



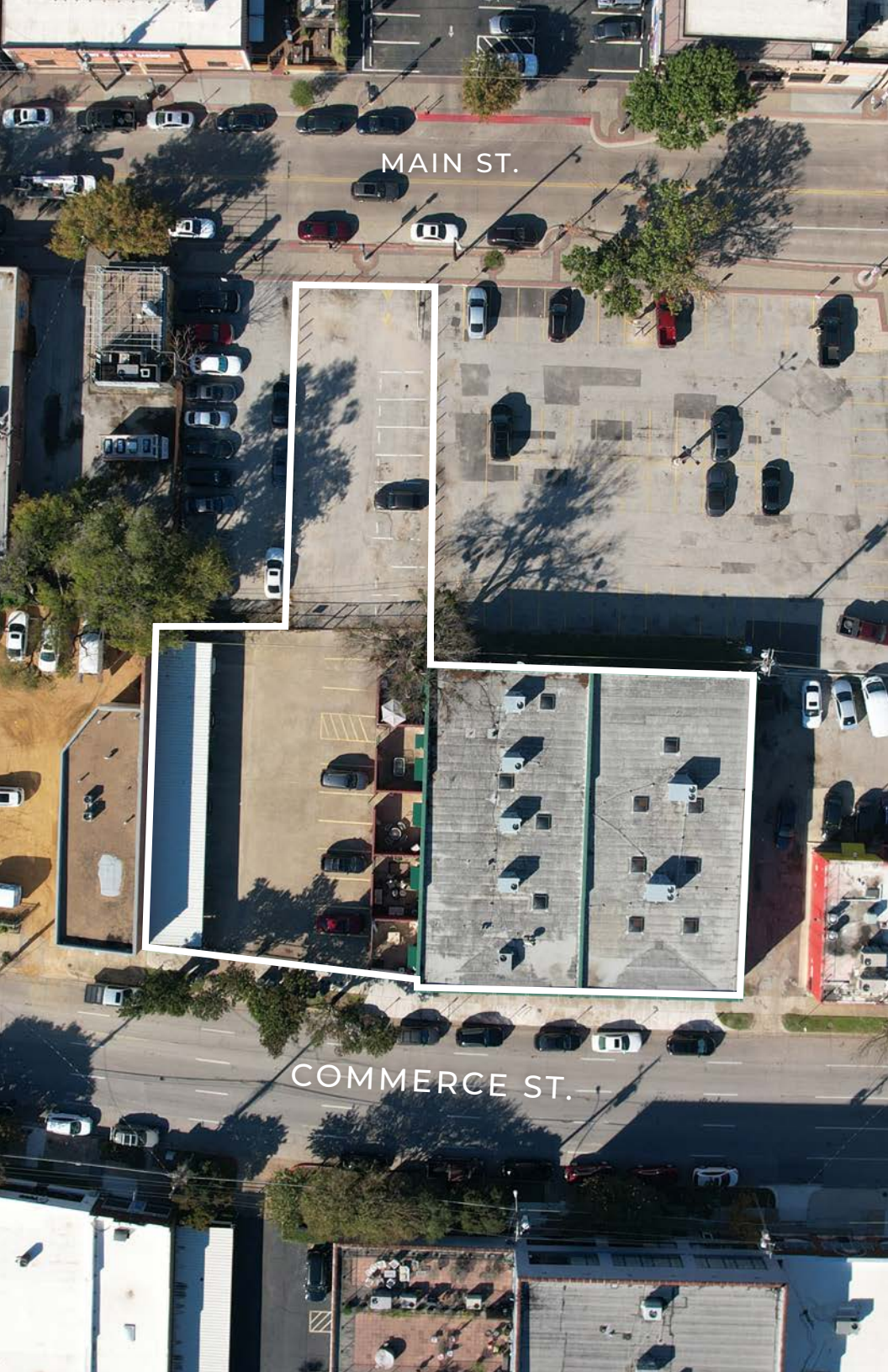
# 3023 COMMERCE ST.

DALLAS, TX | OPPORTUNITY ZONE BUILDING FOR SALE

**JAKE MILNER**  
JMilner@db2re.com  
214.526.3626 x 109

**BENNETT SIKES**  
BSikes@db2re.com  
214.526.3626 x 132





MAIN ST.

COMMERCE ST.

# PROPERTY INFORMATION



## SIZE:

Land: ± 25,265 SF  
 Building: ± 13,010 SF



## TRAFFIC COUNTS:

I-30: 143,89 VPD  
 U.S.-75: 178,066 VPD



ZONING:  
 PD 269

# DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2024 Population	17,740	92,262	174,521
% Proj Growth 2024-2029	3.10%	2.23%	1.86%
2024 Average HH Income	\$113,540	\$122,984	\$132,322
2024 Median HH Income	\$82,499	\$85,445	\$88,619

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.  
 Davidson & Bogel Real Estate, LLC © 2024





DOWNTOWN

THE EPIC  
(8 ACRE MIXED-USE DEVELOPMENT)

FARMERS MARKET

THE STACK AT DEEP ELLUM  
(MIXED -USE BUILDING)

ADAMS HAT LOFTS  
(90 UNITS)

FUTURE STERLING BAY  
DEVELOPMENT

INDIE DEEP ELLUM APARTMENTS  
(229 UNITS)

CANTON ST.

COMMERCE ST.

MAIN ST.

S. HALL ST.

Any projections used are speculative in nature and do not represent the current or future performance of the site and should not be relied upon. We make no representation or warranty, whether written or oral, as to the accuracy of the information contained in this flyer. You and your advisor should perform a qualified independent investigation of the property to determine whether it meets your requirements and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items. Davidson & Bogel Real Estate LLC 2024.



# UPCOMING DEEP ELLUM DEVELOPMENTS

## STONELAKE HIGH RISE

- PLANNED 17-STORY TOWER WITH 13 FLOORS OF APARTMENTS ON TOP OF 4-STORY PARKING GARAGE
- STONELAKE PLANS TO BREAK GROUND BY THE END OF 2022



## DEEP ELLUM BREWERY MID-RISE

- 192-UNIT DEVELOPMENT
- CONSTRUCTION HAS COMMENCED, AND PLANS TO DELIVER INITIAL UNITS MID-2024







## LARKSPUR DEVELOPMENT

---

LESS THAN 1/2 A MILE FROM THE SUBJECT SITE

The Willow is a 190-unit multifamily development that broke ground in Q1 2021. The project, located in the east bookend of Deep Ellum at Commerce & Willow streets, will feature context-sensitive architecture, live-work units along Commerce, an amenity deck with views of Downtown Dallas, and abundant coworking space. The project abuts the DART Green Line and the Santa Fe Trail. The project represents Larkspur's second Qualified Opportunity Zone investment. Additionally, Larkspur is planning a phase 2 development next door.





60+ RESTAURANTS



30+ MUSIC VENUES

## DEEP ELLUM OVERVIEW

Located just east of Downtown, Deep Ellum is a hub for Dallas entertainment and arts. The area is undergoing a major transformation and is home to many eateries, bars, retailers, and music venues. The submarket has a strong health industry presence and is home to Baylor Scott White Medical Center, which is currently undergoing a 300,000 square foot expansion. In addition to the hospital, the newly constructed Texas A&M School of Dentistry is located in neighborhood. Furthermore, the area is seeing emerging growth in office demand, spurred by The Epic project, home to Uber's Dallas HQ (2nd largest location). This development will stimulate economic activity, as Uber will bring approximately 3,000 jobs and The Epic's 251,000 square feet of office space will attract a range of corporate tenants.

