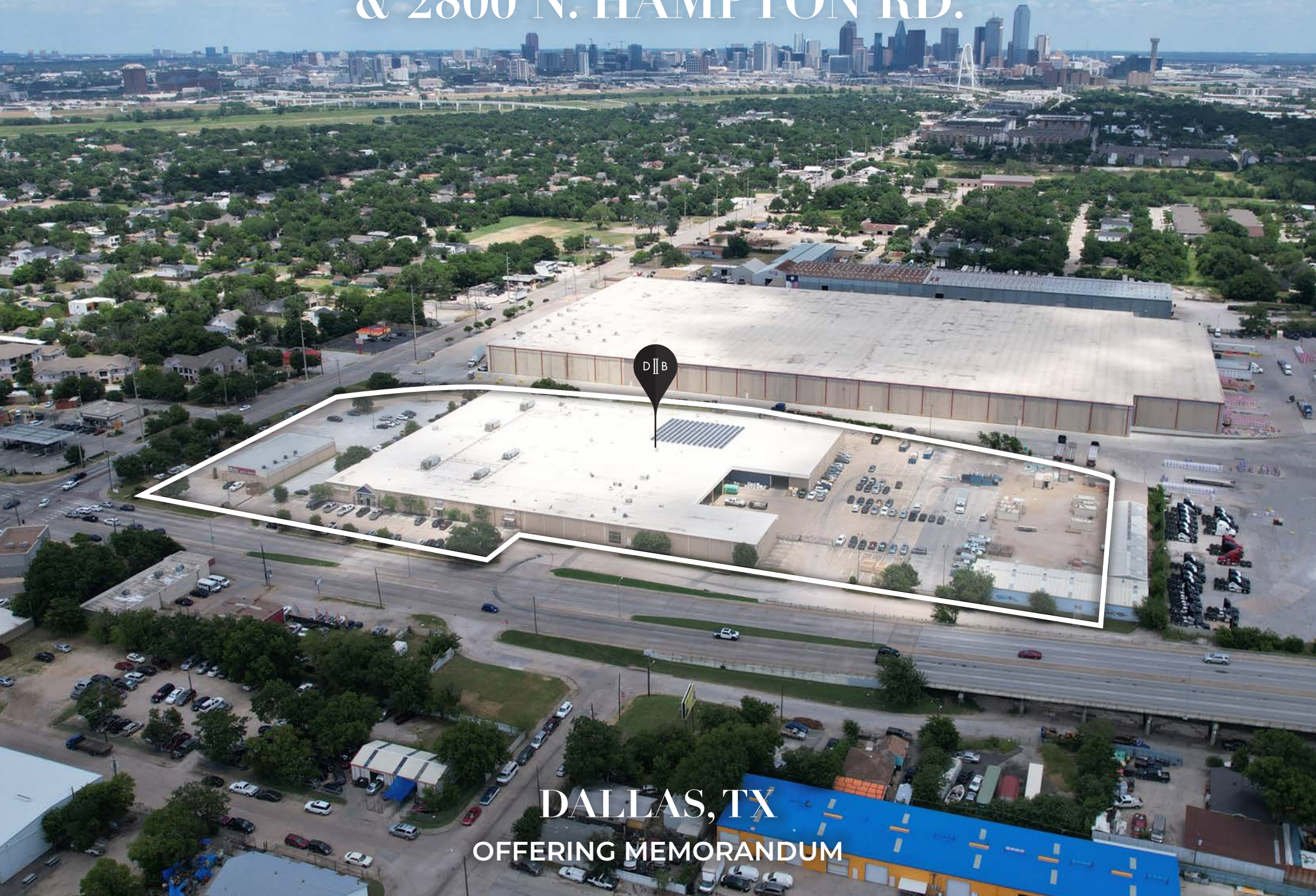


# 2072 SINGLETON BLVD. & 2800 N. HAMPTON RD.



D||B

DALLAS, TX  
OFFERING MEMORANDUM



D||B

4 Minute Drive To Downtown

3 Minute Drive To Design District

1 Minute Drive To I-30

Hampton Road: 37,240 VPD

Singleton Boulevard: 17,116 VPD

# LISTING TEAM



**JAKE MILNER**

Urban

P: 214.526.3626 x 109

E: [JMilner@db2re.com](mailto:JMilner@db2re.com)



