



# PURCHASE OPPORTUNITY IN THE CEDARS

## ICONIC PROPERTY OVERLOOKING DOWNTOWN DALLAS



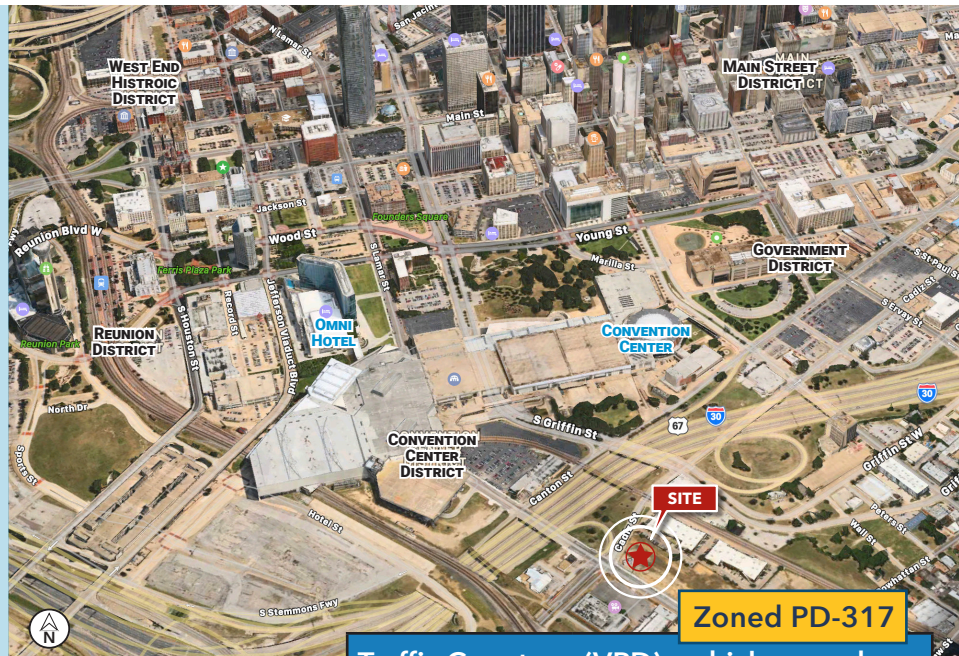
**GLOCO GAS STATION**  
1,860 SF BUILDING ON  
8,100 SF CORNER LOT  
A DALLAS LANDMARK

**UNIQUE LIVE/WORK SPACE**  
HIGHLY VISIBLE, CORNER LOT  
THRIVING URBAN AMENITY BASE

### 904 CADIZ ST | DALLAS, TX 75215

#### Property Details:

- Contact Broker for Price
- Exceptional Dallas Landmark
- Unique Live / Work Space
- Art Deco Style Built in 1939
- Highly Visible, Corner Location
- Gateway to Cedars Neighborhood
- Thriving Urban Amenity Base
- Gated Parking
- Opportunity Zone
- Very Walkable (Walk Score: 73)
- Excellent Transit (Transit Score: 72)
- Historical Overlay District 56



**Zoned PD-317**

**Traffic Counts (VPD) vehicles per day**

189,764 VPD @ I-10 ('20)

10,405 VPD @ Botham Jean Blvd ('19)

**Justin Owen** | 214.253.0797  
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Dallas | 214.941.9500  
1825 Market Center Blvd, #420

Fort Worth | 817.242.2361  
909 W Magnolia Ave, #2



# Retail Property For Sale

904 Cadiz St | Dallas, TX 75215

+/- 1,860 SF on 0.19 Acres  
Contact Broker for Price



## Property Overview

This free-standing building welcomes new business endeavors to transform their vision into this one-of-a-kind masterpiece building. This Dallas Landmark is complete with a 35-foot stepped tower, stucco masonry and black ceramic tile. The GLOCO building is the lasting example of Art deco in Dallas. The Cedars is rich in history and a magnet for inspired artists. The area is electric with creativity, shaped around transportation and boosts the concept of Live and Work. The affordability, multi-use zoning and proximity to downtown Dallas, with exceptional skyline views, are primary factors for moving to this area. The zoning structure is designed to spur economic development and to create jobs while providing tax benefits to investors who invest capital into this area/community. This property is a rare and unique opportunity to invest in the commercial real estate world by envisioning a new use or to reinvent this opportunity zone of Dallas.