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024



# THE HISTORY OF DEEP ELLUM

One of Dallas' first post Civil War commercial districts, Deep Ellum is one of the most historically significant neighborhoods in the city

Henry Ford selected Deep Ellum as the site for one of his earliest automobile plants—the assembly plant for Ford's famous Model T.

Deep Ellum Community Association is established, creating a place for a vibrant community of galleries, street murals, public art, or simply public displays of creativity.

1873

1880

1884

1914

1920s

1992

1994

Established in 1873 in an area east of downtown Dallas as a residential & commercial neighborhood

Robert S. Munger built his first cotton gin factory, the Continental Gin Company—the largest manufacturer of cotton-processing equipment in the United States at the time

By the 1920s, the neighborhood had become a hotbed for early jazz and blues musicians. Deep Ellum is now home to more than 30 live music venues, making it one of the biggest entertainment districts in the state

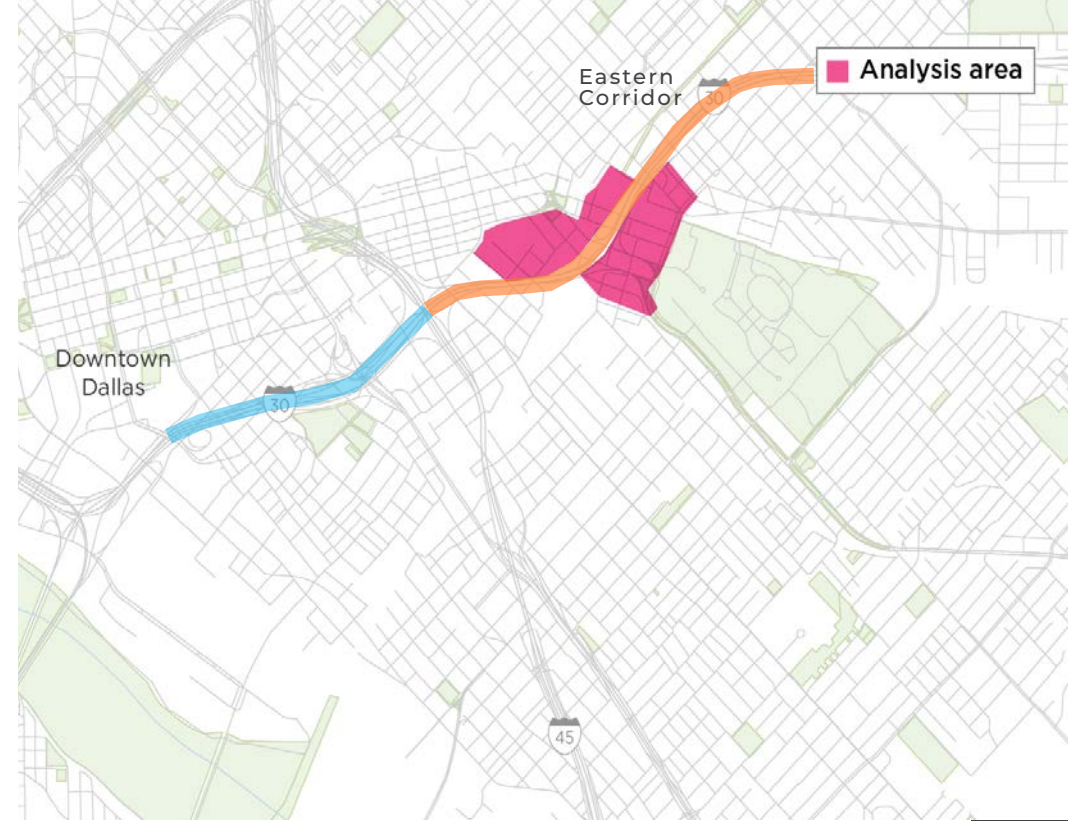
Deep Ellum Arts Festival is born



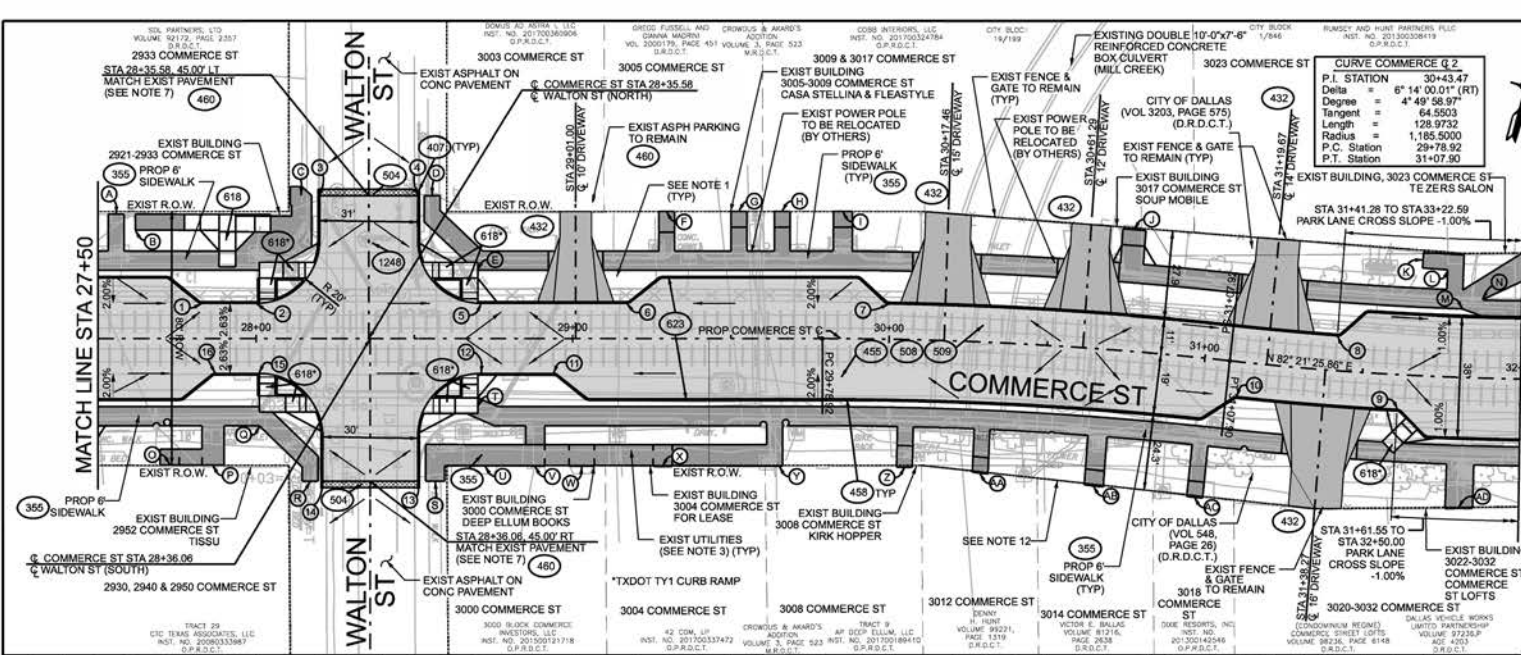
# PLANNED DEEP ELLUM DECK PARK

## 3 BLOCKS FROM SUBJECT SITE

- TxDot's new project aims to connect the two historic Dallas submarkets of Fair Park and Deep Ellum by bringing the interstate below grade and syncing the districts, making them even more pedestrian friendly.
- The multi-billion-dollar project will lead to an explosion of new residents and jobs and bring a boom to property values.
- The project will improve capacity for I-30 by constructing additional main lanes and auxiliary lanes, adding frontage roads, bicycle and pedestrian accommodations.







