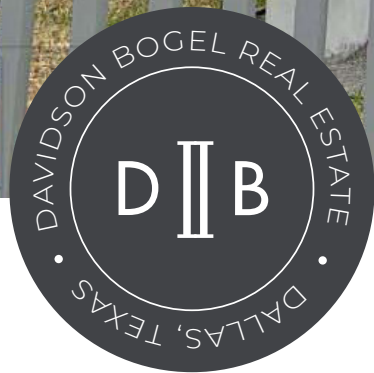




3901 N. HALL ST.
DALLAS, TX | MULTI FAMILY FOR SALE

SCOTT LAKE
Slake@db2re.com
214.526.3626 x 108

KAM DUHON
KDuhon@db2re.com
214.526.3626 x 140

WILL VANDERMEER
WVandermeer@db2re.com
214.526.3626 x 119



PROPERTY INFORMATION



SIZE:

Land: $\pm$ 16,150 SF
Building: $\pm$ 11,880 SF
(20 Units)



TRAFFIC COUNTS:

DNT: 64,848 VPD



ZONING:

PD 193 - MF-2

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2026 Population	40,150	200,786	389,884
% Proj Growth 2026-2031	1.51%	1.44%	0.99%
2026 Average HH Income	\$174,581	\$170,728	\$166,921
2026 Median HH Income	\$110,732	\$103,952	\$96,709

DOWNTOWN

NEW FOUR SEASONS HOTEL

TURTLE CREEK

KATY TRAIL

DESIGN DISTRICT

PROPERTY HIGHLIGHTS

- 1 1 MILE EAST OF WHOLE FOODS
- 2 5 BLOCKS WEST OF KATY TRAIL
- 3 3 BLOCKS TO TURTLE CREEK/TURTLE CREEK PARK
- 4 1 MILE SOUTH OF HIGHLAND PARK CITY LIMIT
- 5 1 MILE WEST OF WEST VILLAGE

