



**I
C
E
BOX**



VENTURE

Presented by: Paul Carden

PROJECT OVERVIEW

The Icebox is a 61,000 square foot mixed use redevelopment of an old ice distribution plant that was formally owned by the Southland Ice Company, the predecessor to present day 7-11. Long ago, before household refrigeration was common, households would go to a local “Icehouse” to purchase a block of ice to preserve their foods. When an innovative entrepreneur began selling milk and eggs from another Icehouse in Oak Cliff, the modern convenience store was born. While ice and goods haven’t been sold from this facility in decades, this project will continue that historic legacy of convenience and innovation well into the 21st century.



Located at the intersection of Clarendon and Ewing directly across from the entrance to the Dallas Zoo (with over 1 million annual visitors) the Icebox will appeal to local and regional visitors alike, whether they visit every day or every year. With office, retail, and restaurant space available, all of which are centered around the historic 3,000 square foot “Ice Vault” and a 20,000 square foot indoor/outdoor patio, there are limited opportunities for the creative and innovative to join this transit-oriented, catalytic development in Dallas’ next great neighborhood.

Project Highlights

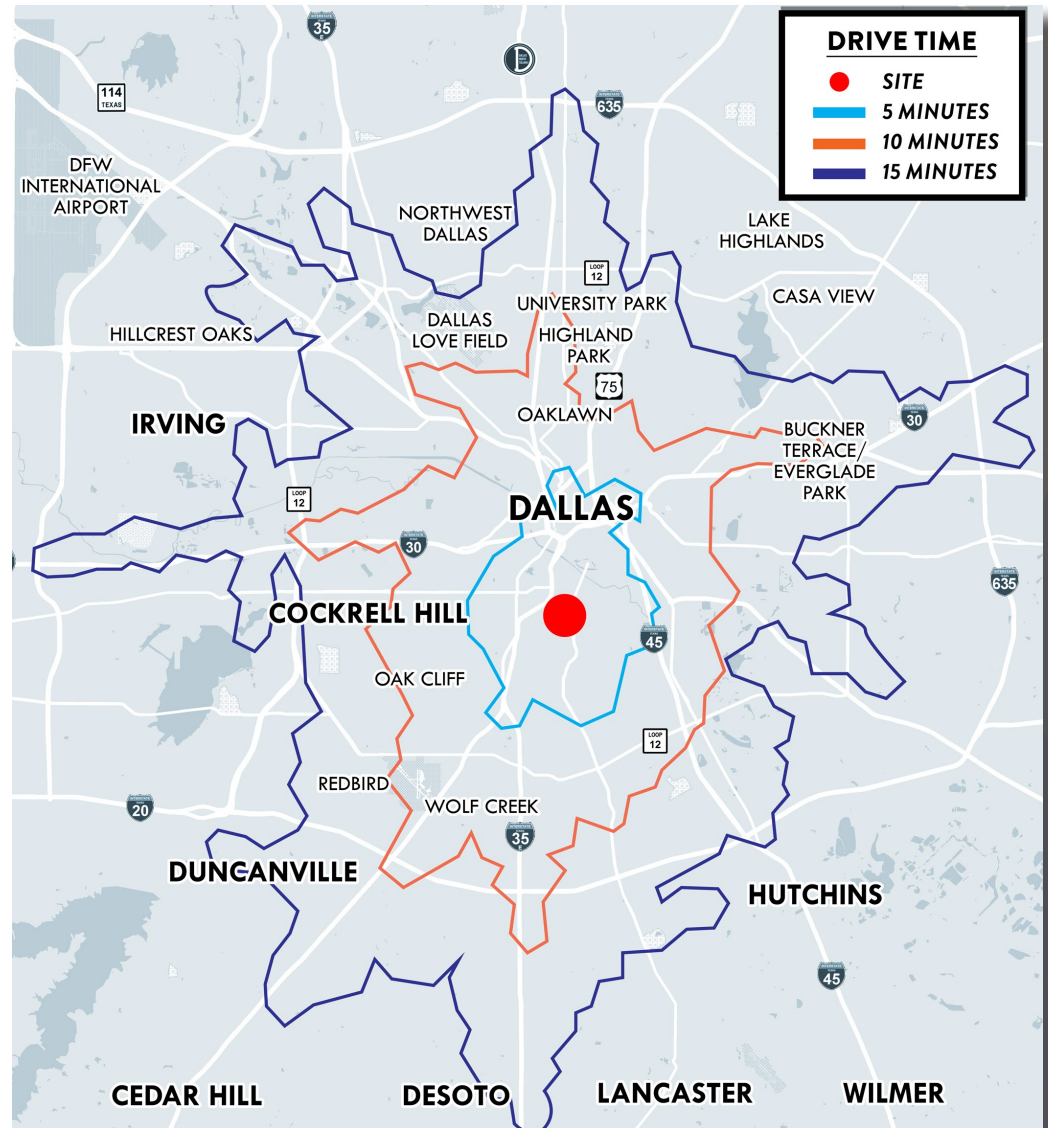
- Local concepts - Regional Exposure – The Icebox presents a unique opportunity to bring unique brands and exposure to the 1.2 million annual visitors to the Dallas Zoo.
- Ewing Ave – Dallas’ next great street – ○ 1,200 multifamily units, 50,000 square feet of retail/ restaurant space, and \$100 million dollars of new public investment are in the works within a 10 minute walk of the Icebox.
- Easily reach clients and customers with nearly all of central Dallas accessible within 10 minutes.

