

COMMERCIAL DIVISION

Briggs
Freeman

Sotheby's
INTERNATIONAL REALTY

UNIQUE WAREHOUSE AVAILABLE WITHIN AN OPPORTUNITY ZONE

DALLAS, TEXAS



TABLE OF CONTENTS

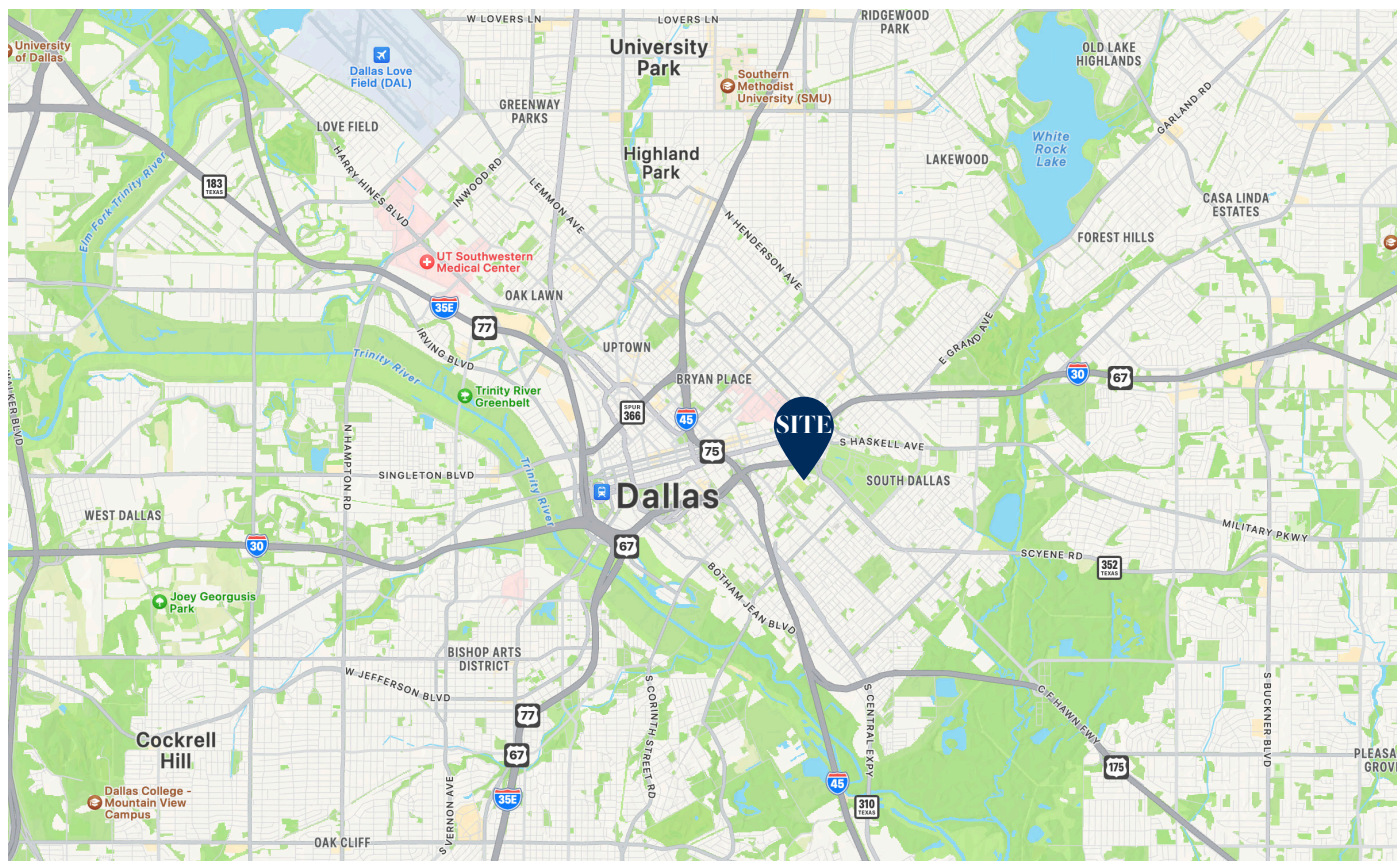
3 ABOUT

4 AERIAL

5-6 PHOTOS

7-8 FLOOR PLAN

9-11 AREA DEVELOPMENTS



LOCATION

825 S Trunk Avenue
Dallas, Texas 75210

AVAILABLE SPACE

± 32,800 SF Building