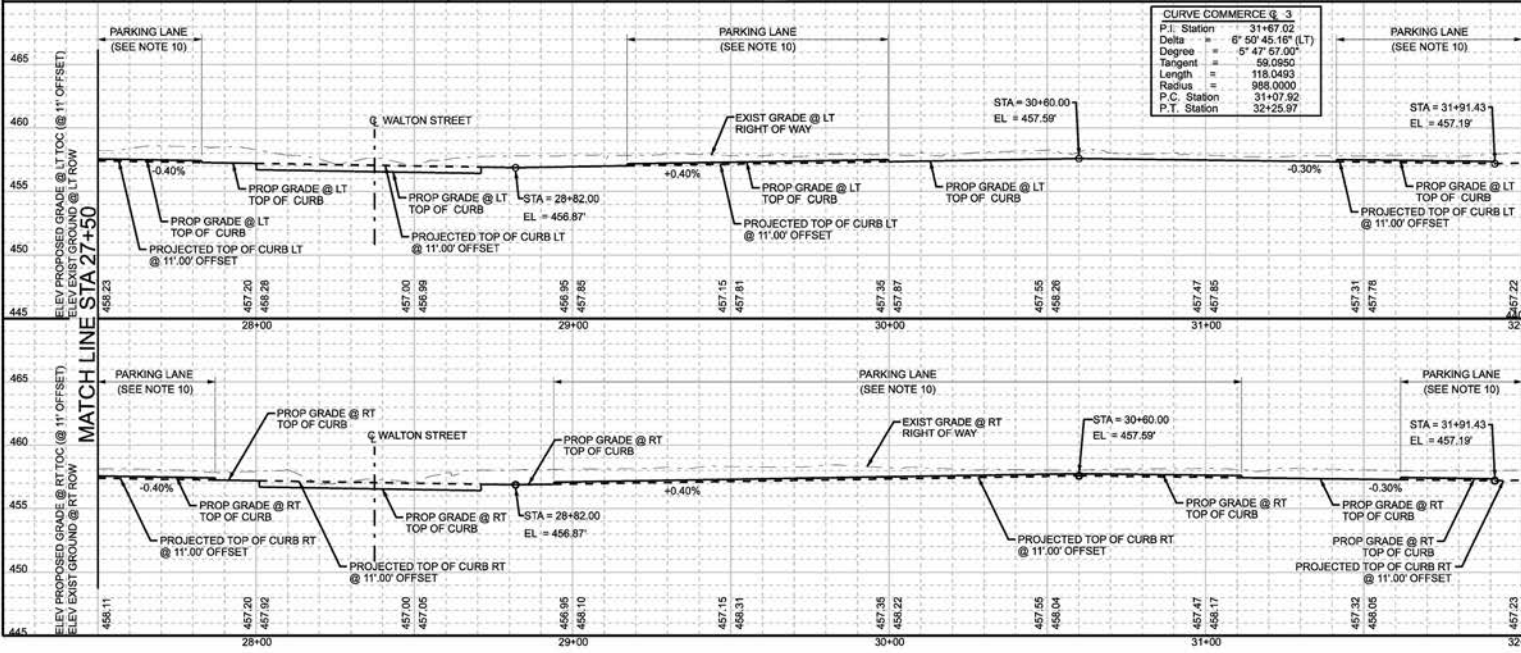
20' 10' 0" 20' 40' HORIZ  
5' 0' 5' 10' VERT

TOPOGRAPHIC LEGEND		ROADWAY LEGEND	
POWER POLE	WATER METER	PROP CONC PAVEMENT	455 508 509
GUY WIRE	WATER VALVE	PROP CONC DRIVEWAY	432
MANHOLE	TRASH CAN	PROP CONC SIDEWALK	356
WATER	TRAFFIC SIGN	ASPHALT REPAIR	504
WASTEWATER	TRAFFIC SIGNAL	DRAINAGE FLOW	
MANHOLE ELECTRIC	TRAP SOCIAL	ARROW	
FIRE HYDRANT	TREE	KEY POINT	(SEE PAVING DETAIL SHEETS)

- NOTES:**
- SEE STREETScape, PLANTING, IRRIGATION, AND ILLUMINATION PLANS FOR ENHANCEMENTS OUTSIDE OF SIDEWALK AREA. TREE LOCATIONS, STREET LIGHT LOCATIONS, AND IRRIGATION CONDUITS.
  - PEDESTRIAN AREAS SHALL NOT EXCEED 2% IN CROSS SLOPE AND 5% IN LONGITUDINAL SLOPE, UNLESS NOTED OTHERWISE.
  - IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
  - ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT.
  - ALL DIMENSIONS ARE FROM FACE-OF-CURB UNLESS NOTED OTHERWISE.
  - CONSTRUCT STREET HEADER IF DOWEL CONNECTION IS NOT FEASIBLE AS DIRECTED BY THE ENGINEER.
  - ALL COORDINATES SHOWN ARE SURFACE VALUES. REFER TO HORIZONTAL & VERTICAL CONTROL FOR CONSTRUCTION DETAILS.
  - ALL DRIVEWAYS ARE PERPENDICULAR TO CENTERLINE OF COMMERCE UNLESS NOTED OTHERWISE.
  - SEE PAVING DETAILS FOR KEY POINT LOCATIONS AND TYPICAL PARALLEL PARKING DIMENSIONS DETAILS.
  - PROFILE GRADE LINE IN WIDENING OR PARKING AREAS IS "PROJECTED" TOP-OF-CURB AT 11" OFFSET FROM CENTERLINE. SEE KEY POINT TABLES ELEVATION INFORMATION.
  - SOME EXIST AND PROPOSED UTILITIES NOT SHOWN FOR CLARITY. SEE PROPOSED SANITARY SEWER PLANS AND OTHER PERTINENT PLAN SHEETS.
  - EXIST BUILDING, 3012-3018, COMMERCE ST; VOGUE HAIR & ELITE VIDEO.

**811**  
Know where below. Call before you dig.

CALL BEFORE YOU DIG!  
TEXAS ONE CALL PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST - 870-448-8888  
Texas One Call System  
1-800-DIG-TESS



**UTILITY LOCATION NOTE:**  
The location of existing utilities shown on these plans are approximate and based on existing plans and data furnished by utility companies. It is the responsibility of the contractor to verify the location and depth of all existing utilities that may conflict with construction. Call 1-800-344-8377 two working days prior to construction for onsite locations. Any damage to existing utilities shall be repaired at contractor's expense, at no additional cost.

