



NORTH OAK CLIFF DEVELOPMENT OPPORTUNITY
0.1033+/- Acres | 200 Julian Street | Dallas, Texas 75203

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Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer developers and investors the opportunity to purchase a 0.1033 +/- acre tract located at 200 Julian Street in Dallas, TX (the "Site") less than a mile south of Interstate 30, Interstate 35, and the Dallas CBD. **The Site is zoned through PD 468 and allows for a multitude of uses such as townhome, retail, and commercial development.** The property is accessible via Julian Street and Spann Street as it sits at the southeast corner of the intersection. This exceptionally well-located Site is a great opportunity to acquire a property at an extremely attractive **price which was recently reduced to \$210,000.**

A 2% co-broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity.

INVESTMENT OVERVIEW ⁽¹⁾	
Property	0.1033 +/- Acres
Location	200 Julian Street, Dallas, TX 75203 (32.765020253, -96.821284317)
Access	Available via Julian Street and Spann Street
Utilities	Water and Sewer to the Site
Zoning	PD 468 (Oak Cliff Gateway Special Purpose District) Subdistrict WMU-8
Due Diligence Vault	Julian St Due Diligence Vault
Appraisal District Property ID	00000268075000000 (Dallas County)

(1) Purchaser to confirm all information during due diligence

PRICING	
Asking Price	\$210,000
Asking Price Per SF	\$46.66

TAX INFORMATION	
Taxing Entity	Tax Rate
City of Dallas	0.735700
Dallas ISD	1.013835
Dallas County	0.215718
Dallas College	0.110028
Parkland Hospital	0.219500
Total Tax Rate	2.294781



DEMOGRAPHICS

ESTIMATED POPULATION (2023)



1-MILE | 15,763
3-MILE | 142,387
5-MILE | 386,830

MEDIAN HOME VALUE



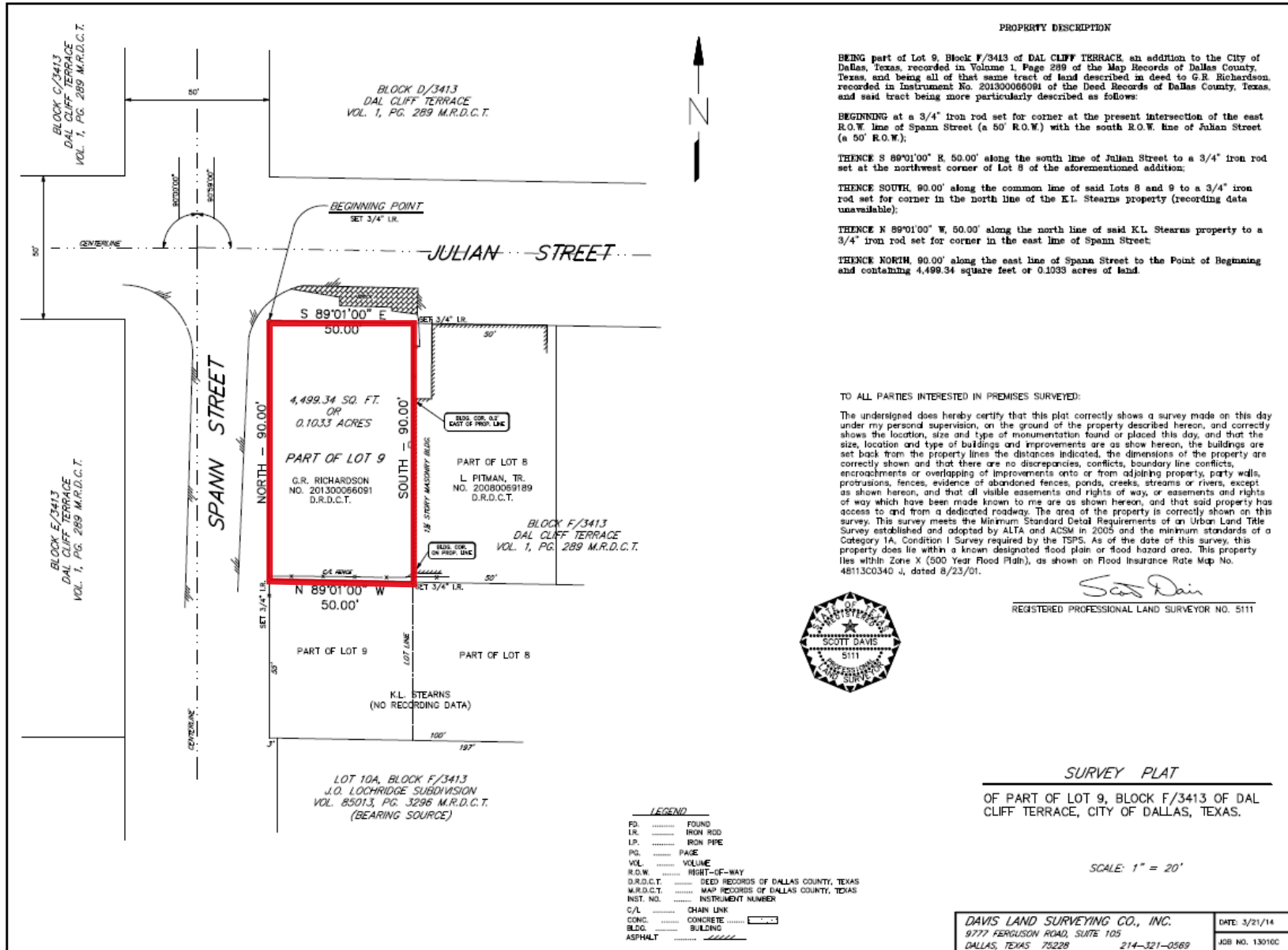
1-MILE | \$410,277
3-MILE | \$328,457
5-MILE | \$283,674

