



Downtown Dallas

INTERSTATE
30

INTERSTATE
35

E Jefferson Blvd

N Marsalis Ave

E Colorado Blvd

OAK FARMS

Dallas, TX | ±12.283 Acres
SASCO

PROPERTY OVERVIEW

Located in the northeast corner of the thriving Oak Cliff community, Oak Farms is one of the highest-profile development sites at 12.283 acres in the fourth-largest and fastest-growing metropolitan region in the country.



ZONING SUMMARY

PERMITTED USES

Wide variety of commercial, residential, and public uses in any building.

SETBACKS

5' minimum - 15' maximum front yard on primary street (allows certain projections)

5' minimum on side streets

15' side and rear yards abutting single family

Otherwise 0'-5' side yard, 5' rear yard

DENSITY

No maximum or minimum density

HEIGHT

Maximum 300'/20 stories

GROUND STORY

Minimum 15'; maximum 30'

LOT COVERAGE

100 percent maximum

LOT SIZE

No minimum size; minimum width 16'

Minimum building street frontage on primary streets = 50%

Maximum continuous blank mall area on primary streets = 30'

Open space requirement: 8% per 51A-13.303(b) (may include private open space)

PARKING

Chap. 51A (with specific ratios for certain defined uses); generally located anywhere within subdistrict

Reductions for on-street parking; transit; and mixed use

Master parking plan

SITE DESIGN REQUIREMENTS

Screening of loading, trash storage

Garage screening regulations

Liner development required

Highly reflective glass (27% reflectivity): 25% façade maximum

Block standards: Perimeter not to exceed 1,600' (with exceptions: up to 2,400')

Street standards

LANDSCAPE

Article X with certain additional regulations

SIGNAGE

Business signage and other regulations

TOWER ORIENTATION

See Sec. 51P-468.112

100' tower separation

If over 75'

If floor plate is 12,500 SF or less-no dimension/orientation restrictions.

If floor plate is over 12,500 SF:

Longest dimension perpendicular to Trinity River (with up to 10 degrees variation)

No more than 130' width, 300' length

30,000 SF maximum floor plate



SITE LOCATION

DISTANCE FROM OAK FARMS >>

	MILES	MINUTES
1.METHODIST HOSPITAL DALLAS	0.9	2
2. DALLAS ZOO	1.4	3
3. KESSLER PARK	1.6	4
4. CONVENTION CENTER/CITY HALL	1.7	3
5. BISHOP ARTS DISTRICT	1.9	8
6. STEVENS GOLF COURSE	2.3	9
7. TRINITY GROVES	2.4	8
8. DALLAS ARTS DISTRICT	2.5	8
9. KLYDE WARREN PARK	2.5	8
10. VICTORY PARK/AMERICAN AIRLINES CENTER	2.6	9
11.UPTOWN NEIGHBORHOOD	4.7	10
12.DALLAS MEDICAL DISTRICT	5.1	10
13.LOVE FIELD AIRPORT	8.5	15

