

405 Exposition Way

INSTITUTIONAL-QUALITY URBAN INFILL DEVELOPMENT · Deep Ellum · Dallas, Texas 75226

Previously Permit-Approved High-Density Residential Development Site



Rendering of the previously approved development concept. Design may be modified, subject to City approval.

ASKING PRICE

\$849,000

± 20

Units (Prior Approval)

6,738

Site SF

PD #269

Zoning

YES

Opportunity Zone

INVESTMENT HIGHLIGHTS

- Previously permit-approved for an approximately 20-unit residential development (buyer to verify current status)
- Qualified Opportunity Zone — an investment made through a Qualified Opportunity Fund and held 10+ years may be eligible for elimination of capital gains tax on that investment's appreciation (consult your tax advisor)
- Within ± 0.5 mile of DART light rail — City of Dallas parking minimums may not apply (buyer to verify)
- Previously approved building envelope, parking layout, site access and development configuration
- Extensive architectural, engineering and permitting work completed — potential to reduce entitlement time, soft costs and execution risk versus raw land
- Flexibility to redesign the project or adapt the unit mix to current market demand, subject to City approval
- Suited to condominium, townhome, multifamily or other residential concepts, subject to approvals

THE OPPORTUNITY

A rare opportunity to acquire a strategically located urban infill development site in one of Dallas's most active redevelopment corridors. The property was previously permit-approved for an approximately 20-unit residential development, demonstrating that the building envelope, parking configuration, site access, and overall development concept successfully completed the City's review process. Buyers should independently verify the current status of permits and approvals with the City of Dallas.

A significant investment has already been made in architectural design, engineering, permitting, and pre-development planning — providing the potential to reduce entitlement timelines, lower soft costs, and accelerate project delivery compared with a typical raw land acquisition.

The site offers exceptional flexibility for today's market. A developer may elect to utilize the previously established development framework, or redesign the floor plans, unit mix, and overall product type to better align with current market demand, subject to City approval. The property is also situated within approximately one-half mile of DART light rail; under current City of Dallas parking regulations, minimum parking requirements may be reduced or may not apply to sites in proximity to transit. Buyers should independently confirm all applicable parking requirements and any available exemptions with the City of Dallas.

This offering is well suited for developers, builders, family offices, and investment groups seeking a high-density residential opportunity with meaningful pre-development value already in place.

PREVIOUSLY APPROVED PLAN — KEY SPECIFICATIONS

Address	405 Exposition Way, Dallas, TX 75226
Site Area	6,738 SF (± 0.155 acres)
Zoning	PD #269
Opportunity Zone	Yes
Height Allowed	200' per PD #269 (85' per IBC)
Height (Approved Plan)	83'-0" (roof deck at 73'-0")
Stories	6 total — 5 residential over parking
Units	± 20 (4 per residential floor)
Unit Type	2 BD / 2 BA · ±1,342 – 1,422 SF
Gross Building Area	± 31,300 SF
Net Sellable / Rentable	± 27,325 SF
Lot Coverage Allowed	100%
Parking	Ground-floor structured

Per prior permit set (rev. 4/10/2023). Buyer to verify current permit status with the City of Dallas.

INVESTOR METRICS

\$126 / SF

of land (6,738 SF)

\$42,450

per approved unit (± 20)

\$27 / SF

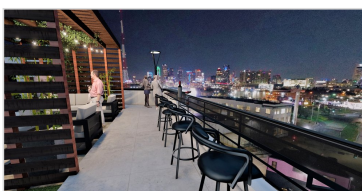
per buildable gross SF

\$31 / SF

per net sellable SF

PRE-DEVELOPMENT PACKAGE

- Architectural plan set
- Survey
- Engineering & permitting documentation



Rooftop lounge — downtown skyline views



Rooftop dog park



Representative interior

THE PREVIOUSLY APPROVED CONCEPT

The renderings below illustrate the residential concept that previously completed the City's review process. A developer may build to this framework or redesign the product entirely, subject to City approval.



Street-level view of the previously approved concept.

The Residences

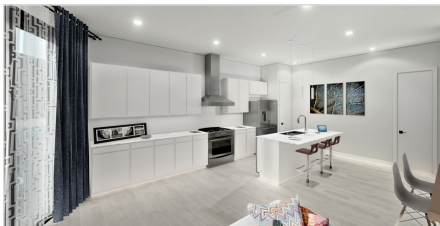
- ± 20 residences across five levels over structured parking
- 2 bedroom / 2 bath open-concept layouts
- ± 1,342 – 1,422 SF per unit
- ± 27,325 SF net sellable / rentable
- Unit mix may be redesigned, subject to City approval

Rooftop Amenity Level

- Walking track and turf lawn
- Fenced dog park with wash station
- ± 1,100 SF exercise area
- Shaded lounge, bar seating and gathering space
- Downtown Dallas skyline views



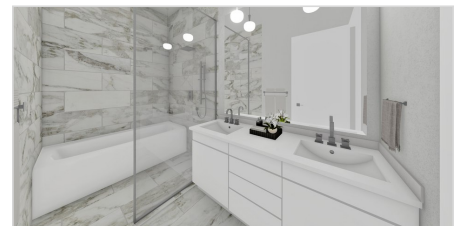
Rooftop amenity level as previously designed.