0.1033 +/- ACRES
DALLAS, TEXAS



0.1033 +/- ACRES
DALLAS, TEXAS





PROPERTY DESCRIPTION

BEING part of Lot 9, Block F/3413 of DAL CLIFF TERRACE, an addition to the City of Dallas, Texas, recorded in Volume 1, Page 289 of the Map Records of Dallas County, Texas, and being all of that same tract of land described in deed to G.R. Richardson, recorded in Instrument No. 201300068094 of the Deed Records of Dallas County, Texas, and said tract being more particularly described as follows:

- BEGINNING at a 3/4" iron rod set for corner at the present intersection of the east R.O.W. line of Spann Street (a 50' R.O.W.) with the south R.O.W. line of Julian Street (a 50' R.O.W.);
- THENCE S 89°01'00" E, 50.00' along the south line of Julian Street to a 3/4" iron rod set at the northwest corner of Lot 8 of the aforementioned addition;
- THENCE SOUTH, 90.00' along the common line of said Lots 8 and 9 to a 3/4" iron rod set for corner in the north line of the K.L. Stearns property (recording data unavailable);
- THENCE N 89°01'00" W, 50.00' along the north line of said K.L. Stearns property to a 3/4" iron rod set for corner in the east line of Spann Street;
- THENCE NORTH, 90.00' along the east line of Spann Street to the Point of Beginning and containing 4,499.34 square feet or 0.1033 acres of land.

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

The undersigned does hereby certify that this plat correctly shows a survey made on this day under my personal supervision, on the ground of the property described herein, and correctly shows the location, size and type of monumentation found or placed this day, and that the size, location and type of buildings and improvements are as show hereon, the buildings are set back from the property lines the distances indicated, the dimensions of the property are correctly shown and that there are no discrepancies, conflicts, boundary line conflicts, encroachments or overlapping of improvements onto or from adjoining property, party walls, protrusions, fences, evidence of abandoned fences, ponds, creeks, streams or rivers, except as shown hereon, and that all visible easements and rights of way, or easements and rights of way which have been made known to me are as shown hereon, and that said property has access to and from a dedicated roadway. The area of the property is correctly shown on this survey. This survey meets the Minimum Standard Detail Requirements of an Urban Land Title Survey established and adopted by ALTA and ACSM in 2005 and the minimum standards of a Category 1A, Condition 1 Survey required by the TSPS. As of the date of this survey, this property does lie within a known designated flood plain or flood hazard area. This property lies within Zone X (500 Year Flood Plain), as shown on Flood Insurance Rate Map No. 48113C0340 J, dated 8/23/01.

