

WEST DALLAS DEVELOPMENT SITE

±5.85 ACRES | AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT

3007-3011 FORT WORTH AVENUE, DALLAS, TEXAS, 75211



CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

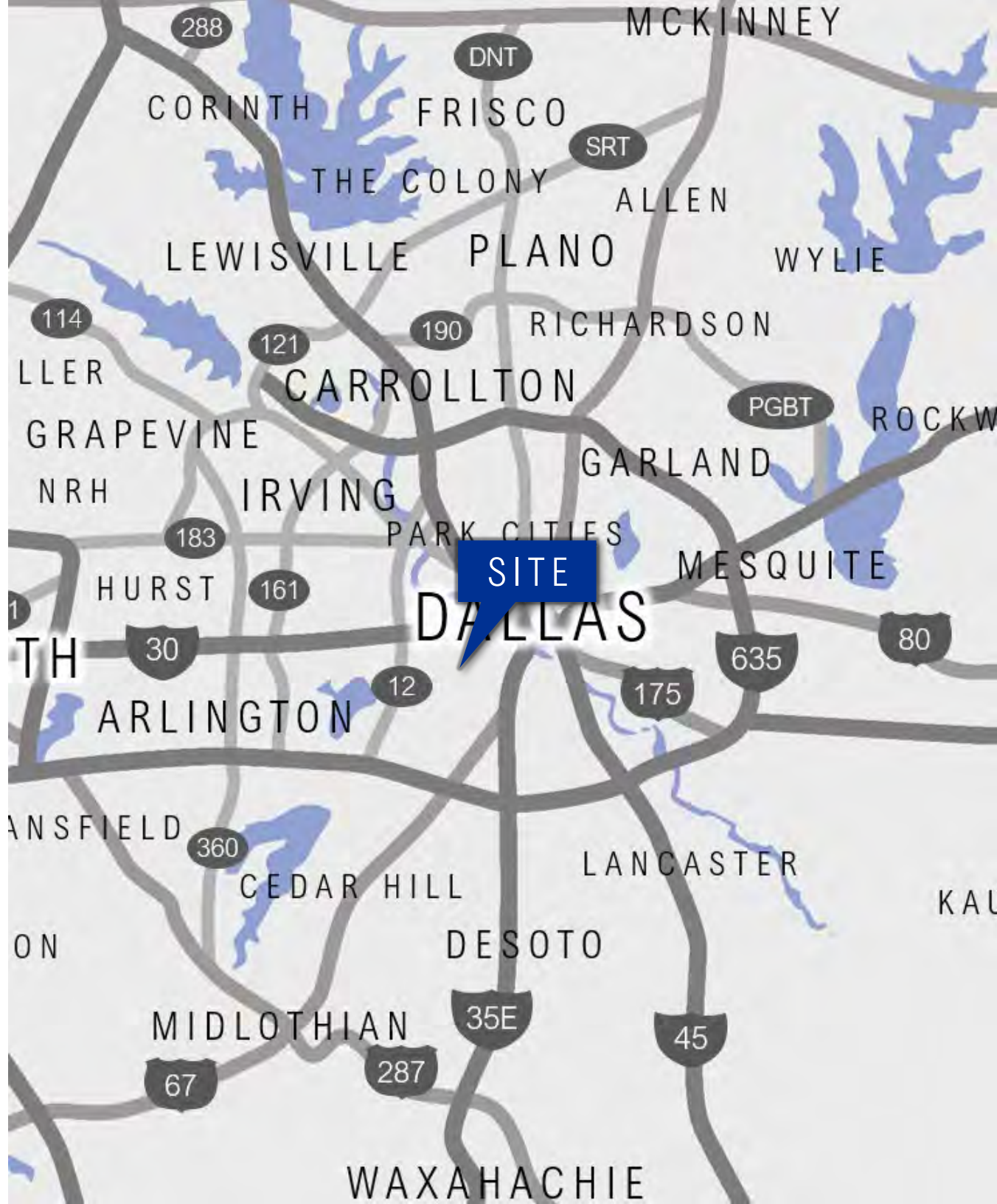
SLJ

SLJ Company, LLC
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EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer 3007-3011 Fort Worth Ave, an approximately 5.85 acre West Dallas development site on Fort Worth Ave, for Ground Lease or Build-to-Suit. The Property is ideally located in the rapidly redeveloping West Dallas neighborhood of Oak Cliff.

Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.





PROPERTY HIGHLIGHTS

PRIME INFILL LOCATION

This site presents an exceptional development opportunity just minutes from Downtown Dallas and some of the largest redevelopments underway in the entire metro area.

OUTSTANDING ACCESS

Just south of Interstate-30, the Site benefits from the vast infrastructure improvements happening in the area. The \$117 million Margaret Hunt Hill Bridge connects Downtown Dallas to the new Trinity Groves area of West Dallas, providing exceptional access into Uptown and Downtown. The \$115 million Margaret McDermott Bridge upgraded the I-30 bridge over the Trinity River with 16 lanes and pedestrian/bike access connecting into the Katy Trail. DART operates a 2.6 mile street-car, Blue Line extension just minutes from the Site further fueling the significant growth in the area.

REDEVELOPMENT

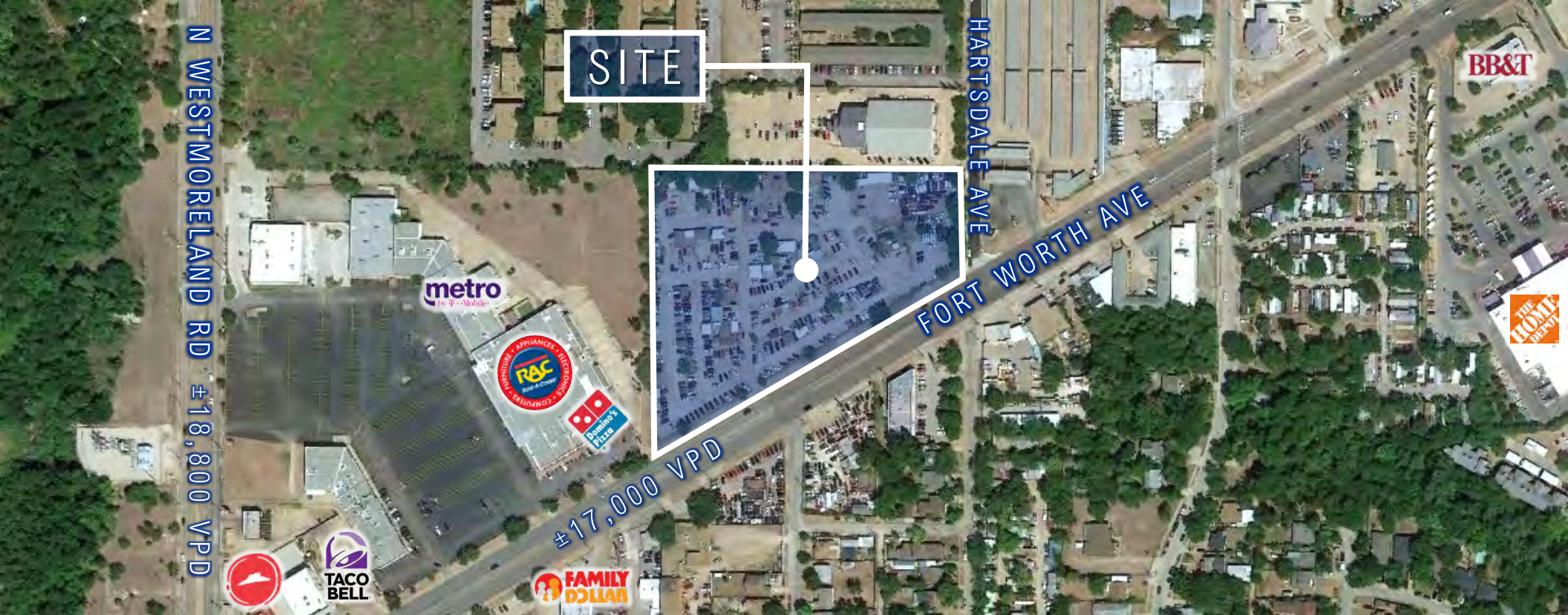
The area is quickly redeveloping with over 3,600 new multifamily units in developments such as Yorktown Trinity Groves, Cypress at Trinity Groves and Pike West Commerce & West Commerce Gateway, among others.