**SCOTT LAKE**

Urban

P: 214.526.3626 x 108

E: [SLake@db2re.com](mailto:SLake@db2re.com)



# TABLE OF CONTENTS

01. PROPERTY DETAILS

02. TENANT INFO & RENT ROLLS

03. ABOUT THE AREA

04. DALLAS OVERVIEW

05. DEMOGRAPHICS

06. DISCLAIMER

# 01. PROPERTY DETAILS

## LOCATION

2072 Singleton Blvd.  
& 2800 Hampton Rd.  
Dallas, TX 75212

## SIZE

Land: +/- 9.235 AC  
Buildings: +/- 145,912 SF  
**NOI: \$864,960.00**

## ZONING

2072 Singleton Blvd.: CR  
2800 Hampton Rd.: IR



# RENDERINGS



# PROPERTY SURVEY

### ABBREVIATION LEGEND

ABBR. DEFINITION  
 AC AIR CONDITIONER  
 AD AREA DRAIN  
 BB BILLBOARD  
 BOLL BOLLARD  
 C COMMUNICATION  
 CCFR COUNTY CLERK'S FILE NO.  
 CIR IRON ROD FOUND WITH CAP  
 CRN IRON ROD SET "W.A.I. STAMPED" W.A.I. 5714  
 CMS CONTROLLING MONUMENT  
 CO CLEANOUT  
 DS DOWNSPOUT

### ABBREVIATION LEGEND

E ELECTRIC  
 EB ELECTRIC BOX  
 EM ELECTRIC METER  
 FH FIRE HYDRANT  
 FOMK FIBER OPTIC MARKER  
 FP FLAG POLE  
 G GAS  
 GI GRATE INLET  
 GL GROUND LIGHT  
 GM GAS METER  
 GMK GAS MARKER  
 GR GAS RISER  
 GV GAS VALVE

### ABBREVIATION LEGEND

GW GUY WIRE  
 BH BUILDING HEIGHT  
 HC HANDICAPPED  
 ICV IRRIGATION CONTROL VALVE  
 IN INLET  
 IRF IRON ROD FOUND  
 LP LIGHT POLE  
 MAG MAG NAIL SET WITH SHINER STAMPED  
 "W.A.I. R.F.L.S. 5714"  
 MB MAIL BOX  
 MH MANHOLE  
 MP METAL POST  
 MW MONITORING WELL

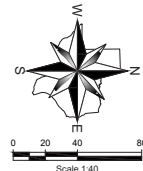
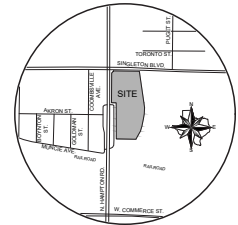
### ABBREVIATION LEGEND

OHL OVERHEAD LINES  
 PF PIN FLAG  
 PKF PK NAIL FOUND  
 PKM PK NAIL SET  
 PM PAINT MARK  
 PP POWER POLE  
 SB SIGNAL BOX  
 SN SIGN  
 SP SIGNAL POLE  
 SS SANITARY SEWER  
 SSMK SANITARY SEWER MARKER  
 SW STORM WATER  
 TMK TELEPHONE MARKER