± 1.08 AC Lot

ZONING

PD 595

TRAFFIC COUNTS

Grand Ave/Al Lipscomb: 5,475 VPD
Robert B Cullum Blvd: 21,423 VPD
Interstate-30: 175,684 VPD

PRICE

Upon Request

BY THE NUMBERS

Median Household Income

1-mile	3-miles	5-miles
\$64,100	\$80,200	\$72,900

Population

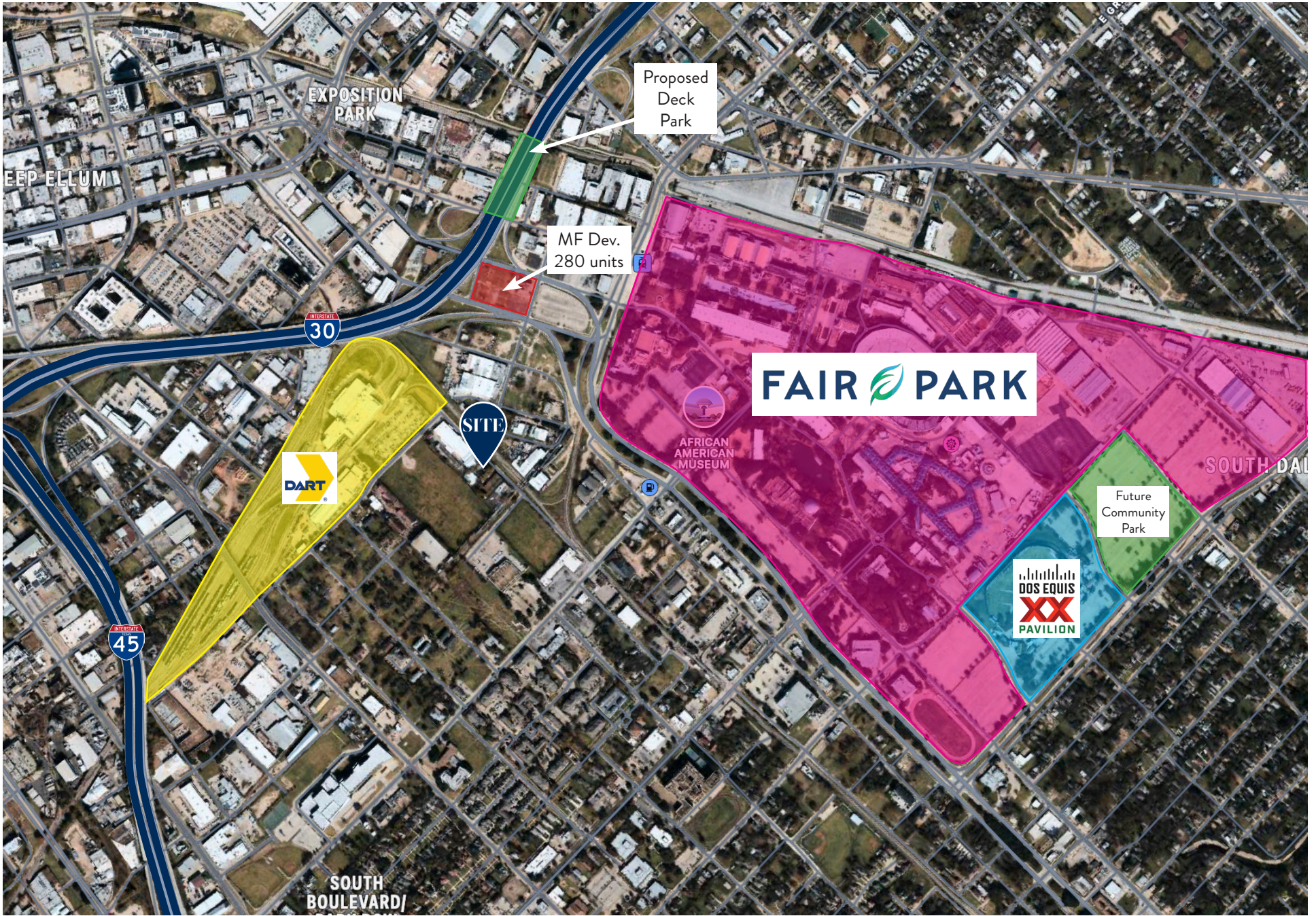
1-mile	3-miles	5-miles
31,700	211,000	474,000

