

912 ROSS AVE.

DALLAS, TX



D | B

OFFERING MEMORANDUM

LISTING TEAM



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TABLE OF CONTENTS

An aerial photograph of a city skyline at sunset. The sky is a mix of orange, pink, and blue. In the foreground, there's a large, ornate church with a prominent spire. The middle ground is filled with various buildings, including a tall, dark, angular skyscraper. In the background, several very tall skyscrapers are visible, including a prominent one with a grid-like facade. The overall scene is a dense urban landscape.

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PROPERTY DETAILS

LOCATION

912 Ross Ave.

SIZE

± 40,079 SF

ZONING

CA - 1 (A)

HIGHLIGHTS

- Walking distance from The JFK Memorial, West End Historic District, The House of Blues, and the American Airlines Center.
- 1 block from the Dallas World Aquarium, one of the top 3 aquariums in the US, bringing in more than 1 million customers annually.
- 2 blocks away from West End Square, the only neighborhood park in the West End Historic District.
- Average Monthly Income of \$7,200.00

DALLAS

WHAT'S COMING

A downtown revitalization of the 52-story First National Bank Tower, dubbed The National, will provide 1.5 million square feet of new mixed-use activity. Todd Interests and Moriah Capital are redeveloping the 1964-constructed tower, which will contain a hotel, 324 multifamily units, 37,000 square feet of office space, and 43,000 square feet of retail. Earlier this year, Downtown Dallas Inc. signed on as the building's first office tenants.

East Quarter is an urban neighborhood spanning eight blocks within Dallas' urban core. The development will consist of a mixed-use residential, retail, and office complex, with a 17-story tower called 300 Pearl that will integrate with preserved buildings in the area, including the Meletio Electric buildings on Cesar Chavez.

Just south of I-30, Hoque Global will develop 15 acres of a former industrial site into a new mixed-use neighborhood called SoGood @ Cedars. The development will be connected to Downtown with a linear park that would run between Good-Latimer and Cesar Chavez along an abandoned rail line.

Hoque Global and KDC are developing NewPark—A Smart District. 20 acres of contiguous blocks are planned to become a major tech and educational hub adjacent to Dallas City Hall. The master plan includes three to five million square feet of office space centered around a new signature city park.





DALLAS WHAT'S COMING

Developer Hillwood Urban is planning on adding a new, 38 story tower, mere steps away from Klyde Warren Park.

Field Street Tower, anticipated as the "new centerpiece of the skyline", would have more than 520,000 feet of office space across 23 floors, and the offices would set on top of ground floor retail space, and 13 levels of parking.

PORTMAN RESIDENTIAL

PLANNED MIXED-USE DEVELOPMENT

.7 MILES NORTH OF SUBJECT PROPERTY

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)



PACIFIC ELM PROPERTIES

Pacific Elm Properties and Headington Cos. are working on plans for a hotel and residential tower on Field Street in downtown Dallas.

The two firms are teaming up on a 30-story residential and hotel high-rise to be built across the street from the landmark Fountain Place tower. Designed by Dallas' Abeyta Tibbs Architecture, the tower at the northwest corner of Ross and Field would include a 150-room boutique hotel and 100 residential units. About 30 of the proposed residences would be for affordable workforce housing.

