



1601 SOUTH ERVAY STREET

MULTI-USE BUILDINGS ON 2.5 ACRES FOR LEASE

1601 S Ervay St, Dallas, TX 75215

PROPERTY OVERVIEW

- Multi-use buildings on 2.5 acres in the heart of The Cedars, an emerging district south of Downtown Dallas
- Buildings were built around 1935 and feature brick facades
- Numerous multi-family developments, town homes, warehouse/lofts, and office spaces built or under construction in the area
- The Cedars is home to two movie theaters, chef driven restaurants, hotels, art galleries, and live entertainment venues
- The City of Dallas has approved funding for deck caps with parks over I-30 between Harwood and Ervay
- Close proximity to the Blue Line's Cedars' and Convention Center DART stations

INFORMATION

Land Area	109,207 SF	
1601 S. Ervay		
Building A - 1st Floor	2,487 SF	Ceiling Height: 12'
Building B - 1st Floor	9,171 SF	Ceiling Height: 12'
Building C - 1st Floor	5,491 SF	Ceiling Height: 13'
Building A,B,+C Total	32,127 SF	
All 2nd floors will need structural review. Ceiling heights of 25' if floors can be removed.		
1501 S. Ervay	2,430 SF	2-Story building on corner
1503 S. Ervay	2,726 SF	1-Story
Metal Building	4,037 SF	

TRAFFIC COUNTS

Interstate 30	197,587 VPD
South Ervay Street	4,686 VPD

DEMOGRAPHICS

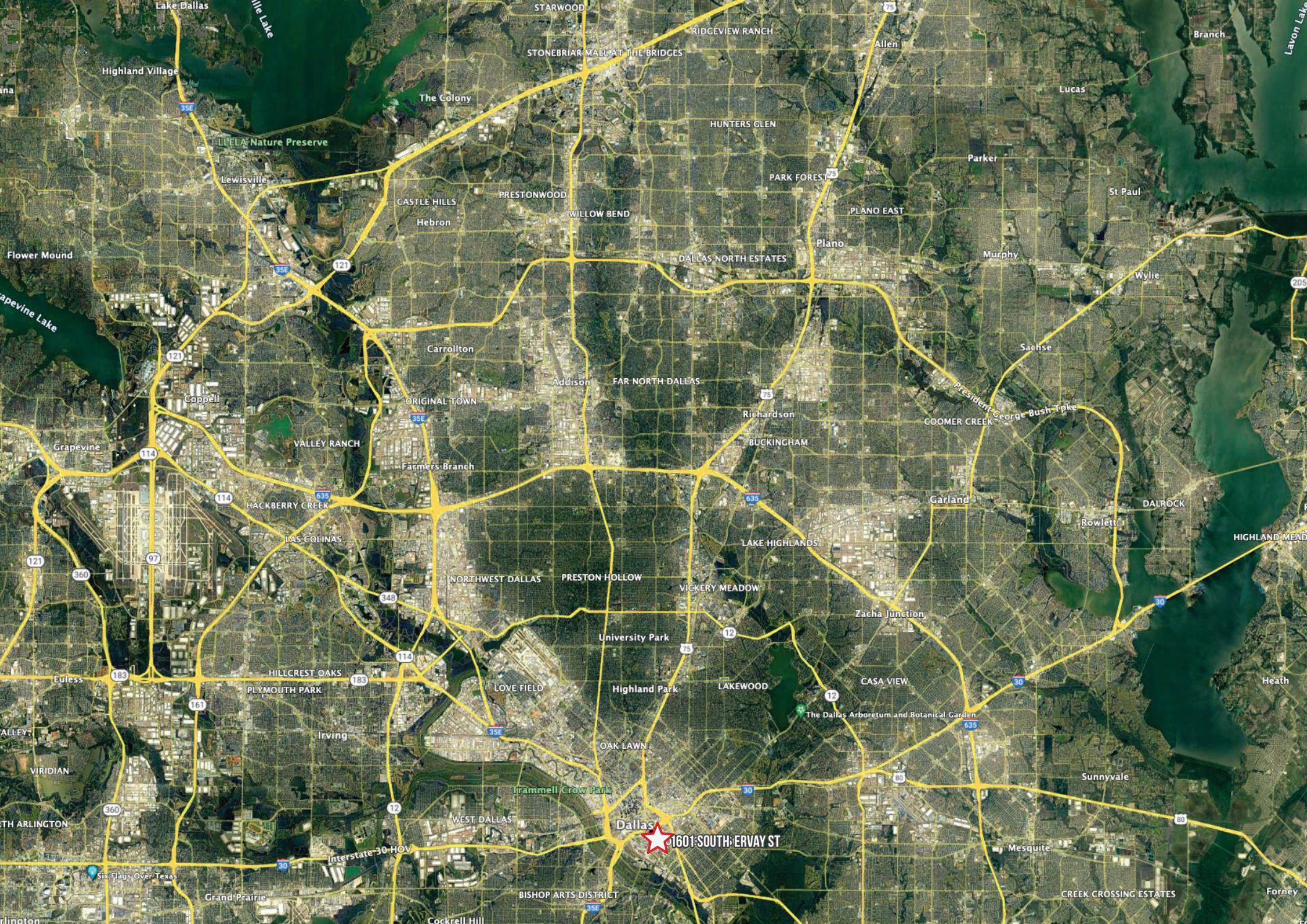
	1 Mile	3 Mile	5 Mile
Population	14,557	168,252	399,638
Daytime Population	70,608	331,691	584,119
Households	8,892	86,681	161,173
Average Household Income	\$115,813	\$124,628	\$119,168

For More Information
Please Contact:

