OPPORTUNITY ZONE - DEVELOPMENT OPPORTUNITY

722 N MARSALIS AVE
DALLAS, TX 75203

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Property Dashboard

722 N Marsalis Avenue offers a compelling land acquisition opportunity in the heart of Oak Cliff, one of Dallas' most active redevelopment corridors. The site consists of an approximately 92' x 183' lot, providing a well-proportioned footprint that is ideal for ground-up development (buyer to verify zoning and permitted uses).

Strategically located along North Marsalis Avenue, the property benefits from excellent visibility and proximity to Downtown Dallas, the Bishop Arts District, and major transportation routes. The surrounding area continues to experience strong investment activity, with ongoing new construction and neighborhood revitalization driving long-term value growth.

The property is located within a federally designated Opportunity Zone, offering potential tax incentives for qualified investors. With its prime Oak Cliff location, favorable lot dimensions, and off-market positioning, 722 N Marsalis represents a rare opportunity for developers and investors seeking to capitalize on continued growth in this high-demand submarket.

Property Summary

Property Address	**722 N. Marsalis Ave. Dallas, TX 75203**
Price	**$699,000**
Land Size	**16,997 sf**
Price/SQ FT	**$41**
Lot Dimensions	**92.5 x 183.5**
Zoning:	**PD 468 WMU-5**
Location	**Oak Cliff, Dallas, TX**

Survey

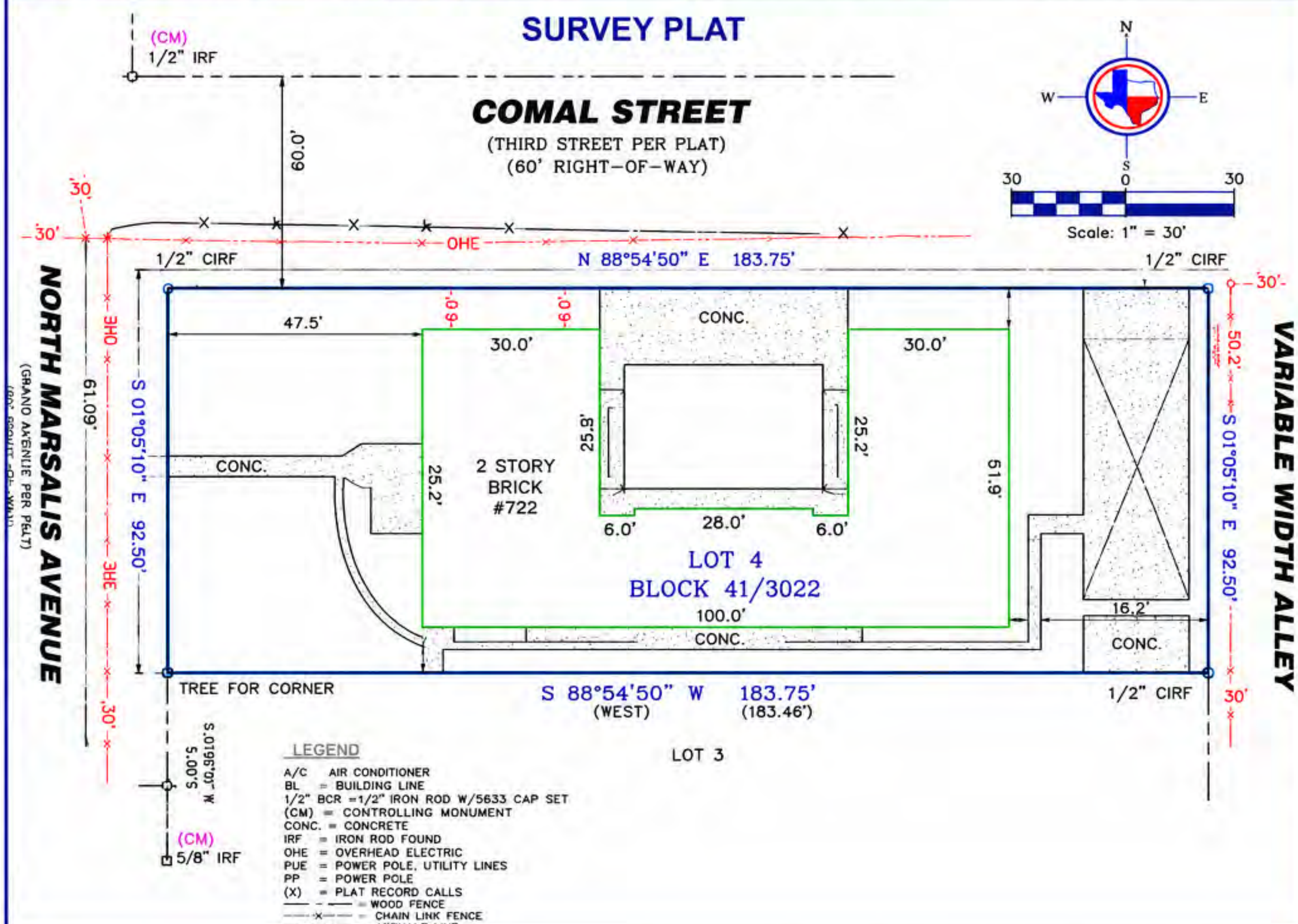
ADDRESS: 722 N. MARSALIS AVENUE, DALLAS, TEXAS 75203

