

# FORT WORTH AVE DEVELOPMENT SITES

±5 & 1.4 ACRES IN REDEVELOPING WEST DALLAS

FORT WORTH AVENUE, DALLAS, TEXAS, 75208



CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY

**TY UNDERWOOD**

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**SLJ**

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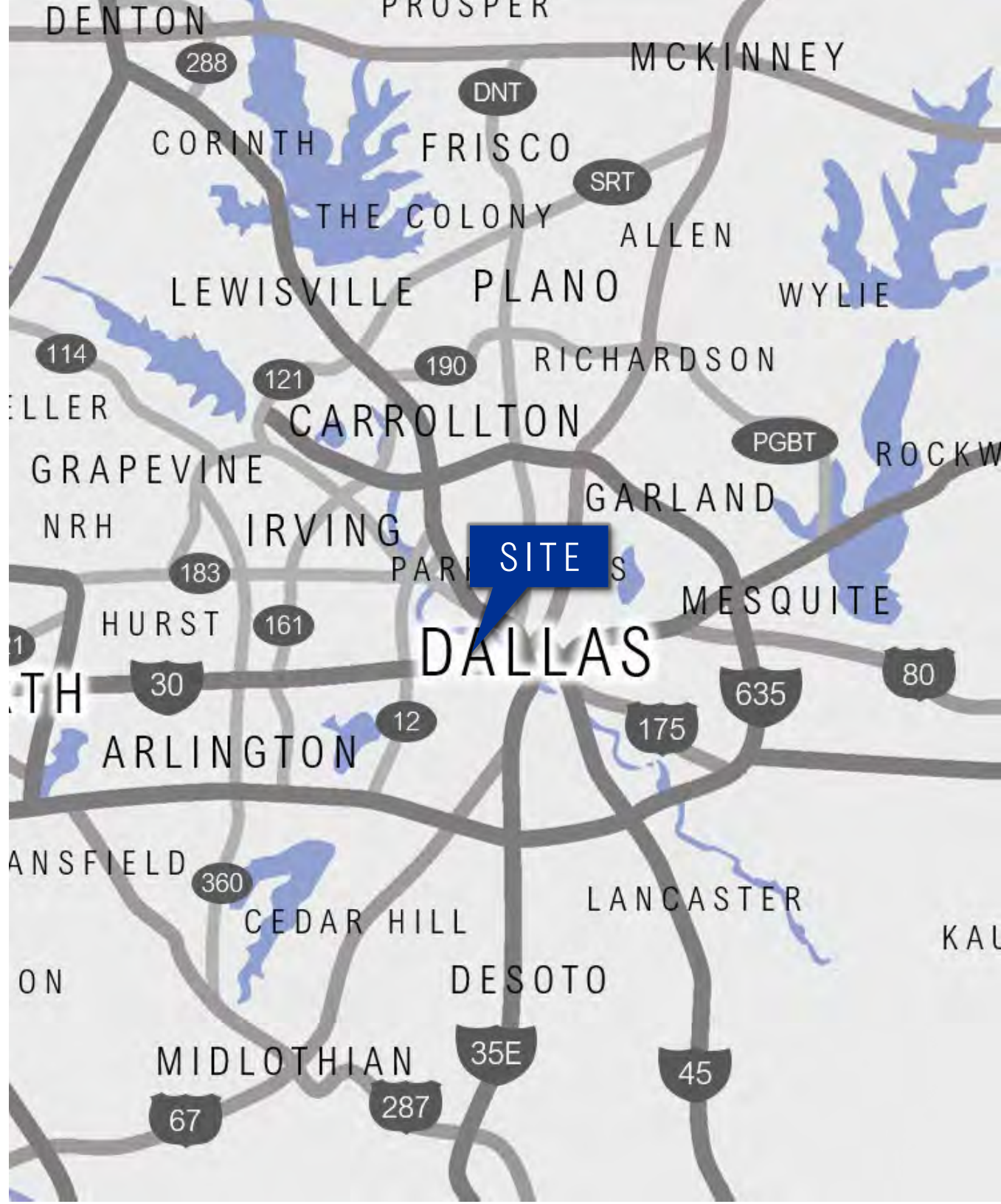


Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, 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.