Population Growth (since 2018)

1-mile	3-miles	5-miles
+ 10%	+ 5%	+ 1%

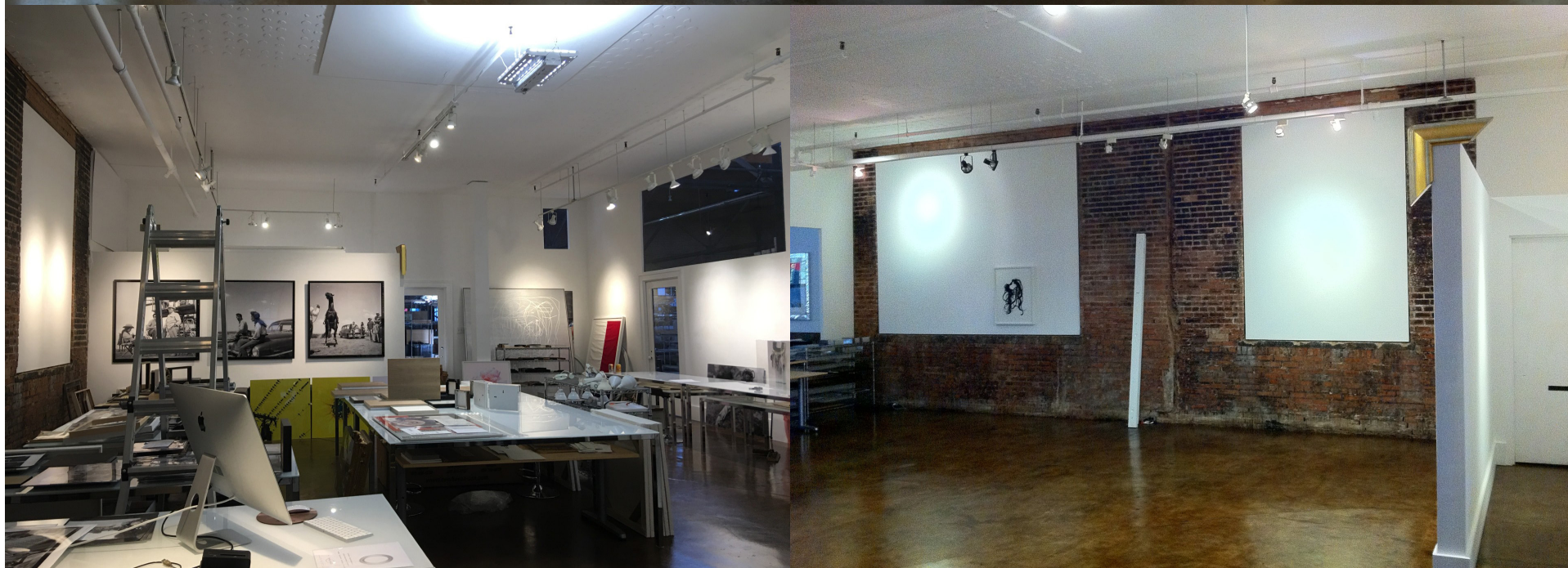
HIGHLIGHTS

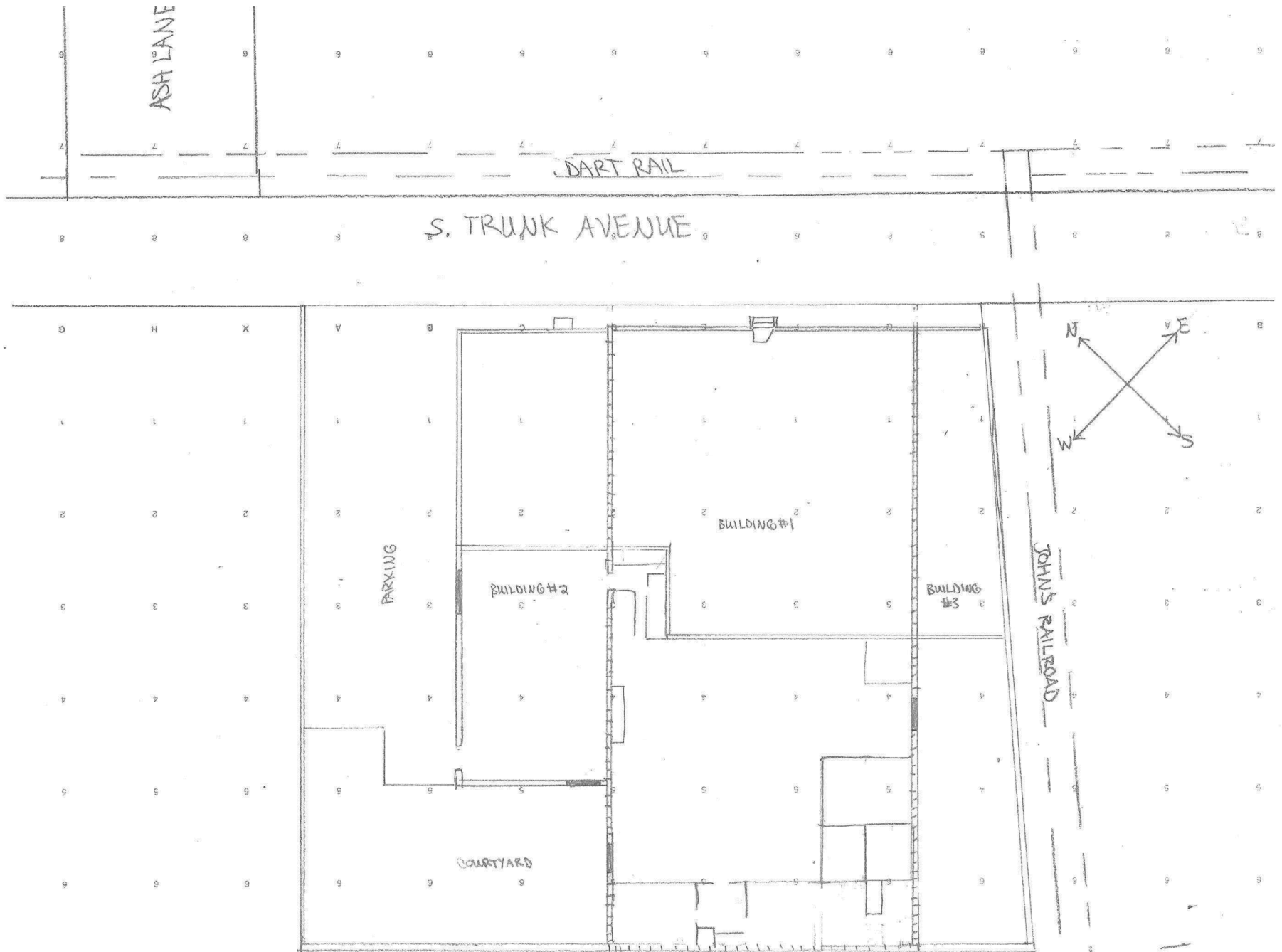
- This property was originally built as a foundry in 1919
- Located on a very quiet street in the South Dallas neighborhood
- Situated in a federally designated Opportunity Zone and the City of Dallas' Grand Park South Tax Increment Financing District
- With endless possibilities this unique property could be used for an entertainment venue, a luxury auto showroom or a live/work/play enclave
- Includes a private parking lot and courtyard surrounded by an iron gate
- Direct proximity to two of Dallas-Fort Worth's major thoroughfares, I-30 and I-45
- Adjacent to Dallas' historic Fair Park, home to the largest collection of art deco architecture under single ownership in the country