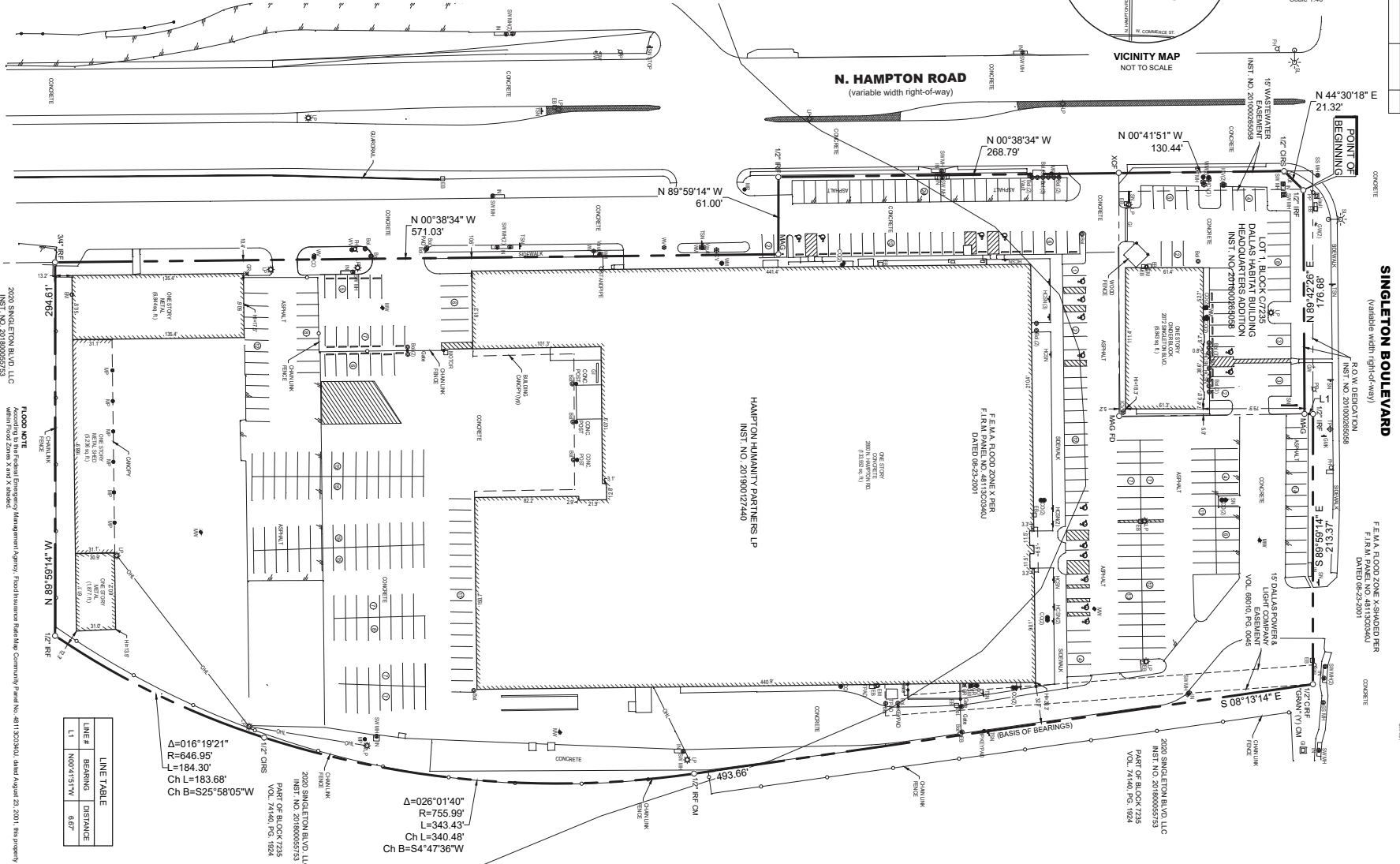
### ABBREVIATION LEGEND

TP TELEPHONE PEDESTAL  
 TPAD TRANSFORMER PAD  
 TSN TRAFFIC SIGN  
 UGC UNDERGROUND CABLE MARKER  
 W WATER  
 WM WATER METER  
 WP WOOD POST  
 WV WATER VALVE  
 \*X\* CUT IN CONCRETE FOUND  
 XCF \*X\* CUT IN CONCRETE SET

PARKING	
TYPE	NUMBER
REGULAR	314
DISABLED	17
OTHER	
TOTAL	331



REV. NO.	DATE	DESCRIPTION	APPROVED
2	07/29/2024	comments addressed	
1	07/24/2024	update file comments	



**SINGLETON BOULEVARD**  
 (variable width right-of-way)

F.E.M.A. FLOOD ZONE X-SEVERE PER  
 F.I.R.M. PANEL NO. 4813302040  
 DATED 08-23-2001

**ALTANPS LAND TITLE SURVEY**  
 9.235 ACRES

DAVID HUNTER SURVEY ABSTRACT NO. 606  
 CITY OF DALLAS  
 DALLAS COUNTY, TEXAS  
 STANDORGE COMPANIES  
 15640 QUORUM DRIVE  
 ADDISON, TEXAS 75001

Date: 07/16/24  
 Scale: 1:40  
 File: 23569-ALT.A  
 Project No.: 23569.00

**Sheet 1 of 2**

LINE #	BEARING	DISTANCE
L1	N00°11'51"W	637'

$\Delta = 016^{\circ}19'21"$   
 $R = 646.95'$   
 $L = 184.30'$   
 $Ch L = 183.68'$   
 $Ch B = S25^{\circ}58'05"W$

$\Delta = 026^{\circ}01'40"$   
 $R = 755.99'$   
 $L = 343.43'$   
 $Ch L = 340.48'$   
 $Ch B = S4^{\circ}47'36"W$

2020 SINGLETON BLVD L.L.C.  
 PART OF BLOCK 7235  
 INST. NO. 201800056733  
 VOL. 74460, PG. 1624

FLOOD NOTE  
 Federal Emergency Management Agency, Flood Insurance Rating Community Panel No. 4813302040, dated August 23, 2001. The property is within Flood Zones X and X-SEVERE.

