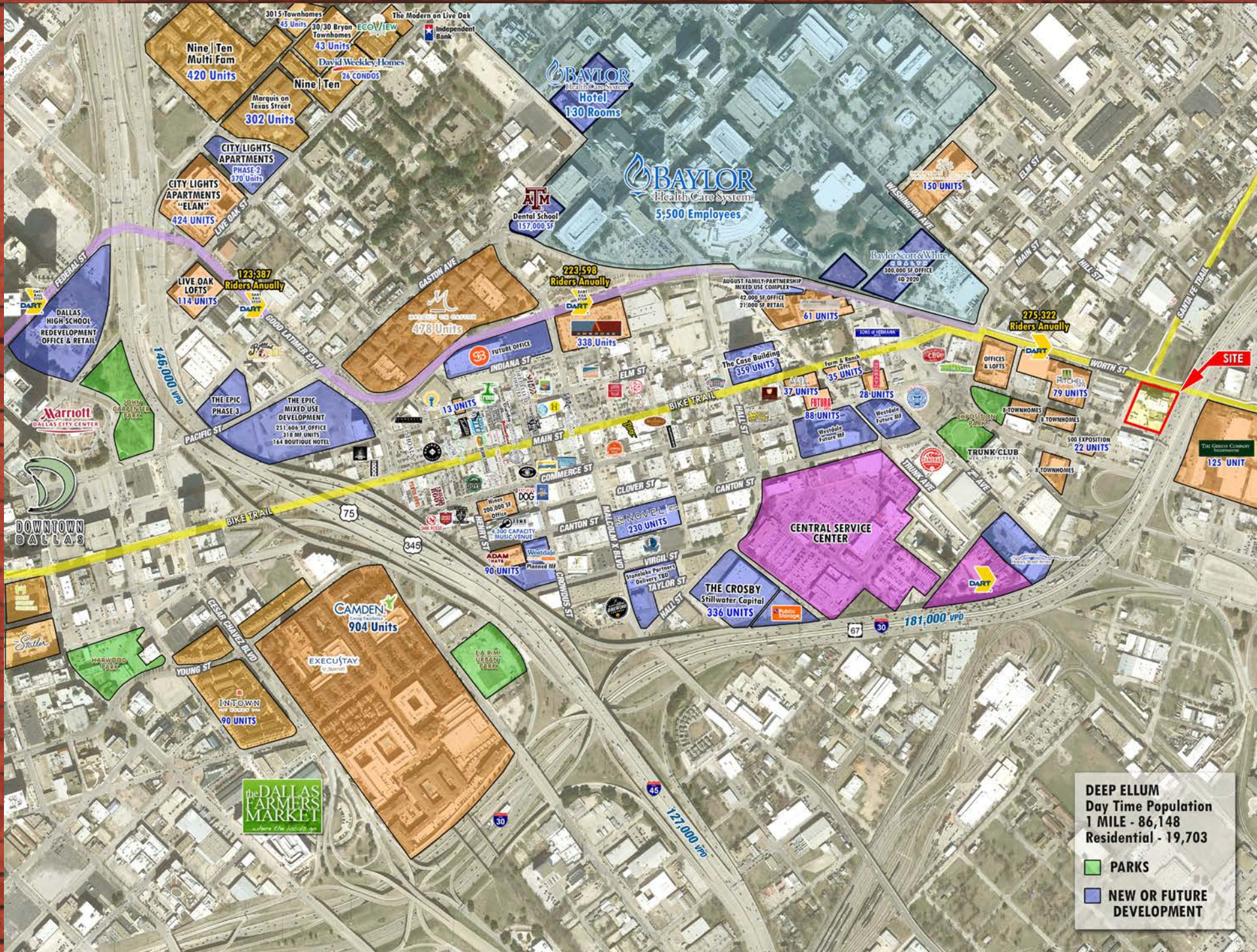




4008 COMMERCE ST.





DEEP ELLUM
 Day Time Population
 1 MILE - 86,148
 Residential - 19,703

■ PARKS
■ NEW OR FUTURE DEVELOPMENT

Nine | Ten Multi Fam
420 Units

3015 Townhomes
45 Units

30/30 Bryan Townhomes
43 Units

David Weckley Homes
26 CONDOS

BAYLOR
Health Care System
Hotel
130 Rooms

BAYLOR
Health Care System
5:500 Employees

CITY LIGHTS APARTMENTS
PHASE 2
370 Units

CITY LIGHTS APARTMENTS "ELAN"
424 UNITS

LIVE OAK LOFTS
114 UNITS

123,387 Riders Annually

478 Units

223,598 Riders Annually

338 Units

42,000 SF OFFICE
21,000 SF RETAIL

61 UNITS

Baylor Scott & White
3,000 SF OFFICE
100,000 SF OFFICE
10,000 SF OFFICE

275,322 Riders Annually

79 UNITS

22 UNITS

125 UNIT

THE EPIC PHASE 3

THE EPIC MIXED USE DEVELOPMENT
251,000 SF OFFICE
310 MF UNITS
164 BOUTIQUE HOTEL

13 UNITS

The Case Building
359 UNITS

37 UNITS

88 UNITS

35 UNITS

28 UNITS