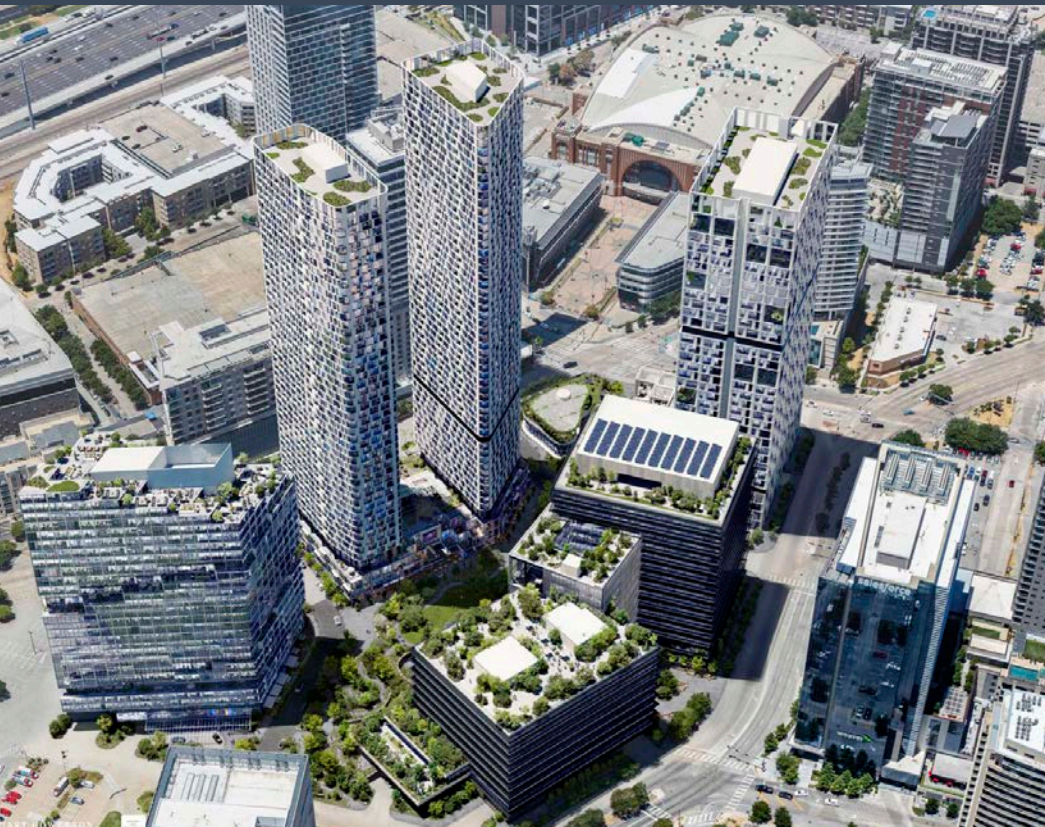
The proposed Ross + Field tower is in the same area where developers Pacific Elm Properties and Kaizen Development are working on a large mixed-use development at the southwest corner of Field and Woodall Rodgers Freeway. The 6-acre, \$1 billion Field Street District project has been in the planning stages since 2019.



ABOUT VICTORY PARK

Victory Park is a neighborhood in Dallas, Texas, located northwest of the city's downtown area. It was developed in the early 2000s and is named after the Victory Park Plaza hotel, which was originally built as the Adolphus Hotel.

The neighborhood is known for its upscale shopping, dining, and entertainment options, including the American Airlines Center, home of the Dallas Mavericks NBA team and the Dallas Stars NHL team. Victory Park is also home to a number of high-rise residential buildings and office towers, as well as a number of hotels and other facilities.



GOLDMAN SACHS

Goldman Sachs will occupy almost 1 million square feet of offices in its new campus north of downtown Dallas. The 980,000-square-foot office project will house thousands of workers for New York-based financial giant Goldman Sachs. The nine-story to 15-story office towers will include about 960,000 square feet of space and will sit on 3 acres next to a new park.

The Goldman Sachs buildings are the first phase of a larger 11-acre mixed-use development Hunt Realty is planning on the current site of the North End Apartments next to the Perot Museum. Goldman Sachs will be the tenant in the first three buildings in Hunt Realty's planned North End redevelopment on Field Street just north of Woodall Rodgers Freeway.

DOWNTOWN DALLAS AT A GLANCE

A block away from The National, and minutes away from nearly all areas of downtown Dallas, this site sits in a prime location, in the bullseye of the city's center.

With the expansion of the restaurant scene, outdoor spaces, and a host of attractions and activities, like Jaxon Beer Garden, Downtown Dallas offers a variety of adventures for all. Whether you are looking for a family outing or a late-night excursion, this guide will help you discover the many different ways you can experience the heart beat of Dallas.

Start your trip at the Perot Museum of Nature and Science for interactive exhibits, hands-on activities and experiments that will inspire your little scientists. Have a family bonding day at Klyde Warren Park and participate in a free group exercise class together, let the kids run around and play while you relax with a book or grab lunch from the food trucks.





