

THE CEDARS

NOTES ON CURRENT + FUTURE DEVELOPMENT



OLGUN + GREEN
REAL ESTATE GROUP

ROGERS HEALY
AND ASSOCIATES REAL ESTATE

MIXED-USE DEVELOPMENT

Hoque Global's "So Good (South Good-Latimer) District" is a current project set to enhance and transform the southernmost portion of Downtown Dallas, also known as the Cedars. Greenspace, walkability, commercial development, and various levels of residential units are in current development.

This 15-acre project is set to connect the East Quarter neighborhood (Farmer's Market) with the quickly-developing Cedars Neighborhood.

For more information visit hoqueglobal.com





Source: HoqueGlobal.Com



TOWER DEVELOPMENT

South Carolina Developer Woodfield Development is set to build the first high-rise in the Farmer's Market neighborhood on South Good Latimer. This 21-story, \$125 million structure would be residential, bringing vibrancy and economic stimulus to the Cedars neighborhood.



DALLAS CONVENTION CENTER

Through a 2022 ballot the City of Dallas was able to develop an extensive \$3 billion funding plan for infrastructure improvements to South Dallas, with a focus on the improvement of the Convention Center in the south corner of Downtown Dallas. This project is set to wrap in 2029 and will be one of the largest projects in the city of the decade,



RESIDENTIAL + RETAIL DEVELOPMENT

Residential and retail development in the Cedars is rapid. Developers such as Larkspur and STG Capital Partners are quickly putting up multi-family and other forms of density housing, while old buildings are being preserved to house new local operators (Koffee Day Spa, Val's Kitchen & Pantry, Lacy's Break The Moldz, Distinctive Vines Wine Lounge, Seegars, and more).



REASONING & METHODOLOGY

1. The Cedars is considered one of the most desirable opportunity zones for mixed-use, residential, commercial, and entertainment development. The So Good district is a testament to this but existing operations such as Southside Ballroom, Four Corners Brewing, and Alamo Draft-house (recently purchased by Sony) also prove this. These attractions increase property values, residential and commercial, tremendously, and are bringing the Cedars into the conversation (in terms of value) relative to Lower Greenville, Bishops Art District, and the Design District.
2. The economic value of a 3 bedroom / 3.5 bathroom townhome is much higher than a 2 bedroom / 2.5 bathroom. The owner is getting 33% more use out of a structure that was likely similar in terms of build cost, granting the owner higher personal usage or higher rental revenue.
3. 1512 Seegar Street carries additional value due to the intentional design throughout the units and the pedigree of the architect Far + Dang, a residential designer that leads in contemporary architecture.

Location, economic value, and quality of design make 1512 Seegar Street a unique and highly valuable property. In the current market (Q3 2024) projections for the individual unit value is expected to be in the high 600s to mid 700s.

Please see CMA and market area map for additional references.

Property Type is 'Residential' Property Type is 'Residential' Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract' Mls Status is 'Closed' Status Contractual
 Search Date is 06/20/2024 to 05/17/2023 State Or Province is one of 'Louisiana', 'Texas' City is 'Dallas' Beds Total is 3 Year Built is 2022 to 2024