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City of Dallas



KAY BAILEY HUTCHISON
CONVENTION CENTER DALLAS

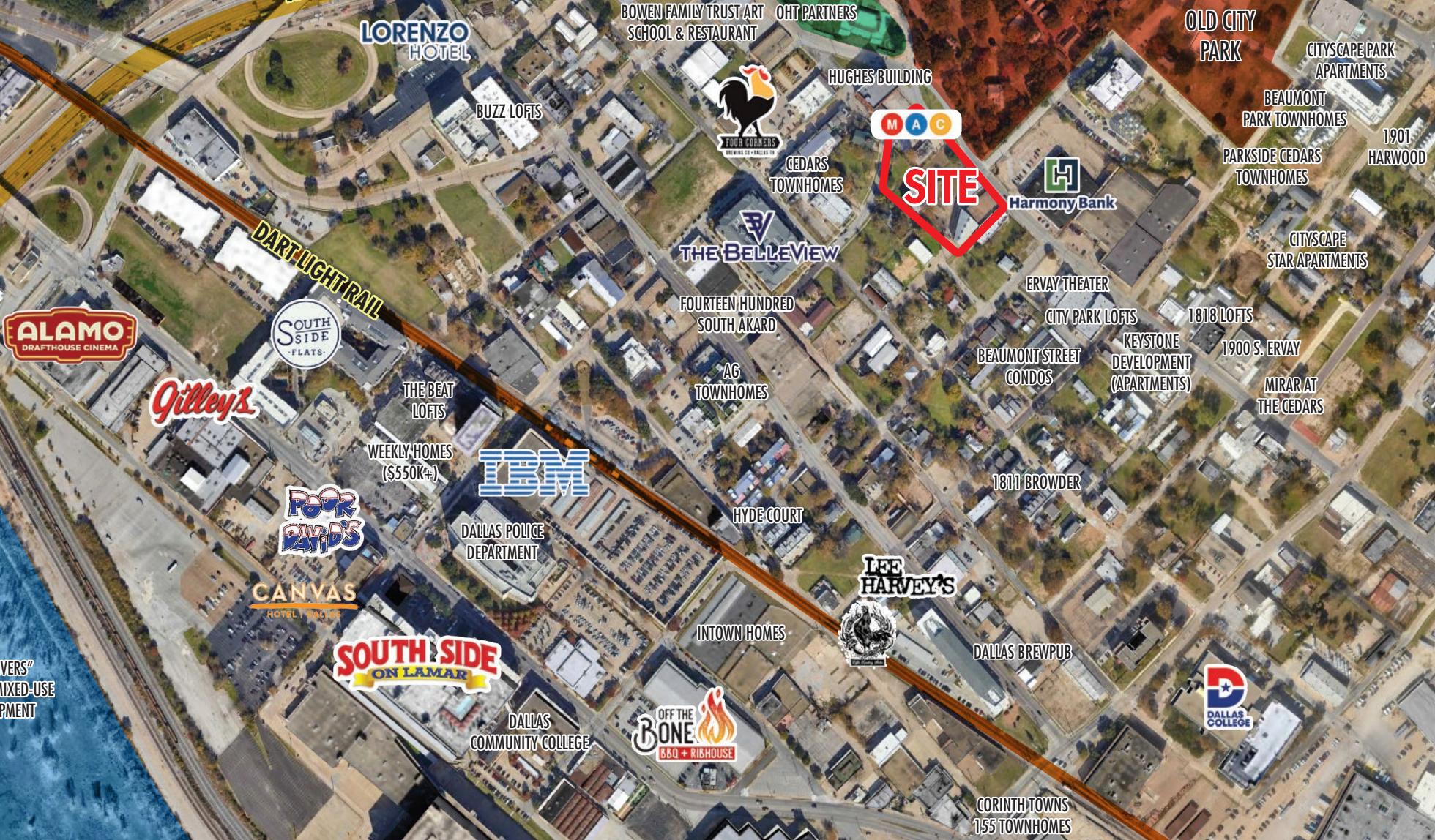
20AC PLANNED DEVELOPMENT
OFFICE + RESIDENTIAL

INTERSTATE 30 200,979 VPD



Future Deck Caps
with Parks over I-30

FUTURE DECK CAP
OVER I-30





1501-1503 S. ERVAY

HUGHES
BUILDING

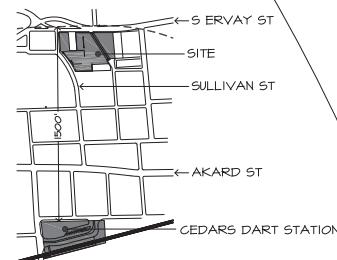
SULLIVAN STREET



ORR
STREET



FOUR CORNERS
BREWING CO • DALLAS TX



1601 S. ERVAY

S. ERVAY STREET

135'-2"

2'-4"

100'-0"

BUILDING 'A'
TWO STORY MASONRY
BUILDING

100'-8"

BUILDING 'B'
TWO STORY MASONRY
BUILDING

EAGLE
APARTMENTS

103'-1"

BUILDING 'C'
TWO STORY MASONRY
BUILDING

103'-1"

UNIMPROVED ALLEY

106'-4"

31'-1"

106'-4"

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- Total Area Three Red Brick Buildings: 32,127 SF
- Total Area of All Brick Buildings: 37,283 SF
- Metal Building: 4,037 SF
- Front buildings were built in 1935 of masonry, block and tilt-wall construction. Back building is pre-engineered steel building with masonry.
- Ceiling Height Ground Floor: 12' FT
- Storefront Glass Along Ervay: Approximately 160 LF
- Land Area: 2.5 acres
- Features: Four (4) two (2) story buildings with high ceilings and skylights, surrounded by park area with wrought iron fence in front and partially down one side



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1501-1503 S. ERVAY



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Information About Brokerage Services

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.

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;
- (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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K