DOWNTOWN DALLAS AT A GLANCE

Take the family on a ride on one of the vintage McKinney Avenue Trolley street cars - each with a name and unique story - and see where it takes you. For a Downtown dining excursion to satisfy the whole family, head to the Dallas Farmer's Market for a variety of food options and then look around for some unique finds.

In addition to the Perot, Downtown has a handful of museums fit for all ages and interests. Start in the Historic West End District - it's home to the Sixth Floor Museum at Dealey Plaza, the Museum of Illusions, the Dallas Holocaust and Human Rights Museum, and the Dallas Aquarium! In addition, there's Sweet Tooth Hotel in nearby Victory Park, an immersive attraction that features Dallas artists in each of their installations.

THE WEST END

The West End is a historic district located in downtown Dallas, Texas. It is known for its many restaurants, bars, and entertainment venues, as well as its unique blend of modern architecture and historic buildings. The West End is home to many popular attractions, including the Sixth Floor Museum at Dealey Plaza, which explores the life and legacy of President John F. Kennedy, as well as the Dallas World Aquarium, which features a variety of marine life from around the world.

In addition to its cultural offerings, the West End is also a popular destination for shopping and nightlife. Visitors can stroll along the cobblestone streets and browse the boutiques, or stop in for a drink at one of the area's many bars or pubs. The West End is easily accessible by public transportation, and there are several parking garages and lots available for those who prefer to drive.



DFW ECONOMIC HIGHLIGHTS

An aerial photograph of the Dallas-Fort Worth (DFW) skyline during sunset. The sky is a mix of orange, yellow, and blue. Several prominent skyscrapers are visible, including the Bank of America Tower and the JPMorgan Chase Tower. In the foreground, a multi-lane highway with traffic is visible, along with various commercial buildings and a large stadium-like structure on the left.

#1

Best States For Growth
- U.S. News

#2

**The Best Places For
Business And Careers**
- Forbes

#3

**In Fastest Growing
U.S. Cities**
- Forbes

#5

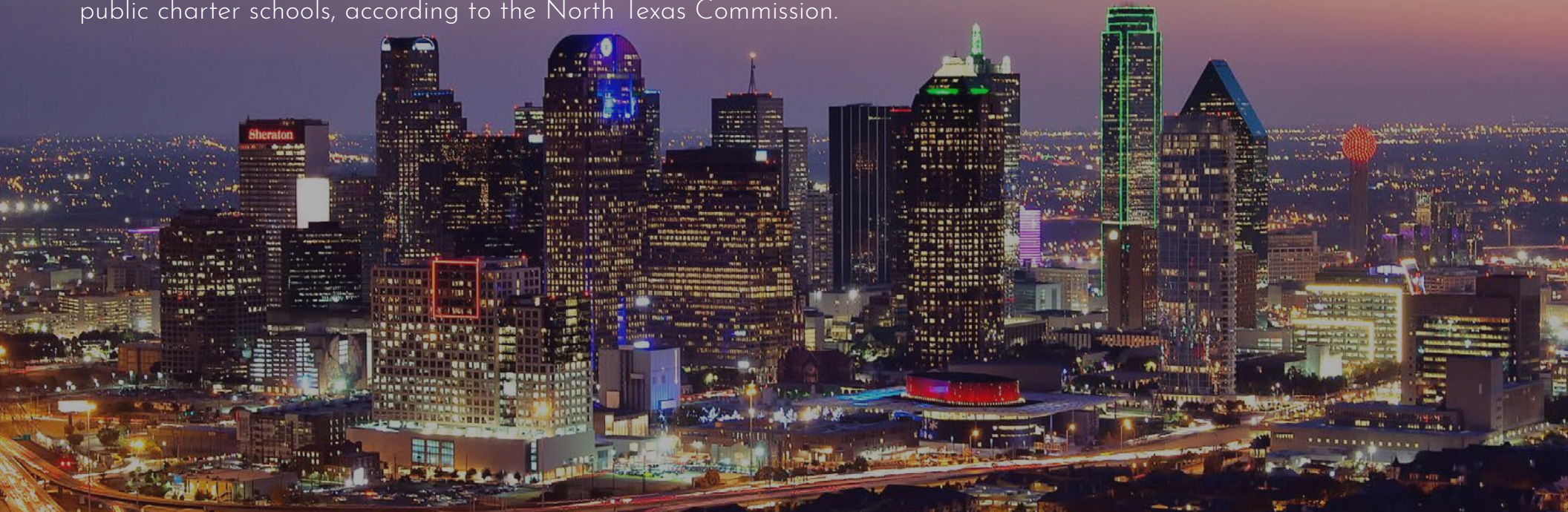
Most Tax-Friendly State
- The Tax Foundation