Market Analysis Summary | Residential

Listings as of 6/20/24 at 12:34 pm, Page 1 of 2

#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
Listings: Closed																
1	20392265	1765 Lear ST	Dallas	3	4	1,995	2023	2/0/2	No	0.033	\$330.83	\$660,000	\$660,000	08/04/2023	100.0%	0
2	20246774	1805 Browder ST #102	Dallas	3	4	2,358	2022	2/0/2	No	0.198	\$290.50	\$685,000	\$685,000	10/19/2023	100.0%	294
3	20500441	1906 Annex AVE	Dallas	3	4	2,009	2023	2/0/2	No	0.033	\$342.97	\$689,025	\$689,025	01/26/2024	100.0%	30
4	20495262	1914 Annex AVE	Dallas	3	4	2,009	2023	2/0/2	No	0.033	\$343.59	\$697,250	\$690,277	04/11/2024	99.0%	74
5	20455872	1904 Annex AVE	Dallas	3	4	2,009	2023	2/0/2	No	0.033	\$345.94	\$695,000	\$695,000	01/22/2024	100.0%	98
6	20554248	1912 Annex AVE	Dallas	3	4	2,009	2023	2/0/2	No	0.033	\$348.68	\$700,500	\$700,500	04/01/2024	100.0%	0
7	20530410	1910 Annex AVE	Dallas	3	4	2,009	2023	2/0/2	No	0.033	\$349.17	\$701,480	\$701,480	03/15/2024	100.0%	37
8	20526393	1908 Annex AVE	Dallas	3	4	2,009	2023	2/0/2	No	0.033	\$349.68	\$702,500	\$702,500	03/22/2024	100.0%	49
9	20565786	4751 Pacer CT	Dallas	3	4	2,087	2024	2/0/2	No	0.032	\$337.81	\$705,000	\$705,000	05/17/2024	100.0%	58
10	20541610	1916 Annex AVE	Dallas	3	4	2,009	2023	2/0/2	No	0.033	\$355.77	\$714,750	\$714,750	03/13/2024	100.0%	21
11	20241689	1805 Browder ST #104	Dallas	3	4	2,358	2022	2/0/2	No	0.198	\$303.22	\$715,000	\$715,000	08/21/2023	100.0%	154
12	20578817	1924 Cuyler CT	Dallas	3	4	2,242	2023	2/0/2	No	0.040	\$320.56	\$731,000	\$718,690	05/09/2024	98.3%	12
13	20484065	1902 Annex AVE	Dallas	3	4	2,007	2023	2/0/2	No	0.033	\$367.39	\$737,345	\$737,345	01/02/2024	100.0%	35
14	20520520	4812 Danbrook CT	Dallas	3	4	2,120	2023	2/0/2	No	0.040	\$348.83	\$747,000	\$739,530	03/22/2024	99.0%	114
15	20490761	4820 Danbrook CT	Dallas	3	4	2,120	2023	2/0/2	No	0.040	\$350.00	\$747,000	\$742,000	01/24/2024	99.3%	16
16	20581966	1920 Cuyler CT	Dallas	3	4	2,242	2023	2/0/2	No	0.040	\$333.63	\$748,000	\$748,000	05/03/2024	100.0%	25
17	20491810	2204 Aarhus WAY	Dallas	3	4	1,990	2023	2/2/2	No	0.033	\$376.88	\$754,000	\$750,000	06/06/2024	99.5%	88
18	20532948	4828 Danbrook CT	Dallas	3	4	2,120	2023	2/0/2	No	0.040	\$356.84	\$759,000	\$756,500	03/28/2024	99.7%	20
19	20370289	4821 Danbrook CT	Dallas	3	4	2,111	2023	2/0/2	No	0.034	\$369.79	\$780,620	\$780,620	08/18/2023	100.0%	49
20	20306416	4829 Danbrook CT	Dallas	3	4	2,117	2023	2/0/2	No	0.044	\$373.17	\$790,000	\$790,000	07/18/2023	100.0%	91
21	20342347	4804 Danbrook CT	Dallas	3	4	2,120	2023	2/0/2	No	0.050	\$379.72	\$805,000	\$805,000	08/04/2023	100.0%	0
22	20337054	4813 Danbrook CT	Dallas	3	4	2,389	2023	2/0/2	No	0.060	\$363.93	\$870,000	\$869,425	08/04/2023	99.9%	72

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This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

Market Analysis Summary | Residential

Listings as of 6/20/24 at 12:34 pm, Page 2 of 2






















#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
			Min	3	4	1,990	2022	2/0/2		0.032	\$290.50	\$660,000	\$660,000		98.3%	0
			Max	3	4	2,389	2024	2/0/2		0.198	\$379.72	\$870,000	\$869,425		100.0%	294
			Avg	3	4	2,111	2023	2/2/2		0.052	\$347.22	\$733,385	\$731,620		99.8%	61
			Med	3	4	2,099	2023	2/0/2		0.034	\$349.00	\$723,000	\$716,845		100.0%	43

22	Total Listings	Average for all:	3	4	2,111	2023	2/0/2			0.052	\$347.22	\$733,385	\$731,620		99.8%	61
		Median for all:	3	4	2,099	2023	2/0/2			0.034	\$349.00	\$723,000	\$716,845		100.0%	43

	Min	Max	Avg	Med
Quick Statistics				
List Price	\$660,000	\$870,000	\$733,385	\$723,000
Sale Price	\$660,000	\$869,425	\$731,620	\$716,845
Sale / List	98.3%	100.0%	99.8%	100.0%