Scott Davis

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111



SURVEY PLAT

OF PART OF LOT 9, BLOCK F/3413 OF DAL CLIFF TERRACE, CITY OF DALLAS, TEXAS.

SCALE: 1" = 20'

LEGEND

- FD. FOUND
- IR. IRON ROD
- IP. IRON PIPE
- PG. PAGE
- VOL. VOLUME
- R.O.W. RIGHT-OF-WAY
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- C/L. CHAIN LINK
- CONC. CONCRETE
- BLDG. BUILDING
- ASPHALT ASPHALT

DAVIS LAND SURVEYING CO., INC.		DATE: 3/21/14
9777 FERGUSON ROAD, SUITE 105		JOB NO. 13010C
DALLAS, TEXAS 75228		214-321-0569

INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is well located along Julian Street less than a mile south of Interstate 30 and within a mile of Interstate 35, allowing for easy travel to the rest of the Metroplex.
- Located within Kessler Park and less than a mile from downtown Dallas, Trinity Groves, and the Design District, the Property is well positioned in the Dallas CBD.
- Less than a mile south of the Site is Methodist Dallas Medical Center, a hospital which employs 2,598 and has 595 beds.
- The Site is less than a mile from Bishop Arts district, a popular retail and entertainment hub.



Zoning

- The Site's zoning through PD 468 allows for a multitude of uses such as mixed-use retail, general commercial, apartments, townhomes, or civic buildings.
- Purchaser to do their own due diligence related to the zoning and potential uses.



Population and Demographics

- Per the US Census Bureau, the population of Dallas grew to 1,304,379 by the end of 2020, a 8.9% increase since 2010.
- According to CoStar, rents on retail properties in the Southwest Dallas County submarket have grown 5.7% year-over-year, signaling positive growth.



AREA HIGHLIGHTS

- The DFW area boasts a resilient and well-diversified economy, securing the fifth spot in the nation for growth, with an impressive Gross Metropolitan Product (GMP) of \$682 billion in 2022. Recent surveys conducted by CBRE have further affirmed its stature, ranking it as the top market for real estate investment in 2023.
- Truist reports reveal the DFW Metro's stellar performance, recording the highest year over-year job growth rate from April 2022-2023. Among the largest U.S. metros, it clinched the second-highest overall job growth, solidifying its position as a powerhouse in employment dynamics.
- The DFW metro's estimated population of 8.1 million ranks it fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.
- DFW's recent accolades include being ranked #2 in the nation for Most Commercial Projects Underway, attaining the status of the #5 Fastest-Growing Economy in 2022, and securing the position of the #6 Most Innovative City in the World.
- The City of Dallas, where the Site is located, is witnessing demographic shifts, and experienced population growth of 0.17 percent, and adding over 4,365 new residents from 2023 to 2024 per the US Census Bureau.

Strategically positioned in Dallas County and approximately 2 miles from downtown Dallas, the largest component of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area ("DFW"), the Site contributes to the center of the region's robust demographic landscape. DFW, encompassing 12 counties in North Texas, reigns as the largest population center in Texas, the fourth largest in the U.S., and the seventh largest in the Americas.



**GROSS METROPOLITAN
PRODUCT**

\$682 Billion



**DALLAS
POPULATION GROWTH**

.17% (2023-2024)



**DALLAS ESTIMATED
POPULATION**

8.1 Million

Dallas



Fort Worth



ECONOMIC OVERVIEW

The City of Dallas has experienced a significant growth rate, as its population increased by over 8.5% from 2010 and 2020. Dallas is a popular target for all types of development and presents major opportunities for retail and commercial growth. The Site is strategically located adjacent to downtown Dallas, the 9th largest city in the country. Dallas has experienced sustained growth due to its business-friendly environment, and because of the consistent inflow of people from other states and countries. Dallas' strong and diverse business environment offers many opportunities to grow. Over 62,000 businesses call the City of Dallas home, including global leaders such as Texas Instruments, AT&T, Comerica, CBRE and Southwest Airlines.