IMPROVING DEMOGRAPHICS

As older properties are either demolished to make way for new developments or significantly upgraded, there has been a rapid shift in the residents of West Dallas to higher income young professionals.

ABUNDANT NEARBY ECONOMIC DRIVERS

The Property sits amongst a number of surrounding economic drivers including Downtown Dallas, Trinity Groves, Bishop Arts District, Methodist Dallas Medical Center, Uptown Dallas, Dallas Medical District, Trinity River Corridor Project, Dallas Design District, The Canyon in Oak Cliff, Sylvan Thirty and Coombs Creek Trail, among others.



PROPERTY PROFILE

LOCATION

The Property is located at the northwest corner of Fort Worth Ave and Hartsdale Ave, between N Hampton Rd and N Westmoreland Rd, in the rapidly redeveloping West Dallas neighborhood of North Oak Cliff.

LAND AREA

5.85 Acres (254,817 SF)

*No minerals are included in the proposed transaction

ZONING

PD-714 (Subdistrict 5)

ADDRESS

3007-3011 Fort Worth Ave, Dallas, TX 75211

LOT DIMENSIONS

Frontage on Fort Worth Ave:	±701 Feet
Maximum Depth:	±589 Feet

TRAFFIC COUNTS

Fort Worth Ave:	±17,000 VPD (2018)
N Westmoreland Rd:	±23,900 VPD (2020)
I-30 (Tom Landry Fwy):	±137,300 VPD (2020)

ZONING INFORMATION : PD-714 (SUBDISTRICT 5)

PRIMARY USES

Mixed-Use, Retail, Office, Bank, Medical Clinic, and Multifamily*
*Multifamily uses are only permitted as a component of a mixed-use project

SETBACKS

Front: 15' min. / 60' max. 20' additional for the portion of a structure above 45' in height
Side: 20' min. when adjacent to residential / 30' max.
Rear: 20' min. when adjacent to residential / 30' max.

MAXIMUM HEIGHT & STORIES

60' / 4 Stories

MAXIMUM LOT COVERAGE

80%

MAXIMUM FLOOR AREA RATIO

FAR varies depending on whether the development is an MUP as follows:

Use Category	Base (No MUP)	MUP=2 (no res)	MUP=2 (with res)	MUP=3 (with res)
Lodging	1.6	2.5	3.0	3.5
Office	1.6	2.5	3.0	3.5
Residential	1.6	--	3.0	3.5
Retail & Pers Svc	1.0	1.1	1.2	1.3
Total	1.6	2.5	3.0	3.5

