

FOR SALE

Two Building Portfolio

Buildings may be purchased individually



**1912 S. Good Latimer Expressway | Dallas, TX
2512 S. Ferris Street | Dallas, TX**

KW COMMERCIAL | ROCKWALL

550 Vigor Way, Suite 200
Rockwall, TX 75087

kw **ROCKWALL**
KELLER WILLIAMS. REALTY

Each Office Independently Owned and Operated

PRESENTED BY:

ANDREA SALLIS

Commercial RE Specialist | Business Broker
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0550693, TEXAS

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

LOCATION OVERVIEW

Good Latimer Expwy / Ferris Street (Two Building Portfolio)



Property Overview

- 6 Parcels - 2 buildings totaling \pm 57,805 SF
- \pm 2.26 acres with street frontage and strong vehicle visibility
- PD-317 zoning with flexible commercial & mixed-use potential
- Qualified Opportunity Zone benefits available
- Freeway access: I-45, I-30, and Lamar Street corridors
- Strong development momentum in the Cedars and adjacent Downtown markets

Confidential DO NOT DISTURB TENANT Showings by Appointment Only

Property Highlights

1912 S. Good Latimer Expressway | 41,000 SF

Sale Price: \$8,000,000

+/- 5,000 SF Office

Three (3) Dock High Doors

Two (2) Grade Level Doors

Clear Height - 14" to 16'

100% HVAC

2512-16 Ferris Street | 16,850 SF

Sale Price: \$2,500,000

+/- 2,000 SF Office

Four (4) Dock High Doors

100% HVAC

Portfolio Price:	\$10,500,000
Building SF:	57,850 2 Buildings 6 Parcels
Lot Size: Total Land:	2.26 Acres 98,300 SF
Property Type: Building Class:	Retail, Industrial, Mixed Use C
Tenancy:	100% Owner Occupied

Andrea Sallis

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LOCATION AND HIGHLIGHTS

Good Latimer Expwy / Ferris Street (Two Building Portfolio)



1912 S Good Latimer Expressway 2512 Ferris Street

Exceptional investment opportunity in the heart of the Cedars District of Dallas, TX

Currently utilized for warehouse and commercial mixed-use, the property is strategically located with high visibility along Good Latimer Expressway and SoGood Street.

Ideal for redevelopment, owner-users, or value-add investors, the site offers flexible zoning within the Planned Development District PD 317 and benefits from its placement in a Qualified Opportunity Zone. Surrounded by transformative developments and infrastructure investments, the asset provides near- and long-term upside potential.

The property is located just south of Downtown Dallas in the Cedars District, a historically industrial area now undergoing rapid transformation. Major nearby developments include:

SoGood – Hoque Global's \$1B mixed-use development surrounding the property

The Hendricks – luxury multifamily and mixed-use project just 2 blocks away

New Dallas Convention Center – \$3.5B redevelopment planned 1.5 miles north

Texas High-Speed Rail Station – proposed stop less than 1 mile from the site

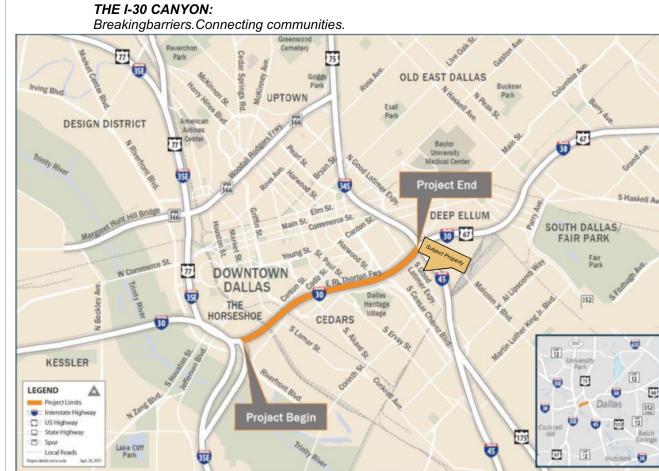
Lamar Street and I-30 / I-45 access – immediate freeway connectivity

PLANNED DEVELOPMENT DISTRICT NO. 317 (2167-311)

THE I-30 CANYON - 0.25 Miles From Subject Properties

Overview: The segment of I-30 through Downtown Dallas, known as "the Canyon", has been prioritized by the Texas DOT. These plans are part of the overall I-30/US 80 project to provide congestion relief along the highway corridors in east Dallas County.

reconnect the urban form, and enhance economic development.