Zone X-SEVERE: Areas of 0.2% annual chance flood area and 1% annual chance flood with average depths of less than 1.5 feet and damage potential less than 1 square foot and areas protected by levees from 1% annual chance flood.

This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood depths may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.







## 02. TENANT INFO & RENT ROLLS

---

**O'Reilly:** O'Reilly is the dominant auto parts retailer in all of our market areas. From their roots as a single store in 1957; to their current size of 5,740 stores in 47 U.S. states; and 22 ORMA stores in Mexico; O'Reillys have come a long way.

O'Reilly Automotive intends to be the dominant supplier of auto parts in their market areas by offering their retail customers, professional installers, and jobbers, the best combination of price and quality provided with the highest possible service level.

In order to accomplish this mission, O'Reilly will provide a benefit and compensation plan that will attract and keep the kind of people that will enable the company to reach its goals of growth and success.



**Habitat For Humanity:** Habitat partners have people in communities all over the world to help build, or improve, homes. Their homeowners help build their own homes alongside volunteers and pay an affordable mortgage. They achieve the strength, stability and independence they need to build a better life for themselves and for their families. Habitat for Humanity will serve more people than ever before through decent and affordable housing.

TENANT	SQ. FT.	MONTHLY RENTAL	ANNUAL RENTAL	RATE PSF	LEASE TERM	OPTIONS
O'Reilly's Ground Lease	6,832	4,580.00	54,960.00	8.04	9/1/2020 - 8/31/2025	3, 5 Year Extensions
		4,901.00	58,812.00	8.60	9/1/2025 - 8/31/2030	1st @ \$77,076/year
		5,244.00	62,928.00	9.21	9/1/2030 - 8/31/2035	2nd @ \$82,476/year
		5,611.00	67,332.00	9.86	9/1/2035 - 8/31/2040	3rd @ \$88,248/year
		6,003.00	72,036.00	10.54	9/1/2040 - 8/31-2045	
Habitat For Humanity	129,600	67,500.00	810,000.00	6.25	8/1/2024 - 7/31/2025	No Options
		69,120.00	829,440.00	6.40	8/1/2025 - 7/31/2026	
		70,740.00	848,880.00	6.55	8/1/2026 - 7/31/2027	
		72,360.00	868,320.00	6.70	8/1/2027 - 7/31/2028	
		73,980.00	887,760.00	6.85	8/1/2028 - 7/31/2029	
<b>Totals</b>	136,432	67,220.00	864,960.00			
% Leased:	100.00%					

# 03. TRINITY GROVES



The Trinity Groves master plan includes 9 million square feet of construction with no height restrictions, the sky is the limit. Trinity Groves continues to evolve and will soon be home to a best-in-class international boutique hotel, 1000 multi-family residential units, and office buildings with unsurpassed views of downtown Dallas.

Trinity Groves also offers easy access from all major highways, airports and area attractions – including the Central Business District, the Dallas Arts District, the American Airlines Center, Klyde Warren Park and the Trinity River Park. This development is one of the last remaining pieces of real estate in the City of Dallas where you can truly be in the heart of it all and shape the future of this thriving community.

**Megatel's Development:** Megatel's development will include about 2,100 apartments. Construction is expected to start this year. The masterplan development includes a crystal lagoon, and it's just under a half mile from the subject property. It's the latest in a wave of redevelopment in the area, which began with the construction of the Margaret Hunt Hill Bridge last decade.