Demographics

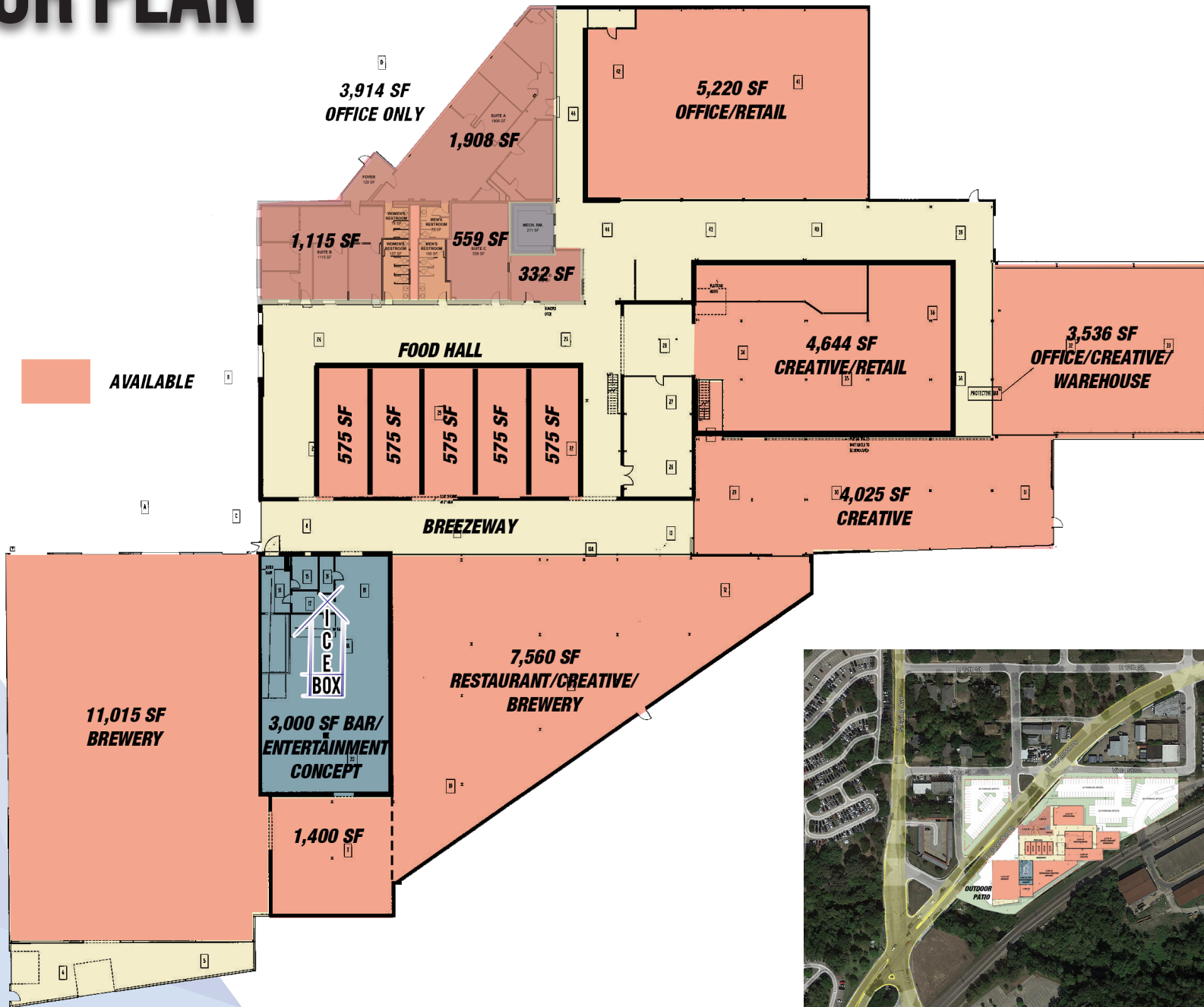
	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
Population	15,850	52,335	135,899
HH Income	\$60,963	\$74,992	\$79,276