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# EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer Fort Worth Ave Development Sites, a collection of infill development sites located on Fort Worth Ave in the rapidly redeveloping West Dallas neighborhood of Oak Cliff.

These development sites are situated along Fort Worth Avenue, allowing a new owner the opportunity to develop a number of permitted uses including office, multifamily, and retail. The Properties are ideally located just minutes from Downtown Dallas, Trinity Groves, and Dallas' Bishop Arts and Design Districts. Just north of Interstate-30, the Sites are adjacent to one of the busiest thoroughfares in Dallas/Fort Worth, allowing easy access to any destination in Dallas/Fort Worth. The Properties' prime locations offer the opportunity to participate in the area's transformation along with developers such as Trammell Crow Residential, Wood Partners, Alliance Residential, Stonelake Capital Partners, Columbus Realty Partners and Corinth Properties, among many others.

Overall these Fort Worth Ave Development Sites offer investors the opportunity to secure prime development sites in one of Dallas' hottest markets and participate in the transformation of this infill neighborhood.

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THE CANYON  
IN OAK CLIFF

FORT WORTH AVE

INTERSTATE  
30

SITE #2

±18,700 VPD

±137,300 VPD

INTERSTATE  
TEXAS  
30

SITE #1

# PROPERTY HIGHLIGHTS

## PRIME INFILL LOCATION

These sites present exceptional development opportunities 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 Sites benefit 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 Sites 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.

## TIF DISTRICT

The sites are located within Dallas' Fort Worth Avenue Tax Increment Financing District. The purpose of this TIF District is to attract new, higher density, private development totaling 1,033,910 SF of retail space and 9,444 residential units including townhome, multifamily, single-family and condo projects.

## 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 Properties sit 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 subject properties are located on Fort Worth Ave, between Interstate 30 and Sylvan Ave, in the rapidly redeveloping West Dallas neighborhood of North Oak Cliff in Dallas, Texas.

### TOTAL LAND AREA

6.38 Acres (277,924 SF)

\*No minerals are included in the proposed transaction

### ZONING

PD-714 (Subdistrict 2B)

### TRAFFIC COUNTS

Fort Worth Ave:	±18,700 VPD (2018)
I-30 (Tom Landry Fwy):	±137,300 VPD (2020)

### SITE # 1

#### ADDRESS

1508-1512 Fort Worth Ave, Dallas, TX 75208

#### LAND AREA

1.431 Acres (62,348 SF)

#### LOT DIMENSIONS

Frontage on Fort Worth Ave:	±145 Feet
Maximum Depth:	±413 Feet

### SITE # 2

#### ADDRESS

1618-1732 Fort Worth Ave, Dallas, TX 75208

#### LAND AREA

4.949 Acres (215,576 SF)

#### LOT DIMENSIONS

Frontage on Fort Worth Ave:	±558 Feet
Maximum Depth:	±415 Feet

# ZONING INFORMATION : PD-714 (SUBDISTRICT 2B)

## PRIMARY USES

Mixed-Use, Retail under 3,500 SF, 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. from Fort Worth Ave  
20' additional for the portion of a structure above 45' in height  
Side: No min. / 30' max.  
Rear: No min. / 30' max.