MASTER PLANNING

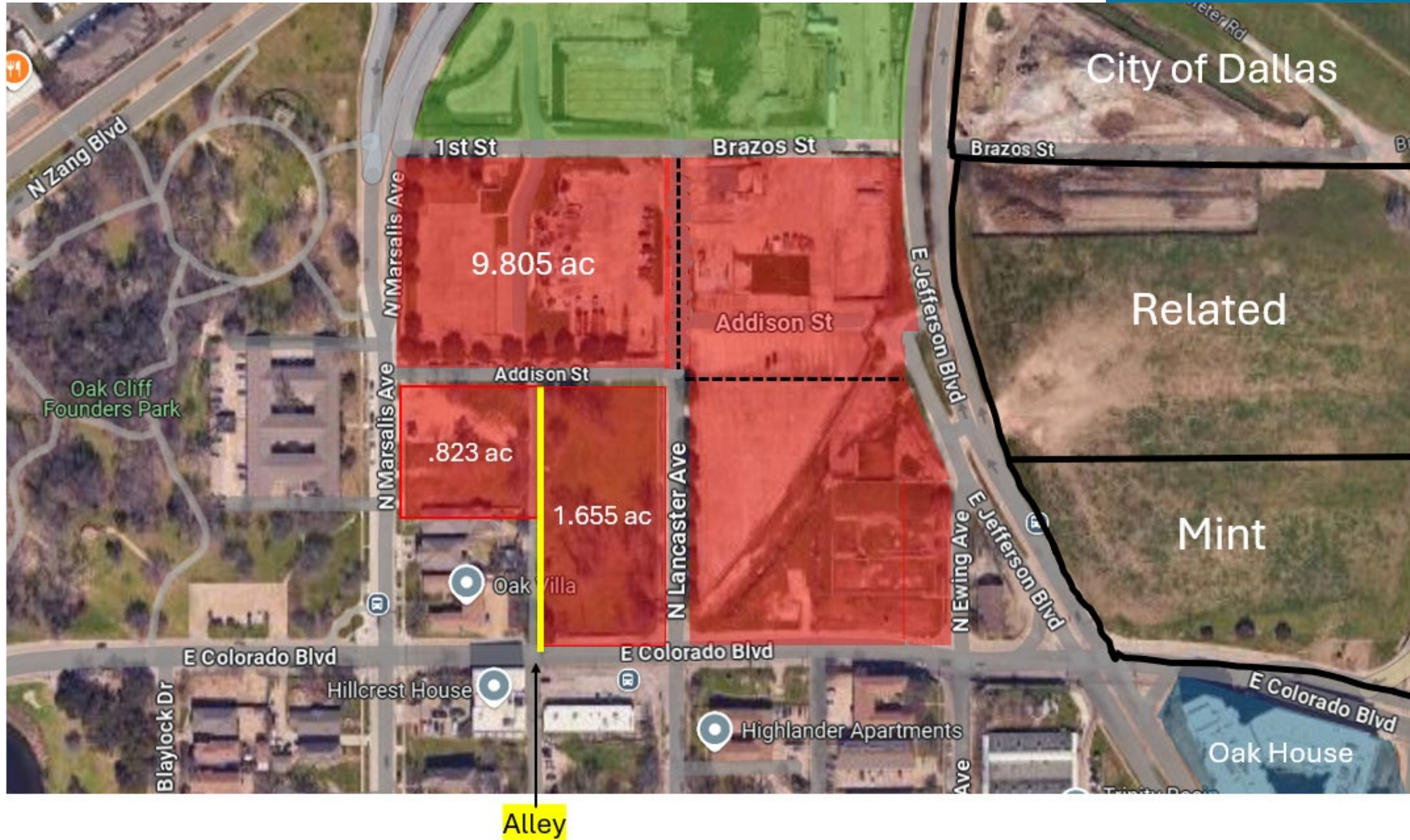
The master plan for Oak Farms is to develop a new 12-block walkable mixed-use neighborhood with public uses throughout the community.