**BENCHMARKS**

BM #	DESCRIPTION	ELEVATION
BM 1	A SQUARE IS CUT ON RADIUS, SOUTHWEST CORNER OF WALTON STREET AND TAYLOR STREET	ELEV=460.500'
BM 3	" CUT SET AT THE NORTHEAST CORNER OF THE INTERSECTION OF LAFRANCE STREET AND EXPOSITION AVE	ELEV=464.05'
BM 4	" CUT SET AT THE SOUTHWEST CORNER OF COMMERCE STREET AND S. MALCOLM X BOULEVARD	ELEV=459.10'
BM 5	" CUT SET 68' ± WEST OF THE EAST LINE OF GOOD LATIMER EXPRESSWAY AND 234.64' ± NORTH OF THE CENTERLINE OF COMMERCE STREET, STATION 09+55.84, 234.64' LT	ELEV=467.30'

**PAUL K. CLARK**  
2/14/2023  
LICENSED PROFESSIONAL ENGINEER  
P-2988

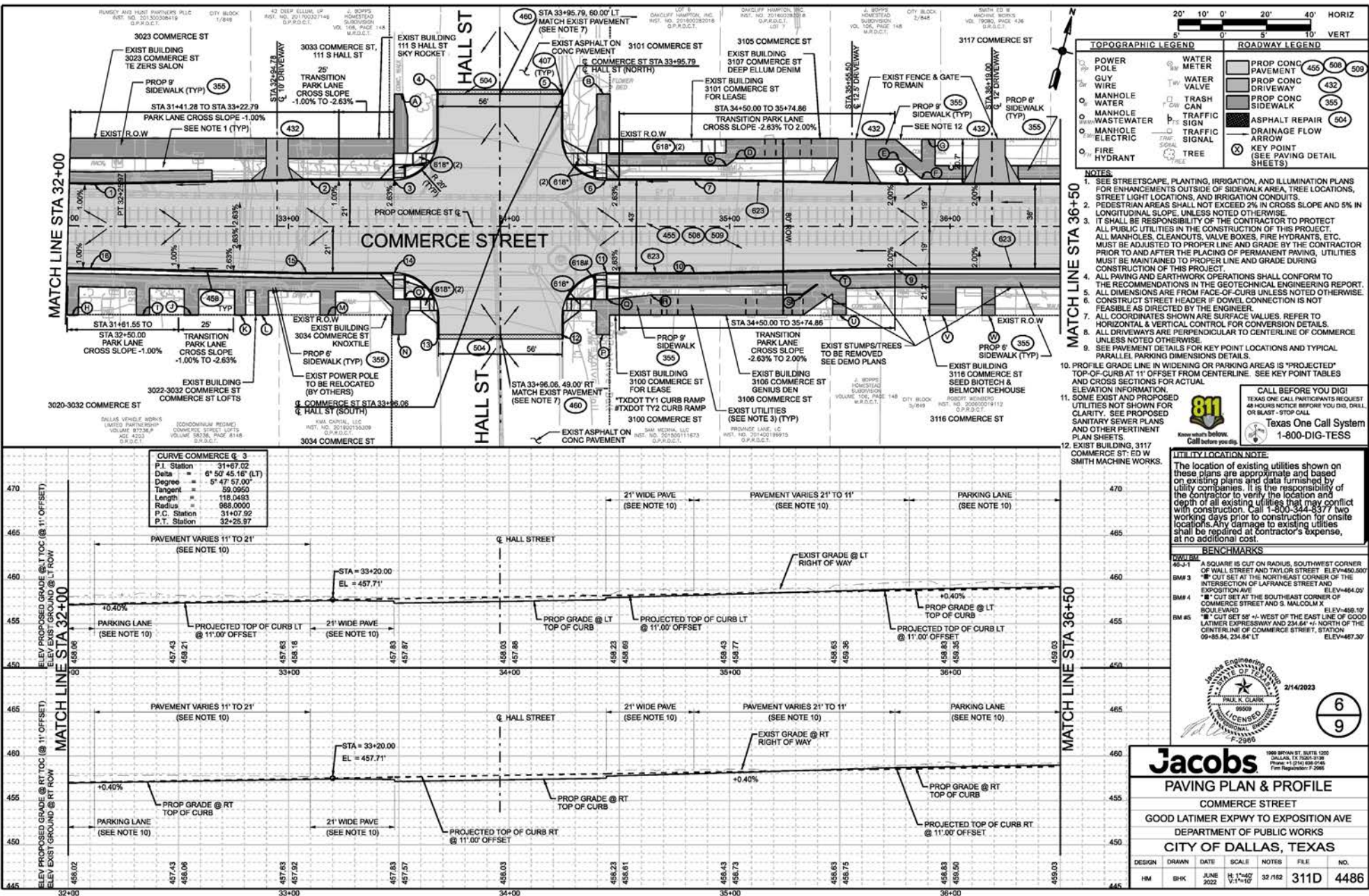
**Jacobs**  
1999 BRYAN ST., SUITE 1200  
DALLAS, TX 75201-3170  
Phone: +1 (214) 838-9145  
Fax: Registration: P-3096

**PAVING PLAN & PROFILE**  
COMMERCE STREET  
GOOD LATIMER EXPWY TO EXPOSITION AVE  
DEPARTMENT OF PUBLIC WORKS  
CITY OF DALLAS, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HM	BHK	JUN 2022	H: 1"=40' V: 1"=10'		31/162	311D 4486

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigators to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC, 2024





TOPOGRAPHIC LEGEND		ROADWAY LEGEND	
POWER POLE	WATER METER	PROP CONC PAVEMENT	455 508 509
GUY WIRE	WATER VALVE	PROP CONC DRIVEWAY	432
MANHOLE	TRASH CAN	PROP CONC SIDEWALK	355
WATER	TRAFFIC SIGNAL	ASPHALT REPAIR	504
WASTEWATER	TRAFFIC SIGNAL	DRAINAGE FLOW	
MANHOLE ELECTRIC	TREE	KEY POINT	(SEE PAVING DETAIL SHEETS)
FIRE HYDRANT			

- NOTES**
- SEE STREETScape, PLANTING, IRRIGATION, AND ILLUMINATION PLANS FOR ENHANCEMENTS OUTSIDE OF SIDEWALK AREA. TREE LOCATIONS, STREET LIGHT LOCATIONS, AND IRRIGATION CONDUITS.
  - PEDESTRIAN AREAS SHALL NOT EXCEED 2% IN CROSS SLOPE AND 5% IN LONGITUDINAL SLOPE, UNLESS NOTED OTHERWISE.
  - IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
  - ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT.
  - ALL DIMENSIONS ARE FROM FACE-OF-CURB UNLESS NOTED OTHERWISE. CONSTRUCT STREET HEADER IF DOWEL CONNECTION IS NOT FEASIBLE AS DIRECTED BY THE ENGINEER.
  - ALL COORDINATES SHOWN ARE SURFACE VALUES. REFER TO HORIZONTAL & VERTICAL CONTROL FOR CONSTRUCTION DETAILS.
  - ALL DRIVEWAYS ARE PERPENDICULAR TO CENTERLINE OF COMMERCE UNLESS NOTED OTHERWISE.
  - SEE PAVEMENT DETAILS FOR KEY POINT LOCATIONS AND TYPICAL PARALLEL PARKING DIMENSIONS DETAILS.
  - PROFILE GRADE LINE IN WIDENING OR PARKING AREAS IS "PROJECTED" TOP-OF-CURB AT 11" OFFSET FROM CENTERLINE. SEE KEY POINT TABLES AND CROSS SECTIONS FOR ACTUAL ELEVATION INFORMATION.
  - SOME EXIST AND PROPOSED UTILITIES NOT SHOWN FOR CLARITY. SEE PROPOSED SANITARY SEWER PLANS AND OTHER PERTINENT PLAN SHEETS.
  - EXIST BUILDING 3117 COMMERCE ST: ED W SMITH MACHINE WORKS.