NOVEL
230 UNITS

THE CROSBY
Stillwater Capital
336 UNITS

CENTRAL SERVICE CENTER

CAMDEN
904 Units

EXECUSTAY

INTOWN
90 UNITS

the DALLAS FARMERS MARKET
Home of the locals.

DOWNTOWN DALLAS

Marriott DALLAS CITY CENTER

DALLAS HIGH SCHOOL REDEVELOPMENT OFFICE & RETAIL

DART

DART

DART

DART

DART

14,000 VPD

BIKE TRAIL

75

345

75

BIKE TRAIL

75

BIKE TRAIL

181,000 VPD

67

30

45

127,000 VPD

127,000 VPD

SITE

DALLAS SKYLINE



NOVEL DEEP ELLUM

THE EPIC
DALLAS

CASE
BLDG

BAYLOR
Health Care System

TRUNK CLUB
A NORDSTROM COMPANY

EXPOSITION PARK

CONTINENTAL
GIN BUILDING

COMMERCE ST

DART

DEEP ELLUM OVERVIEW

2023 Demographics	1 Mile	2 Miles	3 Miles	Alcohol Sales	
Est. Population	13,197	82,936	159,715	2018	\$56,673,871
Est. Daytime Pop.	17,725	115,327	201,983	2017	\$36,077,382
Est. Avg. HH Income	\$84,056	\$102,878	\$131,875	2016	\$21,870,790
				2015	\$12,944,520
				2014	\$8,206,220