DFW OVERVIEW

The Dallas/Fort Worth Metroplex (DFW) is a dynamic 12-county region made up of 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 an area of 9,286 square miles with a population of 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 region in the state of Texas. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were its own 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.

DFW 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.

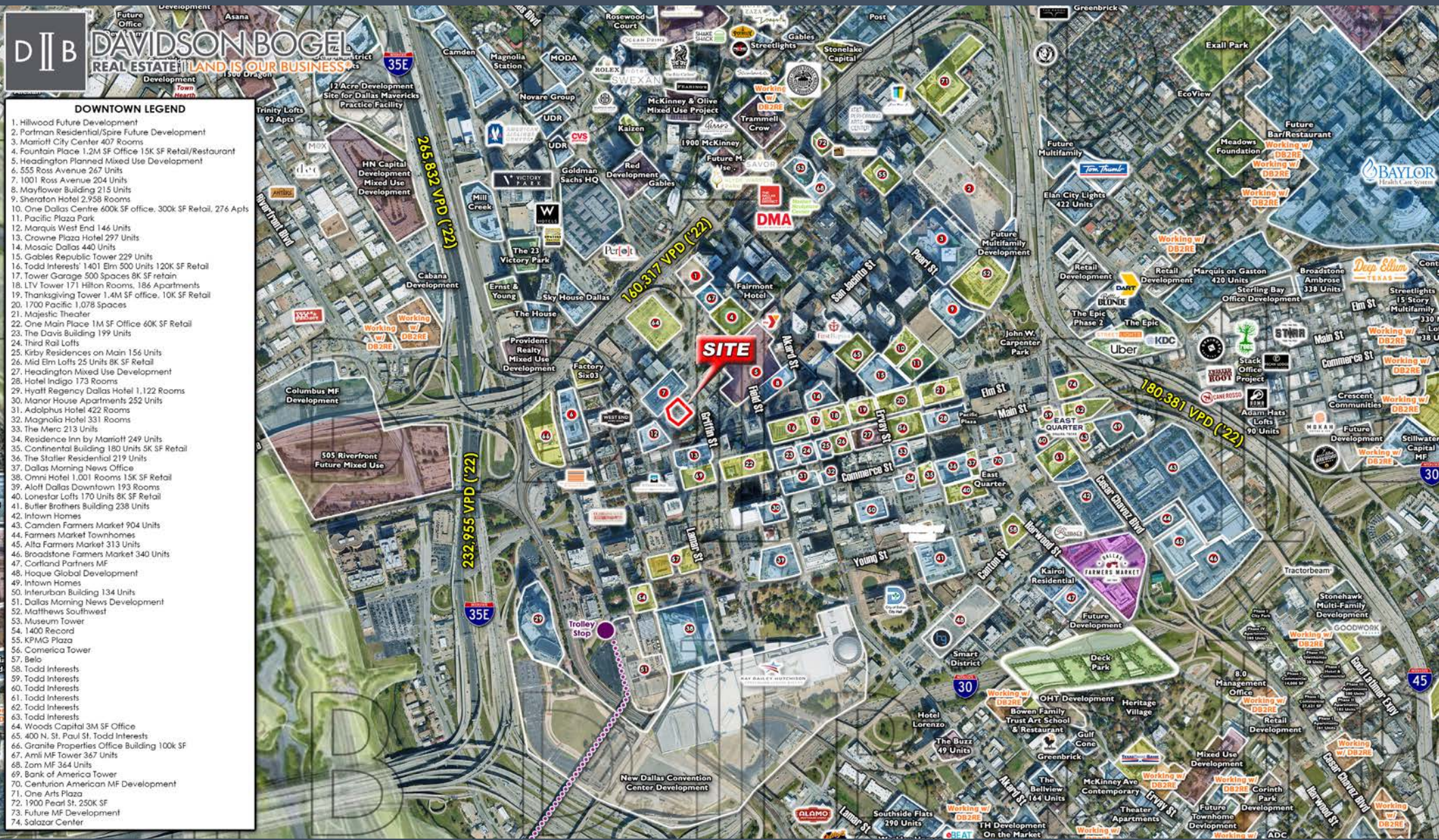


DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2024 Population	25,874	83,910	176,092
% Proj Growth 2024 - 2029	2.63%	3.72%	2.42%
2024 Average HH Income	\$152,062	\$132,361	\$126,466
2024 Median HH Income	\$109,720	\$96,770	\$85,416



AERIAL



DAVIDSON BOGEL
REAL ESTATE LAND IS OUR BUSINESS

DOWNTOWN LEGEND

1. Hillwood Future Development
2. Partman Residential/Spire Future Development
3. Marriott City Center 407 Rooms
4. Fountain Place 1.2M SF Office 15K SF Retail/Restaurant
5. Headington Planned Mixed Use Development
6. 555 Ross Avenue 267 Units
7. 1001 Ross Avenue 204 Units
8. Mayflower Building 215 Units
9. Sheraton Tower 2,958 Rooms
10. One Dallas Centre 600K SF Office, 300K SF Retail, 276 Apts
11. Pacific Plaza Park
12. Marquis West End 146 Units
13. Crowne Plaza Hotel 297 Units
14. Mosaic Dallas 440 Units
15. Gables Republic Tower 229 Units
16. Todd Interests 1401 Elm 500 Units 120K SF Retail
17. Tower Garage 500 Spaces 8K SF Retail
18. LTV Tower 171 Hilton Rooms, 186 Apartments
19. Thanksgiving Tower 1.4M SF Office, 10K SF Retail
20. 1700 Pacific 1,078 Spaces
21. Majestic Theater
22. One Main Place 1M SF Office 60K SF Retail
23. The Davis Building 199 Units
24. Third Rail Lofts
25. Kirby Residences on Main 156 Units
26. Mid Elm Lofts 25 Units 8K SF Retail
27. Headington Mixed Use Development
28. Hotel Indigo 173 Rooms
29. Hyatt Regency Dallas Hotel 1,122 Rooms
30. Manor House Apartments 252 Units
31. Adolphus Hotel 422 Rooms
32. Magnolia Hotel 331 Rooms
33. The Merc 213 Units
