



GROUND LEASE INVESTMENT

1999 Bryan Street

Dallas, TX

Investment Offering: Rare Long-Term Ground Lease Parcel
Under the Harwood Center in Downtown Dallas, TX

Features

- Lot size: 0.156 acres
- Current NOI: \$65,232
- Rental increase every 10 years based on appraisal
(next increase scheduled for 2028)
- **Lease term: 52.5 years remaining**
- Lease expiration: September 1, 2077
- Located in the central downtown core of Dallas
- Rare generational investment opportunity

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FOR SALE



Ground Lease

The parcel being marketed for sale is located under the Harwood Center in downtown Dallas, TX. This property is an assemblage of a 99-year ground lease parcel to the Lessee/developer of the Harwood Center. The Harwood Center is a 615,000-square-foot, 30 story, mixed-use building in the City Center District.

Notable tenants include: Jacobs Engineering Group headquarters, Omnicom Group and Fireman's Fund Insurance Company.

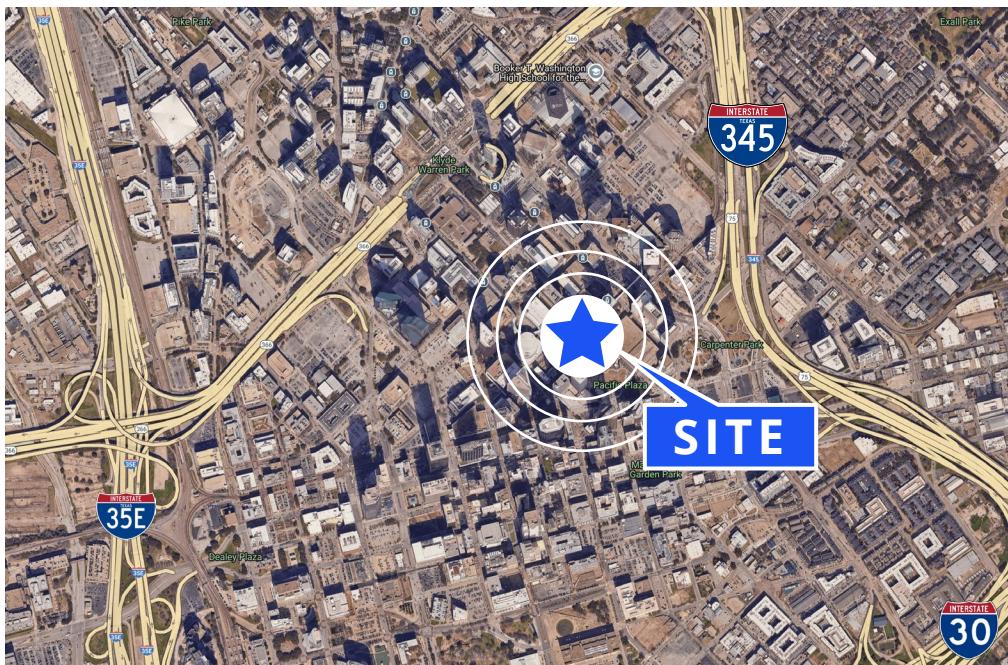
The current annual rent payment for this parcel is \$65,232. Rental increases are based upon a new appraisal every 10 years with the next increase occurring in 2028. This lease is set to expire on **September 1, 2077.**

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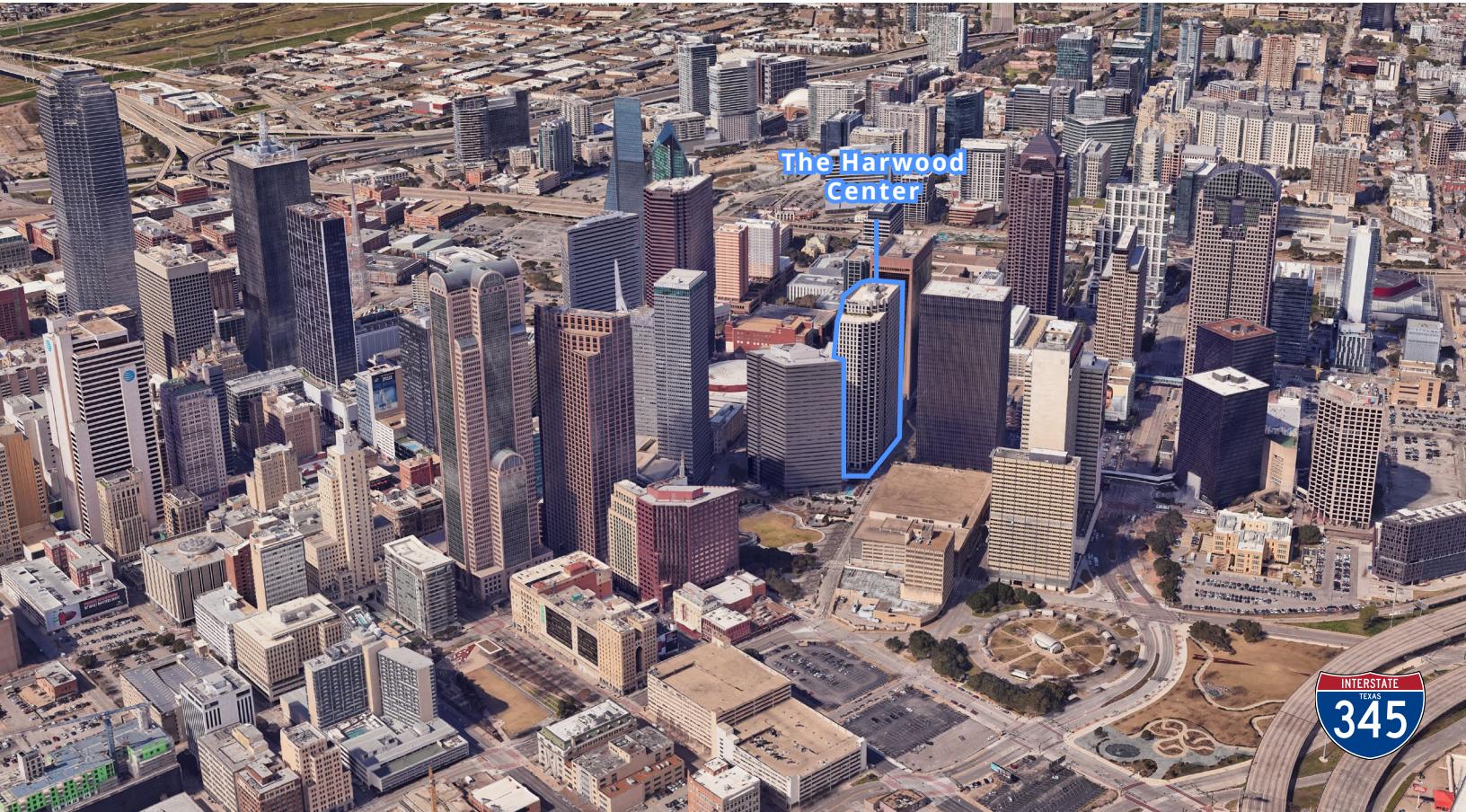
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2024 Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	35,387	196,624	399,094
Total Households	21,909	104,874	183,038
Average Household Income	\$156,022	\$140,066	\$148,282

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