62% Annual Increase in Sales since 2014

Opened in Deep Ellum Since 2013

JACK MASON


PECAN LODGE

**TWISTED
ROOT
BURGER CO.**

 **CANE
ROSSO**

 **BOMB
FACTORY**

**COMMON
DESK™**

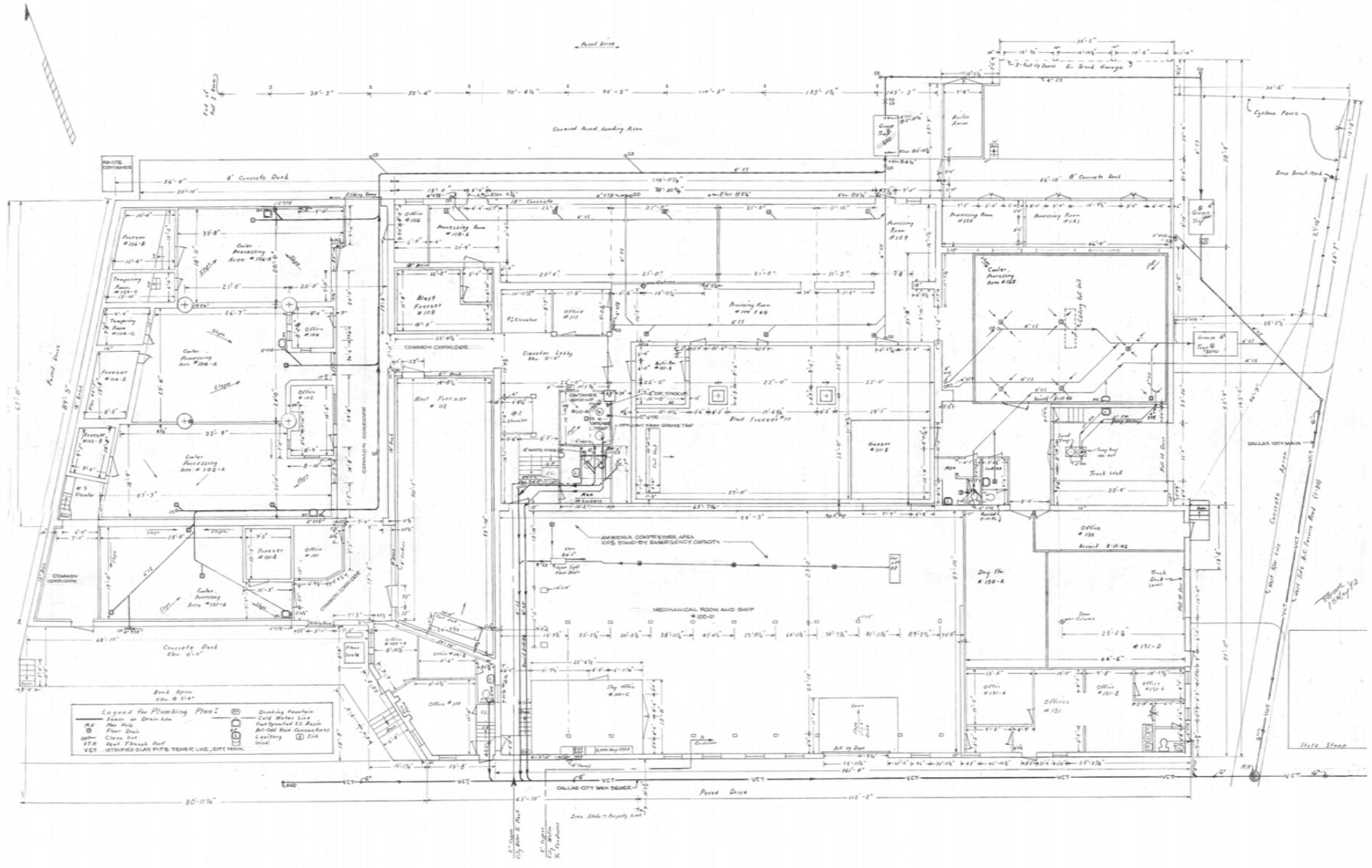
- 28 Shops
- 65 Restaurants/Bars
- 24 Businesses
- 1+ Million SF of Office
- 1,100+ Multifamily Units
- 164 Hotel Rooms
- 3,000+ New Jobs by 2023

DEEP ELLUM MULTIFAMILY

Adam Hats Lofts	92.22% Leased	All Studio	1914 Wesdale
333 Elm Street Lofts	89.49% Leased	All Studio	1914 Wesdale
Deep Ellum Lofts	92.90% Leased	All Studio	1922 Wesdale
Elm Street Lofts	92.90% Leased	All Studio	1923 Wesdale
Mitchell Lofts	94.70% Leased	All Studio	1928 Wesdale
Futura Lofts	93.18% Leased	All Studio	1940 Wesdale
3200 Main	89.19% Leased	All Studio	1948 Wesdale
The Marquis on Gaston	93.54% Leased	One & Two Bedroom	1948 Wesdale
Broadstone Ambrose	93% Leased	One & Two Bedroom	2007 Alliance Residence
The Case	86.5% Leased	One & Two Bedroom	2017 Streetlight Apartments
The Crosby	77% Leased	One & Two Bedroom	2019 Stillwater Capital
Novel Deep Ellum		One & Two Bedroom	2020 Crescent Communities

