

NEC - BROWDER ST & SEEGAR ST | THE CEDARS

1502 SEEGAR ST & 2004 BROWDER ST, DALLAS, TX 75215

FOR SALE



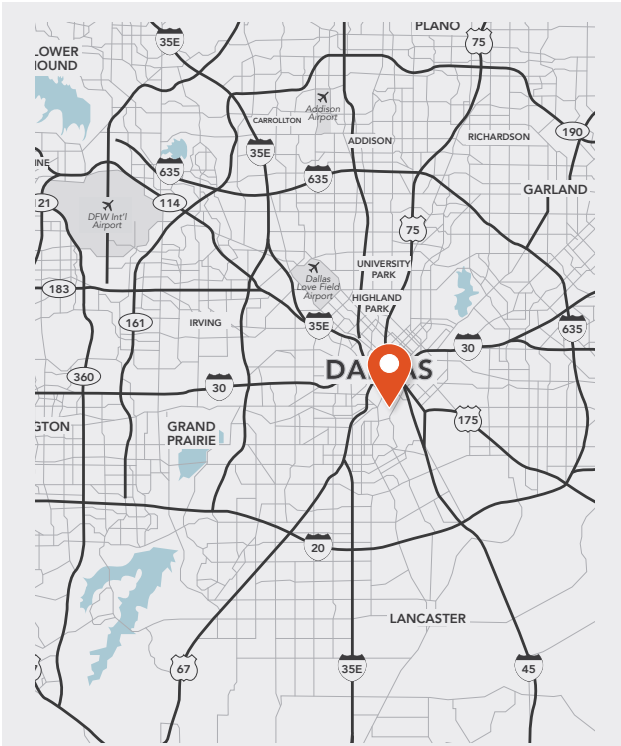
DEMIAN P. SALMON | 214.267.0430 | demian.salmon@streamrealty.com
CHAP BERNET | 214.560.3023 | chap.bernet@streamrealty.com

Copyright © 2024 Stream Realty Partners, All rights reserved.
The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties or representations as to the completeness or accuracy thereof.
The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.

STREAM
www.streamrealty.com

Overview

FOR SALE



PROPERTY DETAILS

ADDRESS	1502 Seegar St & 2004 Browder St, Dallas, TX 75215
LAND SIZE (SF)	9,583.20 SF
LAND SIZE (AC)	0.22 Acres
ZONING	PD-317 – Subdistrict 1
PRICE	Call for Pricing



DEMIAN P. SALMON | 214.267.0430 | demian.salmon@streamrealty.com
CHAP BERNET | 214.560.3023 | chap.bernet@streamrealty.com

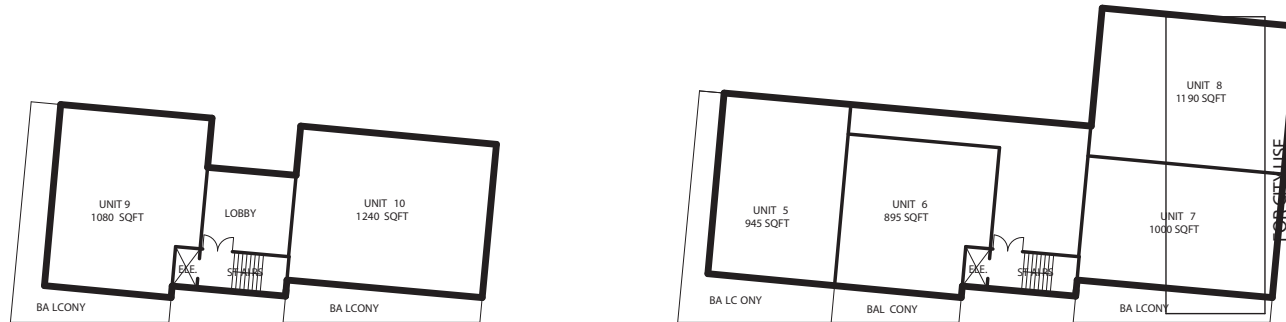
Copyright © 2024 Stream Realty Partners, All rights reserved.
The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties or representations as to the completeness or accuracy thereof.
The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.

STREAM

www.streamrealty.com

Townhome Concept Plan

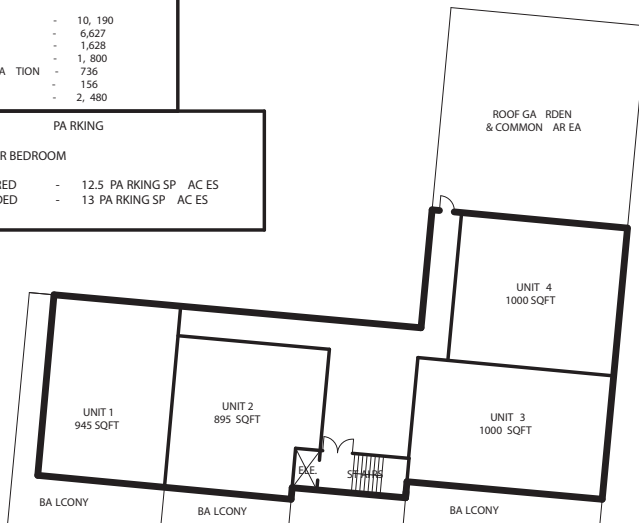
FOR SALE



4 4TH FL PLAN SCHEMATIC
SCALE: 1/8" = 1'-0"