MAXIMUM DWELLING UNIT DENSITY

None

MINIMUM DWELLING UNIT SIZE

450 SF

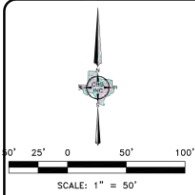
SPECIAL STANDARDS

Residential Proximity Slope

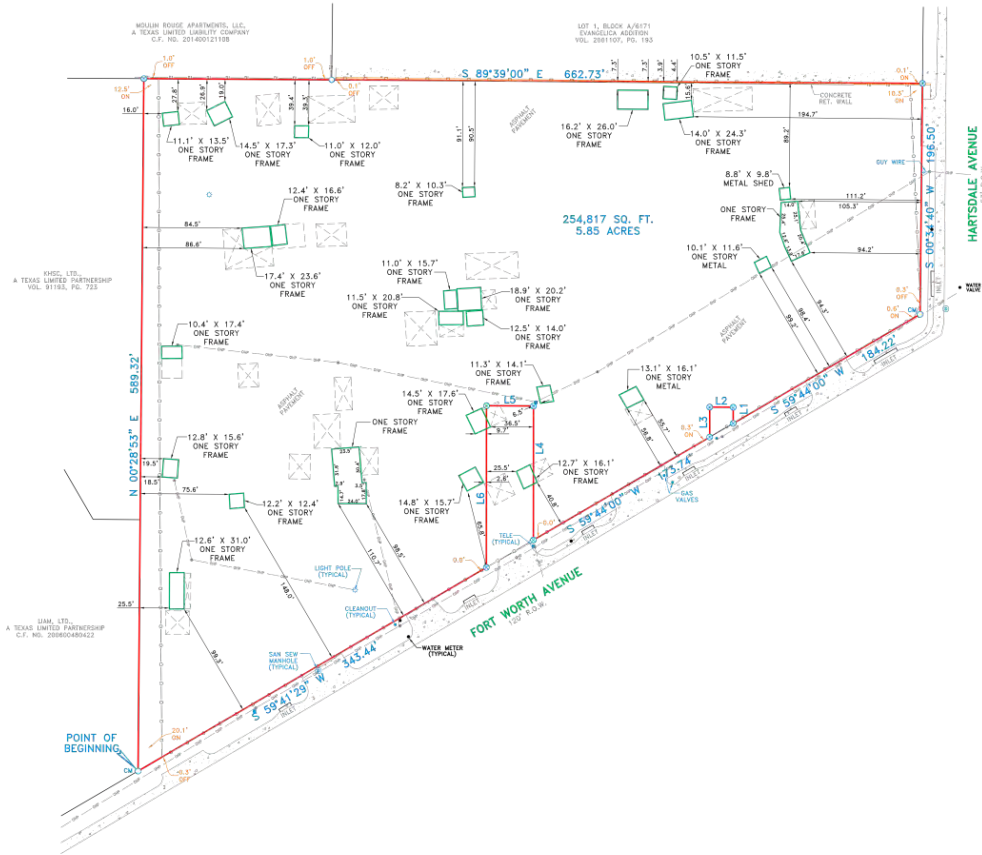


PD-714
(SUBDISTRICT 5)

SURVEY



LINE	LENGTH	BEARING
L1	13.72	N00°52'20" E
L2	20.00	N89°39'00" W
L3	25.52	S00°02'20" W
L4	114.01	N00°02'20" E
L5	42.50	N89°39'00" W
L6	137.60	S00°02'20" W



3007 & 3011 Fort Worth Avenue

Being a 5.85 acre tract of land situated in the Anson McCracken Survey, Abstract No. 868, some being out of City Block 6172 and Lots 46, 47, and a portion of Lots 43, 44, and 45, block 1/4184, and part of Lots 7, 8, 9, 10, Block 5/4186, Dalview Summit Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 1, Page 386, Map Records, Dallas County, Texas, as conveyed to John M. Bushman, Trustee of the C & J Revocable Trust, by deed recorded in Volume 86176, Page 4146, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being on the Northwest line of Fort Worth Avenue (100 foot right-of-way) and the Southeast corner of that tract of land conveyed to LIAM, Ltd., a Texas limited partnership, by deed recorded in Clerk's File No. 200600480422, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 28 minutes 53 seconds East, along the East line of said LIAM, Ltd. tract, continuing along the East line of that tract of land conveyed to KHC5, Ltd., a Texas limited liability company, by deed recorded in Volume 91193, Page 723, Deed Records, Dallas County, Texas, a distance of 589.32 feet to a 1/2 inch iron rod, with a yellow cap stamped "C.B.G. Surveying", set for corner, said corner being on the South line of that tract of land conveyed to Moulins Rouge Apartments, LLC, a Texas limited liability company, by deed recorded in Clerk's File No. 201400121108, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 39 minutes 00 seconds East, along the South line of said Moulins Rouge Apartments, LLC tract, continuing along the South line of Lot 1, Block 4/6171, Evangelica Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2001107, Page 193, Map Records, Dallas County, Texas, a distance of 662.73 feet to a 1/2 inch iron rod, with a yellow cap stamped "C.B.G. Surveying", set for corner, said corner being on the West line of Hartsdale Avenue (53 foot right-of-way) and the Southeast corner of said Lot 1, Block 4/6171, of said Addition;