CEDAR SPRINGS RD

OAK LAWN



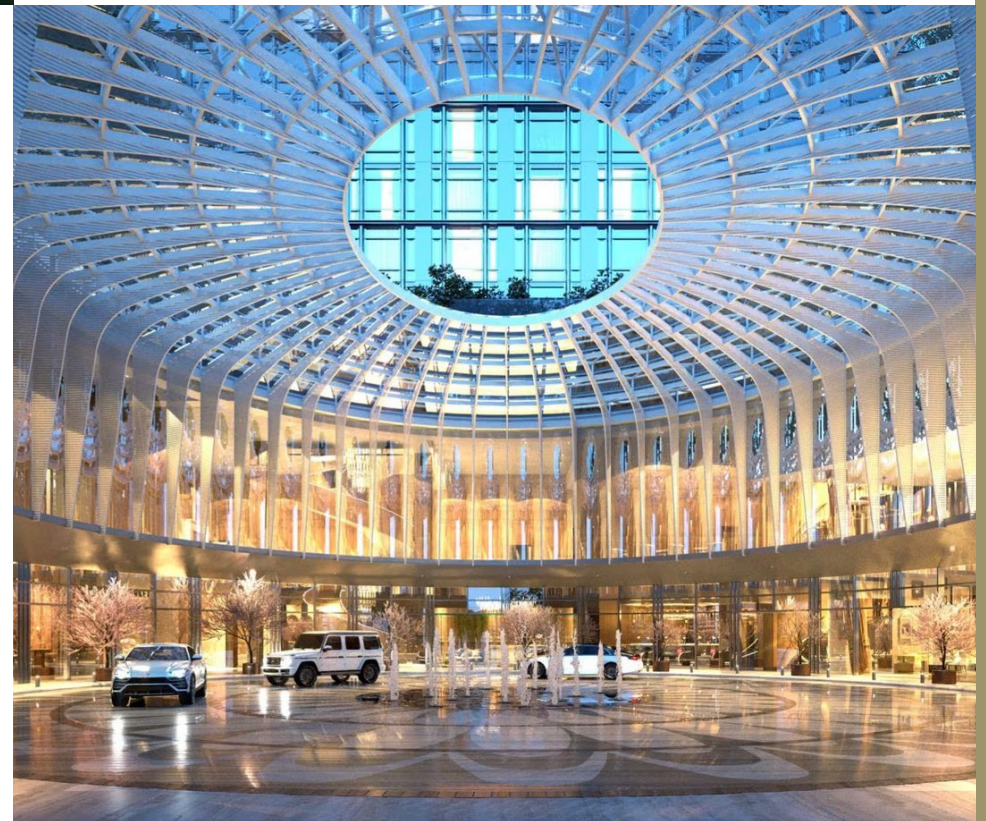
Four Seasons Hotel Renderings

Boston-based Carpenter & Co. and Dallas' Perot family have teamed up to build a \$750 million Four Seasons hotel and condominium tower on Dallas' Turtle Creek. The building will be 35 floors and 464 Feet high. The hotel and condo tower will have two swimming pools and a 15,000-square-foot private club.

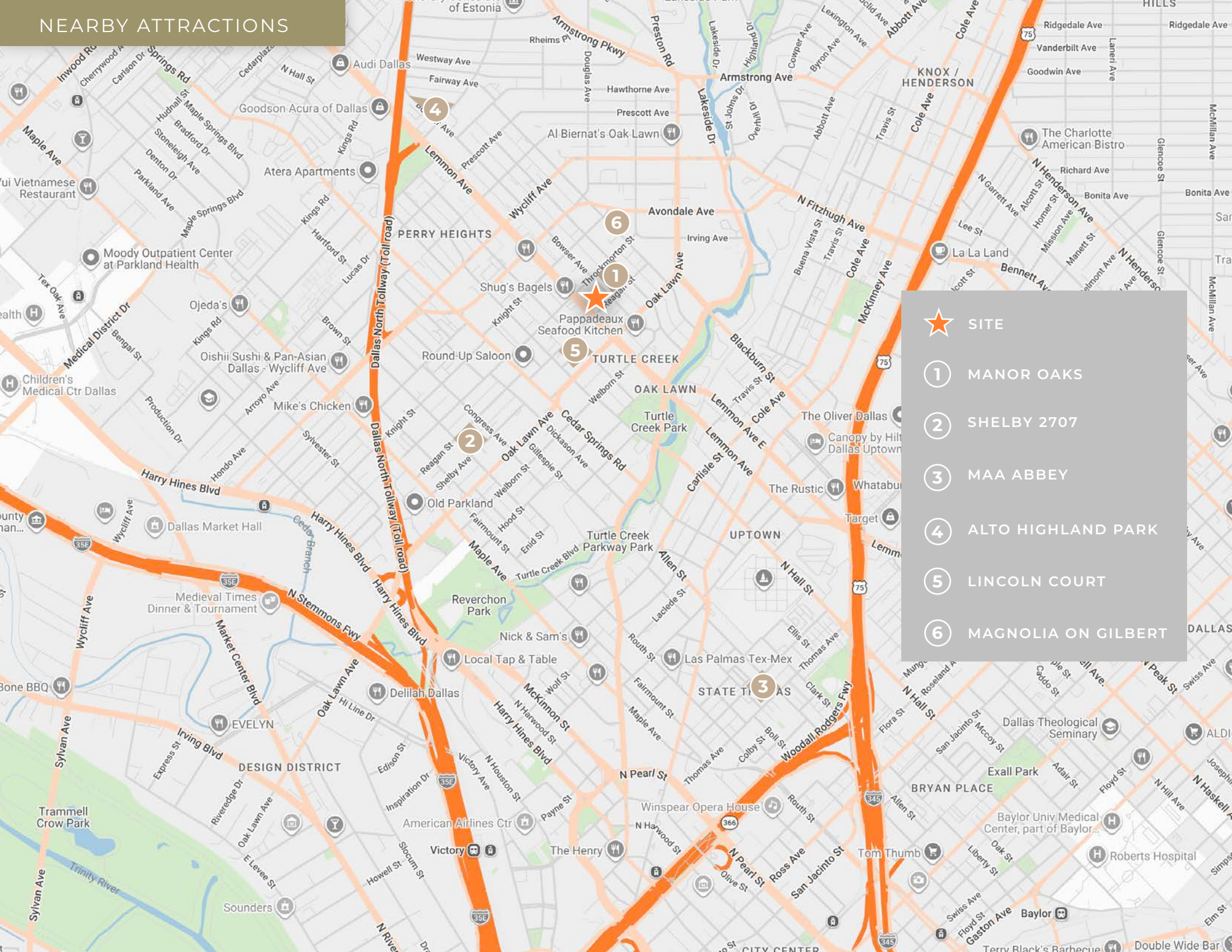
Planned Four Seasons Hotel 1/2 Mile Southeast of Subject Site