ORDERED BY: PSS TITLE

PROPERTY DESCRIPTION

Being Lot 4, Block 41/3022, of the ORIGINAL TOWN OF OAK CLIFF, now part of an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 89, Pages 1-4, Deed Records and in Volume 3, Page 516, Map Records, Dallas County, Texas.

SURVEY PLAT



NOTES

1. Directional Control shown hereon are based on NAD83(CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the WOS "TRIMBLE" RTK GPS Network.

2. The following items are from Schedule B, Commitment for Title Insurance, WFG National Title Insurance Company, GF No. 1711644-CO, issued December 18, 2017.

10b. Terms, conditions and provisions of that certain Right of Entry Agreement to Warren/Amor Cable Communications, Inc. recorded in Volume 82036, Page 143, Official Records, Dallas County, Texas. (Subject to)

SURVEYOR'S CERTIFICATE

I hereby certify to Paradise Settlement Services, WFG National Title Insurance Company and Blackwood Developments that this plat represents the result of a survey made on the ground and is true and accurate representation of the property shown hereon. There are no encroachments or protrusions except as shown hereon.

Todd Fincher, R. P. L. S.
Signed: December 21, 2017.

STATE OF TEXAS REGISTERED TODD FINCHER 10194158 PROFESSIONAL LAND SURVEYOR

FLOOD NOTE

According to my interpretations of the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48113C0340J, dated August 23, 2001, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.