THENCE South 00 degrees 34 minutes 40 seconds West, along the West line of said Hartsdale Avenue, a distance of 196.50 feet to a 1/2 inch iron rod, with a yellow cap stamped "C.B.G. Surveying", set for corner, said corner being on the North West line of said Fort Worth Avenue;

THENCE South 59 degrees 44 minutes 00 seconds West, along the Northwest line of said Fort Worth Avenue, a distance of 184.22 feet to a 1/2 inch iron rod, with a yellow cap stamped "C.B.G. Surveying", set for corner;

THENCE North 00 degrees 02 minutes 20 seconds East, a distance of 13.72 feet to a 1/2 inch iron rod, with a yellow cap stamped "C.B.G. Surveying", set for corner;

THENCE North 89 degrees 39 minutes 00 seconds West, a distance of 20.00 feet to a 1/2 inch iron rod, with a yellow cap stamped "C.B.G. Surveying", set for corner;

THENCE South 00 degrees 02 minutes 20 seconds West, a distance of 25.52 feet to a 1/2 inch iron rod, with a yellow cap stamped "C.B.G. Surveying", set for corner, said corner being on the Northwest line of said Fort Worth Avenue;

THENCE South 59 degrees 44 minutes 00 seconds West, along the Northwest line of said Fort Worth Avenue, a distance of 173.74 feet to a 1/2 inch iron rod, with a yellow cap stamped "C.B.G. Surveying", set for corner;

THENCE North 00 degrees 02 minutes 20 seconds East, a distance of 114.01 feet to a 1/2 inch iron rod, with a yellow cap stamped "C.B.G. Surveying", set for corner;

THENCE North 89 degrees 39 minutes 00 seconds West, a distance of 40.00 feet to a 1/2 inch iron rod, with a yellow cap stamped "C.B.G. Surveying", set for corner;

THENCE South 00 degrees 02 minutes 20 seconds West, a distance of 137.60 feet to a 1/2 inch iron rod, with a yellow cap stamped "C.B.G. Surveying", set for corner;

THENCE South 59 degrees 44 minutes 29 seconds West, along the Northwest line of said Fort Worth Avenue, a distance of 343.44 feet to the POINT OF BEGINNING and containing 254,817 square feet or 5.85 acres of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Lawyers Title in connection with the transaction described in Off LT-1849-1948003724-JW. The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to T & T Realty Corp., a Texas corporation and Lawyers Title that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property shown hereon actually existed on the date of the survey, and the location, size and shape of material thereof are correctly shown; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an Identified "Flood Fringe Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48113C0340 J) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that T & T Realty Corp., a Texas corporation and Lawyers Title Company are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed This 2nd day of June, 2016

Bryan Connolly
Bryan Connolly
Registered Professional Land Surveyor No. 5513



NOTES:

- BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 86176, PAGE 4146, DEED RECORDS, DALLAS COUNTY, TEXAS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
- PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 699, PG. 707 (CITY OF DALLAS ESMT.).

REVISIONS		
DATE	BY	NOTES

LEGEND			
○ 1/2" IRON ROD FOUND	PE - POOL EQUIPMENT	○ 1/2" IRON ROD SET	BRICK COLUMN
□ FINE IRON ROD FOUND	AIR CONDITIONING	□ FINE IRON ROD SET	FIRE HYDRANT
▲ UNDERGROUND ELECTRIC	OVERHEAD POWER USE	▲ UNDERGROUND ELECTRIC	OVERHEAD POWER USE
▲ OVERHEAD ELECTRIC	CONCRETE PAVING	▲ OVERHEAD ELECTRIC	CONCRETE PAVING
▲ POWER POLE	ASPHALT PAVING	▲ POWER POLE	ASPHALT PAVING
▲ GRAVEL/ROCK ROAD OR DRIVE		▲ GRAVEL/ROCK ROAD OR DRIVE	

C.B.G. Surveying, Inc.
12025 Snitch Rd, Suite 230
Dallas, Texas 75228
P 214-349-9465 F 214-349-2216
Firm No. 10168800
www.cbgsurveying.com

SCALE: 1" = 50'
DATE: 06/02/16
JOB NO.: 1610008
G.P. NO.:
DRAWN: JDU
SEE CERT.