Carpenter and Co. has finalized plans with Pelli Clarke Pelli to design a world-class piece of architecture. The Four Seasons Hotels & Resorts will have a 240-room five-star hotel on the lower floors of the tower. The top levels of the high-rise will house 118 deluxe residential units.

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NEARBY ATTRACTIONS



SITE

1

MANOR OAKS

2

SHELBY 2707

3

MAA ABBEY

4

ALTO HIGHLAND PARK

5

LINCOLN COURT

6

MAGNOLIA ON GILBERT



MANOR OAKS

Occupancy: 95%
of Units: 20
Avg. \$/PSF: \$3.05



SHELBY 2707

Occupancy: 92.7%
of Units: 41
Avg. \$/PSF: \$2.11



MAA ABBEY

Occupancy: 96.8%
of Units: 34
Avg. \$/PSF: \$1.91



LINCOLN COURT

Occupancy: 96.3%
of Units: 54
Avg. \$/PSF: \$1.79



ALTO HIGHLAND PARK

Occupancy: 93.8%
of Units: 56
Avg. \$/PSF: \$2.39



MAGNOLIA ON GILBERT

Occupancy: 100%
of Units: 31
Avg. \$/PSF: \$2.43



Submarket Overview

Oak Lawn is in the heart of the Dallas urban core and home to some of the most popular restaurants, bars, coffee shops and boutiques in the city. Located within walking distance to the nearby Katy Trail and Turtle Creek Park, this neighborhood boasts entertainment and the outdoors right in the middle of the city. Oak Lawn is just south of Highland Park, west of Uptown, and north of Downtown. The artist will also be right at home in this neighborhood with nearby museums, sculpture center, theaters, and opera house. Whether you are looking to catch a ball game, see a show, try a new bar or go on a jog down one of the many treelined streets to Katy Trail, Oak Lawn is full of Dallas' best amenities.

The Alton 1/2 Mile South of Subject Site

The Alton is a beautifully designed brand-new apartment complex on Oak Lawn Ave. complimenting the historical Melrose Hotel. The seven floor complex hosts new restaurants and retail on the ground floor in the thriving epicenter of Oak Lawn.



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PROPERTY DETAILS

THE FLAMINGO

3901 N. HALL ST.
DALLAS, TX 75219



20
UNITS



0.37
LOT SIZE (AC)



11,880
RENTABLE SF

YEAR BUILT
1955

TYPE OF OWNERSHIP
FEE SIMPLE

PARCEL NUMBER
148753000000

DENSITY/UNITS PER ACRE
54.05

PROPERTY INFORMATION

BUILDINGS	1
STORIES	2
AVERAGE UNIT SIZE	594 SF
OCCUPANCY	55.1%
AVERAGE IN-PLACE RENT	\$1,583.42
AVERAGE RENT/SF	\$2.71
PARKING	22

