

HIGH PROFILE MIXED USE LAND GROUND LEASE

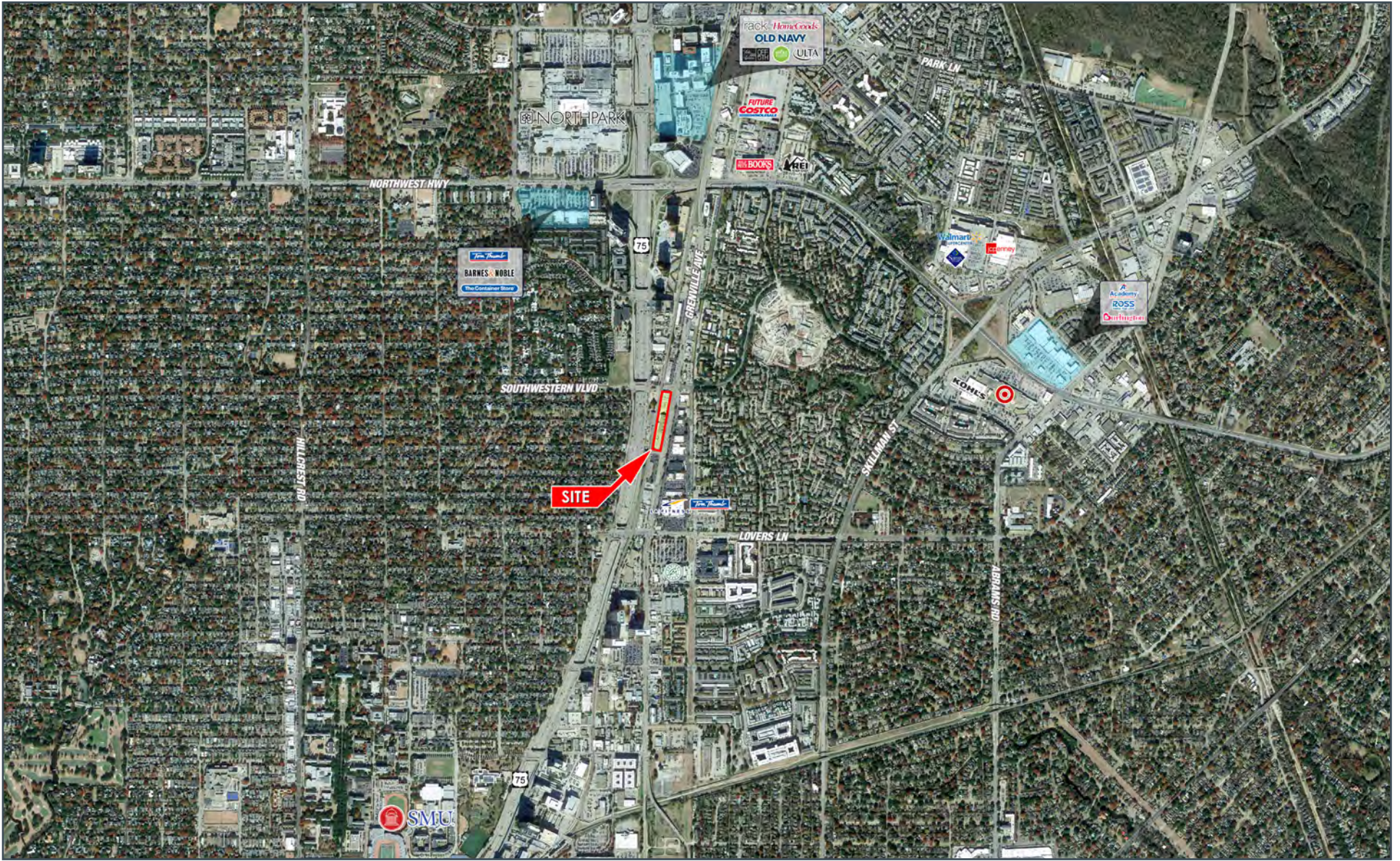
214.378.1212

SWC GREENVILLE AVE & SOUTHWESTERN BLVD
DALLAS, TX

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LOCATION

SWC GREENVILLE AVE & SOUTHWESTERN BLVD

SIZE

113,413 SF (FULL SITE)

