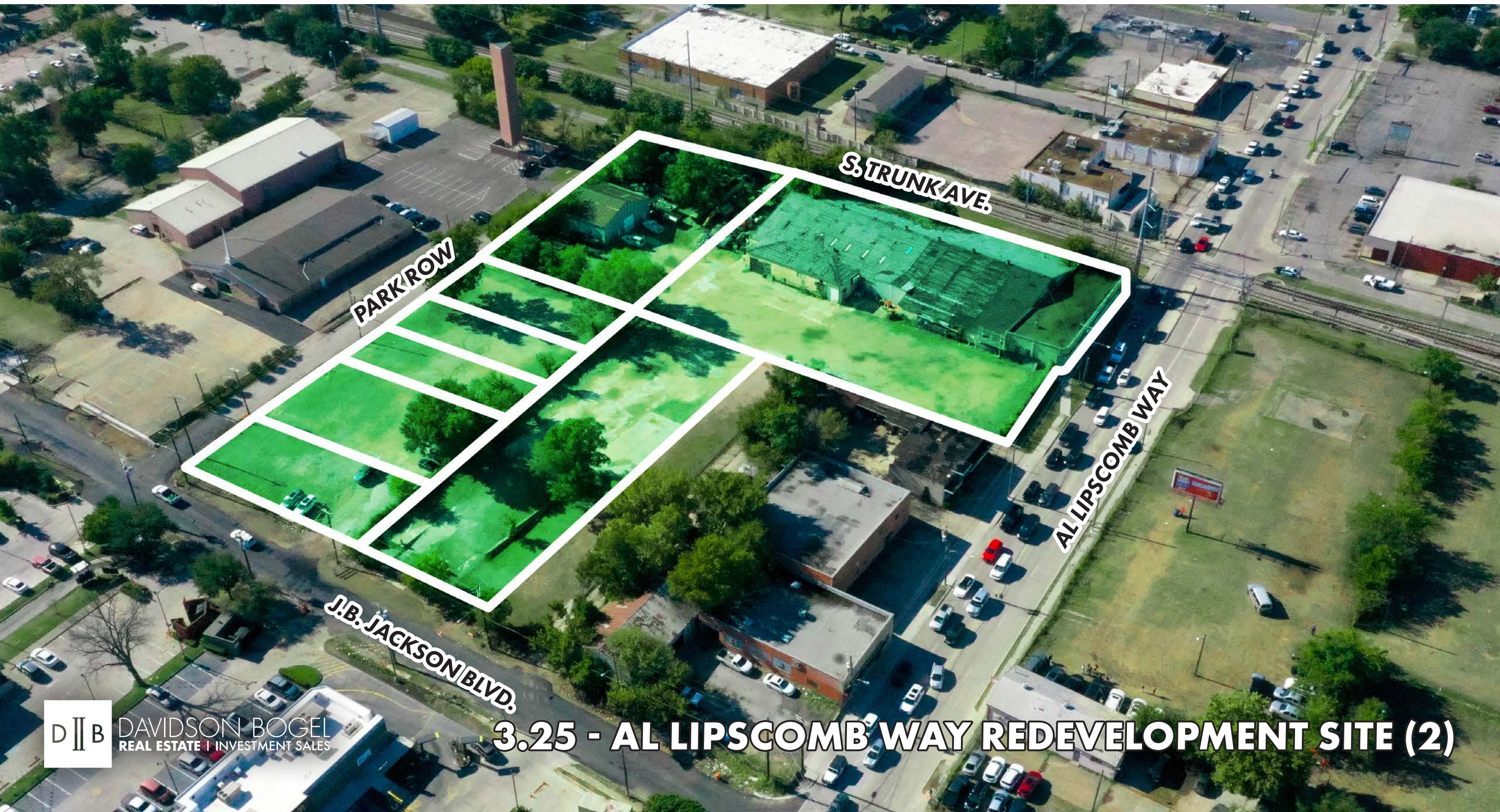


3.25 AC - INFILL DALLAS & OPPORTUNITY ZONE

NEQ - AL LIPSCOMB WAY & J B JACKSON JR. BLVD. | DALLAS, TX 75210



PARK ROW

S TRUNK AVE.