TEXAS LAND TITLE SURVEY
ANSON McCRACKEN SURVEY, ABSTRACT NO. 868
CITY OF DALLAS, DALLAS COUNTY, TEXAS
3007 & 3011 FORT WORTH AVENUE



WEST DALLAS AREA

DOWNTOWN DALLAS

The Site is only three and a half miles from a workforce of more than 135,000 workers, three Fortune 500 headquarters, and more than 2,500 businesses.

TRINITY GROVES

Trinity Groves is a 60-acre redevelopment of new restaurant, retail, and entertainment destinations only one mile north of the Sites.

BISHOP ARTS DISTRICT

Dallas' Bishop Arts District is home to the area's most popular dining and nightlife with more than 60 award winning restaurants, gift & specialty shops, and galleries, just two miles away.

METHODIST DALLAS MEDICAL CENTER

Methodist Dallas is one of the largest hospitals in the area serving the nearby patients with 515 beds and more than 800 physicians.

UPTOWN DALLAS

Uptown Dallas is home to the city's strongest office, retail, and hospitality markets, just four miles away.

DALLAS MEDICAL DISTRICT

The Dallas Medical District continues to flourish and expand with the recent completion of two new hospitals; the brand new \$1.3 billion dollar Parkland Memorial Hospital and the \$800 million dollar state-of-the-art William P. Clements Jr. University Hospital at UT Southwestern.

TRINITY RIVER CORRIDOR PROJECT

This \$2.2 billion project called for the redevelopment of 10,000 acres into the largest urban park in the nation, just minutes east of the Sites.

DALLAS DESIGN DISTRICT

Situated on 54 acres, the Dallas Design District contains more than 80 show rooms and millions of square feet of industrial space, two miles north.

THE CANYON IN OAK CLIFF

A 200-acre, mixed-use development that integrates Texas Hill Country terrain, several hundred thousand square feet of retail & restaurant space, and office development sites, less than half a mile west.

SYLVAN THIRTY

Sylvan Thirty is a mixed-use development featuring retail and a local organic grocery store just two miles northeast of the Site.

COOMBS CREEK TRAIL

Recently, construction was announced for a \$3.5 million extension of the Coombs Creek Trail, a popular hike/bike trail that runs near the Site and will now connect the area to Downtown Dallas.

MOUNTAIN CREEK LAKE



2020 DEMOGRAPHICS

1 MILE	# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
	426	3,830	105,580
3 MILE	EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
	62.4%	34.6%	56.2%
5 MILE	POPULATION	HOUSEHOLDS	MEDIAN AGE
	285K	93K	32.0
	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	PROJECTED POP. GROWTH 2020-2025
	\$73K	\$162K	3.73%

MEDICAL DISTRICT

THE CANYON
IN OAK CLIFF



SITE

HARTSDALE AVE



FORT WORTH AVE

±17,000 VPD



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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.

SLJ Company, LLC <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	419172 <small>License No.</small>	llebowitz@sljcompany.com <small>Email</small>	214-520-8818 <small>Phone</small>
Louis Harold Lebowitz <small>Designated Broker of Firm</small>	171613 <small>License No.</small>	llebowitz@sljcompany.com <small>Email</small>	214-520-8818 <small>Phone</small>
Charles Titus Underwood III <small>Licensed Supervisor of Sales Agent/ Associate</small>	488370 <small>License No.</small>	tyunderwood@sljcompany.com <small>Email</small>	214-520-8818 <small>Phone</small>
Fabio Ernesto Felix Vega <small>Sales Agent/Associate's Name</small>	802044 <small>License No.</small>	fabio@sljcompany.com <small>Email</small>	214-520-8818 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date