## MAXIMUM HEIGHT & STORIES

80' / 6 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

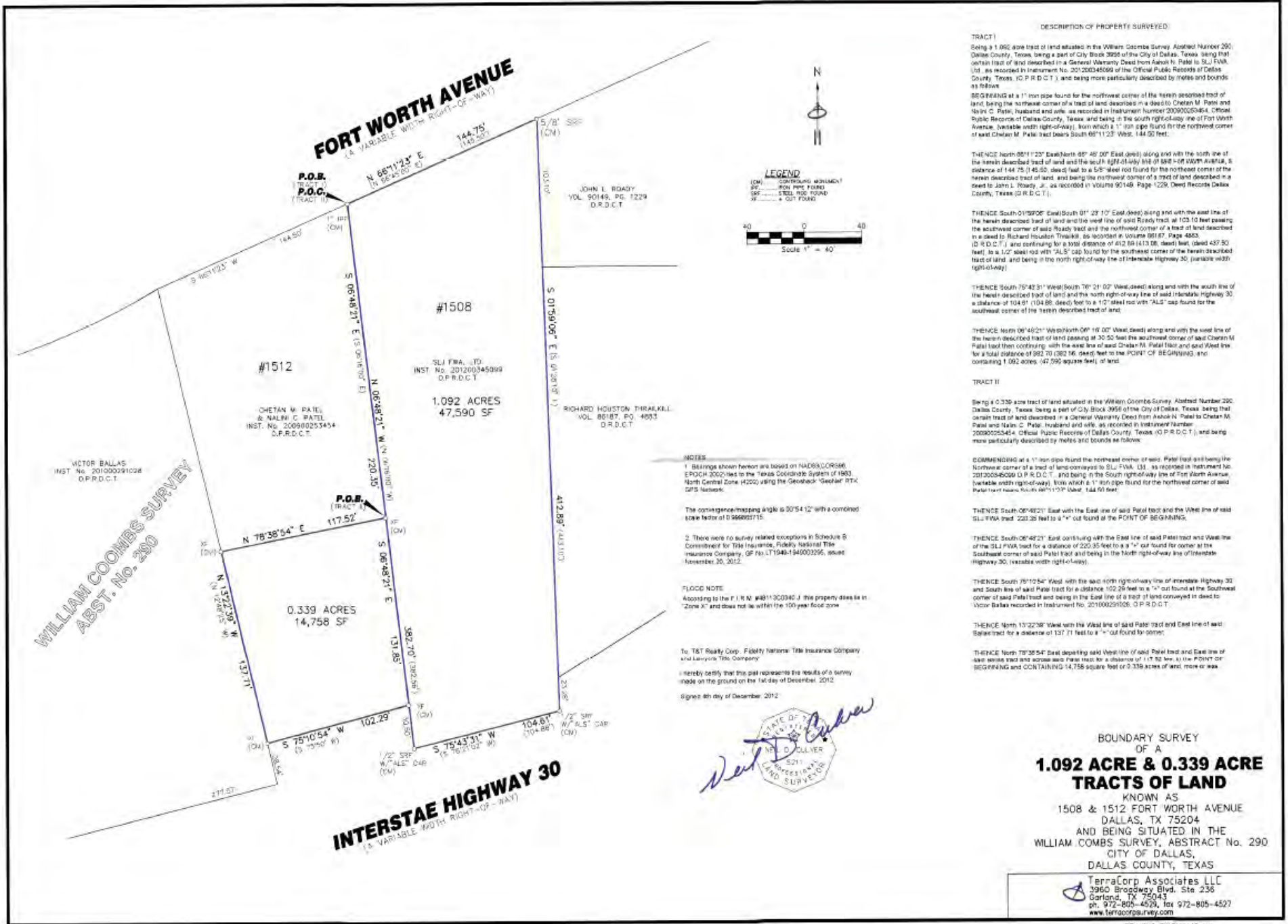
450 SF

## SPECIAL STANDARDS

Residential Proximity Slope

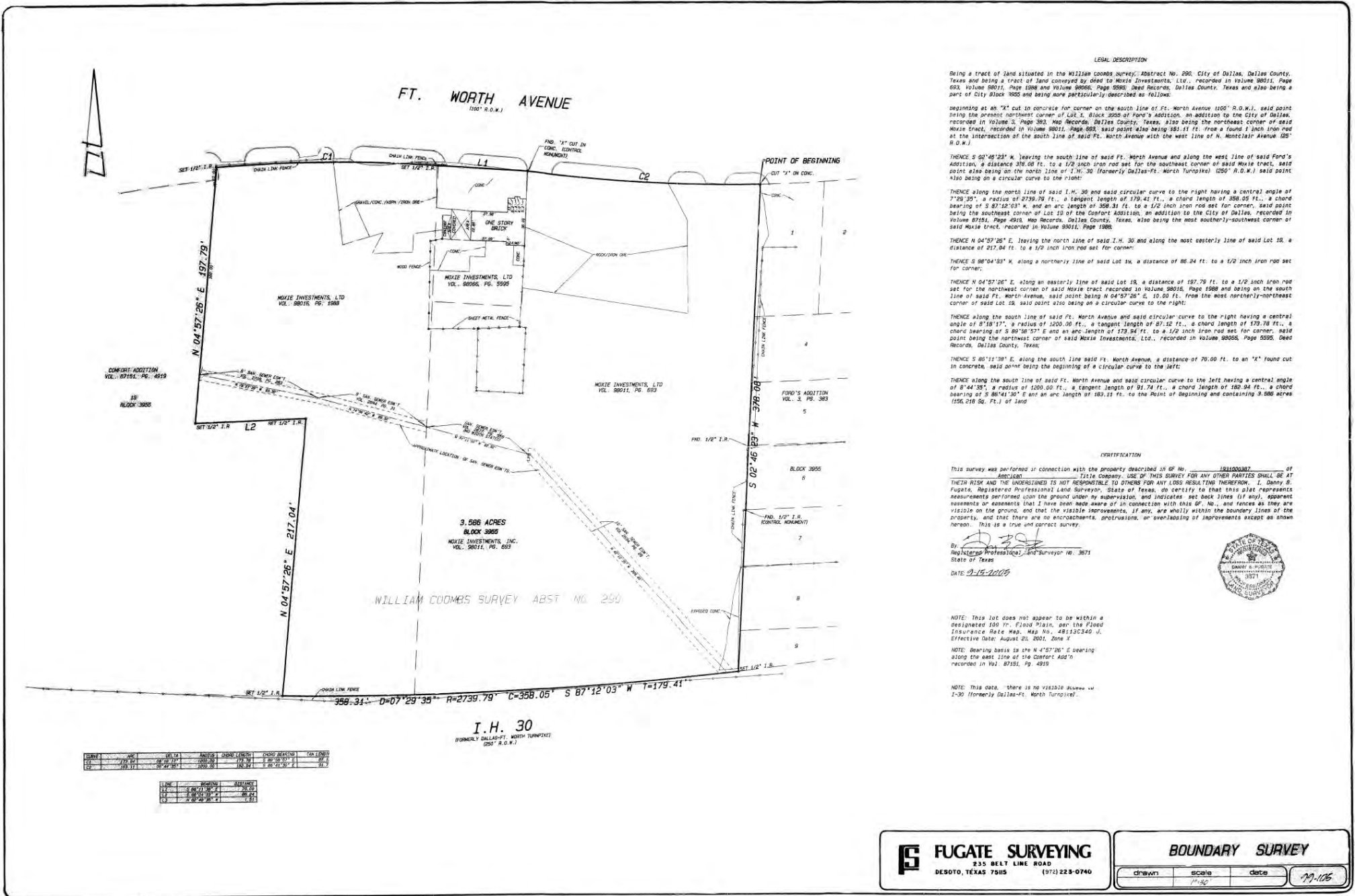


# SURVEY : 1508-1512 FORT WORTH AVE





# SURVEY : 1618-1632 FORT WORTH AVE



**LEGAL DESCRIPTION**

Being a tract of land situated in the William Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas and being a tract of land conveyed by deed to Moxie Investments, Ltd., recorded in Volume 98011, Page 653, Volume 98011, Page 1088 and Volume 98066, Page 5595; Deed Records, Dallas County, Texas and also being a part of City Block 3955 and being more particularly described as follows:

beginning at an "X" cut in concrete for corner on the south line of Ft. Worth Avenue 1100' R.O.W.), said point being the present northwest corner of Lot 1, Block 3955 of Ford's Addition, an addition to the City of Dallas, recorded in Volume 3, Page 382, Map Records, Dallas County, Texas, also being the northeast corner of said Moxie tract, recorded in Volume 98011, Page 653, said point also being 181.11 ft. from a found 1/2 inch iron rod at the intersection of the south line of said Ft. Worth Avenue with the west line of N. Montclair Avenue (25' R.O.W.)