AL LIPSCOMB WAY

J.B. JACKSON BLVD.

3.25 - AL LIPSCOMB WAY REDEVELOPMENT SITE (2)

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EXECUTIVE SUMMARY

Davidson & Bogel Real Estate LLC, as exclusive advisor, is pleased to present to qualified investors the once-in-a-generation opportunity to purchase the Hall Family's 3.25 AC Al Lipscomb Way Redevelopment Site (the "Offering"), a fantastic full block Opportunity Zone redevelopment opportunity located in the heart of Dallas's urban core, at the main entrance to the historic Fair Park grounds. The Offering is part of a larger Portfolio of properties owned by the Hall Family in the area, which consists of four (4) offerings and 11.35 AC. The Portfolio is the largest compilation of infill assets within Dallas's coveted urban core in the market today. The Offering provides new Ownership a level of scale not often seen, as well as, the rare ability to acquire a blend of cash-flowing and covered land sites ready for immediate development. The Offering is not only ideal for developers and commercial investors of all product types, but perfect for existing and new Opportunity Zone tax-credit investors.

Due to its strategic infill location, proximity to major employment hubs and traffic generators, the Offering is uniquely positioned to take advantage of everything the rapidly expanding and gentrifying Fair Park market has to offer. Each Property enjoys ease of access to I-30, I-45 and Central Expressway, connecting the entire Portfolio to Downtown Dallas and all other markets within the DFW Metroplex. With a vast majority of the Offering being covered by a diversified revenue stream (without long-term leases encumbering the land), new Ownership benefits from an increased level of flexibility in maximizing future development plans and taking full advantage of the Offering's infill positioning within a high-growth / high-barrier Opportunity Zone market. Most importantly, with the city's approval of the new \$85+ million Fair Park Master Plan, the City of Dallas's Planning and Zoning team are working on a new PD for the market in order to encourage growth and vertical development to ensure the economic engine of the Fair Park area will continue to churn for years to come.



INVESTMENT HIGHLIGHTS

- ◆ Rare 3.25 AC qualified Opportunity Zone redevelopment site at the entrance of Fair Park in Dallas, Texas.
- ◆ Unique covered land play with immediate redevelopment opportunities and existing cash-flow which boasts an incredible value-add opportunity.
- ◆ Extremely rare urban / core portfolio totaling 11.35 AC, located within a core high-growth and high-barrier of Dallas, Texas. **(OFFERING CAN BE PURCHASED AS A PORTFOLIO OR SEPARATELY AS INDIVIDUAL INVESTMENTS).**
- ◆ The 11.35 AC Portfolio is the largest compilation of infill covered land / redevelopment sites within the same market available in Dallas.
- ◆ Al Lipscomb Way is a dominant north-south commercial artery in the market, providing excellent access and visibility to a new development.
- ◆ Strategically positioned just east of the coveted Deep Ellum District, home of Uber's Dallas HQ and The Cedars, both high-growth markets. Each Property will also benefit from the \$85MM + Fair Park revitalization plan.
- ◆ Unbeatable access to all major arteries (Central Expressway - Highway 75), Interstate 30, Interstate 45 and Interstate 35).
- ◆ 152,353 to 239,507 residents with average household incomes of \$101,037 and \$109,662 within a three and five mile radius.
- ◆ Portfolio boasts significant revenue through parking revenue during Fair Park and other events held at the Fair Park grounds.
- ◆ New \$85MM + redevelopment plan for Fair Park with significant public and private money pouring in. Fair Park will be an annual event venue instead of just the month of October.
- ◆ Due to the growth, the City of Dallas Planning and Zoning team are working on a new PD for the entire market, promoting new development in the area.



AL LIPSCOMB WAY REDEVELOPMENT SITE (2)



SUMMARY: AL LIPSCOMB WAY REDEVELOPMENT SITE



LOCATION:

3200 AL LIPSCOMB WAY
DALLAS, TX 75210



YEAR BUILT:

1946 - 3200 AL LIPSCOMB WAY
1959 - 3201 PARK ROW AVE.