CONSTRUCTION

FRAMING	WOOD
EXTERIOR	STUCCO
ROOF	GABLE & HIP ASPHALT SINGLES
WINDOWS	MIXTURE - SINGLE & DOUBLE PANE

MECHANICS

HEATING	CENTRAL HEAT
AIR CONDITIONING	CENTRAL AC

UTILITIES

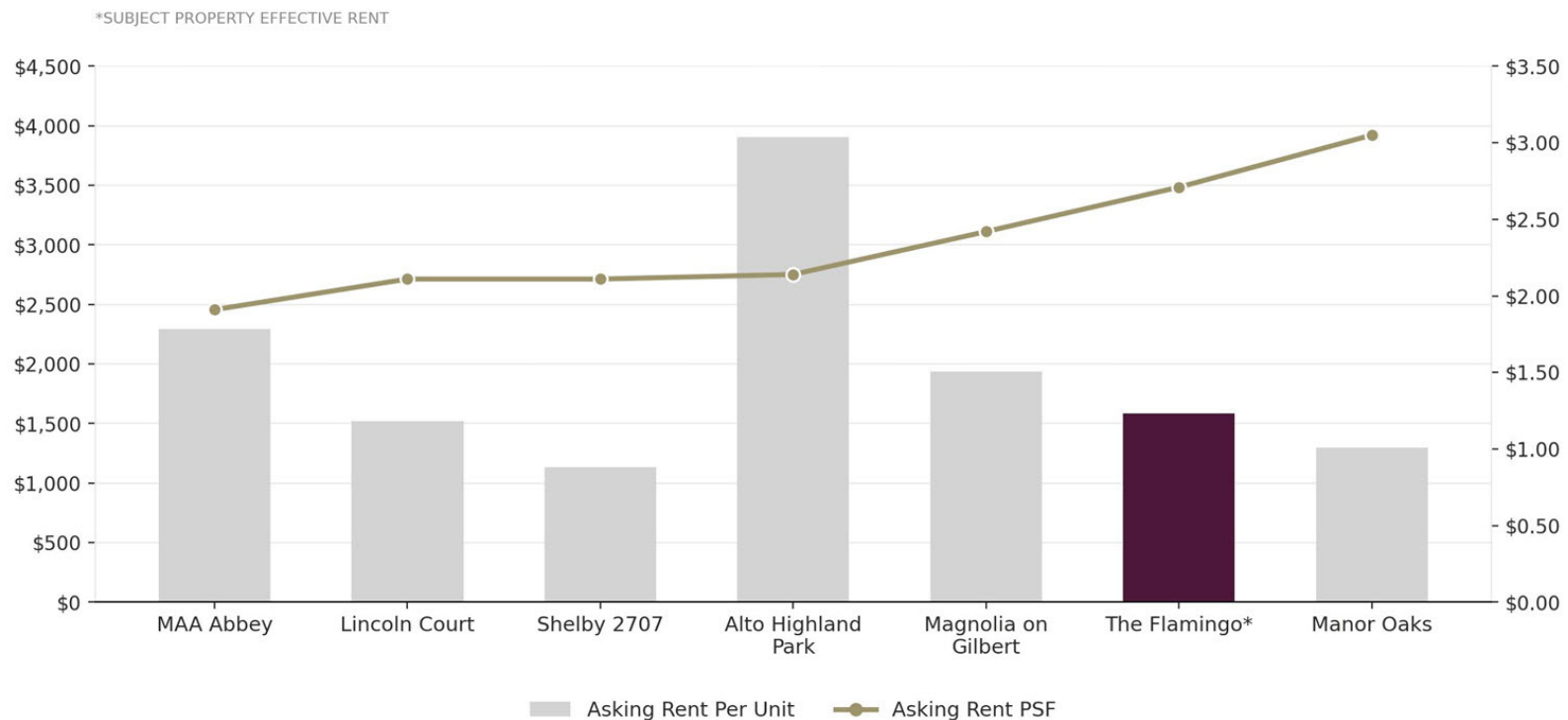
UTILITY SERVICE	POWER SERVICE	PAID BY	METER TYPE
HEAT	ELECTRIC	PROPERTY	INDIVIDUAL
COOKING	ELECTRIC	PROPERTY	INDIVIDUAL
HOT WATER	ELECTRIC	PROPERTY	INDIVIDUAL
AIR CONDITIONING	ELECTRIC	PROPERTY	INDIVIDUAL
WATER/SEWER	-	PROPERTY	INDIVIDUAL