Dallas is one of the fastest growing economies in the nation with Dallas County having an impressive average weekly wage of over \$1,572 across all industries as of Q3 2023 according to the Bureau of Labor Statistics. The Dallas-Fort Worth MSA economy centers around well-established industries such as manufacturing, logistics, professional/business services, and healthcare. According to the Federal Reserve Bank of Dallas, the Dallas Fort Worth metro experienced continued job growth seeing employment in DFW rise 2.4 percent in December 2023, with the unemployment rate dipping to only 3.7 percent.



DALLAS MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
UT Southwestern Medical Center	28,817
Dallas ISD	23,271
City of Dallas	16,000
Southwest Airlines Co	14,618
Parkland Health & Hospital System	13,000
Medical City Dallas	10,974
Dallas County Community College	8,230
Texas Instruments Inc	7,722
Dallas County	6,500
Methodist Dallas Medical Center	6,452



AREA OVERVIEW

The Dallas-Fort Worth (DFW) area boasts a robust economy, ranking fifth in the nation with a 2022 Gross Metropolitan Product (GMP) of \$682 billion. CBRE surveys highlight DFW as the top market for real estate investments in 2023. Truist reports showcase DFW's stellar performance, leading in year-over-year job growth rate as of April 2023 and securing the second-highest overall job growth among major U.S. metros. In December 2023, Multi-Housing News ranked DFW as one of the hottest rental markets, with average asking rents of \$1.7 per square foot. DFW's population of 8.1 million ranks fourth nationally and is projected to exceed 10 million by 2030, surpassing Chicago as the third-largest metro in the U.S. Recent accolades include ranking second in the country for Most Commercial Projects Underway, fifth for Fastest-Growing Economy in 2022, and sixth as the Most Innovative City in the World. DFW shines as a beacon of economic strength, growth, and innovation.



DALLAS DEMOGRAPHICS

- The current population of Dallas is 1,259,404 based on the latest U.S. Census estimate.
- Dallas is currently growing at a rate of 0.8 percent annually and its population has increased by 1.5 percent since the most recent census in 2020.
- The average household income in Dallas is \$62,943 per the World Population Review.
- Dallas is ranked 5th in fastest growing city in the USA according to Dallas Business Journal.



TRANSPORTATION



Air: Commercial flights, both domestic and international, are available from Dallas Fort Worth International Airport, located 22 miles northeast of the Site, as well as Love Field, located 6 miles North of the Site. Private flights are available from Dallas Executive Airport, located 6.5 miles south of the Site.