# TRINITY GREEN

## 25 ACRES

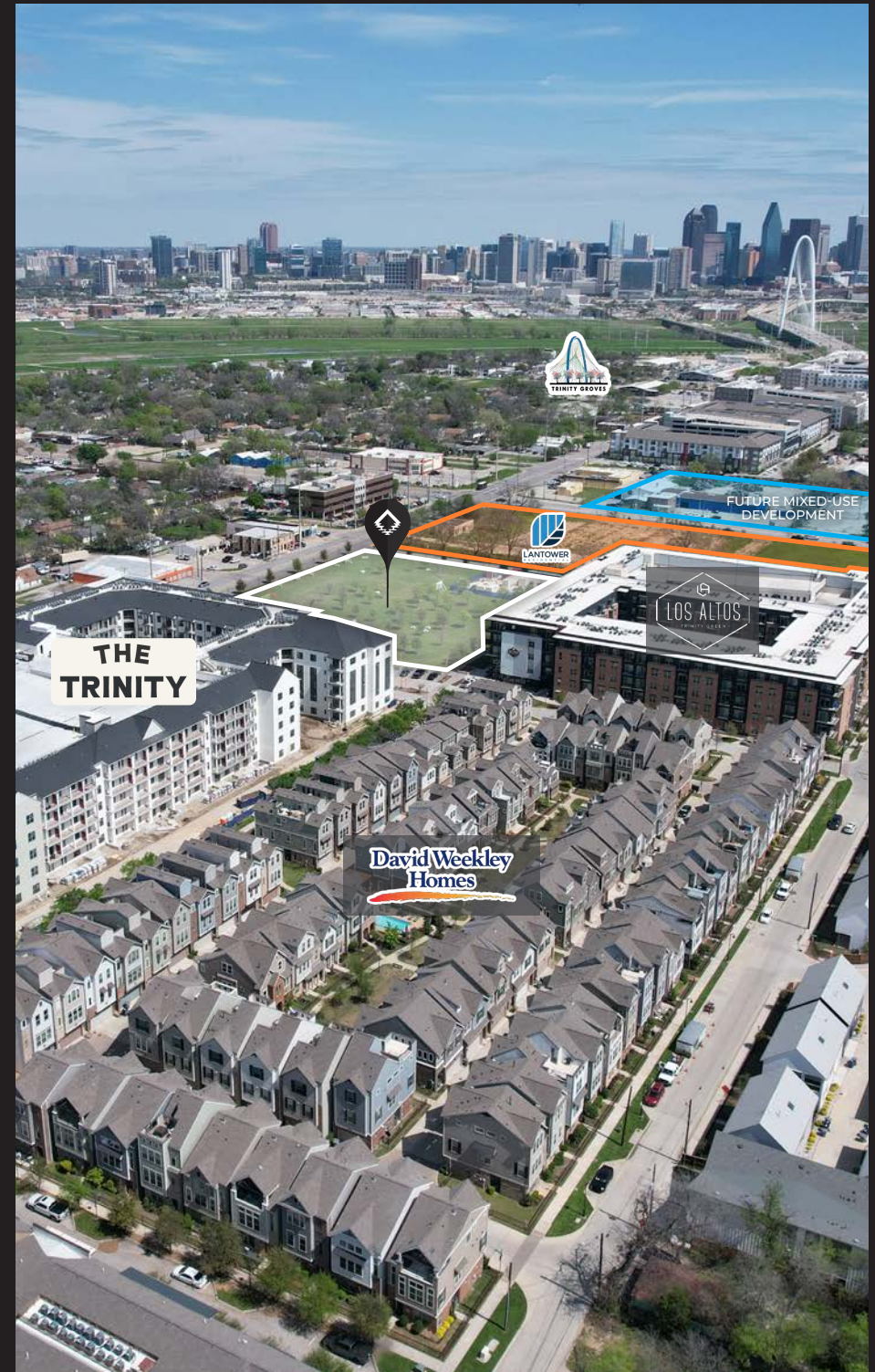
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Trinity Green is a 25-acre master planned mixed-use development by Stonelake Capital Partners near the corner of Singleton Blvd. and Sylvan Ave. in Dallas.

Trinity Green comprises The Austin (355-unit multifamily development), Los Altos (324-unit multifamily development), 106 single-family detached townhomes developed by David Weekley Homes, and The Trinity (490-unit multifamily development currently under construction).

The master plan is oriented around a signature, central linear 1-acre park. The primary entrances for these developments are oriented towards the park, creating an entrance plaza off the park for future uses and continuing a programmed linear greenspace between existing projects and the future phase, towards the perimeter of the site.

At full build-out, Trinity Green is expected to offer 1,500 apartment homes surrounding a 1-acre park adjacent to Downtown Dallas in the vibrant Trinity Groves neighborhood.