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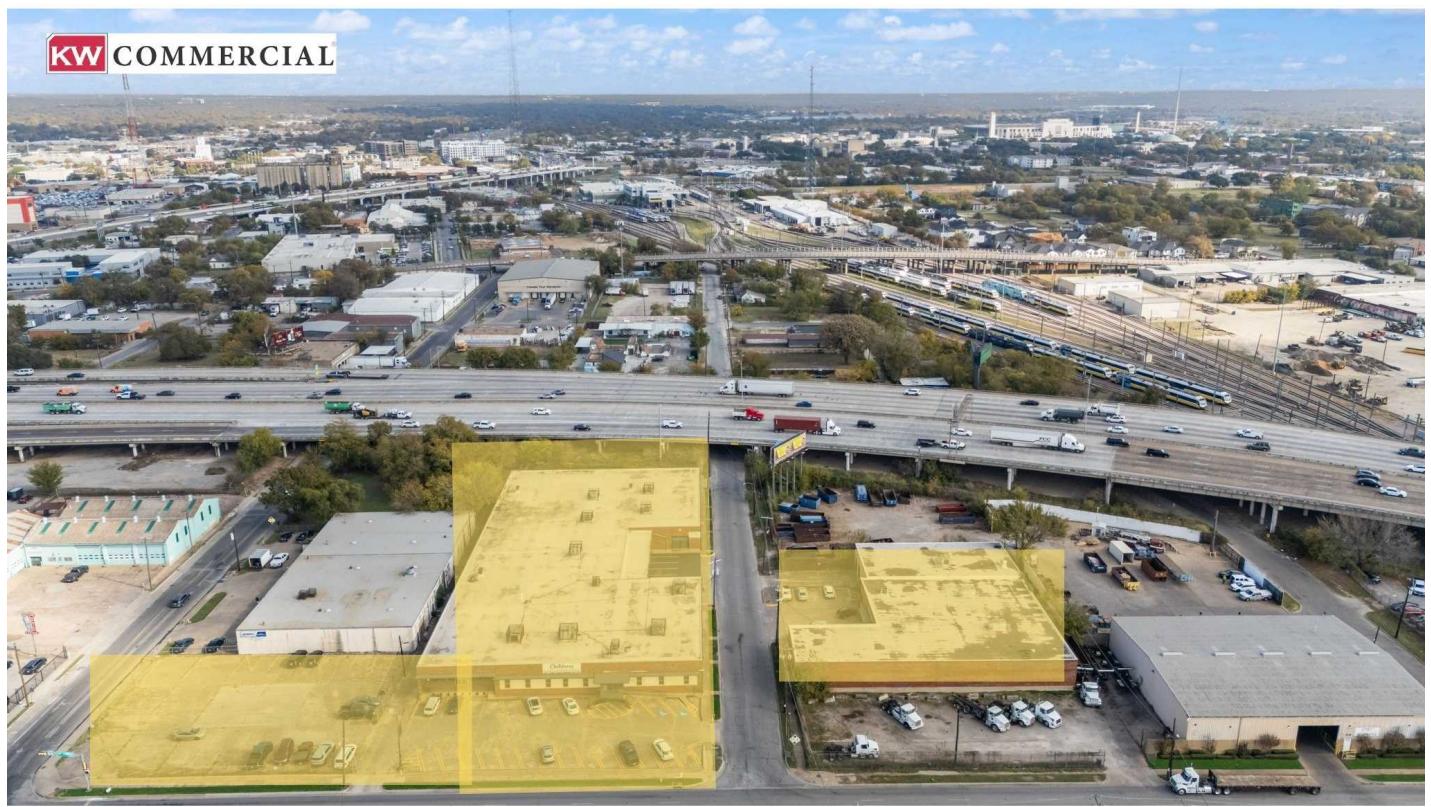
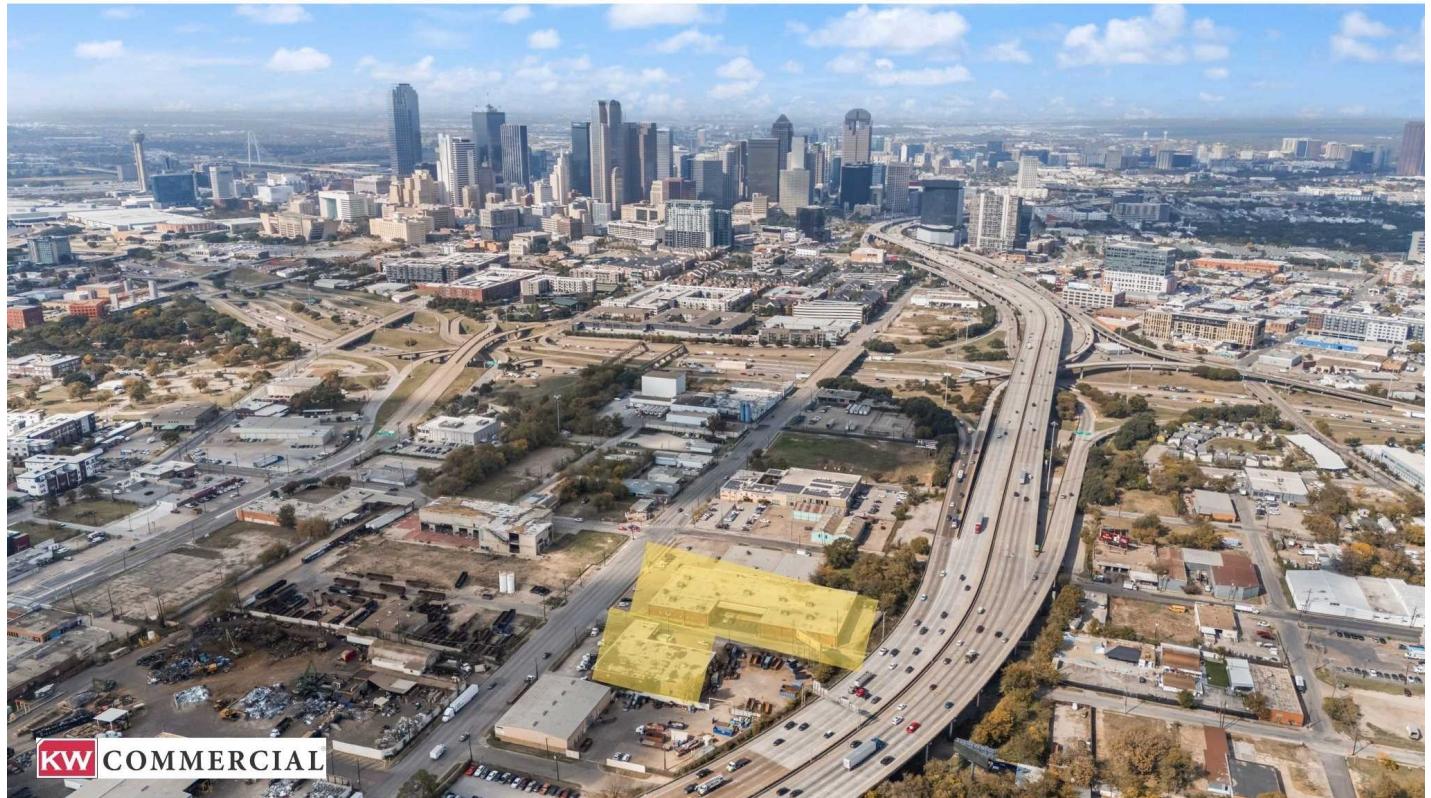
Property Photos