ZONING

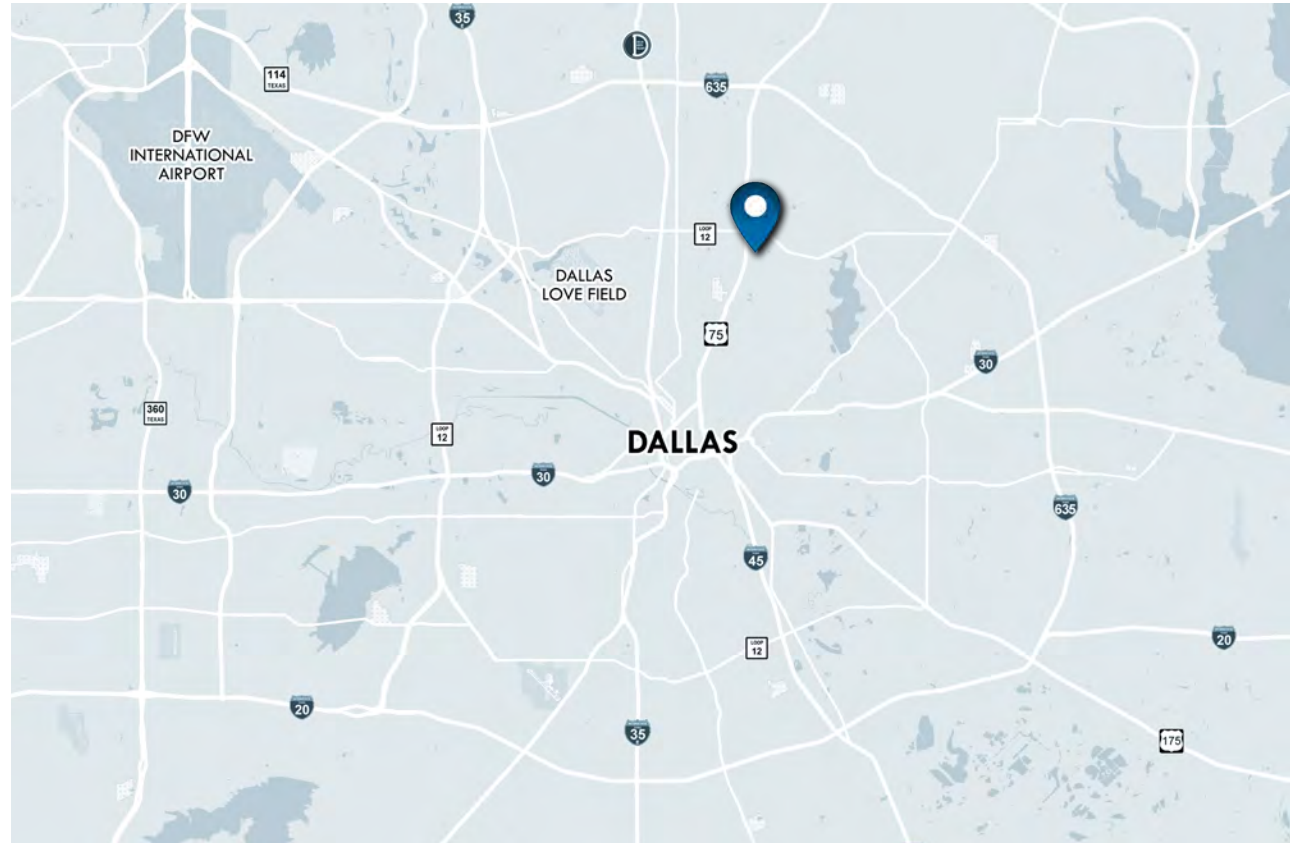
MU-3

TRAFFIC COUNTS

| | |
|-----------------------|--------------------------|
| GREENVILLE AVE | SOUTHWESTERN BLVD |
| 29,855 VPD | 11,061 VPD |