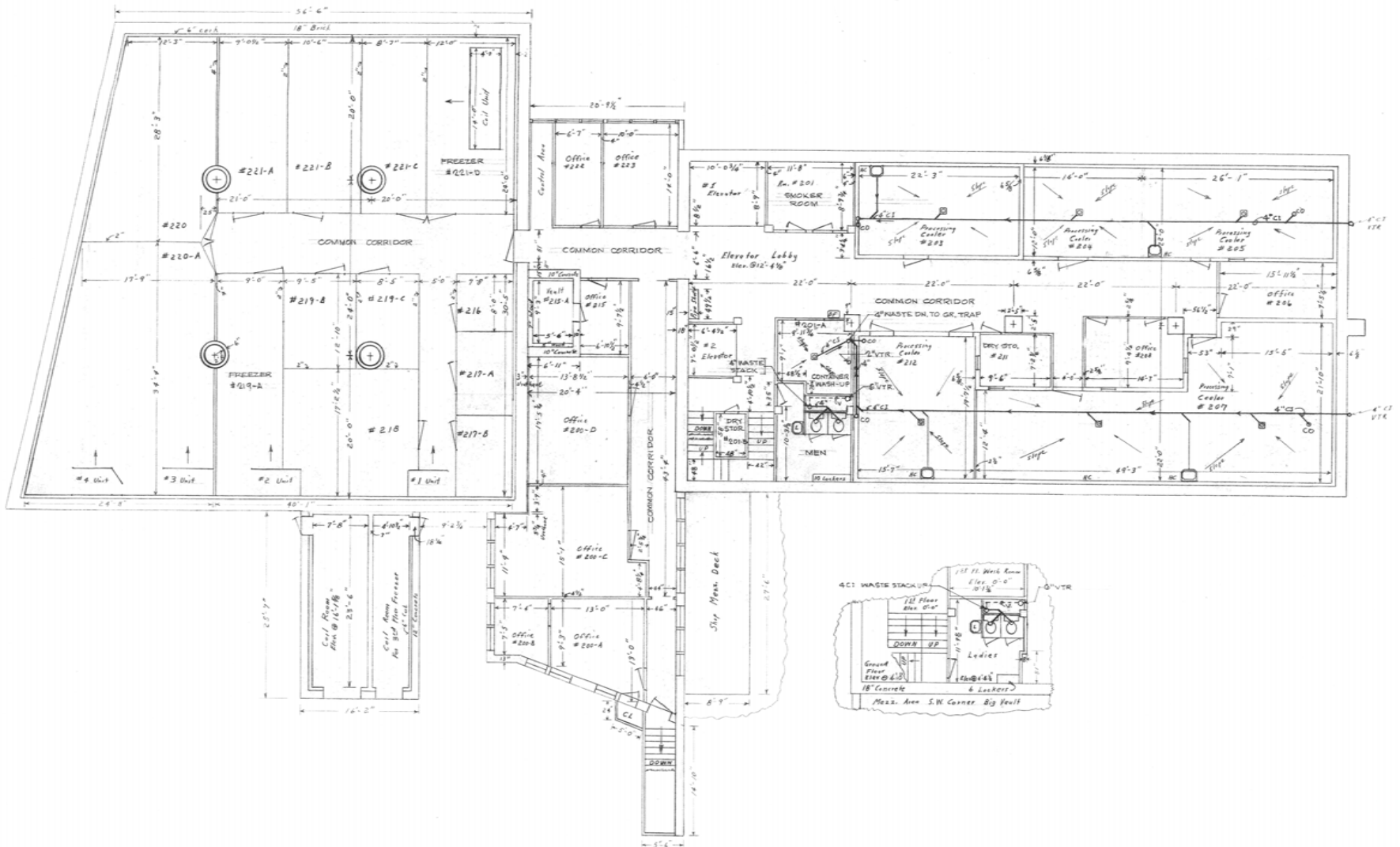
FLOOR 1

TEXAS ICE HOUSE



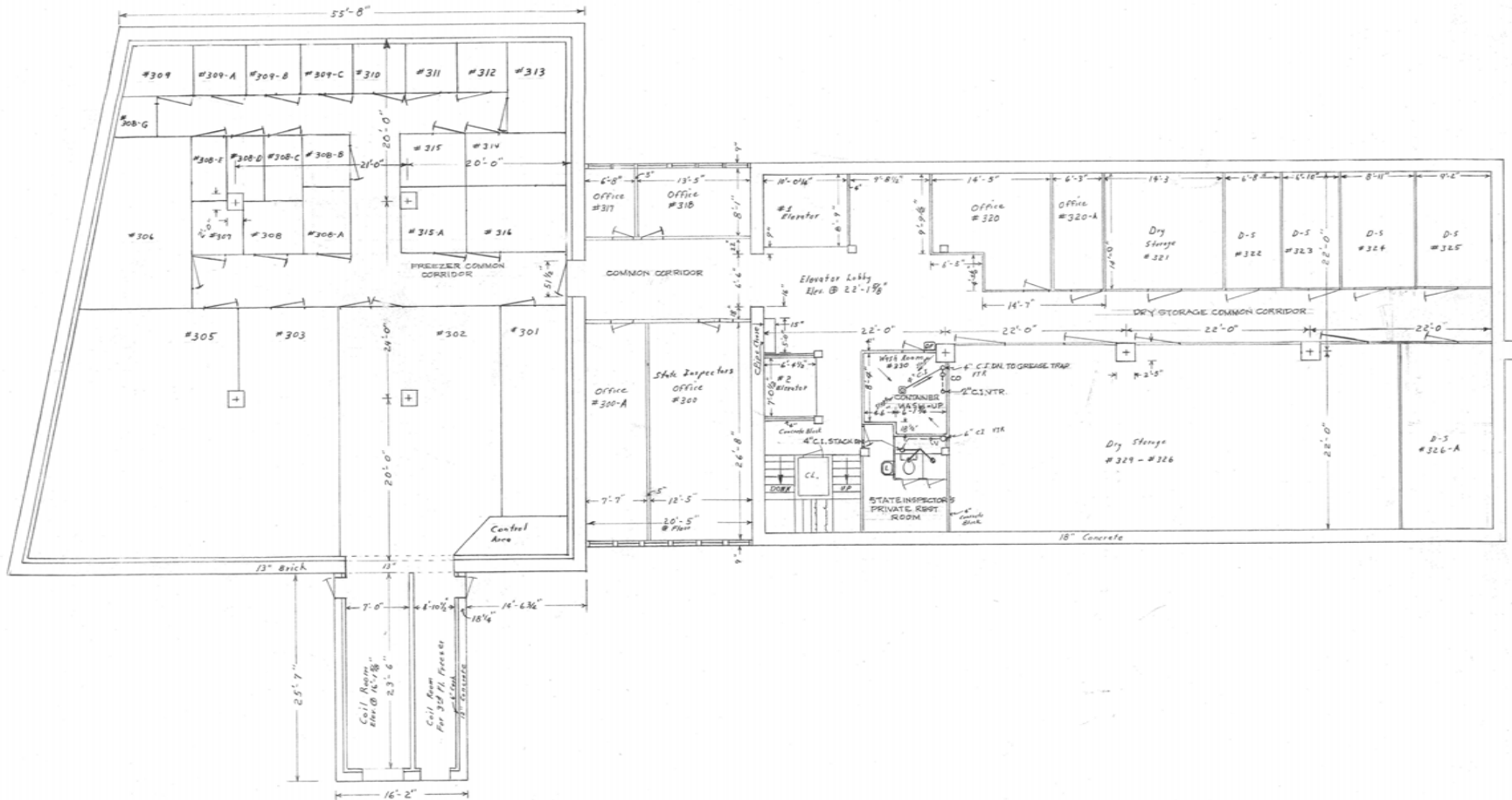
FLOOR 2

TEXAS ICE HOUSE



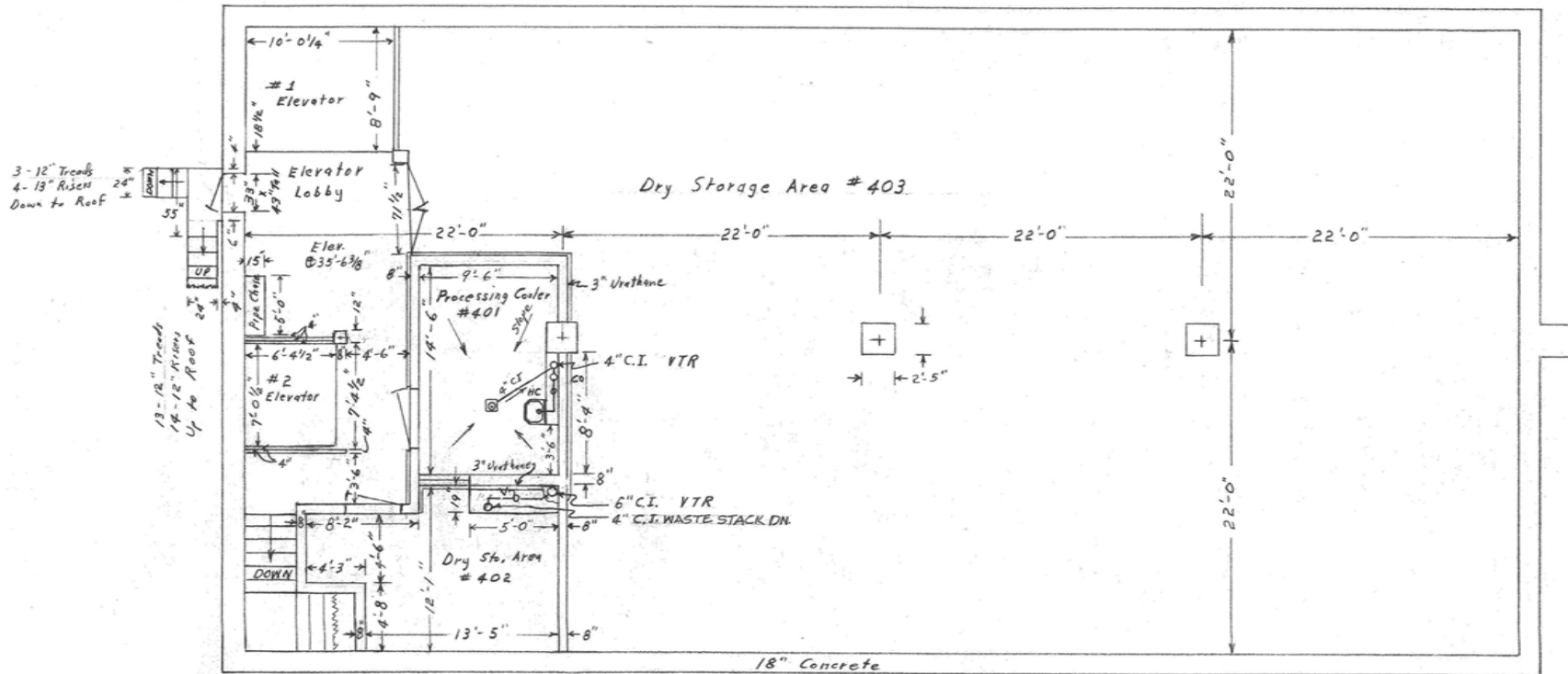
FLOOR 3

TEXAS ICE HOUSE



FLOOR 4

TEXAS ICE HOUSE





BILLBOARDS

The property has 3 existing billboards. All 3 Billboards are controlled by a Perpetual Easement Agreement containing access easements for maintenance, power and visibility outlined further below:

- (1) Rooftop Sign: Single Sided Sign
 - a. Located on the roof of the Texas Ice House (the "Center Building") – this 4 story building has a floorplate of roughly 3,850 SF per floor and cannot be torn down
 - b. Visibility from IH-30 Westbound traffic cannot be obstructed
- (2) IH-30 Sign: Double Sided Sign
 - a. Visibility from IH-30 Westbound and Eastbound traffic cannot be obstructed
- (3) Commerce St Sign
 - a. This sign can be removed if necessary

ROOFTOP SIGN

CENTER BUILDING

IH-30 SIGN

COMMERCE ST SIGN

COMMERCE ST

VIEW CORRIDOR

PD 269 OVERVIEW

Max Height

- 200 feet, any portion above 75' has max floor plate of 30,000 SF