JOB NO.	1712-1010	X
FIELD ED.	E.V./K.M.	
DRAFTED	S.M.	X
CHECKED	T.F.	X

FINCHER LAND SURVEYING, PLLC
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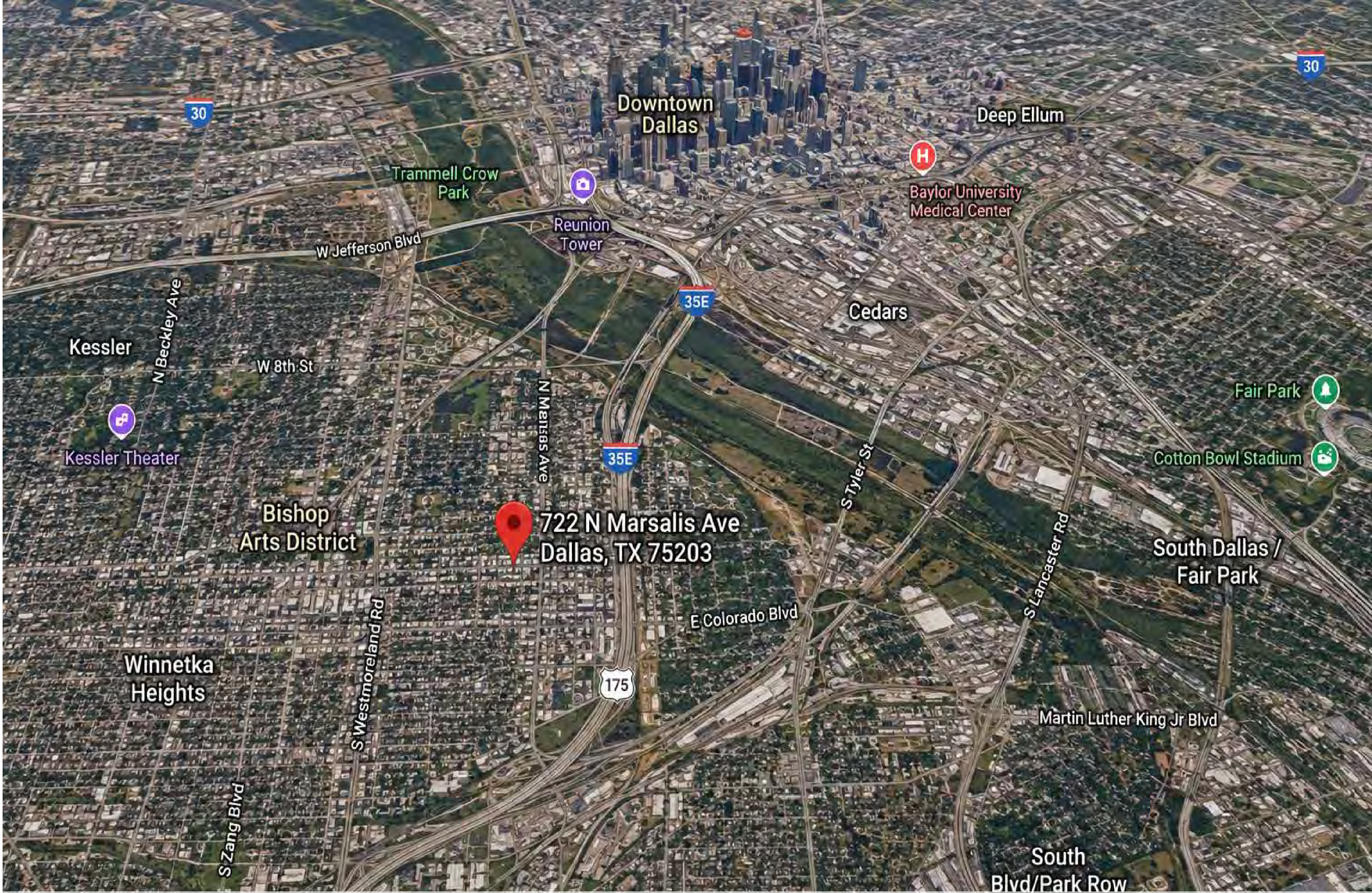
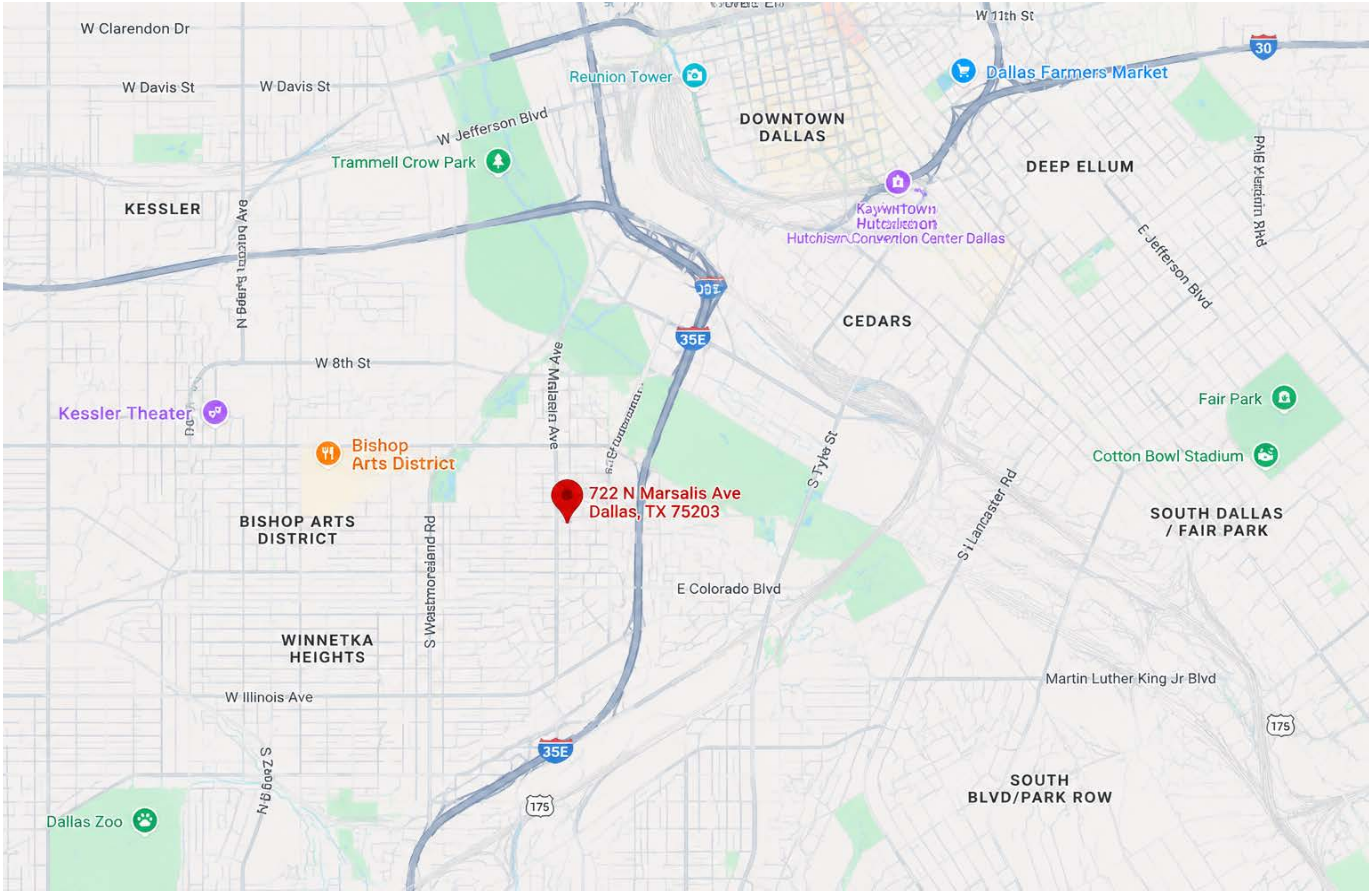