**811**  
Know where below.  
Call before you dig.

CALL BEFORE YOU DIG!  
TEXAS ONE CALL PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BURY. 811 TEXAS  
Texas One Call System  
1-800-DIG-TESS

**UTILITY LOCATION NOTE**  
The location of existing utilities shown on these plans are approximate and based on existing plans and data furnished by utility companies. It is the responsibility of the contractor to verify the location and depth of all existing utilities that may conflict with construction. Call 1-800-344-8377 two working days prior to construction for onsite location. Any damage to existing utilities shall be repaired at contractor's expense, at no additional cost.

**BENCHMARKS**

MARK	DESCRIPTION	ELEVATION
BM# 1	A SQUARE IS CUT ON RADIUS, SOUTH-WEST CORNER OF WALL STREET AND TAYLOR STREET	ELEV=460.500'
BM# 2	" " CUT SET AT THE NORTHEAST CORNER OF THE INTERSECTION OF LAFRANCE STREET AND EXPOSITION AVE	ELEV=464.00'
BM# 4	" " CUT SET AT THE SOUTHWEST CORNER OF COMMERCE STREET AND S. MALCOLM X BOULEVARD	ELEV=459.10'
BM# 5	" " CUT SET 8' ± WEST OF THE EAST LINE OF GOOD LATIMER EXPRESSWAY AND 234.64' ± NORTH OF THE CENTERLINE OF COMMERCE STREET, STATION 09+55.84, 234.64' LT	ELEV=467.30'

**JACOBS ENGINEERING GROUP**  
PAUL K. CLARK  
05509  
LICENSED PROFESSIONAL ENGINEER  
F-2985  
2/14/2023

**JACOBS**  
1909 BRVAN ST. SUITE 1200  
DALLAS, TX 75201-3128  
Phone: +1 (214) 838-9400  
Fax: Representative / 2006

**PAVING PLAN & CROSS**  
COMMERCE STREET  
GOOD LATIMER EXPWY TO EXPOSITION AVE  
DEPARTMENT OF PUBLIC WORKS  
CITY OF DALLAS, TEXAS

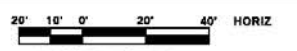
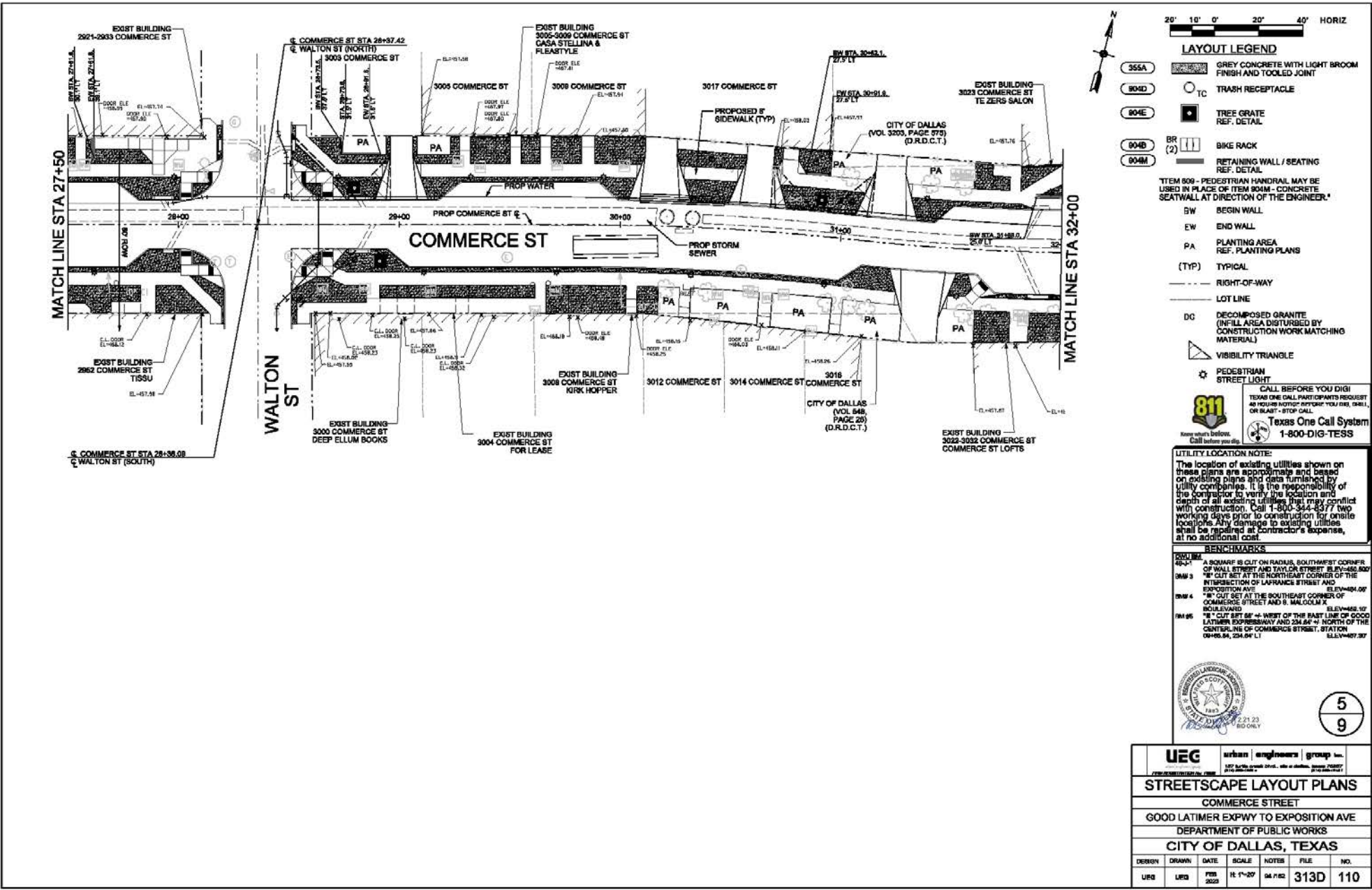
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HM	BHK	JUNE 2022	H: 1"=40' V: 1"=10'	32.162	311D	4486

**CURVE COMMERCE @ 3**

P.I. Station	31+67.02
Delta	6° 50' 45.16" (LT)
Degree	5° 47' 57.00"
Tangent	59.0560
Length	118.0493
Radius	988.0000
P.C. Station	31+47.92
P.T. Station	32+25.97

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigators to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024