Good Latimer Expway / Ferris Street (Two Building Portfolio)



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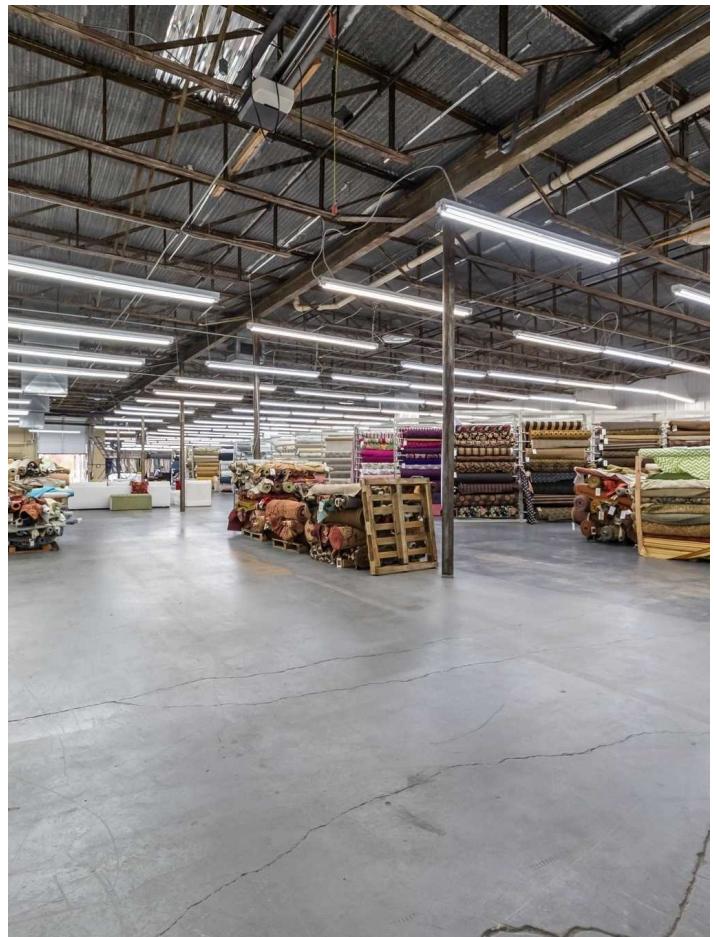