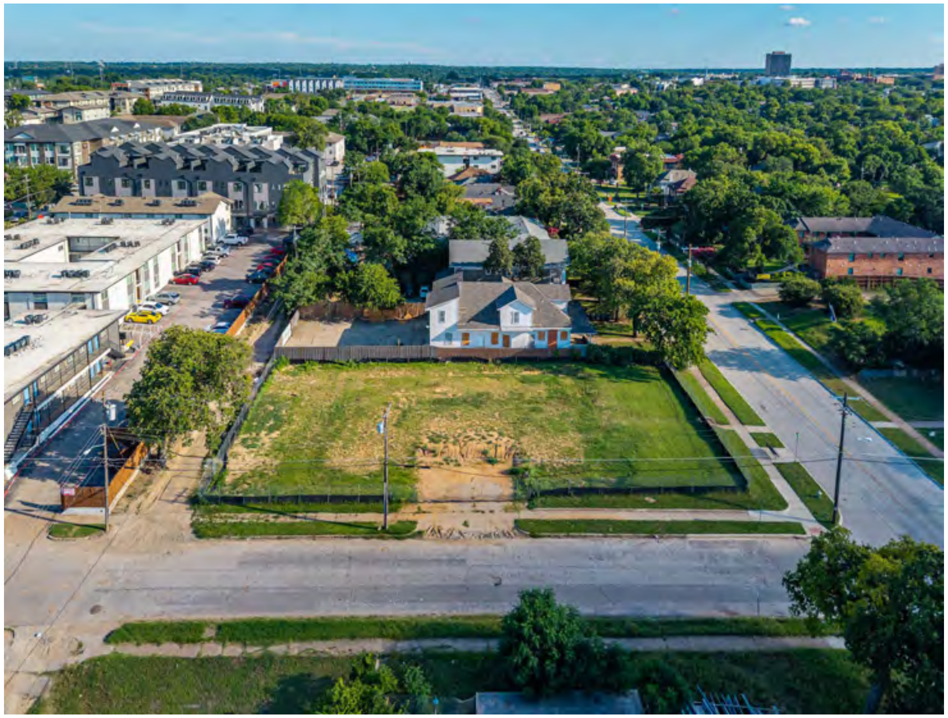
DALLAS PROPERTY ADVISORS

MAPS

Aerial


W Clarendon Dr
W Davis St
W Davis St
Reunion Tower
Dallas Farmers Market
W 11th St
DOWNTOWN DALLAS
W Jefferson Blvd
Trammell Crow Park
DEEP ELLUM
KESSLER
Hutchison Convention Center Dallas
E Jefferson Blvd
CEDARS
35E
W 8th St
Kessler Theater
Fair Park
Bishop Arts District
Cotton Bowl Stadium
S Tyler St
722 N Marsalis Ave
Dallas, TX 75203
BISHOP ARTS DISTRICT
SOUTH DALLAS / FAIR PARK
S Lancaster Rd
E Colorado Blvd
WINNETKA HEIGHTS
S Westmoreland Rd
Martin Luther King Jr Blvd
W Illinois Ave
175
35E
SOUTH BLVD/PARK ROW
175
Dallas Zoo
30

Photos



Photos Cont'd

AREA OVERVIEW

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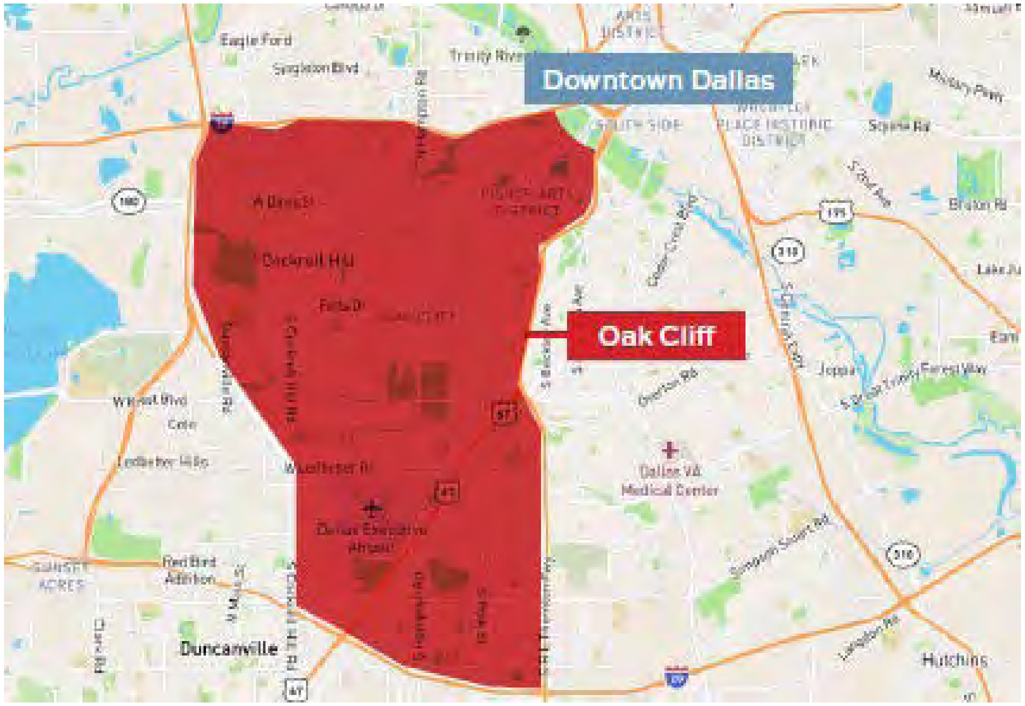
Oak Cliff - Dallas, TX

Oak Cliff, a historic neighborhood in Dallas, Texas, is a community with a rich past and a vibrant present. Experiencing explosive growth in recent years, the area has retained its unique identity through its diverse population, historic homes, and cultural richness. It's home to the Bishop Arts District, a lively hub for dining and shopping, and the Oak Cliff Nature Preserve, which offers outdoor activities. With a population of more than 300,000 and a mix of housing options, Oak Cliff attracts residents who value community and are committed to its growth.

The area's highlights include Jefferson Boulevard, a historic district where locals enjoy diverse culinary and shopping experiences, and Lake Cliff Park, which provides scenic views of downtown Dallas. The historic Kessler Theater is a live music venue that has become the cornerstone of the Dallas music scene. Oak Cliff, with its historical charm and ongoing evolution, is a testament to the city's dynamic nature, offering a sense of community and a place where history and modernity coexist harmoniously.