SALES PRICE:

MARKET



NOI:

VACANT



CAP RATE:

MARKET



BUILDING:

25,295 SF - 3200 AL LIPSCOMB WAY
2,000 SF - 3201 PARK ROW AVE.



LOT SIZE:

141,778 SF / 3.25 AC



OCCUPANCY:

VACANT



ZONING:

SEE BREAKOUT



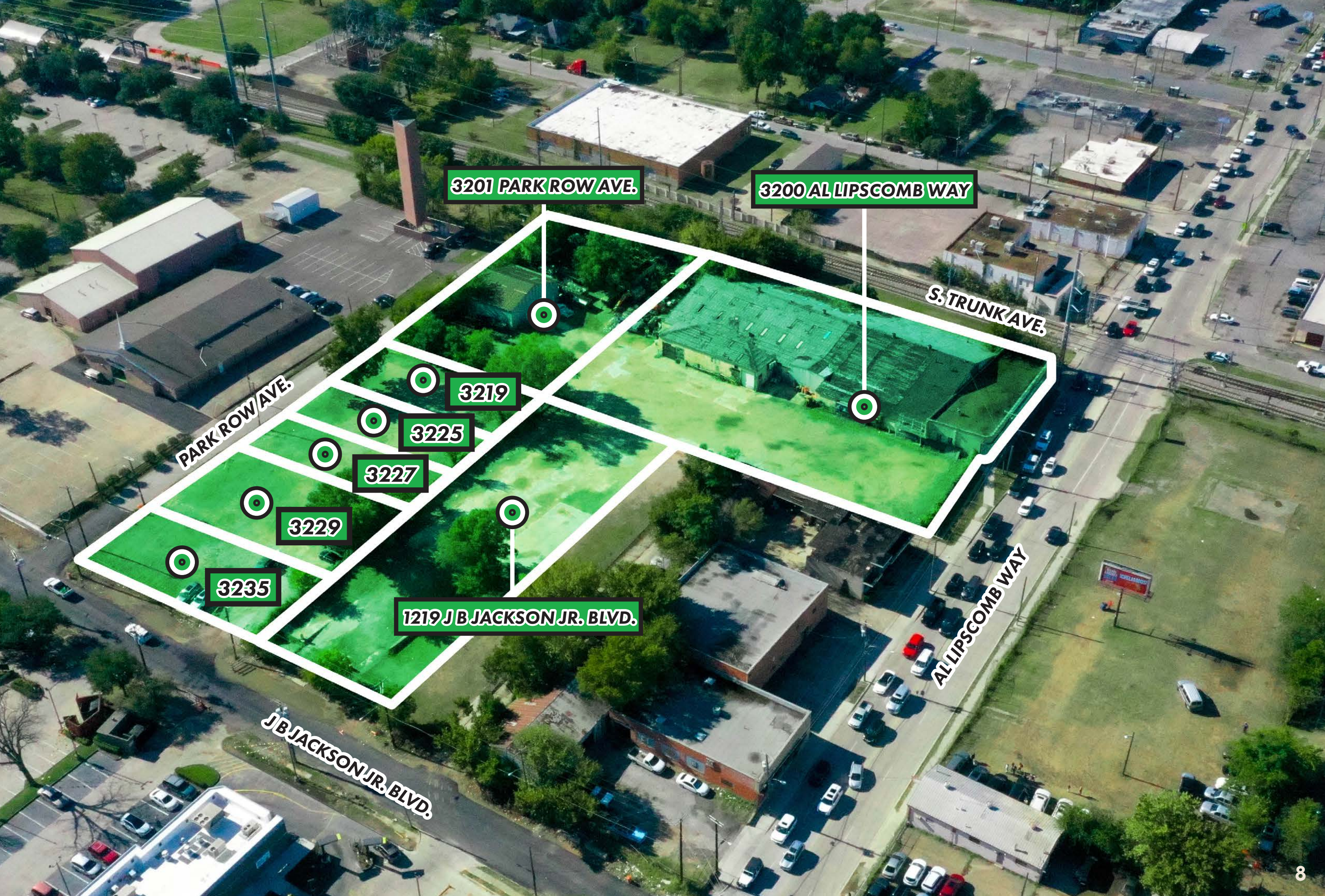
LEGAL:

SEE BREAKOUT

BREAKOUT: AL LIPSCOMB WAY REDEVELOPMENT SITE

LOT	ADDRESS	CITY	ZIP	TYPE	BLDG SF	LAND SF	LAND AC	PARCEL / APN	LEGAL	ZONING
1	3200 AL LIPSCOMB WAY	DALLAS	75210	LAND	25,295	53,326	1.22	150163000000	BLK 1/1354 LT 5 ACS 1.2242	SH-1
2	1219 J.B. JACKSON JR. BLVD.	DALLAS	75210	LAND	0	30,827	0.71	150175000000	BLK 1/1354 LT 4 ACS 0.7077	WMU-5
3	3201 PARK ROW AVE.	DALLAS	75210	LAND	2,000	25,000	0.57	150214000000	BLK 2/1354 LTS 15-16	WMU-5
4	3219 PARK ROW AVE.	DALLAS	75210	LAND	0	6,250	0.14	150211000000	BLK 2/1354 LT 14	WMU-5
5	3225 PARK ROW AVE.	DALLAS	75210	LAND	0	6,250	0.14	150208000000	BLK 2/1354 LT 13	WMU-5
6	3227 PARK ROW AVE.	DALLAS	75210	LAND	0	6,250	0.14	150205000000	BLK 2/1354 LT 12	WMU-5
7	3229 PARK ROW AVE.	DALLAS	75210	LAND	0	7,625	0.18	150202000000	BLK 2/1354 LT 11 AND 11 FT 10	WMU-5
8	3235 PARK ROW AVE.	DALLAS	75210	LAND	0	6,250	0.14	150199000000	BLK 2/1354 PT LT 10	WMU-5
TOTAL	—	—	—	—	27,295	141,778	3.25	—		





3201 PARK ROW AVE.

3200 AL LIPSCOMB WAY

S. TRUNK AVE.

PARK ROW AVE.

3219

3225

3227

3229

3235

1219 J B JACKSON JR. BLVD.

AL LIPSCOMB WAY

J B JACKSON JR. BLVD.

LOCATION OVERVIEW

DOWNTOWN DALLAS

UPTOWN

THE CEDARS

DEEP ELLUM

AL LIPSCOMB LAND (2)