34. Residence Inn by Marriott 249 Units
35. Continental Building 180 Units 5K SF Retail
36. The Staller Residential 219 Units
37. Dallas Morning News Office
38. Omni Hotel 1,001 Rooms 15K SF Retail
39. Aloft Dallas Downtown 193 Rooms
40. Lonestar Lofts 170 Units 8K SF Retail
41. Butler Brothers Building 238 Units
42. Intown Homes
43. Camden Farmers Market 904 Units
44. Farmers Market Townhomes
45. Alta Farmers Market 313 Units
46. Broadstone Farmers Market 340 Units
47. Corland Partners MF
48. Hoque Global Development
49. Intown Homes
50. Interurban Building 134 Units
51. Dallas Morning News Development
52. Matthews Southwest
53. Museum Tower
54. 1400 Record
55. KPMG Plaza
56. Comerica Tower
57. Belo
58. Todd Interests
59. Todd Interests
60. Todd Interests
61. Todd Interests
62. Todd Interests
63. Todd Interests
64. Woods Capital 3M SF Office
65. 400 N. St. Paul St, Todd Interests
66. Granite Properties Office Building 100K SF
67. Armi MF Tower 367 Units
68. Zam MF 364 Units
69. Bank of America Tower
70. Centurion American MF Development
71. One Arts Plaza
72. 1900 Pearl St, 250K SF
73. Future MF Development
74. Salazar Center

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.

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LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
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DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
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DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE



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11-2-2015

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.

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 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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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
Scott Lake	618506	slake@db2re.com	214-526-3626
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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