TRINITY GROVES



DESIGN DISTRICT



BISHOP ARTS



DOWNTOWN



## SUB-MARKET OVERVIEW

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2072 Singleton & 2800 Hampton is strategically positioned in an irreplaceable urban location with immediate access to the city's most affluent residential neighborhoods, top mixed-use amenities, and primary roadways. Less than three miles from Downtown Dallas, Uptown, Design District, The Medical District, and Bishop Arts, the Property benefits from a highly coveted last mile location with unprecedented leasing demand. This opportunity gives investors the rare chance to own a legacy asset on a hard covenant corner in one of Dallas' hottest sub-markets that will soon be one of the last available development sites along Singleton Boulevard.

In addition, the area immediately surrounding Trinity Groves is quickly transforming into one of Dallas' top mixed-use locations. As Trinity Groves continues its growth to the east, this property is in an ideal position to capitalize on the areas rapid mixed-use evolution.

# 04. DALLAS OVERVIEW

Dallas/Fort Worth (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. DFW is the largest urban agglomeration in Texas and the fourth largest in the United States spanning an area of 9,286 square miles with a population of approximately 7.1 million people. By the year 2030, it is projected that over 10.5 million people will be living in DFW according to the Dallas Regional Chamber.

DFW is connected to the world by the nation's fourth busiest airport and is served by 55 international flights. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were its own state it would be the 9th largest in the Nation and 23rd largest country in the World, behind Taiwan.

**20**  
**3.51 Million**  
**34.20%**  
**33**  
**157**  
**96**

Fortune 500 Companies Headquartered in DFW  
People in the DFW Workforce  
Of the Population 25 & Older Have a Bachelor's Degree or Higher  
Colleges & Universities  
Public School Districts  
Public Charter Schools

**#1** **#2** **#3** **#5**

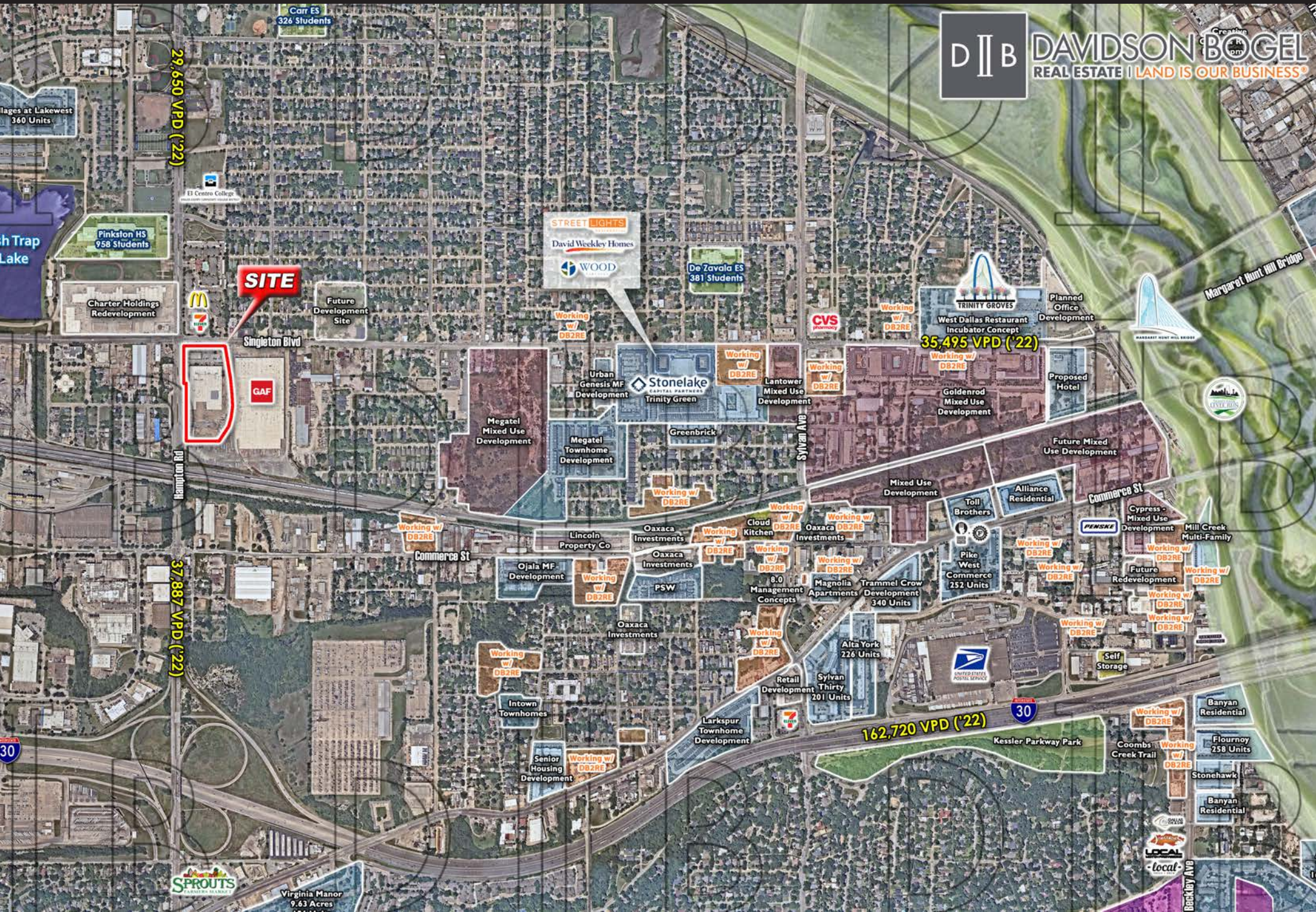
**Best States For Growth**  
- U.S. News