FAIR PARK



TRADE AREA MAP - CLOSE

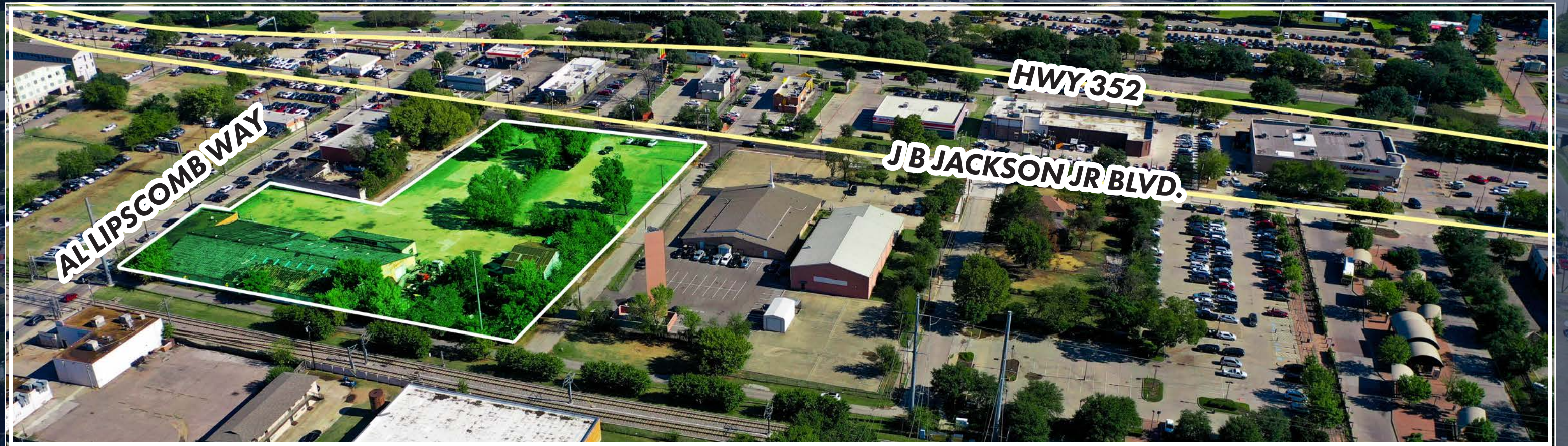


TRADE AREA MAP - WIDE



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	9,382	152,353	239,507
POPULATION GROWTH RATE	28.63%	34.51%	19.29%
TOTAL HOUSEHOLDS	3,871	70,198	93,677
AVERAGE HOUSEHOLD INCOME	\$58,546	\$101,037	\$109,662
MEDIAN AGE	36.2	37.6	37.1
BUSINESSES	1,164	10,449	11,151
EMPLOYEES	12,174	153,133	136,270

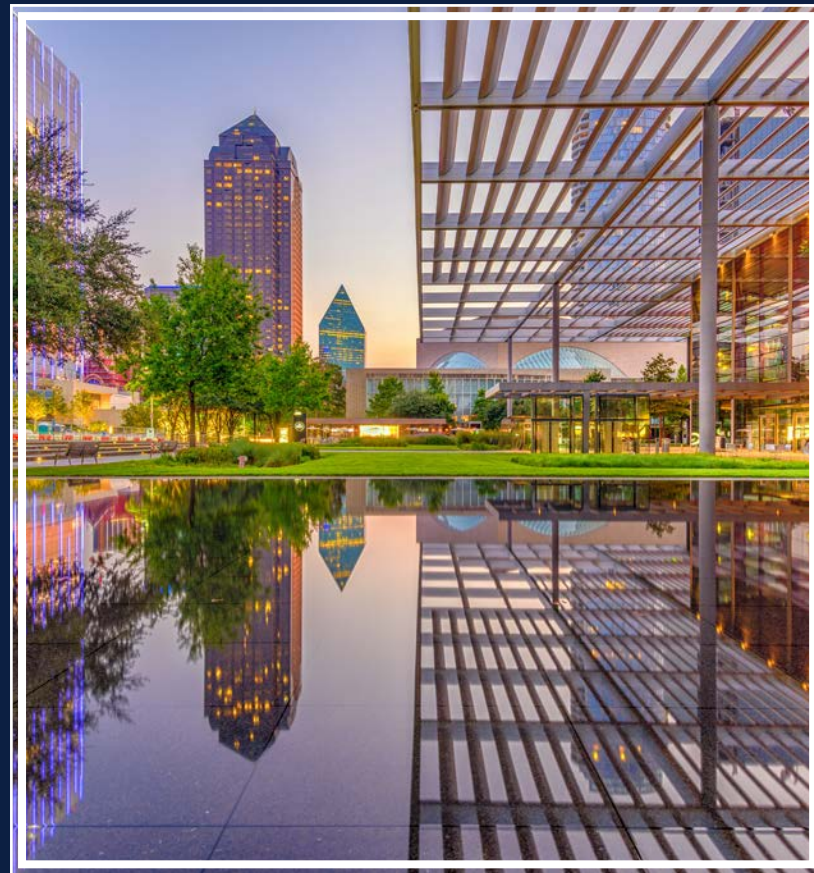
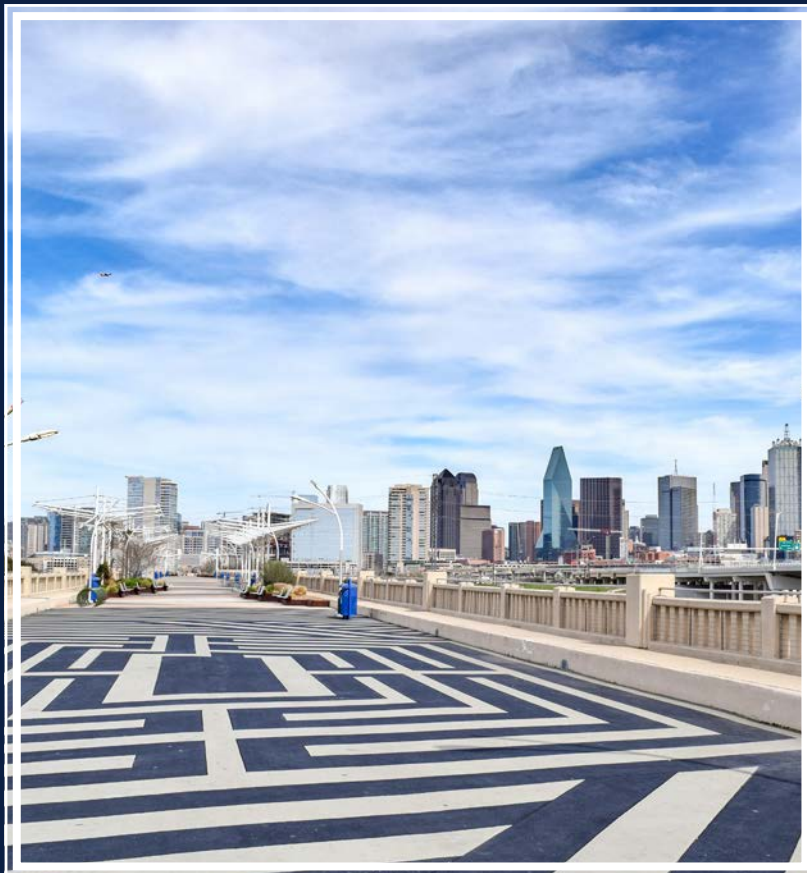