## Demographics

### Population



161,404 (3 mi)

381,428 (5 mi)

### Population Growth '22-'27



0.8% (3 mi)

0.4% (5 mi)

### Households



69,916 (3 mi)

153,185 (5 mi)

### Avg HH Income



\$102,725 (1 mi)

\$ 93,384 (3 mi)

### Businesses



17,632 (3 mi)

30,206 (5 mi)

### Daytime Workers



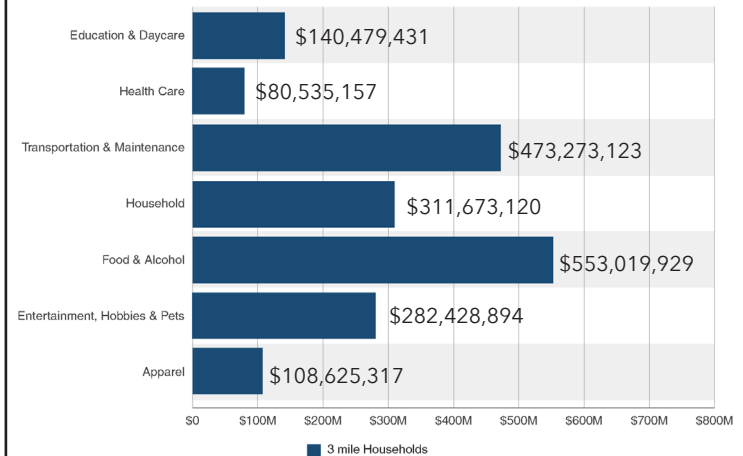
194,067 (3 mi)

307,692 (5 mi)



## Consumer Spending 3 mile radius

Currency: USD (\$)



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DALLAS | 1825 Market Center Blvd, #420 || 214.941.9500

FORT WORTH | 909 W Magnolia Ave, #2 || 817.242.2361



## Location Overview

## Area Map

### Within 1/2 mile

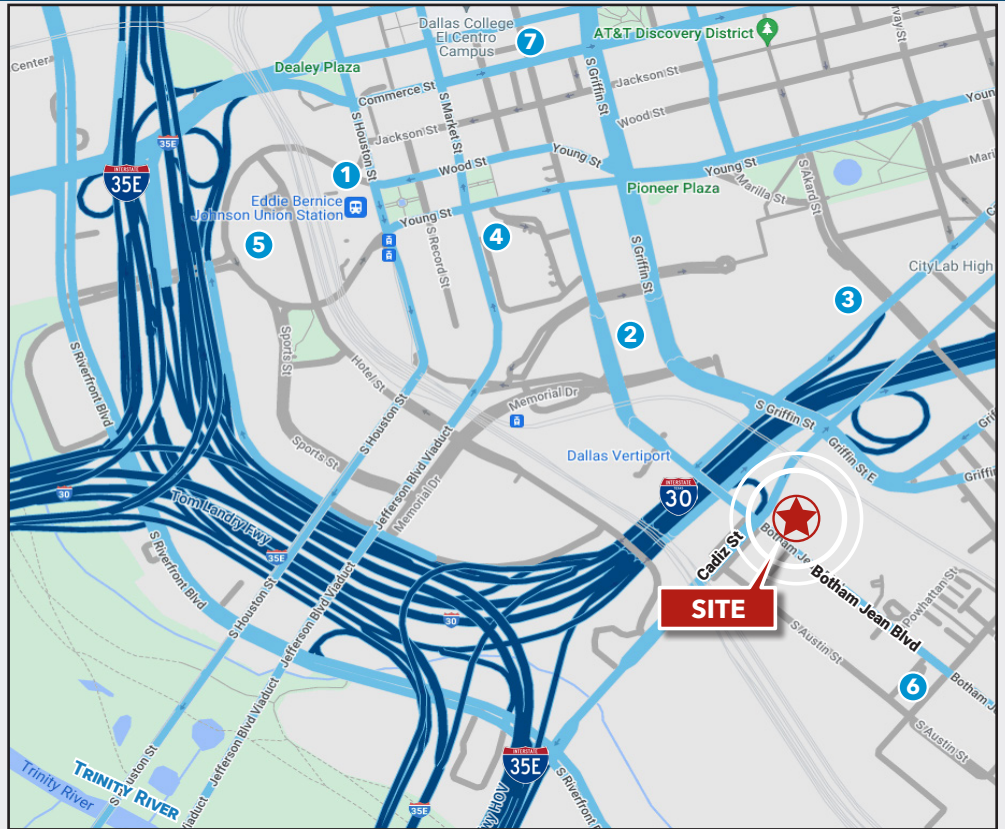
- 1 DART Eddie Bernice Johnson Union Station
- 2 Kay Bailey Hutchison Convention Center
- 3 The Black Academy Arts and Letters

### Parks, Plazas & Entertainment within 1 mile

- Reunion Park - Dealey Plaza
- Lubben Plaza - Pioneer Plaza
- Akard Plaza - Ferris Plaza
- Gilley's Dallas - Lee Harveys

### 4-STAR HOTELS within 1 mile

- 4 Omni Dallas
- 5 Hyatt Regency
- 6 CANVAS Hotel
- 7 Magnolia Dallas



### AIRPORTS within 10 miles

- Dallas Executive Airport
  - Dallas Love Field
- 12-15 minutes travel time