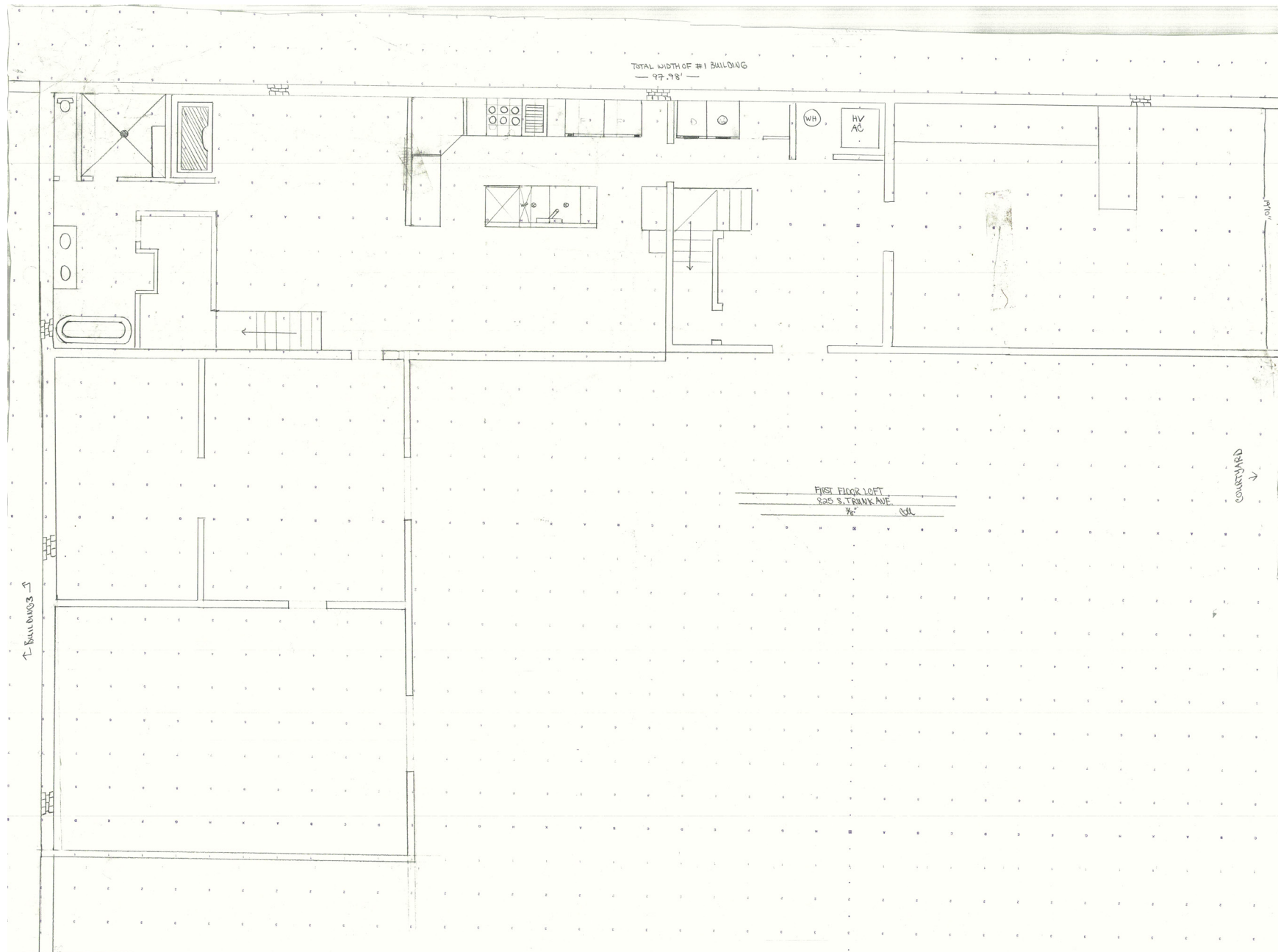