DALLAS – FORT WORTH OVERVIEW



The Dallas/Fort Worth Metroplex (DFW) is a dynamic 12-county region comprising 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 9,286 square miles with 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 in the state of Texas. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were a 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. The Metroplex 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. Dallas/Fort Worth consistently ranks as a top market for job growth over the short and long term due to its central location, pro-business environment, and a strong economy.



Historically a leader in job growth, DFW added 717,000 jobs since 2010 and 120,500 jobs in 2016 alone, equating to a 3.50% increase in the employment base. Dallas/Fort Worth and Texas continuously maintain an unemployment rate lower than the National Average (4.30%).

DFW NATIONAL RECOGNITION

- 🏆 #1 — Top Metro for Talent Attraction, EMSI - 2017
- 🏆 #1 — Best Cities for Jobs 2017, Forbes - 2017
- 🏆 #1 — Best Places to Live (Top 20), U.S. News & World Report - 2017
- 🏆 #1 — Percent Job Growth, 2016
- 🏆 #1 — Real Estate Market For 2016, Urban Land Institute – 2016
- 🏆 #1 — CEO's Name Texas Best State for Business, CEO Magazine - 2016
- 🏆 #1 — Top Emerging Real Estate Market In 2016, PWC / ULI - 2015
- 🏆 #1 — America's #1 Most Business-Friendly City, MarketWatch - 2015
- 🏆 #1 — Most Efficient Metro Region, The U.S. COCF - 2015
- 🏆 #1 — Best City for Jobs This Fall (Dallas), Forbes - 2014
- 🏆 #1 — Texas Has the Best Business Climate, DCI - 2014
- 🏆 #1 — Downtown Fort Worth Is No. 1, Livability.com - 2014
- 🏆 #1 — Top City to Find Tech Professionals (Dallas), Kforce - 2013
- 🏆 #1 — Most Affordable Major Metropolitan in U.S., ZipRealty – 2013

- 🥈 #2 — Country's Healthiest Housing Markets, CNBC - 2017
- 🥈 #2 — Top Metros Of 2016, Site Selection - 2017
- 🥈 #2 — Absolute Job Growth, 2016
- 🥈 #2 — Best City for Job Seekers In 2015 (Fort Worth), NerdWallet – 2015

- 🥉 #3 — Best Sports Cities in The United States, Sports Illustrated - 2017
- 🥉 #3 — Hottest Housing Market, Zillow – 2016
- 🥉 #3 — Corporate Expansions, 2016



DFW ECONOMIC HIGHLIGHTS

20.4%

POPULATION GROWTH
FROM 2010-2020
OUTSPACING THE
U.S. AVERAGE

#2

IN THE NATION IN
POST-COVID JOB
RECOVERY

72%

OF DFW HIGHER EDUCATED
GRADUATES STAY & WORK IN
THE REGION
(6TH HIGHEST RETENTION IN THE U.S.)