Traffic Counts

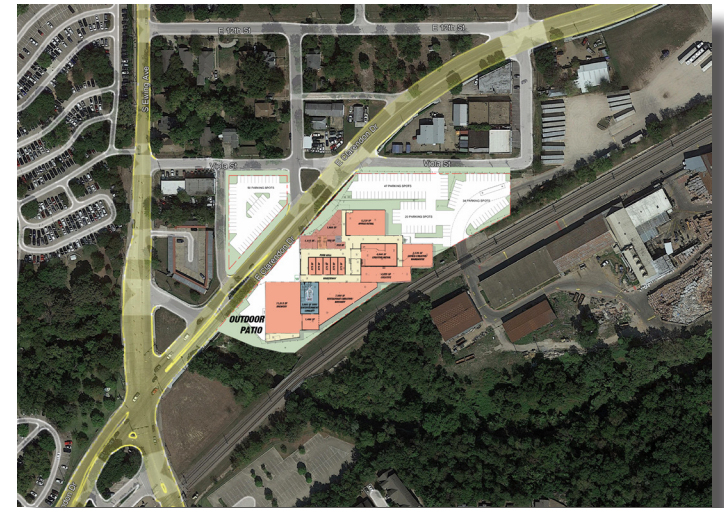
Ewing Ave	4,956 VPD (TxDOT 2019)
I-35E	189,347 VPD (TxDOT 2019)
Clarendon Dr	4,404 VPD (TxDOT 2019)



FLOOR PLAN



1/2" = 1'-0"