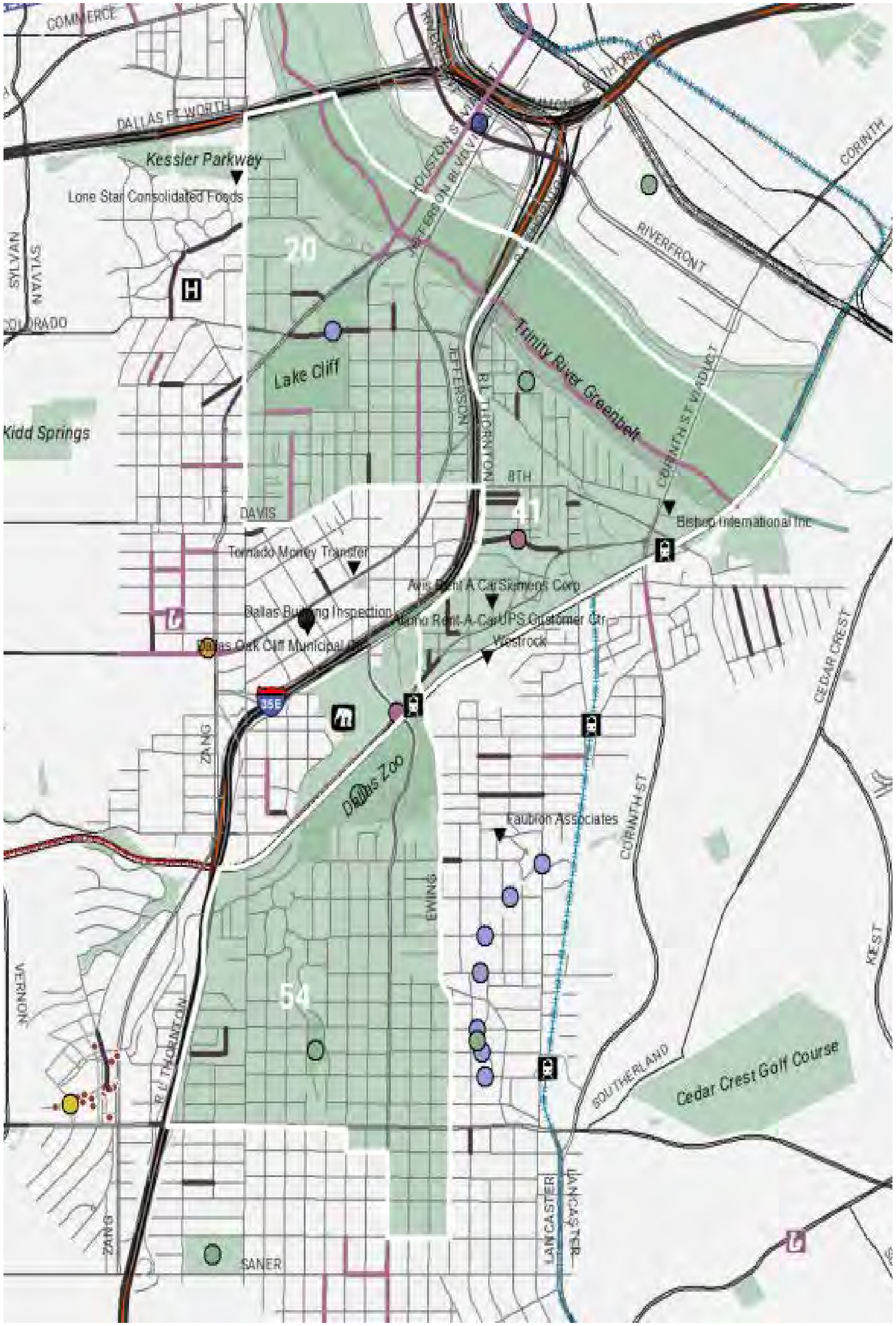


Southern Gateway Park

The Southern Gateway Park Project is a transformative urban development in Southern Dallas, creating a five acre park over interstate 35E to reconnect the Oak Cliff neighborhood. Launched with a community celebration in 2023, the park is set to open in 2025, symbolizing the city's commitment to bridging communities and fostering economic and environmental rejevenation. This public-private partnership aims to provide a vibrant, inclusive space for recreation, culture, and nature, revitalizing the area while honoring its history and enhancing the quality of life for its residents.