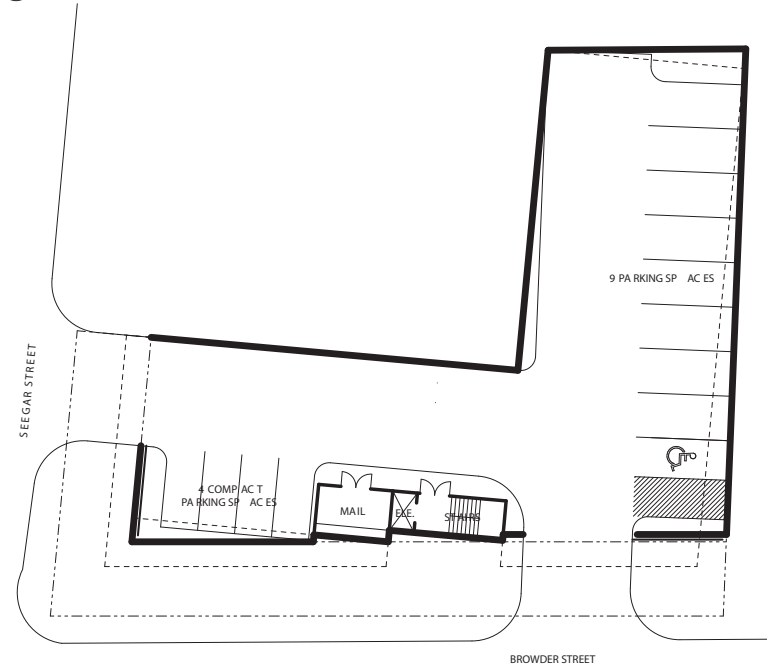
AREAS	
RENT ABLE AREA	- 10,190
PARKING	- 6,627
ROOF GARDEN	- 1,628
CIRCULATION	- 1,900
VERTICAL CIRCULATION	- 736
MAIL	- 156
BALCONY	- 2,480

PARKING	
1.25 SPACES PER BEDROOM	
PARKING REQUIRED	- 12.5 PARKING SPACES
PARKING PROVIDED	- 13 PARKING SPACES



2 2ND FL PLAN SCHEMATIC
SCALE: 1/8" = 1'-0"

3 3RD FL PLAN SCHEMATIC
SCALE: 1/8" = 1'-0"



DEMIAN P. SALMON | 214.267.0430 | demian.salmon@streamrealty.com
 CHAP BERNET | 214.560.3023 | chap.bernet@streamrealty.com

Demographic Summary

FOR SALE



DALLAS FORT WORTH THE PLACE TO WORK

#1	3 year job growth in the U.S.
9%	Projected jobs growth from 2023- 2028
357,003	Projected new jobs from 2023- 2028
102.0	Cost of doing business
3.7%	Unemployment Rate
0%	State and Local income tax

DALLAS FORT WORTH THE PLACE TO LIVE

#4	Largest metro in the U.S.
8.8 M	Number of residents in 2023
11.3 M	Projected 2045 Population
562,047	Projected new residents from 2022-2027
261	New residents moving to DFW daily
\$77,682	Median household income

DEMIAN P. SALMON | 214.267.0430 | demian.salmon@streamrealty.com
 CHAP BERNET | 214.560.3023 | chap.bernet@streamrealty.com

Copyright © 2024 Stream Realty Partners, All rights reserved.
 The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties or representations as to the completeness or accuracy thereof.
 The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.



Notable Area Projects

FOR SALE



1 Reunion Tower Renovation

Hunt Realty is planning a \$5 billion redevelopment plan for their Reunion property. The project includes 3,000 apartment units, a new hotel with up to 1,000 rooms, 150,000 square feet of retail space and up to 2 million square feet of office space.

2 Kay Bailey Hutchinson Convention Center Renovation

The city of Dallas is moving forward with a massive expansion project for the Kay Bailey Hutchinson Convention Center. Estimated to be an almost \$4 billion project, it will be funded through multiple channels, including a 2% Hotel Occupancy Tax, establishment of the Project Financing Zone (PFZ), and others. The project is slated to break ground in 2024 with an estimated 2029 completion date.

3 I-30 Canyon Deck Park

A deck park that extends over I-30 is currently in the works and scheduled for completion by 2030. Funding for the project will include \$20 million from the Bipartisan Infrastructure Law and Inflation Reduction Act and will reconnect the Cedars neighborhood with downtown Dallas.

Multi-Family projects proposed or under construction

4 SITG Capital – Austin based developer SITG Capital Partners is developing a new rental community at 1601 S. Akard St. The five story, 50-unit project is scheduled to open in 2025.

5 Larkspur Capital is developing a 155-unit rental townhome community in the Cedars. The project covers over seven acres at Corinth Street and Botham Jean Blvd. will cost over \$40 million and consist of more than two dozen buildings.

6 Austin based OHT Partners recently purchased the former Ambassador Hotel site on South Ervay St, with plans to develop a new apartment community. The \$60 million project will consist of 299 apartments and is slated for a 2025 completion.

7 Upperroom Church Development

Upperroom church is moving from their current location in the Dallas Design District and developing a new worship center on 2.5 acres on Wall Street. The new space will allow the church to more than double its capacity once it's completed in May.

DEMIAN P. SALMON | 214.267.0430 | demian.salmon@streamrealty.com
CHAP BERNET | 214.560.3023 | chap.bernet@streamrealty.com

Copyright © 2024 Stream Realty Partners, All rights reserved.

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.

STREAM

www.streamrealty.com

6 | Information About Broker Services

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.

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 a 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;
- (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 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 the 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K



DEMIAN P. SALMON | 214.267.0430 | demian.salmon@streamrealty.com
CHAP BERNET | 214.560.3023 | chap.bernet@streamrealty.com

STREAM

www.streamrealty.com

Copyright © 2024 Stream Realty Partners, All rights reserved.

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.