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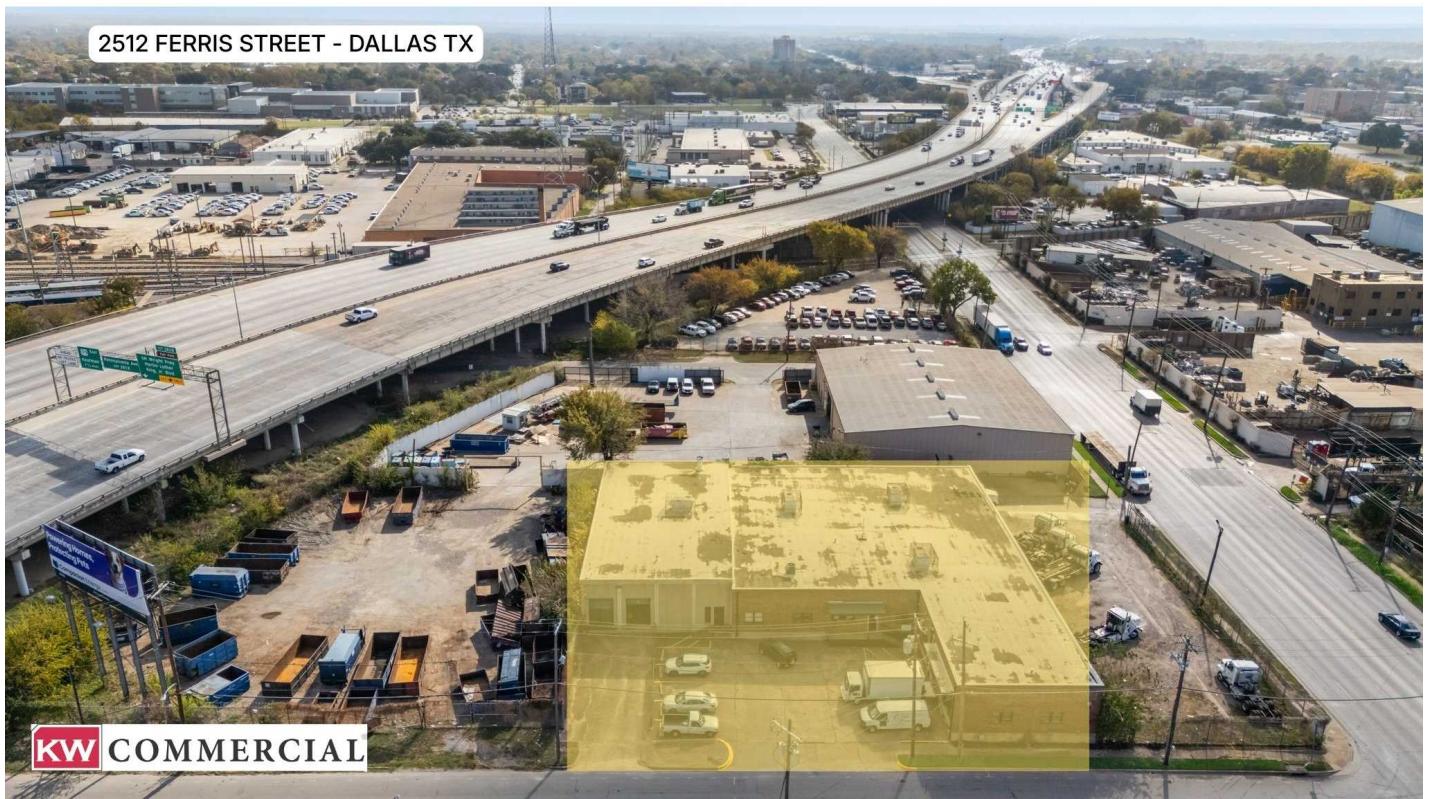
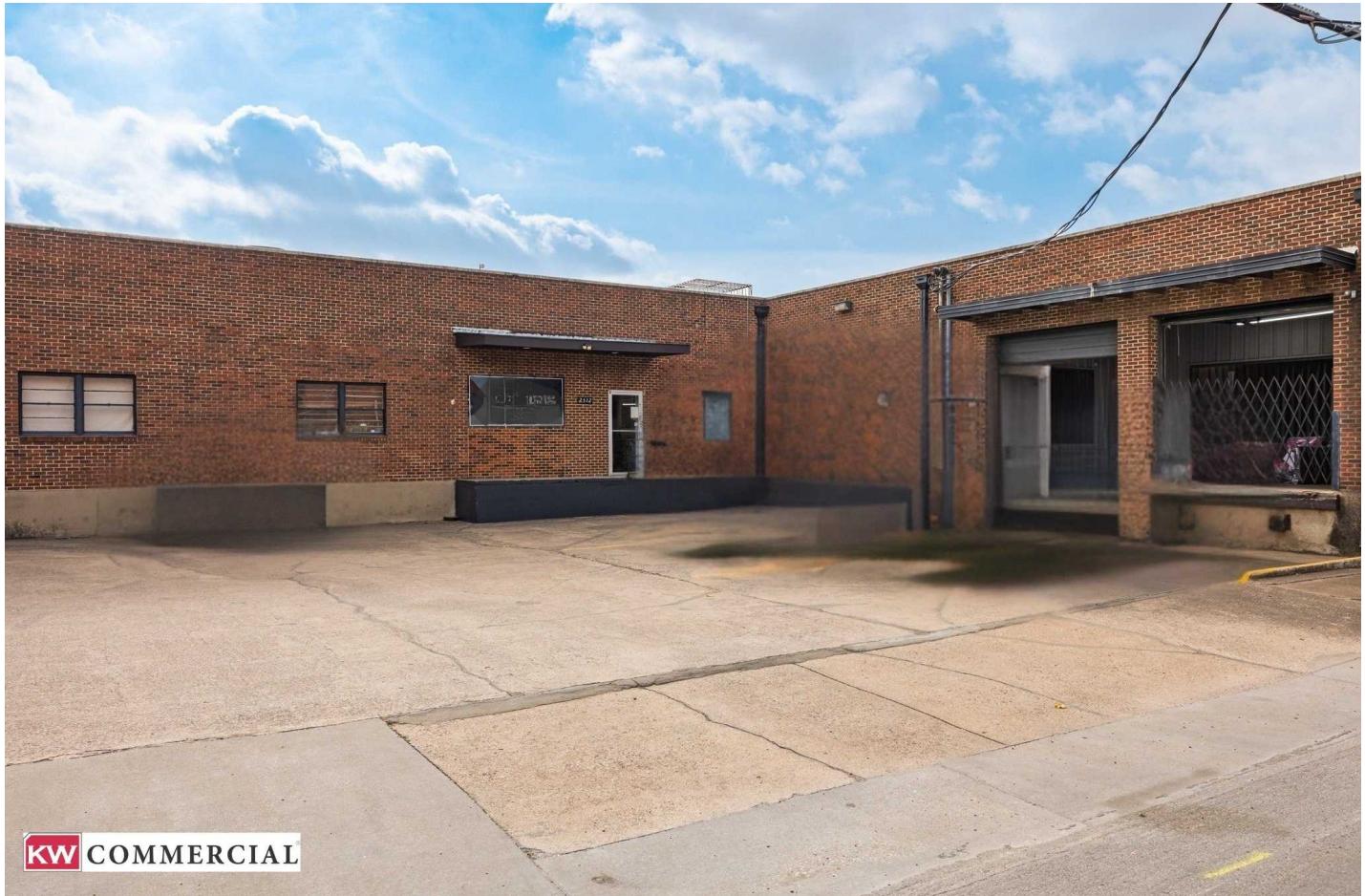