THENCE S 02°46'23" W, a distance 210.00 ft., to a 1/2 inch iron rod set for the southeast corner of said Moxie tract, said point also being on the north line of I.H. 30 (formerly Dallas-Ft. Worth Turnpike) (250' R.O.W.) said point also being on a circular curve to the right:

THENCE along the north line of said I.H. 30 and said circular curve to the right having a central angle of 7°29'35", a radius of 2739.79 ft., a tangent length of 179.41 ft., a chord length of 358.05 ft., a chord bearing of S 87°12'03" W, and an arc length of 358.05 ft., to a 1/2 inch iron rod set for corner, said point being the southeast corner of Lot 19 of the Comfort Addition, an addition to the City of Dallas, recorded in Volume 87151, Page 4914, Map Records, Dallas County, Texas, also being the most southerly-southeast corner of said Moxie tract, recorded in Volume 98011, Page 653.

THENCE N 04°57'26" E, leaving the north line of said I.H. 30 and along the most easterly line of said Lot 19, a distance of 217.94 ft., to a 1/2 inch iron rod set for corner;

THENCE S 88°04'33" W, along a northerly line of said Lot 19, a distance of 88.24 ft., to a 1/2 inch iron rod set for corner;

THENCE N 04°57'26" E, along an easterly line of said Lot 19, a distance of 197.79 ft., to a 1/2 inch iron rod set for the northwest corner of said Moxie tract recorded in Volume 98011, Page 1088 and being on the south line of said Ft. Worth Avenue, said point being N 04°57'26" E, 10.00 ft. from the most northerly-northeast corner of said Lot 19, said point also being on a circular curve to the right:

THENCE along the south line of said Ft. Worth Avenue and said circular curve to the right having a central angle of 8°44'35", a radius of 1000.00 ft., a tangent length of 91.74 ft., a chord length of 173.94 ft., a chord bearing of S 88°58'57" E and an arc length of 173.94 ft., to a 1/2 inch iron rod set for corner, said point being the northwest corner of said Moxie Investments, Ltd., recorded in Volume 98066, Page 5595, Deed Records, Dallas County, Texas.

THENCE S 85°11'38" E, along the south line of said Ft. Worth Avenue, a distance of 70.00 ft., to an "X" found cut in concrete, said point being the beginning of a circular curve to the left:

THENCE along the south line of said Ft. Worth Avenue and said circular curve to the left having a central angle of 8°44'35", a radius of 1000.00 ft., a tangent length of 91.74 ft., a chord length of 162.94 ft., a chord bearing of S 88°41'30" E and an arc length of 163.11 ft., to the Point of Beginning and containing 3.586 acres (155,218 Sq. Ft.) of land

**CERTIFICATION**

This survey was performed in connection with the property described in of No. 1618-1632 of Dallas, Texas. Title Company. USE OF THIS SURVEY FOR ANY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. I, Danny B. Fugate, Registered Professional Land Surveyor, State of Texas, do certify that this plat represents measurements performed upon the ground under my supervision, and indicates set back lines (if any), apparent easements or encumbrances that I have been made aware of in connection with this of No. and fences as they are visible on the ground, and that the visible improvements, if any, are wholly within the boundary lines of the property, and that there are no encroachments, protrusions, or overlapping of improvements as shown hereon. This is a true and correct survey.

By: *[Signature]*  
 Registered Professional Land Surveyor No. 3671  
 State of Texas  
 DATE: 9-15-2009



NOTE: This lot does not appear to be within a designated 100 ft. Flood Plain, per the Flood Insurance Rate Map, Map No. 4813C340 J, Effective Date: August 20, 2001, Zone X

NOTE: Bearing basis is the N 4°57'26" E bearing along the east line of the Comfort Add'n recorded in Vol. 87151, Pg. 4919

NOTE: This date, there is no visible evidence of I-30 (formerly Dallas-Ft. Worth Turnpike).