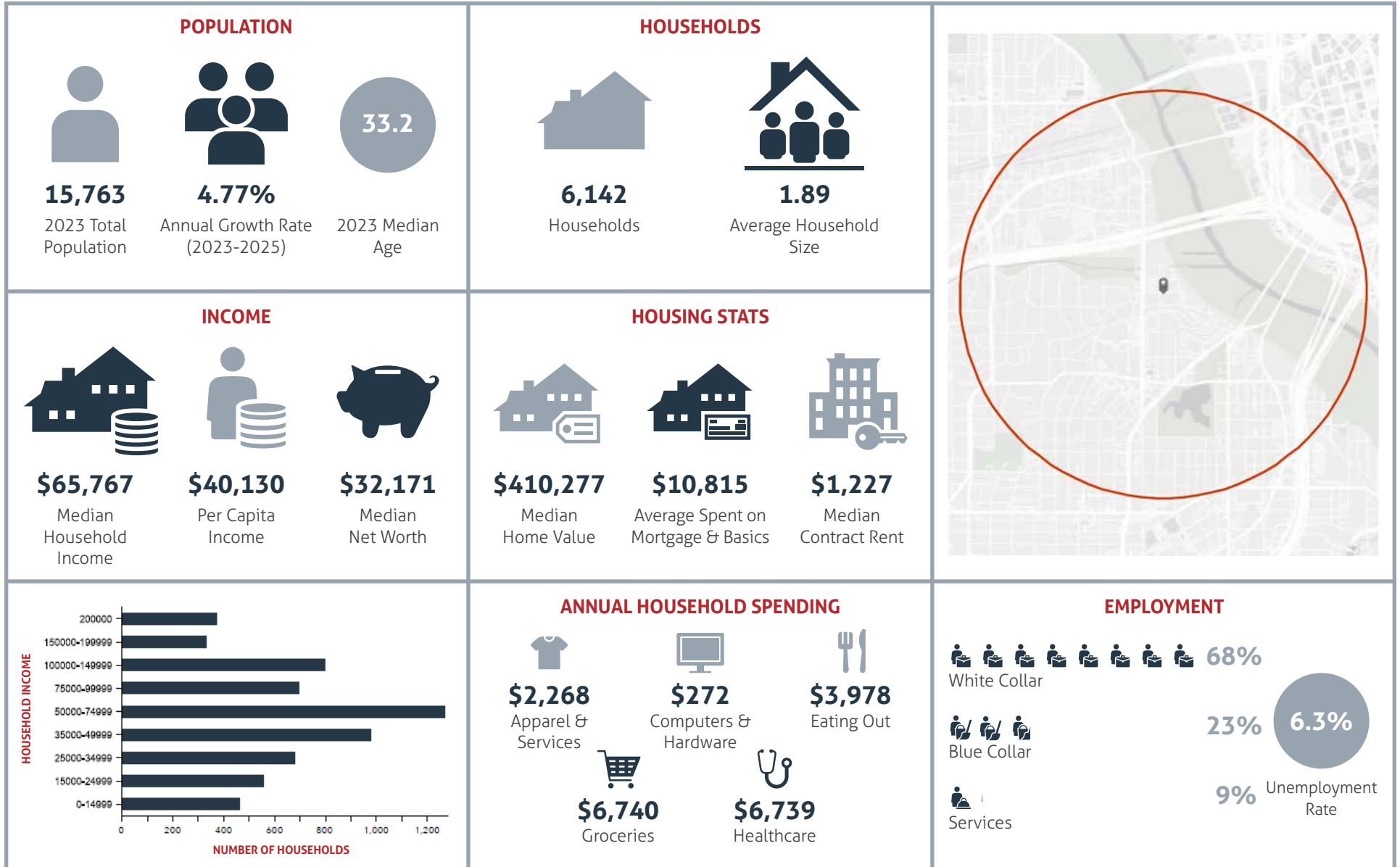
Highway: The site's exceptional location places it within a mile of Interstate 30 and Interstate 35, ensuring easy access throughout Dallas. Additionally, it's less than 3 miles from the Dallas North Tollway, providing convenient routes to Frisco, Prosper, and North Dallas. Preston Road and the Dallas North Tollway also connect to US Hwy 380, offering quick access to Denton and McKinney. This prime positioning makes it an ideal choice for businesses or developments seeking seamless connectivity in the Dallas area.