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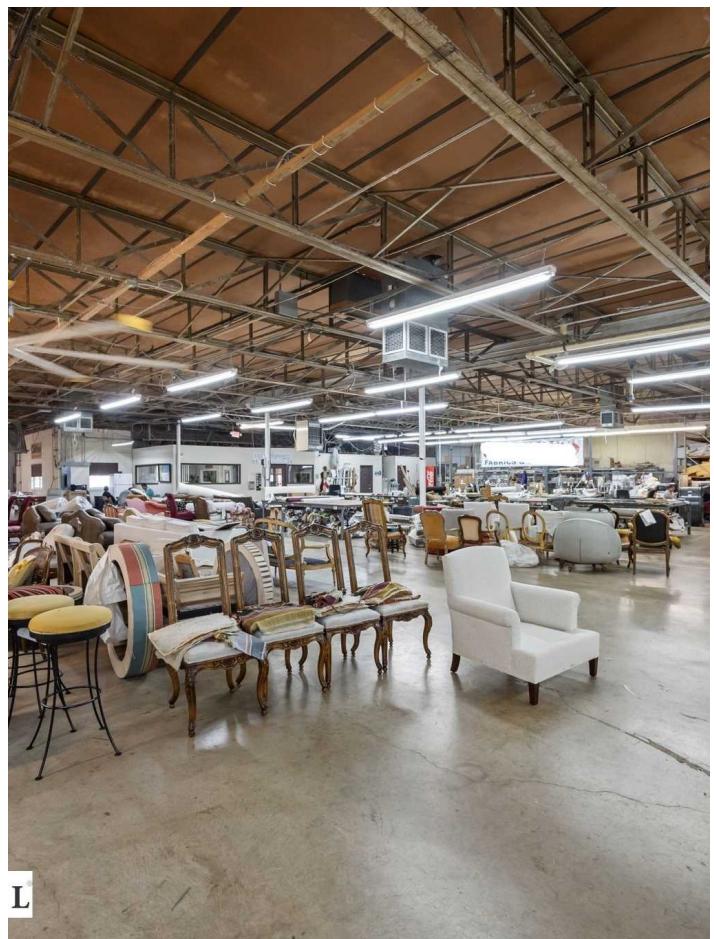