JEFFERSON BLVD

MARSALIS AVE

EWING AVE

CLARENDON DR



DALLAS COUNTY COURTHOUSE
OPENED LATE 2021

HENLEY PROPERTIES
1,000 MULTIFAMILY UNITS
25,000 SF RETAIL

SOUTHERN GATEWAY
DECK PARK
OPENS LATE 2023



1.2 MILLION ANNUAL VISITORS

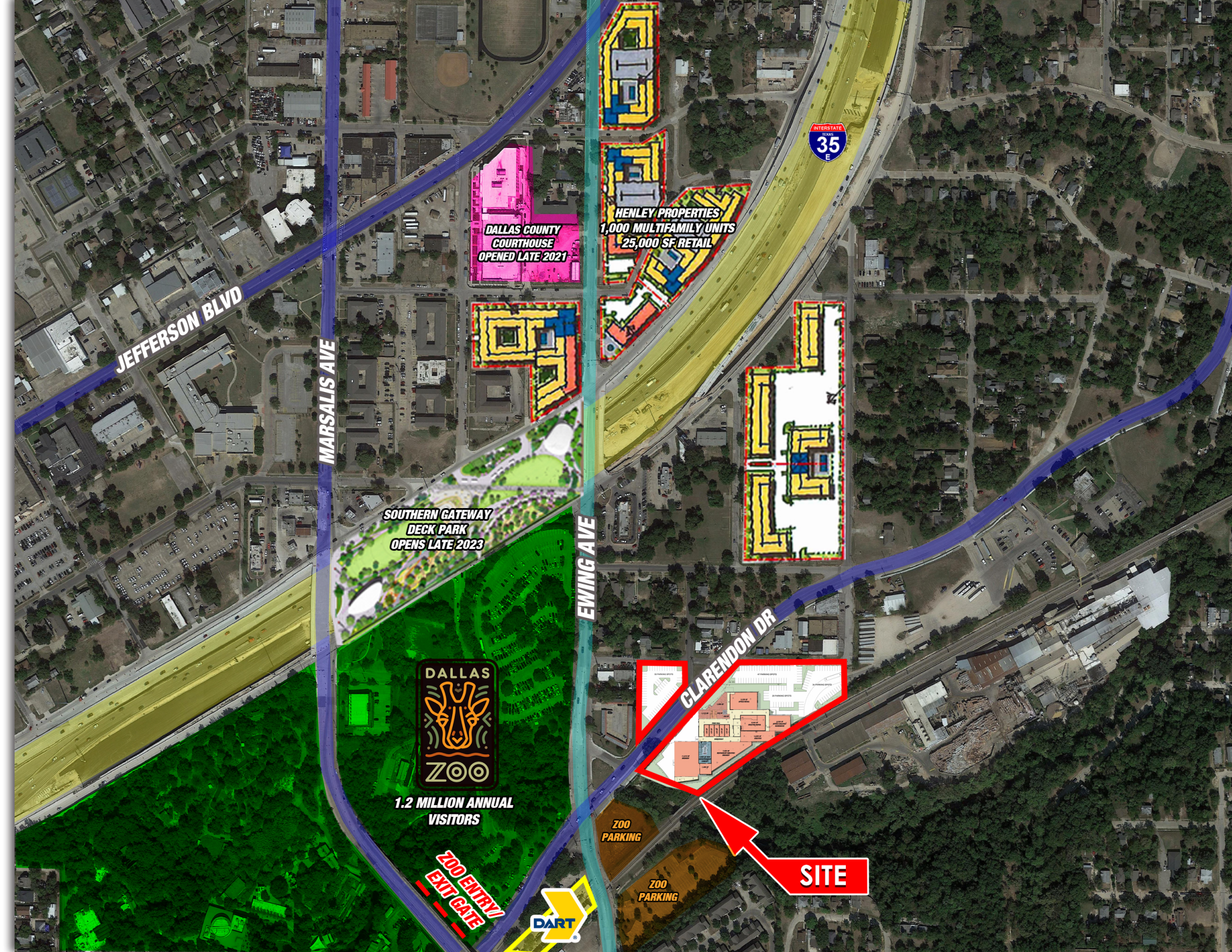
ZOO ENTRY/
EXIT GATE



ZOO PARKING

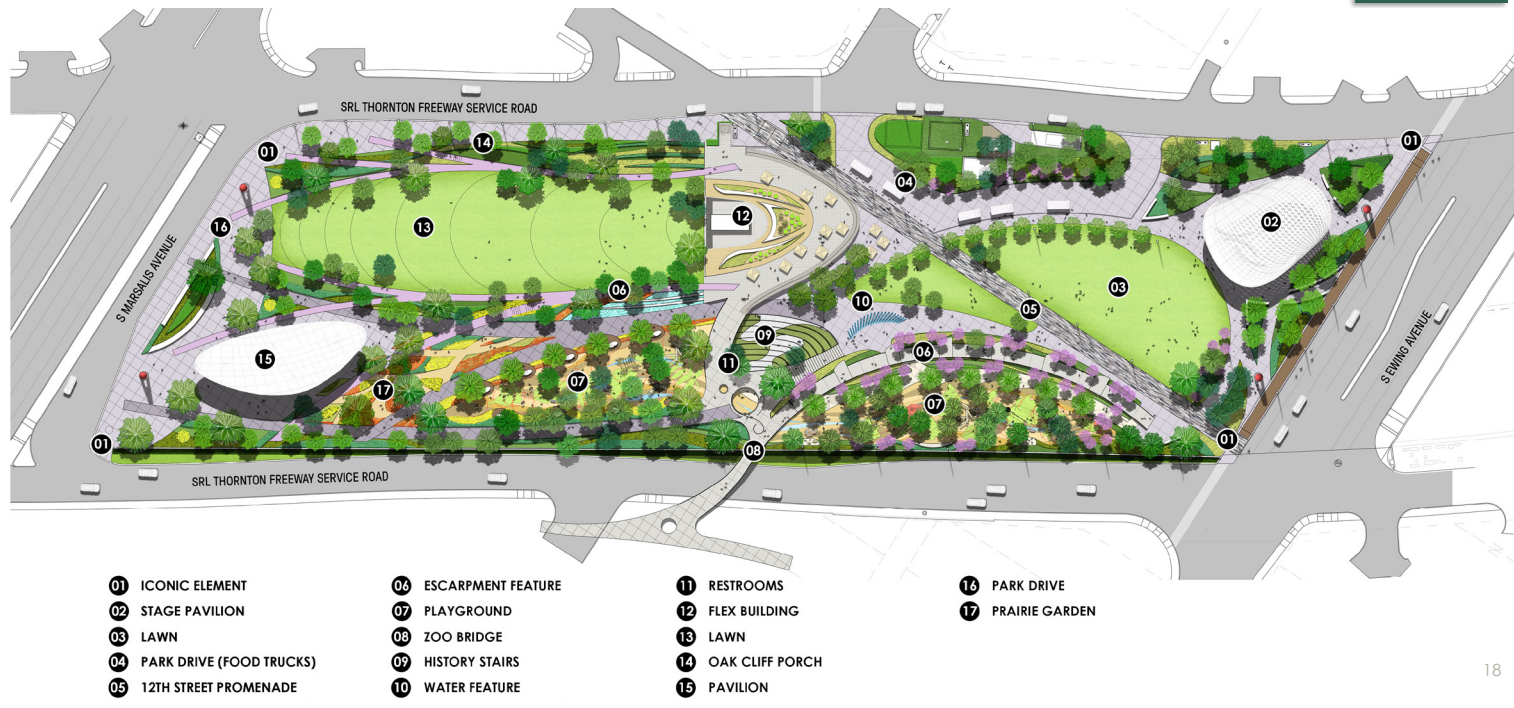
ZOO PARKING

SITE



SOUTHERN GATEWAY PARK

Park Concept: Master Plan



A Park with a Purpose

The Southern Gateway Park (SGP) is Dallas' next transformational bridge park — a five-acre park adjacent to the Dallas Zoo that spans Interstate 35E (I-35E) in Southern Dallas between Ewing and Marsalis Avenues.

The first phase of the park is presently under construction via a public/private partnership with the Southern Gateway Public Green Foundation, the City of Dallas, the North Central Texas Council of Governments (NCTCOG) and the Texas Department of Transportation (TxDOT). Together with the Dallas Zoo's investment of more than \$100 million on a new Master Plan that includes an additional seven new acres of parkland, the collective capital investment will total more than \$250 million and address the persistent challenge of the city's north-south divide.



***“Because of this park, you’re going to see tremendous growth and the resources for communities that we’ve never seen before in Southern Dallas.”
-former Dallas Mayor Mike Rawlings***

HAVE A COOL CONCEPT? CONTACT US!

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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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:
 - 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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date