LINE	BEARING	DISTANCE	CHORD BEARING	CHORD LENGTH	TAN LENGTH
1	N 04°57'26" E	197.79	S 88°58'57" E	173.94	179.41
2	S 88°04'33" W	88.24	S 88°41'30" E	162.94	91.74
3	N 04°57'26" E	10.00	S 88°41'30" E	163.11	91.74

LINE	BEARING	DISTANCE
1	N 04°57'26" E	197.79
2	S 88°04'33" W	88.24
3	N 04°57'26" E	10.00

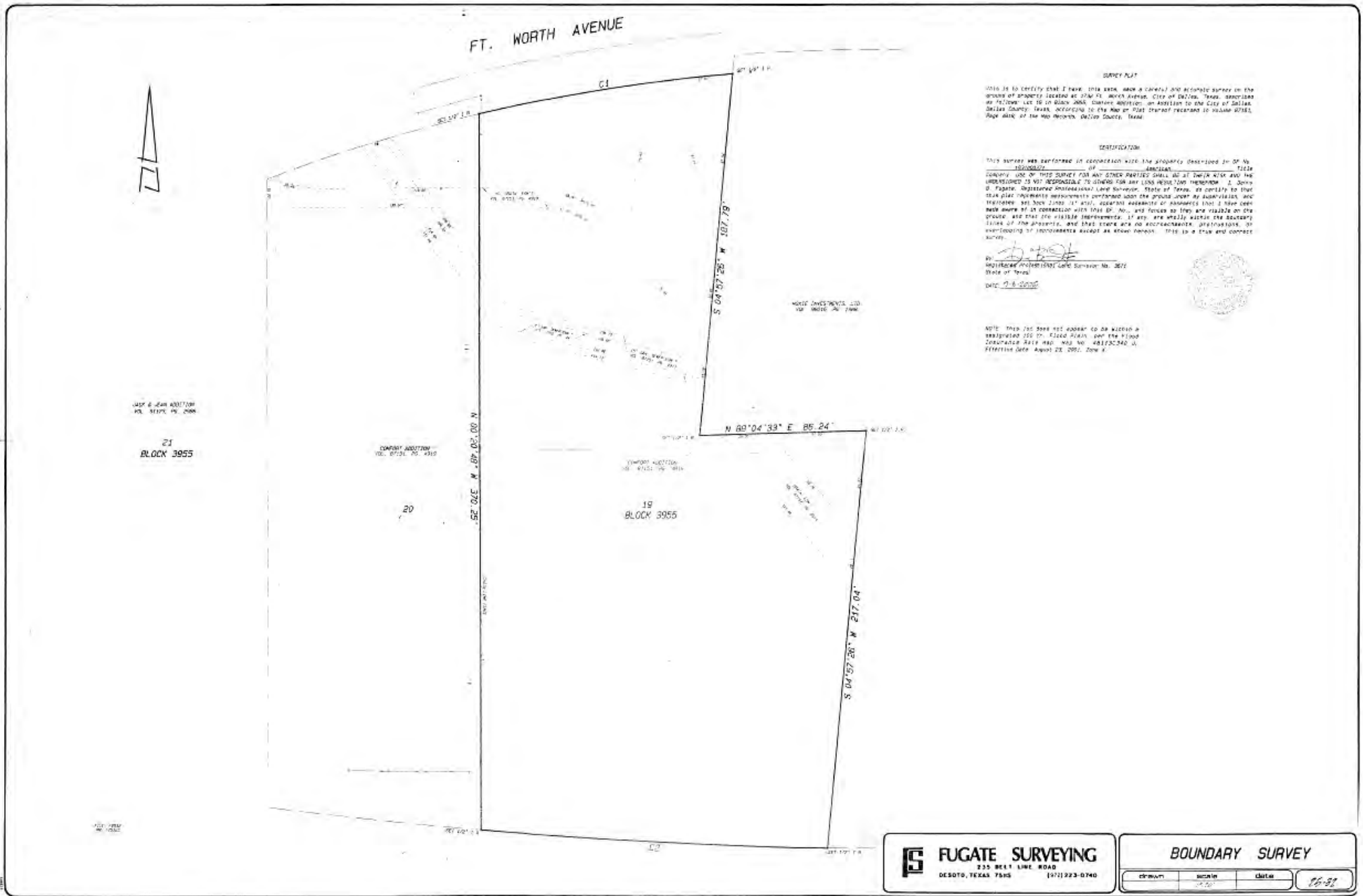


**FUGATE SURVEYING**  
 235 BELL LINE ROAD  
 DESOTO, TEXAS 75015 (972) 223-0740

**BOUNDARY SURVEY**

drawn	scale	date
	1"=50'	09-15-09

# SURVEY : 1732 FORT WORTH AVE



**SURVEY PLAN**  
 I HEREBY CERTIFY THAT I HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY OF THE SECTIONS OF PROPERTY LOCATED AT 1732 FT. WORTH AVENUE, CITY OF DALLAS, TEXAS, ACCORDING TO THE FOLLOWING: LOT 19 IN BLOCK 3955, CHARTER ACQUISITION NO. 87191 TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN STRAIGHT RECORDED IN VOLUME 87581, PAGE 4484, OF THE PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

**IDENTIFICATION**  
 THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE PROPERTY DESCRIBED IN DEED NO. 81274 OF 08/2008 OF THE AMERICAN TITLE COMPANY, USE OF THIS SURVEY FOR ANY OTHER PURPOSES SHALL BE AT THE RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. I, JOHN D. FUGATE, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, AS REFERS TO THIS PLAN, HAVE PERSONALLY PERFORMED ADOPTED THE POINTS UNDER MY SUPERVISION, AND THE POINTS ARE BEING LINED BY ME, EXCEPT WHERE SHOWN OTHERWISE. I HAVE BEEN MADE AWARE OF ALL RECORDS WITH THIS DEED NO., AND THESE ARE MADE AWARE OF THE DEED AND THAT THE VISIBLE INSTRUMENTS, IF ANY, ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY, AND THERE ARE NO ENCUMBRANCES, DISPOSITIONS, OR INTERESTS OF RECORD EXCEPT AS KNOWN TO ME. THIS IS A TRUE AND CORRECT SURVEY.