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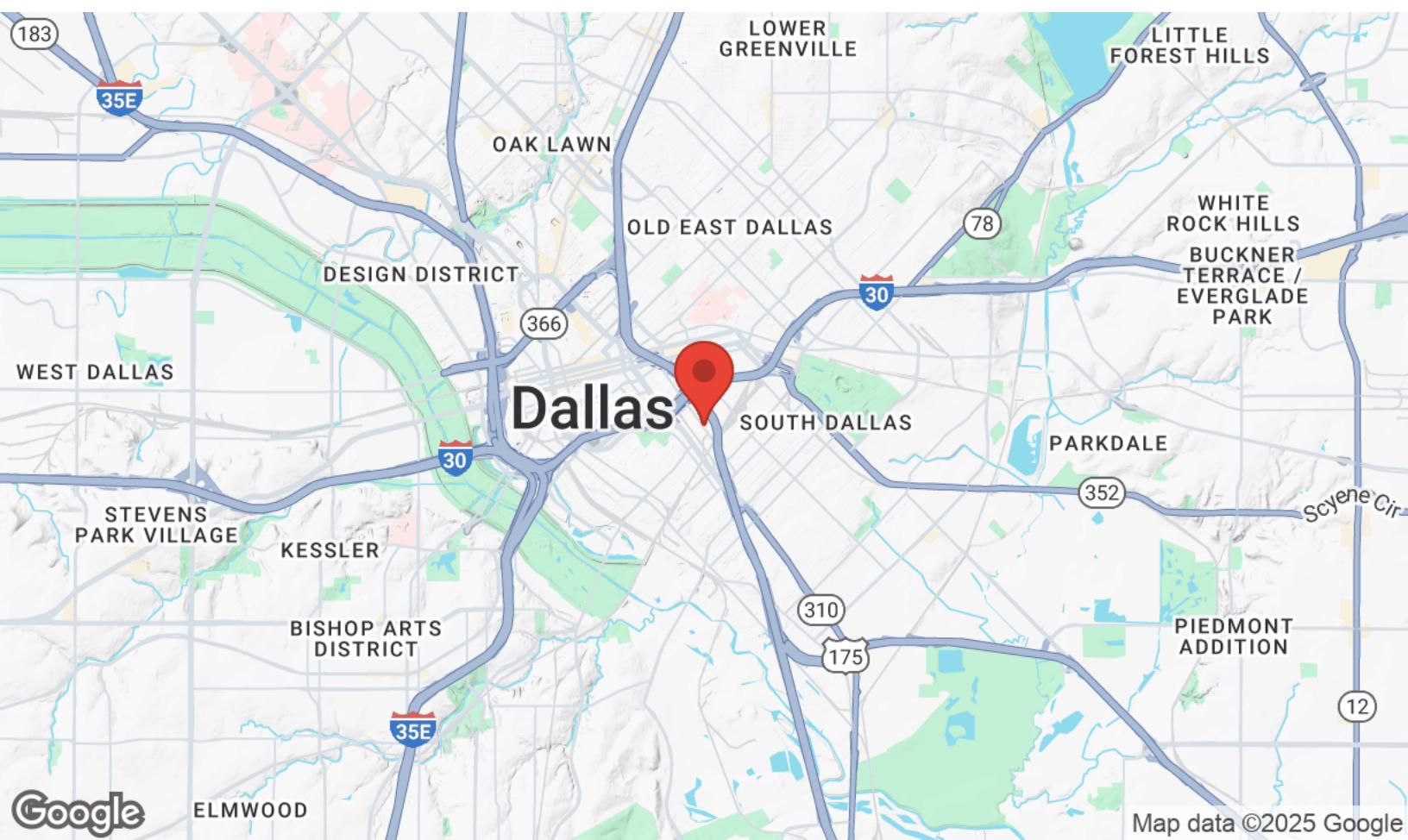
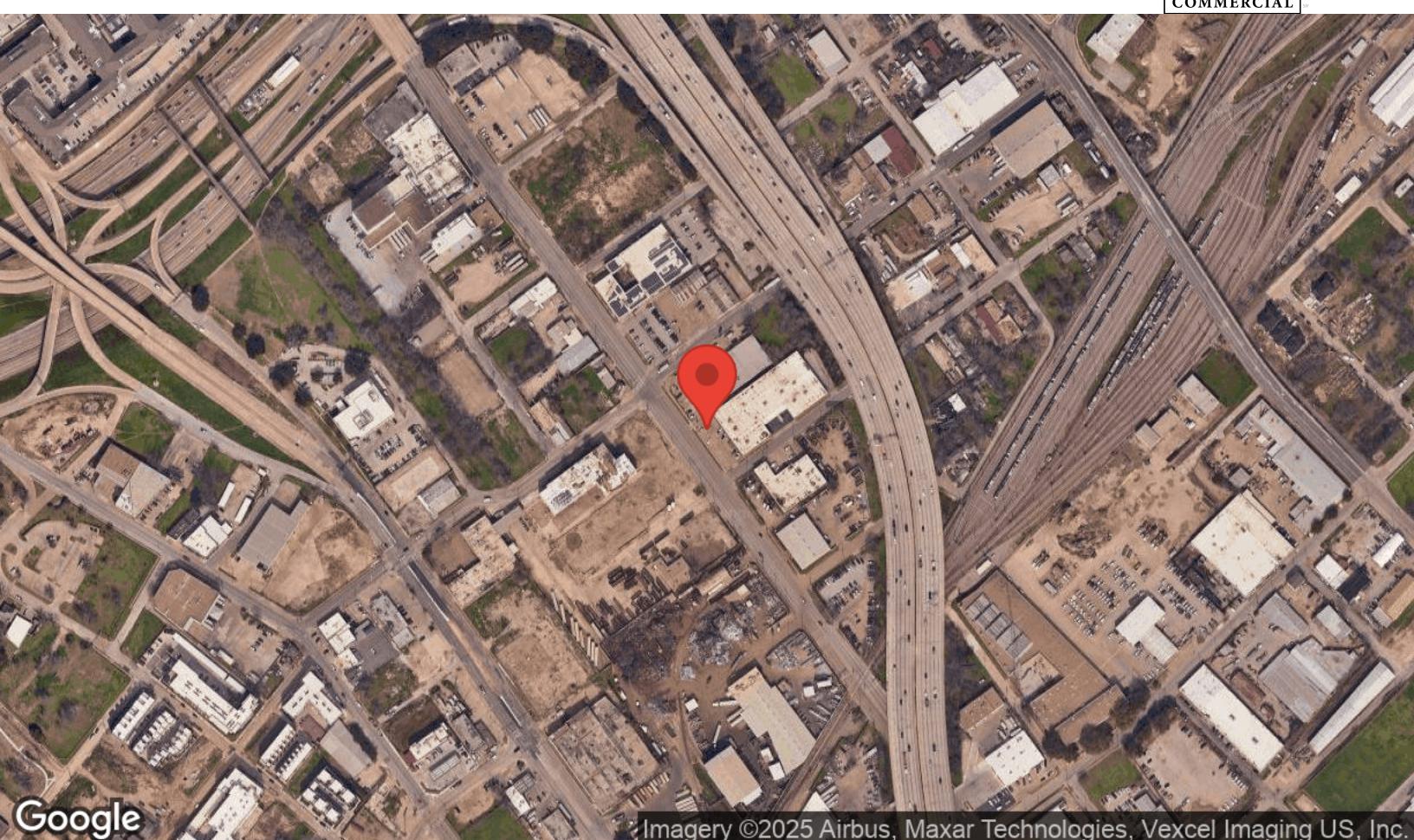