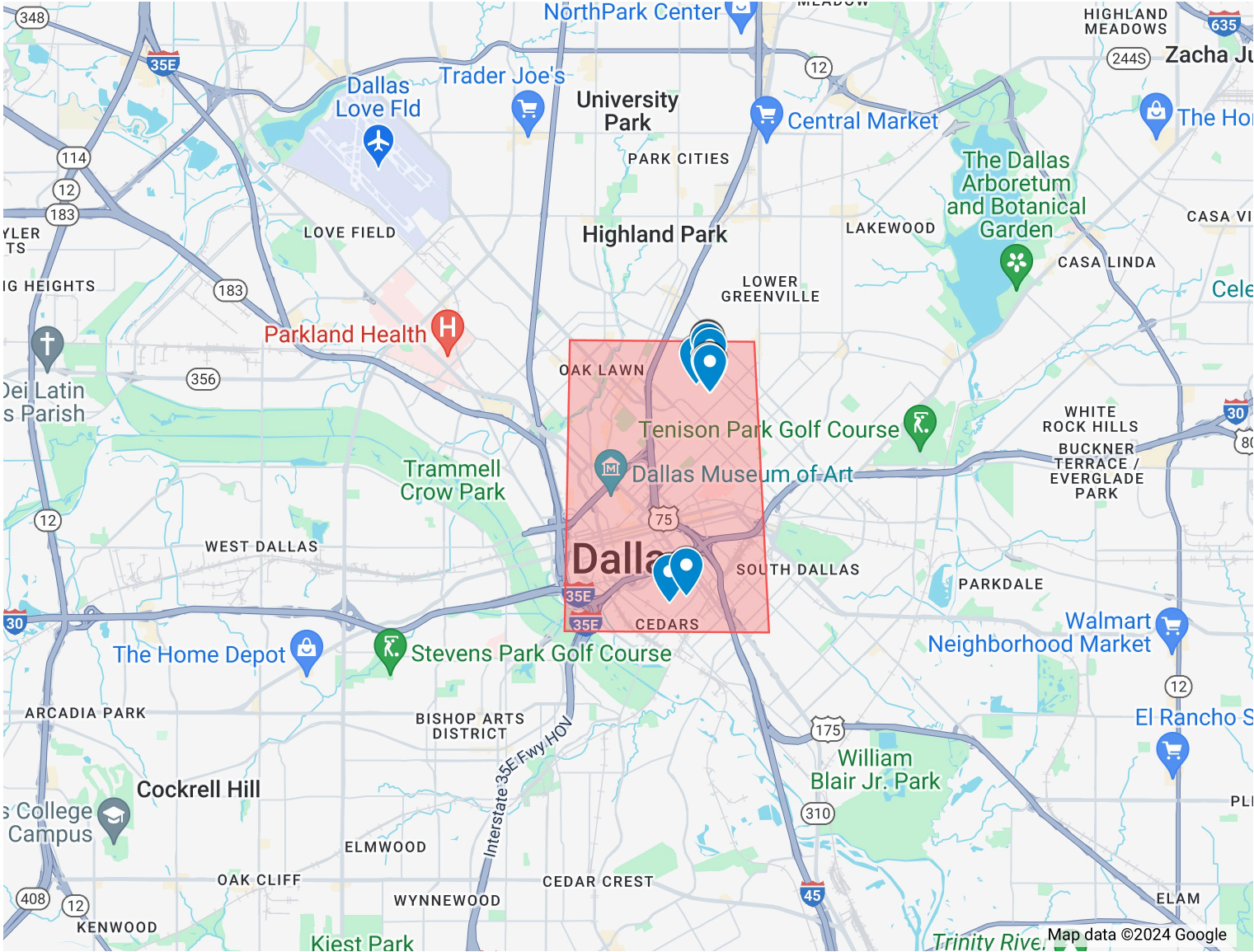
SEEGAR CMA

Untitled layer

-  1805 Browder St #102
-  1765 Lear St
-  1906 Annex Ave
-  1914 Annex Ave
-  1904 Annex Ave
-  1912 Annex Ave
-  1910 Annex Ave
-  1908 Annex Ave
-  4751 Pacer Ct
-  1916 Annex Ave
-  1805 Browder St #104
-  1924 Cuyler Ct
-  1902 Annex Ave
-  4812 Danbrook Ct
-  4820 Danbrook
-  1920 Cuyler Ct
-  2204 Aarhus Wy
-  4828 Danbrook Ct
-  4821 Danbrook Ct
-  4829 Danbrook Ct
-  4813 Danbrook Ct



Dallas Townhome Market Area



Map data ©2024 Google