PROPERTY HIGHLIGHTS

- ★ **POTENTIAL USES: MULTIFAMILY/ SENIOR LIVING/RETAIL**
- ★ **UP TO 13 STORIES FOR MULTIFAMILY**
- ★ **HIGH DEMAND GREENVILLE AVE CORRIDOR**
- ★ **SITE SERVICES NEIGHBORHOODS OF HIGHLAND PARK, M STREETS, LAKEWOOD AND WHITE ROCK LAKE**



2023 DEMOGRAPHIC SUMMARY

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|------------------|------------------|------------------|
| EST. POPULATION | 29,572 | 154,376 | 424,714 |
| EST. DAYTIME POPULATION | 16,722 | 98,768 | 301,402 |
| EST. AVG. HH INCOME | \$134,243 | \$206,220 | \$167,187 |

AREA ATTRACTIONS

 **NORTHPARK**


THE VILLAGE
DALLAS


THE SHOPS AT
park lane



| SITE AREA INFO | |
|----------------------|---------------|
| ZONING | MU-3 |
| FULL SITE SF | 113,413.0 |
| PROJECT CAT. | MUP - 2 W/RES |
| MAX TOTAL FAR | 4 |
| MAX RES. FAR | 3.8 |
| MAX RETAIL FAR | 3 |
| TRANSIT BONUS | 1 |
| LOT COVERAGE 80% MAX | 59.7% |

| USE | GSE | RSF | UNITS | BEDS | PARKING RATIO | REQ. PARKING | FAR | ADJUSTED FAR | SITE % |
|--------------------------------------|----------------|----------------|------------|------------|---------------|--------------|-------------|--------------|---------------|
| RETAIL & PERSONAL SERVICE | | | | | | | | | |
| RESTAURANT | 5,000 | | | | | 100 | 50 | 0.04 | 1.08% |
| RETAIL | 39,106 | | | | | 200 | 196 | 0.34 | 8.42% |
| TOTAL RETAIL | 44,106 | | | | | | 246 | 0.39 | 9.50% |
| RESIDENTIAL | | | | | | | | | |
| RETIRE | 163,746 | 130,997 | 119 | 191 | 1 | 191 | | 1.14 | 35.27% |
| MULTIFAM | 256,396 | 205,117 | 234 | 281 | 1.25 | 352 | 2.26 | | 55.23% |
| TOTAL RESIDENTIAL | 420,142 | 336,114 | 354 | 472 | | 542 | 3.40 | | 90.50% |
| SUBTOTAL | 464,248 | | | | | 788 | 3.79 | | |

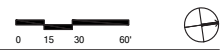
| PARKING | |
|---------------------------|---------------|
| PROVIDED (SURFACE) | 58 |
| PROVIDED (GARAGE) | 750 |
| TOTAL PROVIDED | 808 |
| REQ. PARK | 787.70 |
| PARKING REDUCTIONS | 0 |
| TOTAL REQ. PARKING | 787.70 |
| DIFFERENCE | +20 |