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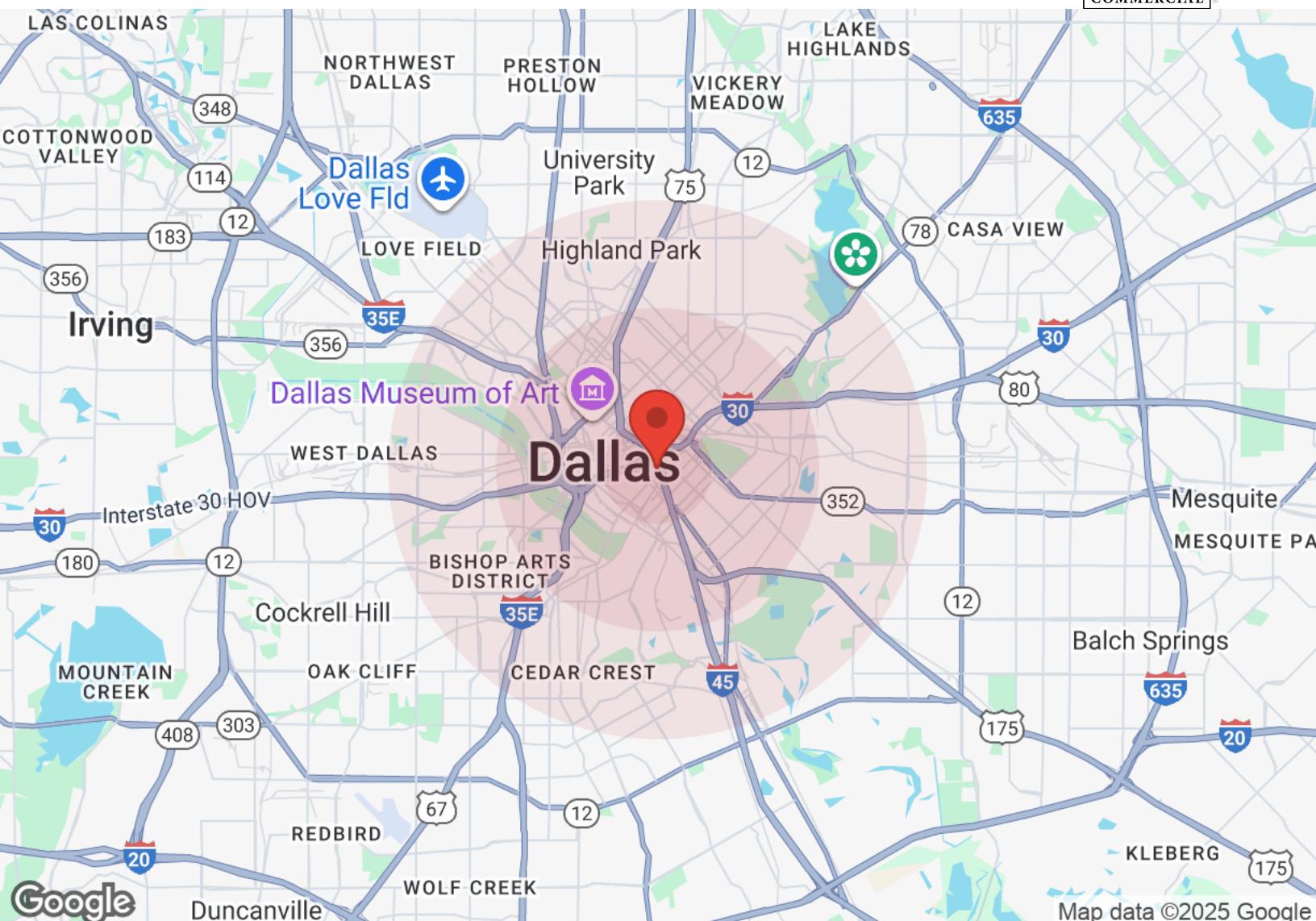
Location Maps