- LAYOUT LEGEND**
- 355A GREY CONCRETE WITH LIGHT BROOM FINISH AND TOOLED JOINT
  - 304D TRASH RECEPTACLE
  - 304E TREE GRATE REF. DETAIL
  - 304B BIKE RACK
  - 304M RETAINING WALL / SEATING REF. DETAIL
  - TC TRASH RECEPTACLE
  - BR (2) BIKE RACK
  - PA PLANTING AREA REF. PLANTING PLANS
  - (TYP) TYPICAL
  - RIGHT-OF-WAY
  - - - LOT LINE
  - DC DECOMPOSED GRANITE (INFILL AREA DISTURBED BY CONSTRUCTION WORK MATCHING MATERIAL)
  - ▽ VISIBILITY TRIANGLE
  - ☆ PEDESTRIAN STREET LIGHT

ITEM 609 - PEDESTRIAN HANDRAIL MAY BE USED IN PLACE OF ITEM 304M - CONCRETE SEATWALL IN DIRECTION OF THE ENGINEER.\*

- BW BEGIN WALL
- EW END WALL
- PA PLANTING AREA REF. PLANTING PLANS
- (TYP) TYPICAL
- RIGHT-OF-WAY
- - - LOT LINE
- DC DECOMPOSED GRANITE (INFILL AREA DISTURBED BY CONSTRUCTION WORK MATCHING MATERIAL)
- ▽ VISIBILITY TRIANGLE
- ☆ PEDESTRIAN STREET LIGHT

**811** CALL BEFORE YOU DIG! TEXAS ONE CALL PARTICIPANTS REQUEST AN HOUR BEFORE ANY EXCAVATION, DRILLING, OR SHOOTING. CALL 1-800-DIG-TESS

Remember to be safe. Call before you dig.

**UTILITY LOCATION NOTE:**  
The location of existing utilities shown on these plans are approximate and based on existing plans and data furnished by utility companies. It is the responsibility of the contractor to verify the location and depth of all existing utilities that may conflict with construction. Call 1-800-344-8377 two working days prior to construction for onsite locates. Any damage to existing utilities shall be repaired at contractor's expense, at no additional cost.

**BENCHMARKS**

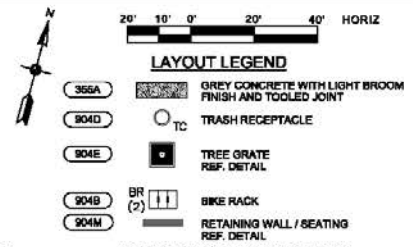
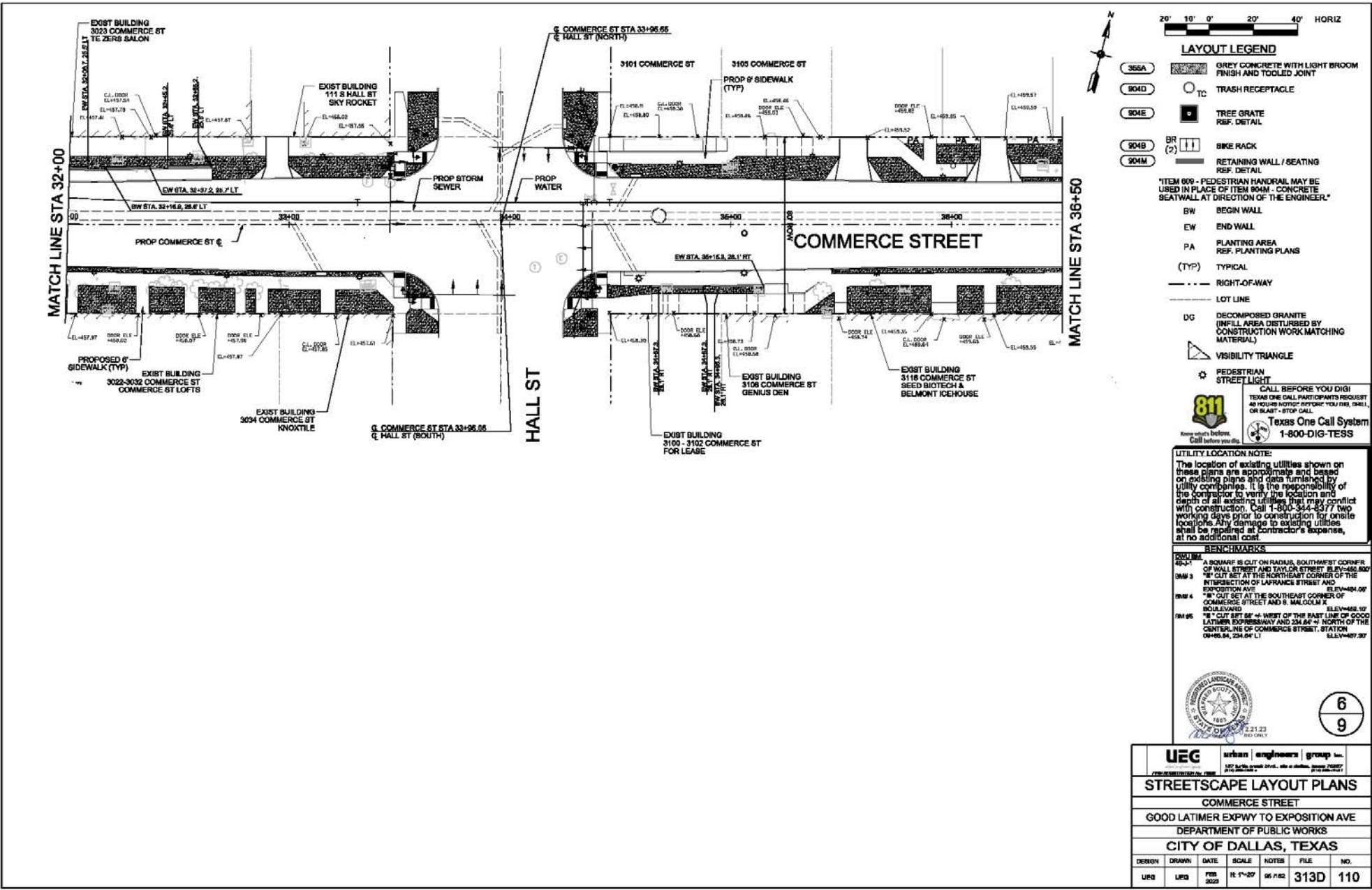
BM 1	A SQUARE IS CUT ON RADIUS, SOUTHWEST CORNER OF WALL STREET AND TAYLOR STREET ELEV=466.500'
BM 3	" " CUT SET AT THE NORTHEAST CORNER OF THE INTERSECTION OF LAFRANCE STREET AND EXPOSITION AVE ELEV=484.00'
BM 4	" " CUT SET AT THE SOUTHEAST CORNER OF COMMERCE STREET AND S. MALCOLM X BOULEVARD ELEV=465.10'
BM 6	" " CUT SET 6'-4" WEST OF THE EAST LINE OF GOOD LUTHER EXPRESSWAY AND 234.60' NORTH OF THE CENTERLINE OF COMMERCE STREET. STATION 08+65.84, 234.60' LT ELEV=467.30'

2.21.23  
BID ONLY

<b>UEG</b> urban   engineers   group llc	
307 North Smith Street, Suite 2000, Dallas, Texas 75201	
<b>STREETSCAPE LAYOUT PLANS</b>	
COMMERCE STREET	
GOOD LATIMER EXPWY TO EXPOSITION AVE	
DEPARTMENT OF PUBLIC WORKS	
CITY OF DALLAS, TEXAS	
DESIGN	UEG
DRAWN	UEG
DATE	FEB 2023
SCALE	1" = 20'
NOTES	04.7.22
FILE	313D
NO.	110