Opportunity Zone

Opportunity Zones were added to the tax code by the Tax Cuts & Jobs act on December 22, 2017 and designated in April of 2018. The zones are designed to spur economic development by providing tax benefits to investors. An Opportunity Zone is an economically distressed area where new investments, under certain conditions, may be eligible for preferential tax treatment. Areas designated as Opportunity Zones were nominated by the state and certified by the secretary of the U.S. Treasury via delegation authority to the Internal Revenue Service. You can read more about Opportunity Zones at the Internal Revenue Services frequently asked questions (FAQ) page on Opportunity Zones.



Tax Benefits

Temporary Tax Deferral of Capital Gains Tax Liability

Investors can defer taxes on capital gains reinvested into an opportunity fund. The gains must be recognized when the Opportunity Zone investment is disposed or by December 31, 2026

Step up in Basis of Capital gains invested in Opportunity Funds

Gains Reinvested in Opportunity funds will receive a 10% step up in basis after 5 years and an additional step of 5% at 7 years. A maximum of 15% of the original gains may be excluded from taxes.

Permanent Exclusion of Gains Generated by OZ Investment

Now capital gains generated by Opportunity Fund investments are excludable from taxable income if held for at least 10 years. This does not apply towards the original capital gains reinvested.

DALLAS, TEXAS

Dallas/Fort Worth is one of the largest cities in America with a population of approximately 1.3 million people. Combining urban sophistication with an incomparable Texan personality, Dallas is an altogether unique blend of cultures, styles and flavors.

The Dallas/Fort Worth metroplex encompasses 11 counties and is the economic and cultural hub of North Texas. The most populous metropolitan area in both Texas and the southern United States, it is the fourth largest in the nation. The region's economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation and logistics. As of 2022, Dallas/Fort Worth is home to 23 Fortune 500 companies, the fourth largest concentration of Fortune 500 companies in the United States behind New York City, Chicago and Houston.

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BEST PLACES TO LIVE IN TEXAS

(U.S. News, 2022)

#20

25 BEST PLACES FOR YOUNG PROFESSIONALS

(U.S. News, 2022)

MAJOR EMPLOYERS

Employer	Employee Count
Dallas Independent School District	22,621
City of Dallas	13,000
AT&T Inc.	10,990
Medical City Dallas	10,800
Parkland Health & Hospital System	10,577
Texas Instruments	9,800
Dallas County Community College	8,230
Methodist Dallas Medical Center	7,114
Dallas County	6,500
Children's Health	6,355

ECONOMY

Dallas-Fort Worth is the 4th largest metropolitan area in the U.S., with approximately 7.6 million people, and consistently ranks among the top metros for job growth. The metro averaged over 100,000 new jobs in the last few years, with an annual growth of almost 3%. Many companies across various industries have relocated or expanded operations due to the low cost of doing business and the availability of a highly-skilled workforce in the Dallas-Fort Worth area. Over the last decade, North Texas has attracted over 130 new corporate headquarters.

BANKING AND FINANCE

Banking and finance play a key role in the area's economy. DFW recently surpassed Chicago to become the second-largest financial services hub in the nation, eclipsed only by New York. Bank of America, JPMorgan Chase, Liberty Mutual, Goldman Sachs, State Farm, TD Ameritrade, Charles Schwab, Fidelity Investments maintain significant operations in the area.

INFORMATION TECHNOLOGY

The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor, especially when referring to US-75 through Richardson, Plano, and Allen just north of Dallas itself). This area has many corporate IT projects and the presence of numerous electronics, computing, and telecommunication firms.

Microsoft, Texas Instruments, HP, Dell, Samsung, Nokia, Cisco, Fujitsu, i2, Frontier Communications, Alcatel, Ericsson, Google, Verizon

COMPANIES HEADQUARTERED IN DFW

AT&T, the largest telecommunications company in the world, is headquartered at the Whitacre Tower in downtown Dallas.

ExxonMobil and McKesson, respectively the 2nd and 7th largest Fortune 500 companies by revenue, are headquartered in Irving, Texas.

Fluor, the largest engineering & construction company in the Fortune 500, is also headquartered in Irving.
In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering companies, relocated from Pasadena, California to Dallas.

Toyota USA, in 2016, relocated its corporate headquarters to Plano, Texas.

Southwest Airlines is headquartered in Dallas and has more than 53,000 employees.