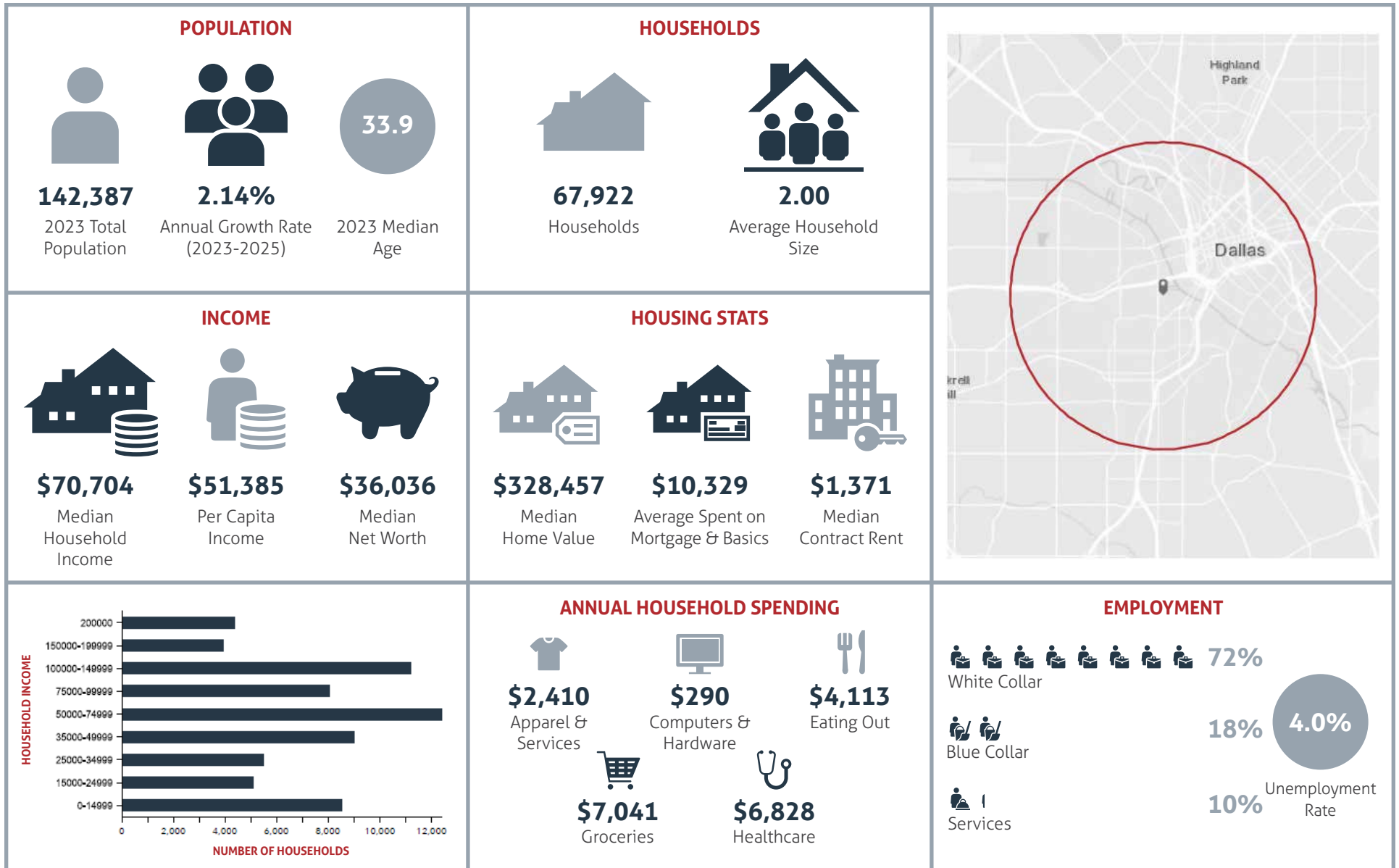
Public Transport: Dallas County provides residents with the Dallas Area Rapid Transit (DART), that can get you around Dallas, Texas, and 12 surrounding cities with modern public transit services and customer facilities tailored to make your trips fast, comfortable, and economical. The extensive network of DART Light Rail, Trinity Railway Express commuter rail, bus routes, GoLink on-demand services, and paratransit services moves more than 220,000 passengers per day across our 700-square-mile service area.