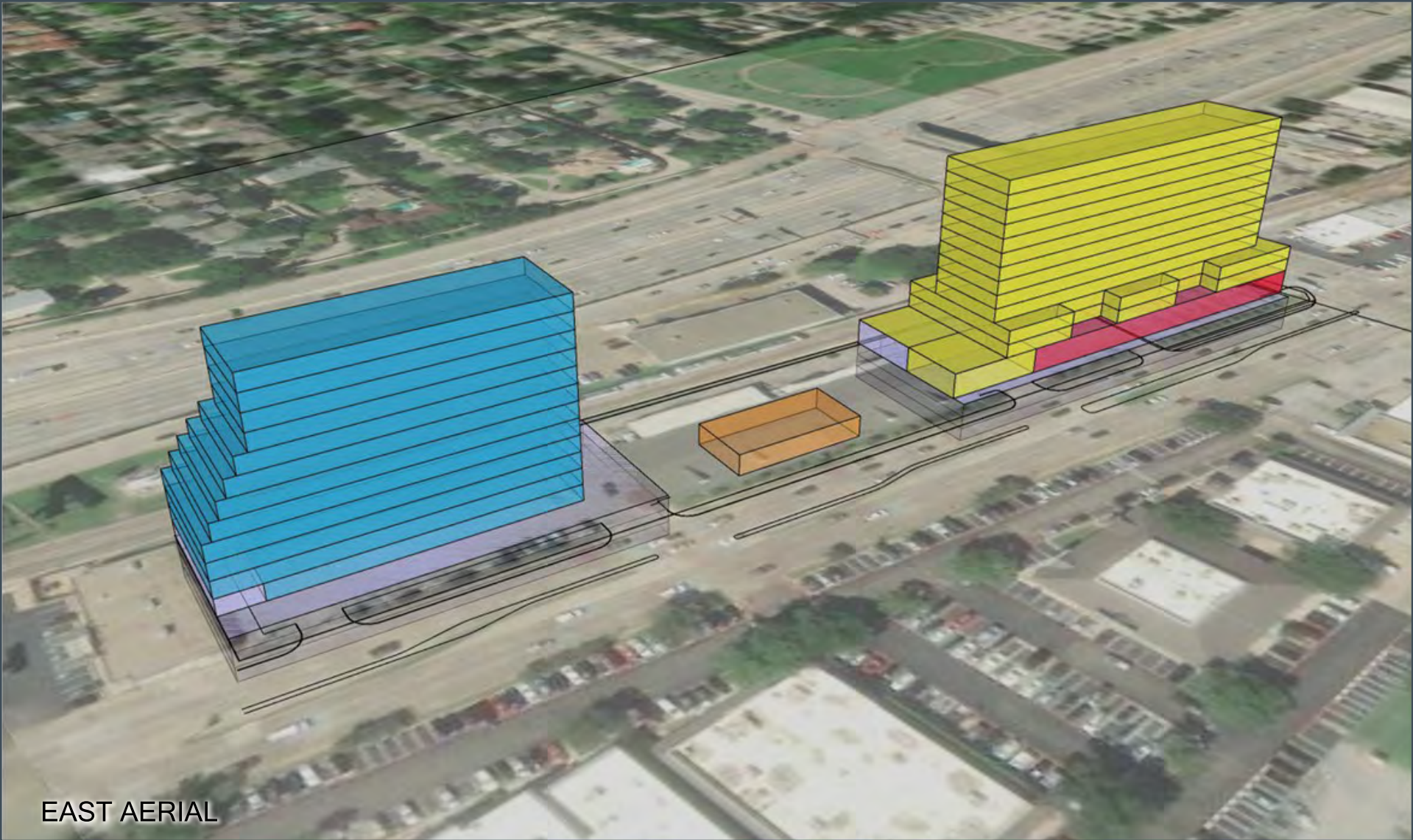
ZONING AND DENSITY STUDY: SITE PLAN

Greenville & Southwestern, Dallas, Texas

Job #: 19181
 Date: 09.11.19
 Drawn by: vc

Scale: 1 to 60
 File Name: P:\Pending and Other Projects\Greenville and Southwestern\SP-1.dwg
 Not for regulatory approval, permitting, or construction





EAST AERIAL



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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.
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 - 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
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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.

| | | | |
|---|---------------------|-------------------------------------|---------------------|
| Venture Commercial Real Estate, LLC | 476641 | info@venturedfw.com | 214-378-1212 |
| Broker’s Licensed Name or Primary Assumed Business Name | License No. | Email | Phone |
| Michael E. Geisler | 350982 | mgeisler@venturedfw.com | 214-378-1212 |
| Designated Broker’s Name | License No. | Email | Phone |
| XXXXXXXXXXXXXXXXXXXXXXXXXXXX | XXXXXXXXXXXX | XXXXXXXXXXXXXXXXXXXXXXXXXXXX | XXXXXXXXXXXX |
| Agent’s Supervisor’s Name | License No. | Email | Phone |
| Michael E. Geisler | 350982 | mgeisler@venturedfw.com | 214-378-1212 |
| Sales Agent/Associate’s Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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| Ian Peterman | 707364 | ipeterman@venturedfw.com | 214-378-1212 |
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| Agent's Supervisor's Name Jared Jowdy | License No. 803136 | Email jjowdy@venturedfw.com | Phone 214-378-1212 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

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