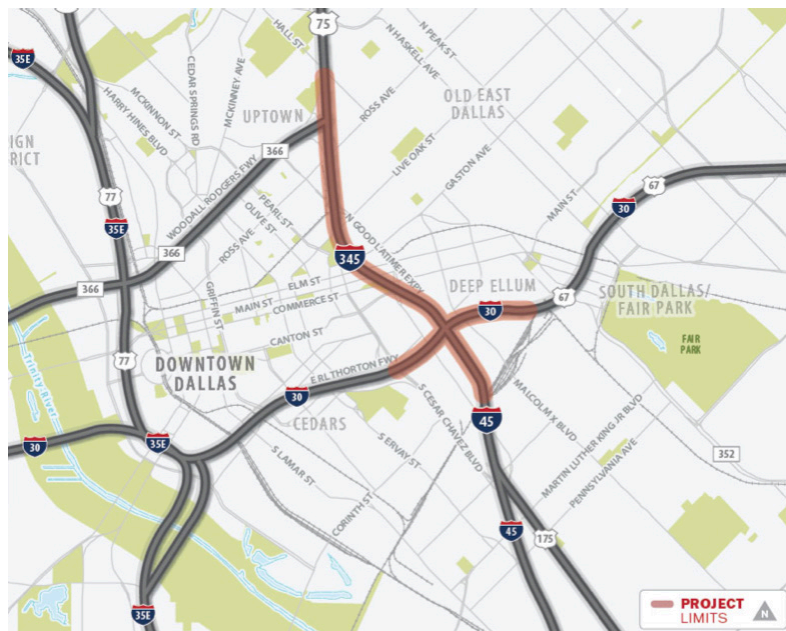
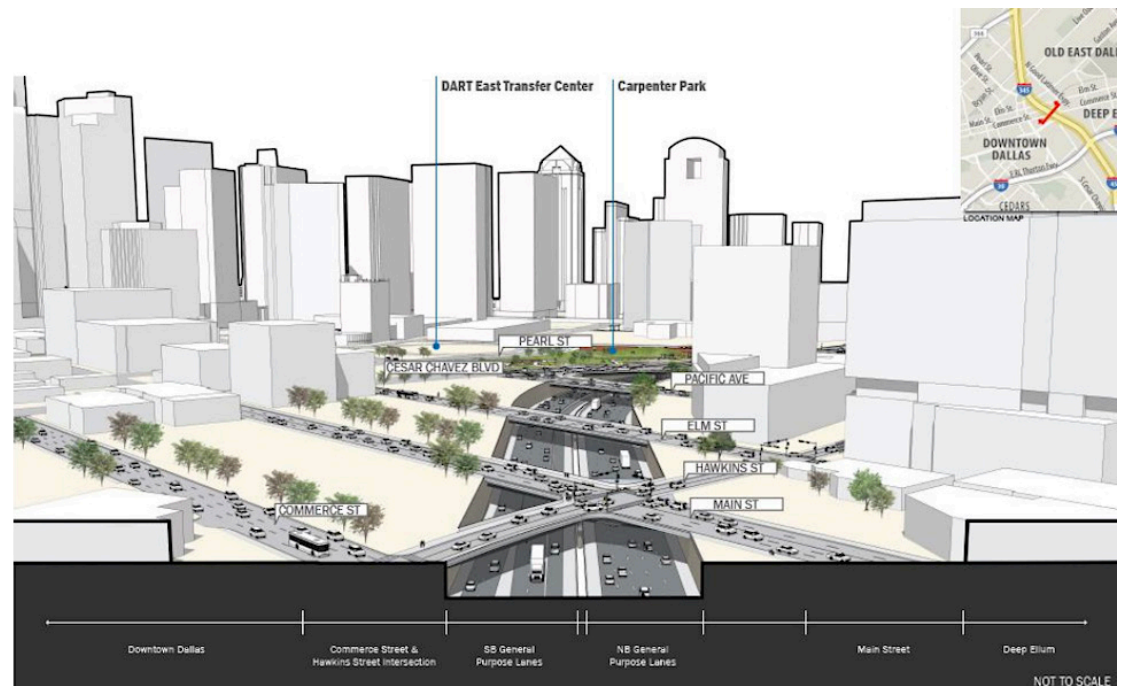