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024





- LAYOUT LEGEND**
- GREY CONCRETE WITH LIGHT BROOM FINISH AND TOOLED JOINT
  - TRASH RECEPTACLE
  - TREE GRATE REF. DETAIL
  - BIKE RACK
  - RETAINING WALL / SEATING REF. DETAIL
  - BIKE RACK
  - BEGIN WALL
  - END WALL
  - PLANTING AREA REF. PLANTING PLANS
  - TYPICAL
  - RIGHT-OF-WAY
  - LOT LINE
  - DECOMPOSED GRANITE (INFILL AREA DISTURBED BY CONSTRUCTION WORK MATCHING MATERIAL)
  - VISIBILITY TRIANGLE
  - PEDESTRIAN STREET LIGHT

**CALL BEFORE YOU DIG!**  
 TEXAS ONE CALL PARTICIPANTS REQUEST AN HOUR BEFORE ANY "YOU DIG, YOU DIE, OR WE DIG" STOP CALL.  
 Texas One Call System  
 1-800-DIG-TESS

**UTILITY LOCATION NOTE:**  
 The location of existing utilities shown on these plans are approximate and based on existing plans and data furnished by utility companies. It is the responsibility of the contractor to verify the location and depth of all existing utilities that may conflict with construction. Call 1-800-344-8377 two working days prior to construction for onsite location. Any damage to existing utilities shall be repaired at Contractor's expense, at no additional cost.

- BENCHMARKS**
- BM 1 A SQUARE IS CUT ON RADIUS, SOUTHWEST CORNER OF WALL STREET AND TAYLOR STREET ELEV=466.300'
  - BM 3 "8" CUT SET AT THE NORTHEAST CORNER OF THE INTERSECTION OF LAFRANCE STREET AND EXPOSITION AVE. ELEV=464.00'
  - BM 4 "8" CUT SET AT THE SOUTHWEST CORNER OF COMMERCE STREET AND S. MALCOLM X BOULEVARD. ELEV=465.10'
  - BM 6 "8" CUT SET 4'-4" WEST OF THE EAST LINE OF GOOD LUTHER EXPRESSWAY AND 234.60' NORTH OF THE CENTERLINE OF COMMERCE STREET. STATION 08+55.84, 234.60' LT. ELEV=467.38'



6  
9

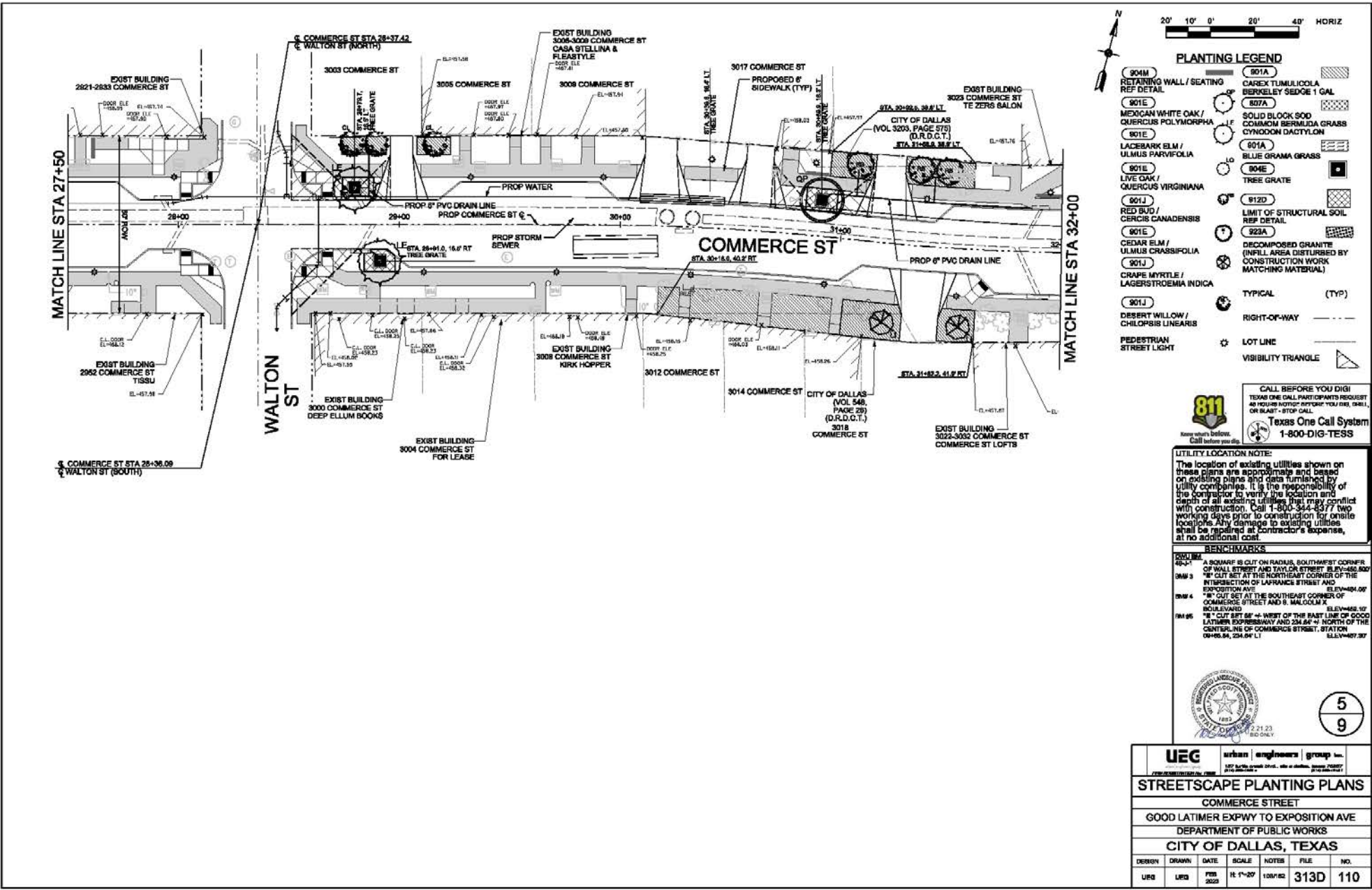
**UEG** urban | engineers | group llc  
 1807 North Central Expressway, Suite 2000, Dallas, Texas 75207  
 214.760.0000

**STREETSCAPE LAYOUT PLANS**  
 COMMERCE STREET  
 GOOD LATIMER EXPWY TO EXPOSITION AVE  
 DEPARTMENT OF PUBLIC WORKS  
 CITY OF DALLAS, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
UEG	UEG	FEB 2023	1/4"=1'-00"	06.7.02	313D	110

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024





**PLANTING LEGEND**

904M RETAINING WALL / SEATING REF DETAIL

901E MEXICAN WHITE OAK / QUERCUS POLYMORPHA

901E LACEBARK ELM / ULMUS PARVIFOLIA

901E LIVE OAK / QUERCUS VIRGINIANA

901J RED BUD / CERCIUS CANADENSIS

901E CEDAR ELM / ULMUS CRASSIFOLIA

901J CRAPE MYRTLE / LAGERSTROEMIA INDICA

901J DESERT WILLOW / CHILIPIS LINEARIS

PEDESTRIAN STREET LIGHT

901A CAREX TUMULICOLA BERKELEY SEDGE 1 GAL

907A SOLID BLOCK SOD COMMON BERMLUDA GRASS CYNODON DACTYLON

901A BLUE GRAMA GRASS

904E TREE GRATE

912D LIMIT OF STRUCTURAL SOIL REF DETAIL

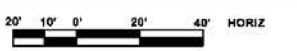
923A DECOMPOSED GRANITE (INFILL AREA DISTURBED BY CONSTRUCTION WORK MATCHING MATERIAL)