**The Best Places For  
Business And Careers**  
- Forbes

**In Fastest Growing  
U.S. Cities**  
- Forbes

**Most Tax-Friendly State**  
- The Tax Foundation

# AREA OVERVIEW



**SITE**

GAF

STREET LIGHTS  
David Weekley Homes  
WOOD

Stonlake  
CAPITAL PARTNERS  
Trinity Green

TRINITY GROVES  
West Dallas Restaurant  
Incubator Concept  
35,495 VPD ('22)

162,720 VPD ('22)

29,650 VPD ('22)

37,887 VPD ('22)

SPROUTS  
FRESH MARKET

Virginia Manor  
9.63 Acres

local

Backley Ave

# 05. DEMOGRAPHICS

**2024 Population**

**1 Mile**

**3 Miles**

**5 Miles**

12,554

100,699

326,649

**% Proj Growth 2024-2029**

1.65%

1.56%

1.26%

**2024 Average Household Income**

\$70,532

\$101,667

\$111,932

**2024 Median Household Income**

\$41,335

\$65,581

\$73,451



# 06. DISCLAIMER

Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to 2072 Singleton & 2800 Hampton “Property” has been obtained from sources believed reliable. While DB2RE does not doubt its accuracy, DB2RE has not verified the information and makes no guarantee, warranty or representation about the information contained in this package. It is your (Purchaser) responsibility to independently confirm the accuracy and completeness of the information. Any projections, opinions, assumptions or estimates used herein are for example only and does not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. DB2RE and the DB2RE logo are service marks of Davidson & Bogel Real Estate, LLC and/or its affiliated or related companies in the United States and other countries. All other marks displayed as well as any elements of this document are the property of their respective owners and DB2RE. No transmission of this document is permitted without written consent from DB2RE. As a condition of DB2RE’s consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.



APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

**INFORMATION ABOUT BROKERAGE SERVICES:**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:**

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

<b>DB URBAN, LLC</b>	<b>9004427</b>	<b>INFO@DB2RE.COM</b>	<b>214-526-3626</b>
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
<b>MICHAEL EDWARD BOGEL II</b>	<b>598526</b>	<b>EBOGEL@DB2RE.COM</b>	<b>214-526-3626</b>
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
<b>JAKE MILNER</b>	<b>647114</b>	<b>JMILNER@DB2RE.COM</b>	<b>214-526-3626</b>
LICENSED SUPERVISOR OF SALES AGENT / ASSOCIATE	LICENSE NO.	EMAIL	PHONE
<b>SCOTT LAKE</b>	<b>618506</b>	<b>SLAKE@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ ASSOCIATE NAME	LICENSE NO.	EMAIL	PHONE



## 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.

**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.

**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.

DB Urban, LLC	9009183	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Jake Milner	647114	jmilner@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0



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  - 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.

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DB Urban, LLC	9009183	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Scott Lake	618506	slake@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

# 2072 SINGLETON BLVD. & 2800 HAMPTON RD.

DALLAS, TX



DAVIDSON BOGEL  
REAL ESTATE | URBAN