Kitchen



Primary bedroom

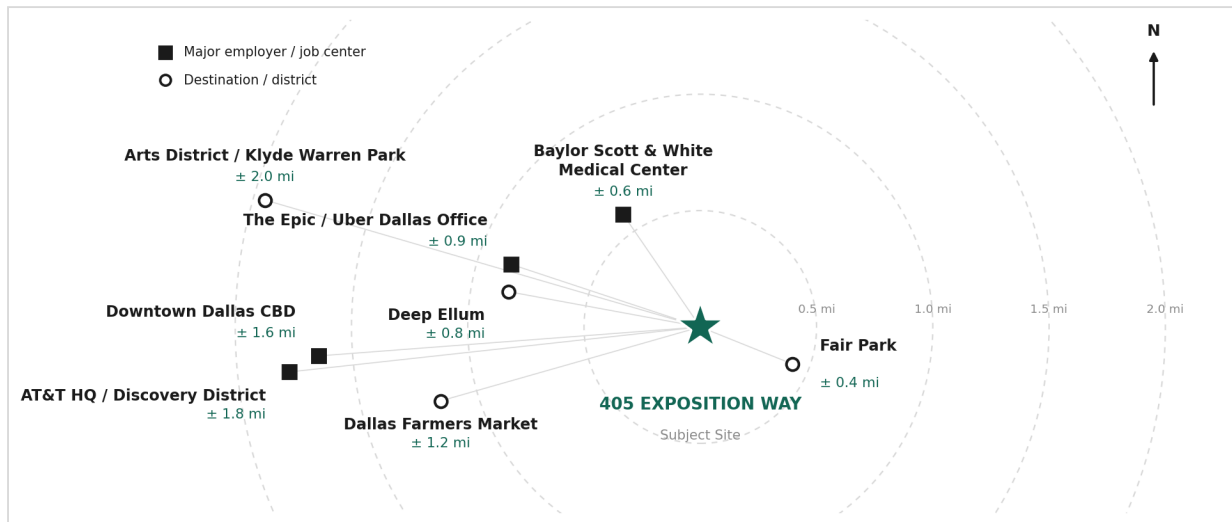


Bath

Renderings are illustrative of the previously approved design and are not a representation of final construction.

LOCATION & CONNECTIVITY

Located minutes from Downtown Dallas, Deep Ellum, Baylor University Medical Center, Fair Park, major employment centers, and DART Rail, the property benefits from outstanding regional connectivity and continued public and private investment throughout the surrounding area. Deep Ellum remains one of the city's most active redevelopment corridors, drawing major corporate tenants — including Uber's Dallas hub at The Epic — alongside sustained residential and mixed-use growth.



Distances are approximate straight-line measurements shown for illustrative purposes only.

Qualified Opportunity Zone

The site is located within a federally designated Qualified Opportunity Zone. An investment made through a Qualified Opportunity Fund and held for at least 10 years may be eligible for elimination of federal capital gains tax on the appreciation of that investment. Eligibility, holding-period and program requirements apply and are subject to change. This is not tax advice — buyers should consult their own tax advisor.

Disclaimer: All information contained herein has been obtained from sources deemed reliable, but no warranty or representation is made as to its accuracy. The property was previously permit-approved; permits and approvals may have expired or changed. Buyers must independently verify the current status of all permits, entitlements and approvals with the City of Dallas, and should conduct their own investigation of zoning, plans, square footages, site dimensions and development feasibility. Statements regarding parking requirements, transit proximity and any potential parking reductions or exemptions are not representations or warranties; parking regulations are subject to change and must be independently verified with the City of Dallas. Statements regarding Qualified Opportunity Zone treatment are not tax advice and are not a representation of any tax outcome; Opportunity Zone benefits depend on the investor's structure, eligibility and holding period, are subject to change, and must be evaluated with a qualified tax advisor. Any redesign of the project is subject to City approval. This is not an offer to sell or a solicitation of an offer to buy. Broker is not an attorney, tax advisor, engineer or architect.

FOR MORE INFORMATION

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Full architectural plan set, survey and pre-development documentation available upon request.