- Mechanical Room or an elevator penthouse may protrude additional 18', no more than 1/3 of the roof Parking

Setbacks

- None

Max Lot Coverage

- None

Max FAR

- 4.0 permitted
- *Bonus: May increase to 6.0 if:
 - 1.) 1 to 1 SF of nonresidential is added for each SF of residential
 - 2.) The FAR for residential is greater than 2.0
 - 3.) Development rights are transferred pursuant to sec 51P-269.108
 - Never above 6.0
 - Refrigerated closed storage area is excluded from calculating FAR

Reflective Glass

- First 2 stories max of 15%, above is 27%

Off Street Parking

- SF & Duplex: None Required
- Multifamily:
 - Original building conversion: none required for first 5 units, 1 space for every 2 units after that
 - New Construction: 1 space per unit
 - "Resident Only" parking doesn't count toward requirement
- Office: 2.6/1,000 (1/385)
- Retail: 3.63/1000 (1/275)
- Bar/Lounge: Tavern & Private Clubs:
 - 10/100 (1/100)
 - None required for 1st 2,500 SF on ground floor with separate C of O if in an original building
 - Delta Credits NOT APPLICABLE
- Restaurant:
 - 10/1000
 - None required for up to 500 with separate C of O in original building
 - Bar & Restaurant Patio
 - Permeable or uncovered patio: no parks required
 - Non-Permeable: within 20' of street, sidewalk, or open space and has direct access to outdoor seating not included for up to 25% of interior area
 - Different rules for Microbrewery, micro distillery, and winery
 - Remote Parking locate on separate lot within the following distances:
 - 800' if use served is in a new building
 - 1,200' if use served is in original building
 - Leasing Remote Parking– allowed, see rules in Remote Parking

EAST SIDE



4TH FLOOR



MACHINE ROOM



DOWNTOWN ROOF VIEW





COLIN BEAMS

Senior Vice President
405.650.2484
cbeams@venturedfw.com

NICK HOOVER

Vice President
214.801.3770
nhoover@venturedfw.com



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.

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
Colin Beams	624650	cbeams@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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.

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
Nick Hoover	664008	nhoover@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date