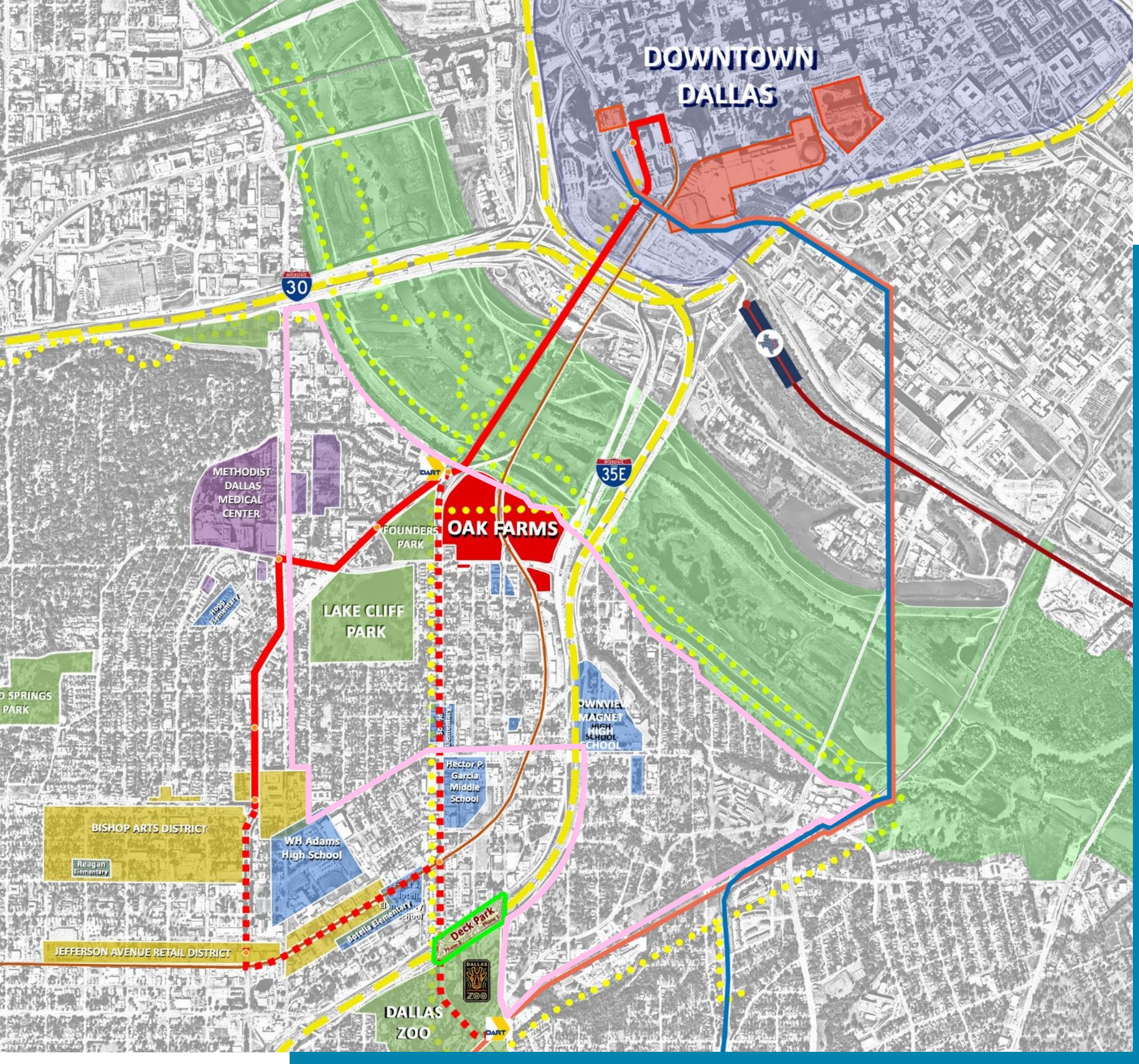
This master plan development includes **multi-family units, office space, retail and restaurant space, structured and underground parking spaces, and 4 acres for public uses.**

Oak Farms is also part of Oak Cliff Gateway Tax Increment Financing District and located in an Opportunity Zone.



PHASES





EXISTING PUBLIC IMPROVEMENTS & NEARBY AMENITIES

- Park/Dallas Zoo
- Oak Farms
- Medical
- Retail/Restaurants/Mixed-Use
- Schools
- Opportunity Zone Overlay
- Dallas City Hall
- Dallas Street Car
- Proposed Dallas Street Car
- Current and Proposed Trinity River Hike/Bike Trails
- DART Blue and Red Light Rail Lines
- High Speed Rail
- Jefferson Avenue
- Interstate Highways

FOR MORE INFORMATION

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