



*Deep Ellum*  
— TEXAS —

Contemporary Live Work

## 2924 Taylor

In the heart of Deep Ellum sits a rarity: a 5,250 square foot converted warehouse with remarkable infrastructure. What you'll find is a unique urban contemporary property with design fitting of the creative spirit emanating in Deep Ellum. Property like this does not come on the market often, if ever. Take your chance to own in Deep Ellum at 2924 Taylor Street.



Artwork by local Dallas artist (negotiable)



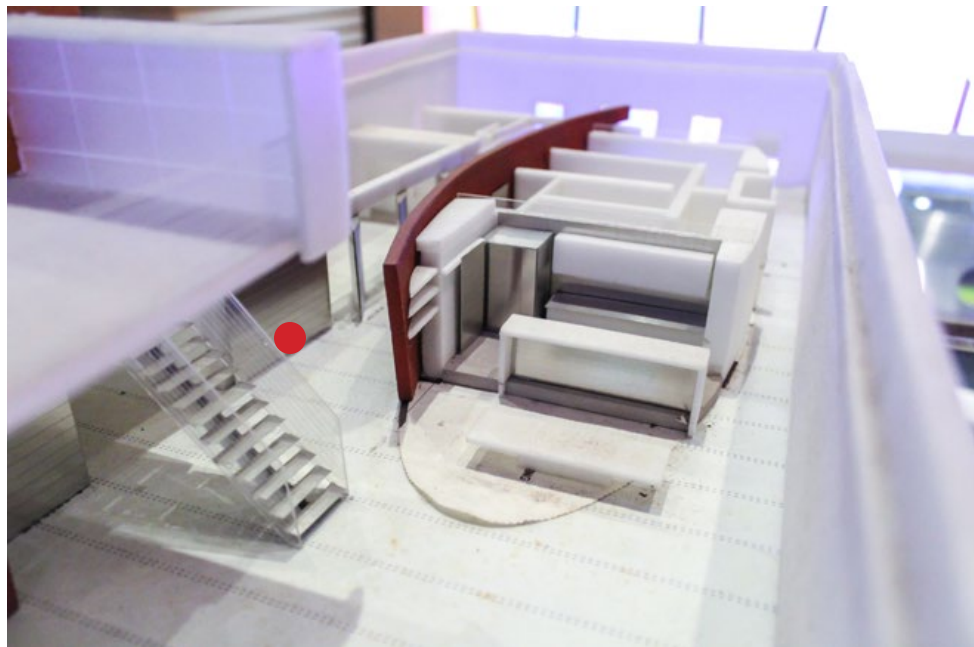
## DESIGN

by Gregory Hagmann, 2924 Taylor is a warehouse retrofit to contemporary flat. This 2 bedroom 2.5 bath boasts custom architectural features throughout. In a neighborhood rich with history, top-notch entertainment and hospitality, a purchase of 2924 Taylor offers fun and a financially lucrative investment.



This Page: Bamboo cabinets, True fridge/freezer combo, Kitchen Aid dishwasher, Energy Star Kitchen Aid ice-maker, DCS commercial stove, vent and hood

Facing: 320 gallon saltwater fish tank with South American and African Chichlids



An open floor plan provides for flexibility to utilize space as office, living space or both.





Open-format master bed with European-style master bathroom with walk-in shower and large soaking tub



Artwork by Maxwell (negotiable)

Second bedroom could be converted to accommodate office space. Nearby guest bath includes custom fabricated stainless steel sinks and walk in shower.



## ROOF WITH A VIEW

The continually evolving Dallas skyline around Deep Ellum will soon include several institutional multi-family, office, and retail developers which have deployed projects. Asana Partners, KDC, 42 Real Estate, Madison Partners, Westdale, Crescent Communities, Stillwater Capital, Stree Lights Residential, and Ecoview Homes, have all invested hundreds of millions of dollars in Deep Ellum, developing this district into a world-class neighborhood rich with culture, dining, entertainment, and retail shopping.







Over the last 6 years, Venture Commercial has become the unequivocal market leader in Deep Ellum, completing over 80 transactions in the neighborhood. Of those transactions, Colin Beams has participated as agent in over 50 deals.



## DEEP ELLUM HISTORY

Deep Ellum is a birthplace of American music, with its origins dating back to post-Civil War era America. Artists like Blind Lemon Jefferson and Huddie "Ledbetter" Ledbetter called Deep Ellum home. Robert Johnson, The Godfather of American Blues and Jazz, recorded some of his only known recordings at Warner Bros Studios in 1937, just three quarters of a mile from 2920 Taylor.





**MID-CENTURY BRICK FACADE**  
with stainless steel roll door garage, motion detected halogen flood lights in the front and back patio, security system, private parking spaces, and mail slot round out the exterior features of the building.



Enjoy Deep Ellum while the sun is shining. 2924 Taylor has both street-level and rooftop patios, ideal for entertaining and relaxing. Below: Steel rolling doors enclose private back patio. Right: Custom iron rear exterior gate





**THE NEIGHBORHOOD**

There is a hotbed of activity immediately adjacent to 2924 Taylor. Crescent Communities, Stillwater Capital, Mark Cuban, Deep Ellum Brewing and Deep Ellum Distillery all have development projects underway within 2 blocks of 2914 Taylor.

## HELLO NEIGHBOR!

Around the corner, The Novel by Crescent Communities is under construction on a 350 unit, mixed-use project with loft-style apartments and 12,000 square feet of retail.





Crescent Communities will deliver retail space including food, beverage, and daily needs options for Deep Ellum residents and travelers alike. These welcome additions will add to the vibrancy of the neighborhood and will be directly across the street from your new home at 2924 Taylor.



In addition to The Novel by Crescent Communities, 2924 Taylor is within walking distance of Deep Ellum Brewing Co. and an additional 200+ bars, restaurants and shops that all call Deep Ellum home.





## THE EPIC

Westdale is developing something huge with The Epic: a 250,000 square foot office in conjunction with KDC, a 160 room boutique hotel with Kimpton, 360 multi-family units, and 50,000 square feet of ground floor retail.

# Contemporary Live Work

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