#3

IN THE COUNTRY
FOR PERFECT JOB GROWTH
(14.9% GROWTH FROM DEC. 2015 - DEC. 2020)

LOW COST OF DOING
BUSINESS WITH A
SCORE

OF **98.1**
(U.S. AVERAGE 100)

2

FORTUNE 10
COMPANY HQ'S
(AT&T AT #11)





WHY CHOOSE DFW?

#4

REAL ESTATE MARKET IN 2021

(LEADING PRO-BUSINESS ENVIRONMENT)

#1

MARKET FOR DOING BUSINESS 17 YEARS IN A ROW

256,700

JOBS ADDED IN 2021
(ONE OF ONLY TWO MARKETS TO ADD 100,000/YR)

#1

MSA FOR PROJECTED POPULATION GROWTH

749,726

PROJECTED NEW RESIDENTS BY 2026

328

MOVE TO DFW DAILY
(ONE NEW RESIDENT EVERY SEVEN MINUTES)

TEXAS MARKET OVERVIEW



2ND FASTEST GROWING
ECONOMY IN THE U.S.



TOP STATE FOR
JOB GROWTH



**NO STATE
INCOME TAX**



POPULATION
29,346,468

50

FORTUNE 500
COMPANIES CALL
TEXAS HOME



**LARGEST STATE
FAIR IN THE U.S.**
STATE FAIR OF TEXAS

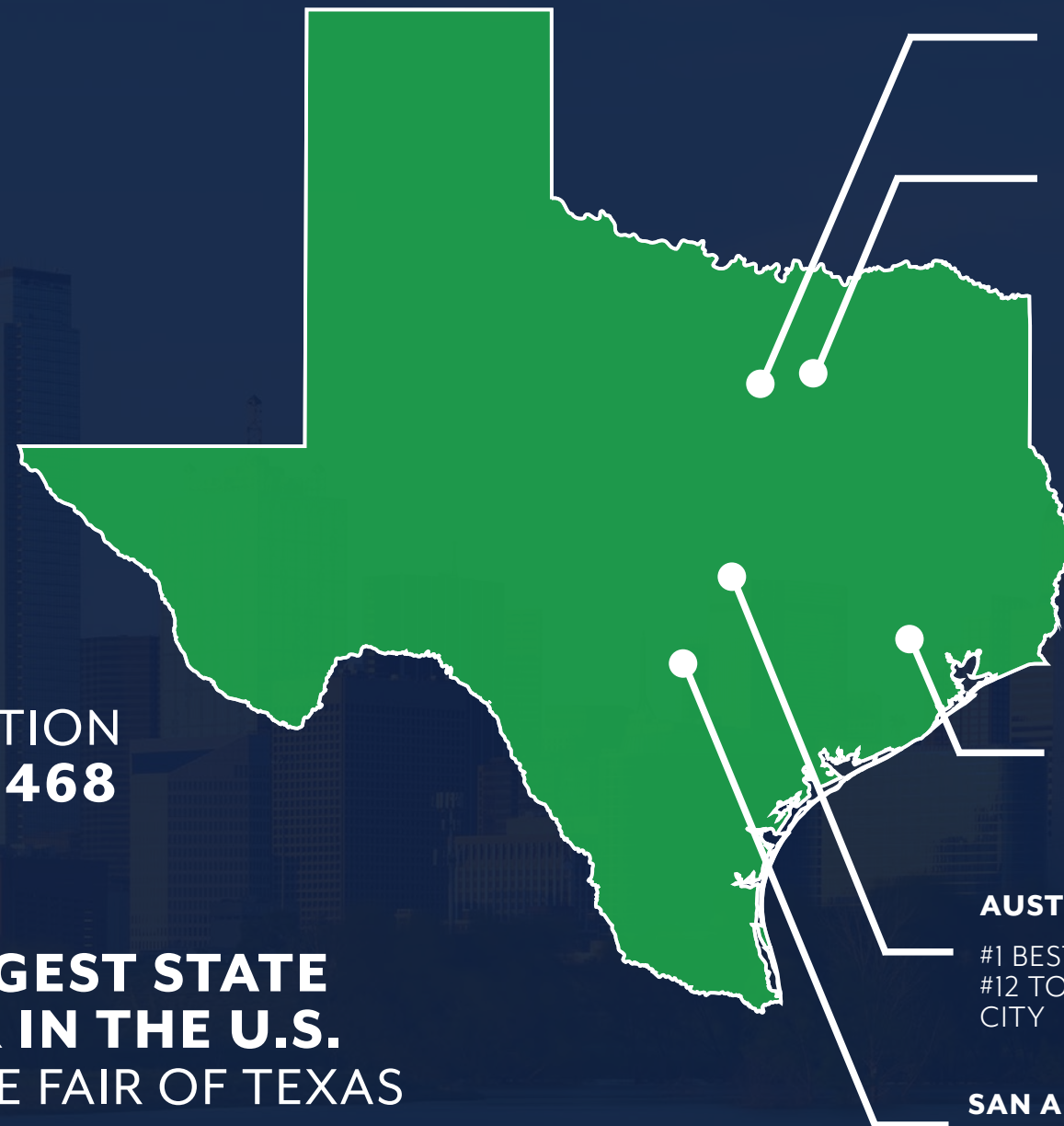


**BEST STATE FOR
BUSINESS**
FOR THE 17TH YEAR
IN A ROW BY CHIEF
EXECUTIVE MAGAZINE



**DALLAS/FORT WORTH
INTERNATIONAL AIRPORT**
2ND MOST PASSENGER VOLUME IN
THE WORLD

**DALLAS LOVE FIELD
INTERNATIONAL AIRPORT**
HOME TO THE NATIONS LARGEST
DOMESTIC AIRLINE



FORT WORTH

MORE THAN 8.8 MILLION
VISITORS ANNUALLY

DALLAS

#1 FASTEST GROWING
HOUSING MARKET 2018
#1 TOP 20 BUSINESS-
FRIENDLY CITY

HOUSTON

#2 FASTEST GROWING
HOUSING MARKET 2018
#7 TOP 20 BUSINESS-
FRIENDLY CITY

AUSTIN

#1 BEST PLACE TO LIVE 2018
#12 TOP 20 BUSINESS-FRIENDLY
CITY

SAN ANTONIO

#14 BEST PLACE TO LIVE 2018

DISCLOSURE

Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to the Fair Park - Core Opp Zone Portfolio in Dallas, Texas (the "Property") has been obtained from sources believed reliable. While DB2RE does not doubt its accuracy, DB2RE has not verified the information and makes no guarantee, warranty or representation about the information contained in this package. It is your (Purchaser) responsibility to independently confirm the accuracy and completeness of the information. Any projections, opinions, assumptions or estimates used herein are for example only and does not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. DB2RE and the DB2RE logo are service marks of Davidson & Bogel Real Estate, LLC and/ or its affiliated or related companies in the United States and other countries. All other marks displayed as well as any elements of this document are the property of their respective owners and DB2RE. No transmission of this document is permitted without written consent from DB2RE. As a condition of DB2RE's consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.



DAVIDSON BOGEL
REAL ESTATE | INVESTMENT SALES



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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MICHAEL EDWARD BOGEL II DESIGNATED BROKER OF FIRM	598526 LICENSE NO.	EBOGEL@DB2RE.COM EMAIL	214-526-3626 PHONE
MICHAEL CAMERON DEPTULA SALES AGENT/ASSOCIATE'S NAME	622382 LICENSE NO.	CDEPTULA@DB2RE.COM EMAIL	214-526-3626 PHONE



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SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE

3.25 AC - INFILL DALLAS & OPPORTUNITY ZONE

NEQ - AL LIPSCOMB WAY & J B JACKSON JR. BLVD. | DALLAS, TX

INFILL DALLAS | OPPORTUNITY ZONE

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