DALLAS CULTURE & ATTRACTIONS

ARTS DISTRICT

The Dallas Arts District is the largest concentrated urban arts district in the nation. It was established in 1984 to centralize the art community and provide adequate facilities for cultural organizations and includes the Dallas Museum of Art, the Morton H. Meyerson Symphony Center, the Dallas Theater Center, the Booker T. Washington High School for the Performing and Visual Arts, the Trammell and Margaret Crow Collection of Asian Art and the Nasher Sculpture Center.

MAJOR LEAGUE SPORTS

Dallas/Fort Worth is home to five major league sports teams: the Dallas Cowboys (National Football League), Dallas Mavericks (National Basketball Association), Texas Rangers (Major League Baseball), Dallas Stars (National Hockey League), and FC Dallas (Major League Soccer). It also hosts one team in a major women's league: the Dallas Wings (Women's National Basketball Association). These major teams - and the state-of-the-art arenas they play in - make DFW an ideal place for any sports lover.

SHOPPING AND ENTERTAINMENT DISTRICTS

In addition to its large number of businesses, Dallas has more shopping centers per capita than any other city in the United States and is also home to the second shopping center ever built in the United States, Highland Park Village, which opened in 1931.

Dallas is home to the two other major malls in North Texas - NorthPark and Galleria Dallas. Both malls feature high-end stores and are major tourist draws for the region.

- Galleria Dallas, a unique urban shopping destination with attached hotel and office buildings, has nearly 200 nationally and internationally recognized shops and restaurants surrounding an impressive ice rink. It hosts 19 million visitors annually.
- NorthPark Center is 2.3 million SF with more than 235 distinctive stores and restaurants. It features museum-quality modern art pieces and is the second largest mall in Texas

The Dallas area has more restaurants per capita than any other U.S. city. Clusters of unique restaurants and shops are scattered throughout the city, notably in destinations in Downtown, Uptown, Bishop Arts District, Deep Ellum, Greenville Avenue, Knox-Henderson, and Lakewood. The newest center of dining is Trinity Groves, an evolving 15-acre restaurant, artist, and entertainment destination in West Dallas.

HIGHER EDUCATION

There are 6 four-year colleges within the Dallas city limits and 20 four-year colleges within a 50-mile radius. The University of Texas at Arlington enrolls the most students, and Southern Methodist University is the closest university.

Southern Methodist University - A private research university in University Park, Texas, it is a nationally ranked private institution and is a distinguished center for global research with a liberal arts tradition. It takes up 234 acres and has a student population of over 12,000.

Economic Impact: Southern Methodist University and its alumni wield an annual economic impact of more than $7 billion.

The University of North Texas – With a total undergraduate enrollment of over 42,000 students, UNT generates an economic impact of $1.65 billion in the DFW area economy annually. $183.9 million growth in economic activity for the DFW area because of UNT's capital spending. 88 academic programs ranked among the nation's Top 100.

The University of Texas at Dallas – Being one of the largest public universities in Dallas, UTD has nearly 30,000 students and generates over $348 Million in economic impact. The University has a top-ranked STEM, Management, Liberal arts, and Science program and is commonly known for Nutrition Innovation and Entrepreneurship.

Texas Christian University – TCU has been stated to generate nearly $562.5 in revenue a year for the Dallas economic system. In the past year, they have been ranked #83 in best universities #1 MBA faculty quality in the world. Th euniversity has an enrollment of just under 12,000. Southern Methodist University - SMU and its alumni wield an annual economic impact of more than $7 billion a year. SMU has a strong emphasis on its distinguished center for global research with a liberal arts tradition.

The University of Texas at Arlington – With nearly 65% of the student population being northern Texas natives, the university creates an annual economic impact of almost $17.1 billion for their region. The university is home to the nanotechnology research facility, NanoFab Research & Teaching Facility, and the Center for Amphibian and Reptile Diversity Research programs.

University of Dallas – Producing nearly 8,200 jobs and more than $490 million dollars toward economic impact, the university is known for its Private Catholic, Liberal arts foundings, and high-quality education at an affordable price. The student body consists of nearly 1500 undergraduates and 1,000 postgraduates.

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.

Dallas Property Advisors, LLC	9014295	matteo@dallaspropertyadvisors.com	469-554-0430
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jaclyn Castano	645546	jaclyn@dallaspropertyadvisors.com	972-898-9399
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ______ ______ Date ______

Contact Information

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