TYPICAL (TYP)

RIGHT-OF-WAY

LOT LINE

VISIBILITY TRIANGLE



**811**  
 Know where's below.  
 Call before you dig.

CALL BEFORE YOU DIG!  
 TEXAS ONE CALL PARTICIPANTS REQUEST AS MUCH NOTIFICATION AS YOU CAN, 48 HRS. OR EARLIER - 811 OR CALL

Texas One Call System  
 1-800-DIG-TESS

**UTILITY LOCATION NOTE:**  
 The location of existing utilities shown on these plans are approximate and based on existing plans and data furnished by utility companies. It is the responsibility of the contractor to verify the location and depth of all existing utilities that may conflict with construction. Call 1-800-344-8377 two working days prior to construction for onsite locates. Any damage to existing utilities shall be repaired at Contractor's expense, at no additional cost.

**BENCHMARKS**

BM 1	A SQUARE IS CUT ON RADIUS, SOUTHWEST CORNER OF WALL STREET AND TAYLOR STREET ELEV=466.500'
BM 3	" " CUT SET AT THE NORTHEAST CORNER OF THE INTERSECTION OF LAFRANCE STREET AND EXPOSITION AVE ELEV=464.00'
BM 4	" " CUT SET AT THE SOUTHWEST CORNER OF COMMERCE STREET AND S. MALCOLM X BOULEVARD ELEV=465.10'
BM 6	" " CUT SET 4'- WEST OF THE EAST LINE OF GOOD LUTHER EXPRESSWAY AND 234.60' NORTH OF THE CENTERLINE OF COMMERCE STREET. STATION 08+55.84, 234.60' LT ELEV=467.30'



5  
9

**UEG** urban | engineers | group llc  
 307 North South Street, Suite 400, Dallas, Texas 75201  
 214.761.1111

**STREETSCAPE PLANTING PLANS**

COMMERCE STREET

GOOD LATIMER EXPWY TO EXPOSITION AVE

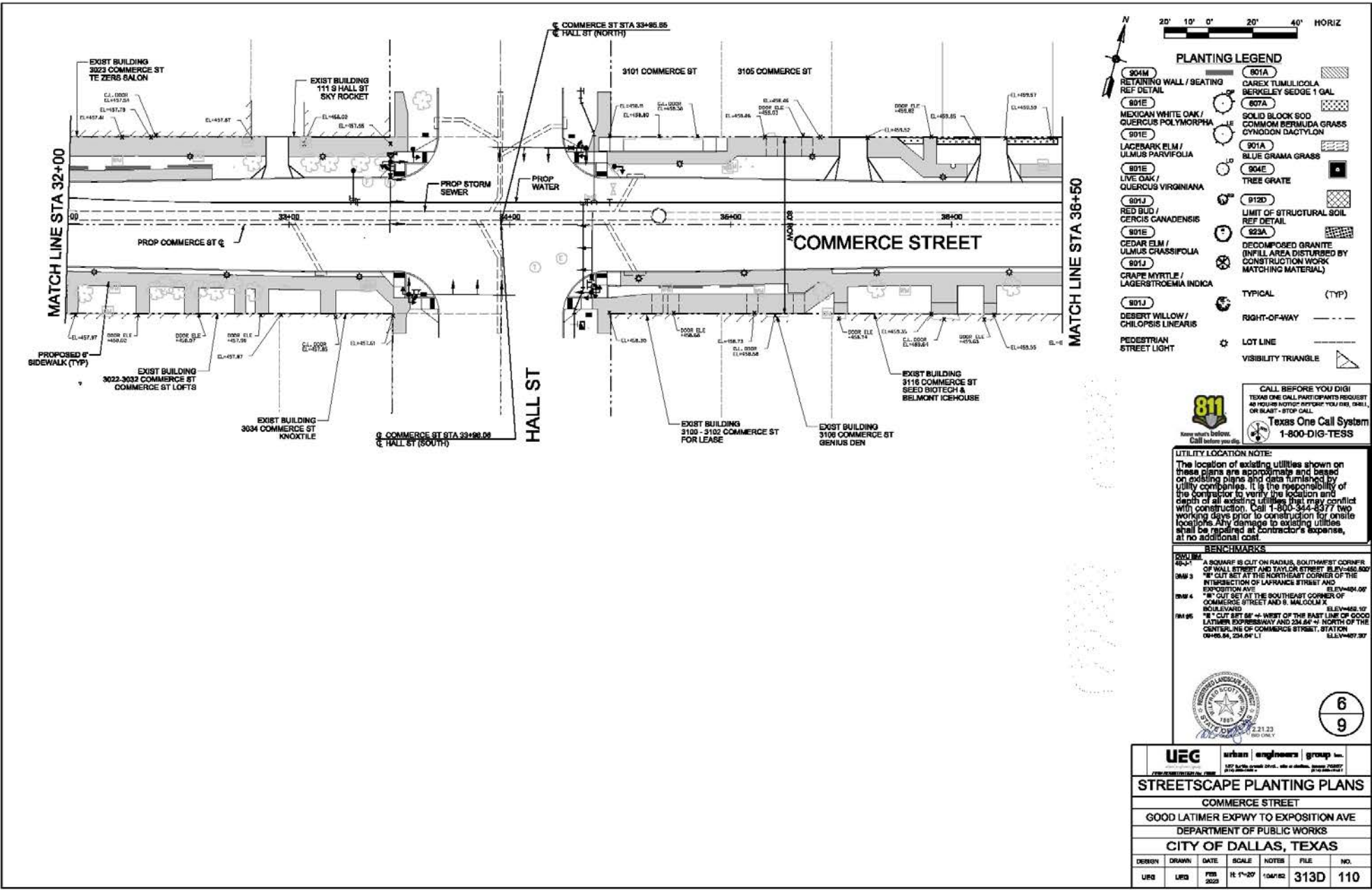
DEPARTMENT OF PUBLIC WORKS

CITY OF DALLAS, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
UEG	UEG	FEB 2023	1/8"=1'-00"	100% (S)	313D	110

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024





Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigators to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024







# 3023 COMMERCE 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.

<b>DB URBAN, LLC</b>	<b>9009183</b>	<b>INFO@DB2RE.COM</b>	<b>214-526-3626</b>
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
<b>MICHAEL EDWARD BOGEL II</b>	<b>598526</b>	<b>EBOGEL@DB2RE.COM</b>	<b>214-526-3626</b>
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
<b>JAKE MILNER</b>	<b>647114</b>	<b>JMILNER@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
<b>BENNETT SIKES</b>	<b>788242</b>	<b>BSIKES@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE





## 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.

DB Urban, LLC	9009183	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Jake Milner	647114	jmilner@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date





## 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.

DB Urban, LLC	9009183	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bennett Sikes	788242	bsikes@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date