By: *[Signature]*  
 JOHN D. FUGATE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3674  
 STATE OF TEXAS  
 DATE: 11-8-2024



NOTE: THIS SURVEY WAS MADE TO BE WITHIN A BOUNDARY LINED TO THE PLANNED BLOCK AND THE BOUNDARY LINES ARE AS SHOWN ON THE PLAN. PERMITTED DATE: August 22, 2024. Zone 8.

<b>FUGATE SURVEYING</b> 235 BELT LINE ROAD DESOTO, TEXAS 75028   (972) 223-0740	<b>BOUNDARY SURVEY</b>		
	DRAWN: JDF SCALE: AS SHOWN DATE: 11-8-24		



## WEST DALLAS AREA

### DOWNTOWN DALLAS

The Sites are only two miles from a workforce of more than 135,000 works, 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 three 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 two miles west.

### SYLVAN THIRTY

Sylvan Thirty is a mixed-use development featuring retail and a local organic grocery store just one-half mile northeast of the Sites.

### 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 Sites and will now connect the area to Downtown Dallas.



## 2020 DEMOGRAPHICS

1 MILE	# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
	417	5,030	116,611
3 MILE	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	PROJECTED POP. GROWTH 2020-2025
	\$105K	\$405K	8.17%
5 MILE	EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
	61.4%	45.4%	62.0%
5 MILE	POPULATION	HOUSEHOLDS	MEDIAN AGE
	364K	136K	33.2



BISHOP ARTS

OAK CLIFF

COOMBS CREEK TRAIL

SITE #1

SITE #2



±137,300 VPD

FORT WORTH AVE

±18,700 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.

2-10-2025



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date