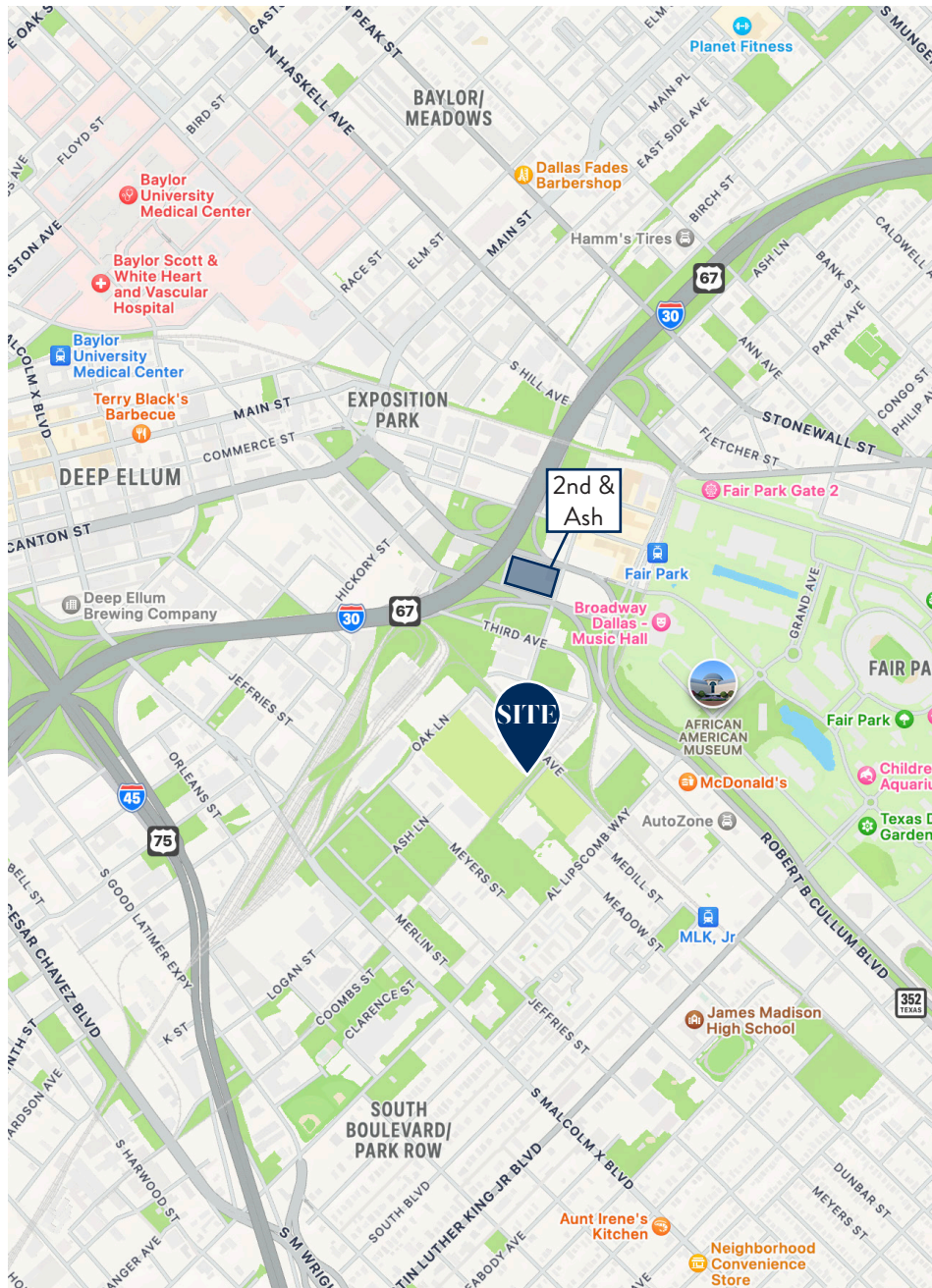


- In 2023, the Dallas City Council approved the proposed master plan for Fair Park's renovation and expansion.
- Recently approved \$140 MM renovation of the Cotton Bowl stadium broke ground in April 2024.
- Phase I will include a 14-acre community park, 52 acres of newly developed grounds and fields for gathering and connecting buildings.



- The Dallas City Council has approved the Texas Department of Transportation's plan to remove the existing I-345 highway and submerge a portion of the roadway into a trench.
- The scope of work is approximately 2.8 miles, extending from I-30 to Woodall Rodgers Freeway.
- This project includes a proposed deck park to re-connect Deep Ellum to Fair Park.





- The 2nd & Ash multi-family project will consist of 280 units located between Exposition Park and Fair Park.
- This project will be Larkspur Capital's sixth development in and around the South Dallas neighborhood.
- A significant number of units within this development will be reserved for moderate income residences.

LISTING TEAM

SCOTT BUMPAS

214.402.2007

sbumpas@briggsfreeman.com

ELLEN HAYNES

214.923.3490

ehaynes@briggsfreeman.com

REESE DAVIS

214.616.8330

rdavis@briggsfreeman.com

The information provided in this package has been prepared by Briggs Freeman Sotheby's International Realty for use by a limited number of parties and has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantees, warranties, or representation about this information. It is recommended to confirm independently for completeness and accuracy. All projections provided by Briggs Freeman Sotheby's International Realty are based upon assumptions relating to the general economy, competition, and other factors beyond our control and therefore subject to variation.





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.

Briggs Freeman Sotheby's International Realty <small>Licensed Broker/Broker Firm Name</small>	<u>287843</u> <small>License No.</small>	<u>rbriggs@briggsfreeman.com</u> <small>Email</small>	<u>214.350.0400</u> <small>Phone</small>
Robert M. Briggs <small>Designated Broker of Firm</small>	<u>265904</u> <small>License No.</small>	<u>rbriggs@briggsfreeman.com</u> <small>Email</small>	<u>214.353.5110</u> <small>Phone</small>
Scott Bumpas <small>Licensed Supervisor of Sales Agent/Associate</small>	<u>328098</u> <small>License No.</small>	<u>sbumpas@briggsfreeman.com</u> <small>Email</small>	<u>214.402.2007</u> <small>Phone</small>
 <small>Sales Agent/Associate's Name</small>	 <small>License No.</small>	 <small>Email</small>	 <small>Phone</small>