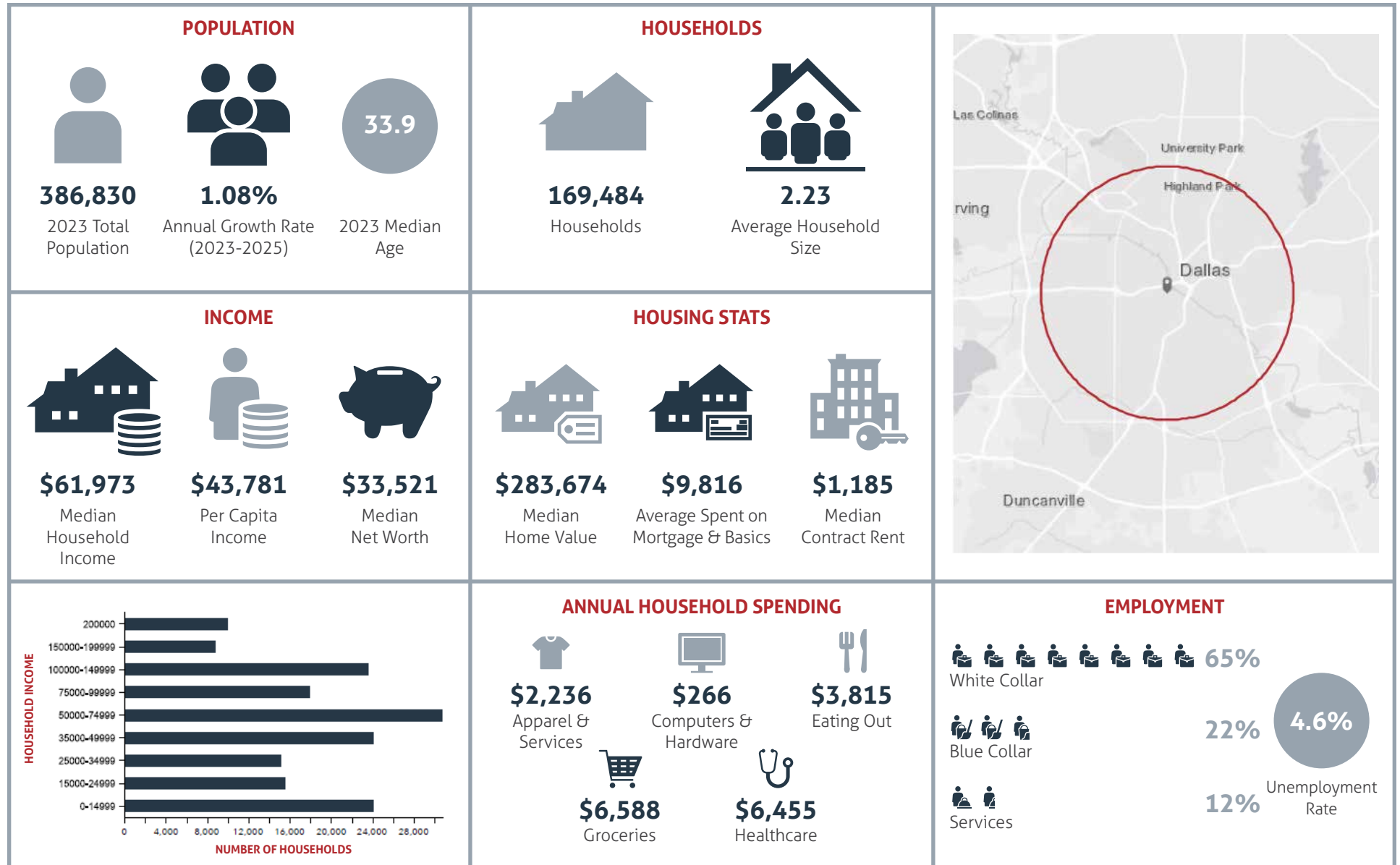
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Designated Broker of Firm: Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Licensed Supervisor of Sales Agent/Associate: Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

Sales Agent/Associate: Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

Sales Agent/Associate: Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

Sales Agent/Associate: Will Droese | License No. 770325 | Will@VanguardREA.com | 214-556-1952

Sales Agent/Associate: Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

Sales Agent/Associate: Jim McNulty | License No. 813890 | Jim@VanguardREA.com | 214-556-1949

Sales Agent/Analyst: Alex Johnson | License No. 815359 | Alex@VanguardREA.com | 214-556-1948



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