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Demographics

Good Latimer Expwy / Ferris Street (Two Building Portfolio)



Population	1 Mile	3 Miles	5 Miles
Male	8,711	95,128	208,556
Female	6,482	83,248	191,397
Total Population	15,193	178,376	399,953
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,652	24,400	64,691
Ages 15-24	1,665	22,758	53,550
Ages 25-54	8,738	94,968	193,648
Ages 55-64	1,721	18,034	42,179
Ages 65+	1,414	18,215	45,884
Race	1 Mile	3 Miles	5 Miles
White	4,945	58,097	129,305
Black	5,228	45,129	86,990
Am In/AK Nat	35	339	720
Hawaiian	2	36	120
Hispanic	3,719	61,504	155,662
Asian	906	9,846	19,918
Multi-Racial	308	3,032	6,559
Other	50	392	720

Income	1 Mile	3 Miles	5 Miles
Median	\$75,062	\$84,733	\$82,966
< \$15,000	1,059	9,048	17,830
\$15,000-\$24,999	553	4,527	9,282
\$25,000-\$34,999	368	5,161	10,627
\$35,000-\$49,999	531	7,010	15,607
\$50,000-\$74,999	1,637	14,343	30,185
\$75,000-\$99,999	1,216	12,344	22,147
\$100,000-\$149,999	1,466	15,196	28,436
\$150,000-\$199,999	748	8,863	16,179
> \$200,000	723	13,298	30,883

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,366	101,083	203,112
Occupied	8,300	89,789	181,176
Owner Occupied	1,083	21,064	63,020
Renter Occupied	7,217	68,725	118,156
Vacant	1,065	11,293	21,937

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Sherry Price	562555	sherryprice@kw.com	214-395-9537
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andrea Sallis	550693	askandrea@kwcommercial.com	214-730-2359
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



For more information on this property or our services, contact



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Each Office Is Independently Owned and Operated