TAXES

TAX YEAR	TOTAL ASSESSED VALUE	TAX RATE	TAXES PAID
2026	\$2,550,000	2.510%	\$56,781
2025	\$2,550,000	2.510%	\$56,781

RENT COMPARABLES MATRIX

	PROPERTY	UNITS	YEAR BUILT	AVG. SF	ASKING RENT PER UNIT	ASKING RENT PER SF	OCC. RATE	DIST. TO SUBJECT (MILES)
1	ALTO HIGHLAND PARK	56	2007 / 2020	1,828	\$3,903	\$2.14	92.9%	0.8
2	LINCOLN COURT	54	1986	721	\$1,522	\$2.11	100%	0.1
3	MAA ABBEY	34	1996	1,200	\$2,293	\$1.91	100%	1.0
4	MAGNOLIA ON GILBERT	31	2016	822	\$1,938	\$2.42	100%	0.5
5	MANOR OAKS	20	1956 / 2023	490	\$1,300	\$3.05	95.0%	0.1
6	SHELBY 2707	41	1964	538	\$1,131	\$2.11	92.7%	0.3
	THE FLAMINGO*	20	1955 / 2019	594	\$1,512.50	\$2.58	95%	-
				885	\$1,959	\$2.35	90.8%	



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3901 N. HALL ST. UNIT MIX

UNIT MIX SUMMARY

UNIT TYPE	NO. OF UNITS	RENTABLE SF	TOTAL RENTABLE SF	EFFECTIVE RENT/OCC. UNIT	EFFECTIVE RENT/SF	TOTAL EFFECTIVE RENT	MARKET RENT/UNIT	MARKET RENT/SF	TOTAL MARKET RENT POTENTIAL
1/1	6	580	3,480	\$1,500	\$2.58	\$8,978.40	\$1,421	\$2.45	\$8,526
1/1	14	600	8,400	\$1,550	\$2.58	\$21,672	\$1,440	\$2.40	\$20,160
TOTALS/WTD. AVERAGES	20	594	11,880	\$1,535	\$2.58	\$30,650.40	\$1,434	\$2.41	\$28,686



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3901 N. HALL ST.

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.

DB URBAN, LLC
LICENSED BROKER / BROKER FIRM NAME

MICHAEL EDWARD BOGEL II

DESIGNATED BROKER OF FIRM

SCOTT LAKE

SALES AGENT/ASSOCIATE

KAM DUHON

SALES AGENT/ASSOCIATE

WILL VANDERMEER

SALES AGENT/ASSOCIATE

9009183
LICENSE NO.

598526

LICENSE NO.

618506

LICENSE NO.

775225

LICENSE NO.

800677

LICENSE NO.

INFO@DB2RE.COM

EMAIL

EBOGEL@DB2RE.COM

EMAIL

SLAKE@DB2RE.COM

EMAIL

KDUHON@DB2RE.COM

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WVANDERMEER@DB2RE.COM

EMAIL

214-526-3626

PHONE

214-526-3626

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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.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

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- **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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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DB Urban, LLC	9009183	info@db2re.com	214-526-3626
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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James Scott Lake	618506	slake@db2re.com	214-526-3626
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Kameron Duhon	775225	kduhon@db2re.com	214-526-3626
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
William Vandermeer	800677	wvandermeer@db2re.com	214-526-3626
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date