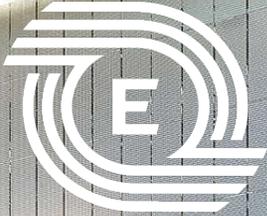




WELCOME TO



EPIC

• DEEP ELLUM •

- DALLAS, TX -



*Located in Dallas' most progressive area, The Epic is a momentous mixed-use experience featuring contemporary office space, a signature hotel, high-rise living and carefully crafted retail offerings.*

2550 PACIFIC AVE.  
DALLAS, TX 75226  
[theepicdallas.com](http://theepicdallas.com)

**OFFICE**

PHASE I: 251,000 SF (Delivered)  
PHASE II: 500,000 SF (Q2 2022)

**RESIDENTIAL**

THE HAMILTON  
26 story tower  
310 units

**HOTEL**

THE PITTMAN (Kimpton Brand)  
164 keys  
Opened August 2020

**RETAIL**

PHASE I: 44,000 SF (Delivered)  
PHASE II: 16,000 SF (Q2 2022)

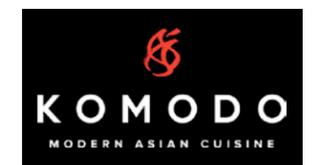


# OUR TENANTS



Quality farmhouse flare with adventurous cocktails in a charming spirited atmosphere.

[elmandgood.com](http://elmandgood.com)



Miami based, high-end, Southeast Asian eatery and lounge.

[komodomiami.com](http://komodomiami.com)



An approachable fast casual restaurant serving up Southern goodness on a biscuit.

[thebiscuit.bar.com](http://thebiscuit.bar.com)



Contemporary and sophisticated restaurant concept, operated by talented Dallas based restaurant group.

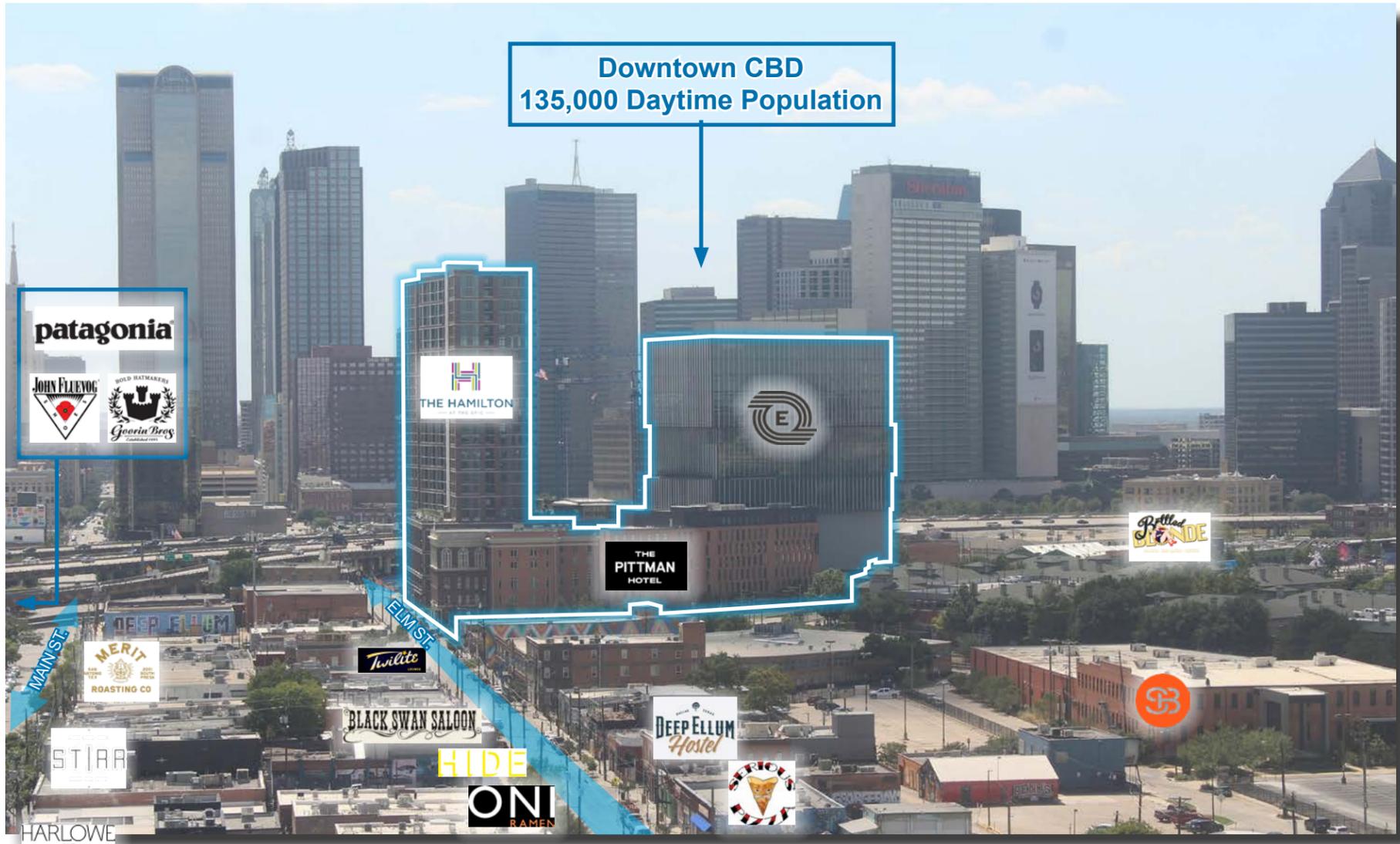
[@harpersdallas](https://twitter.com/harpersdallas)



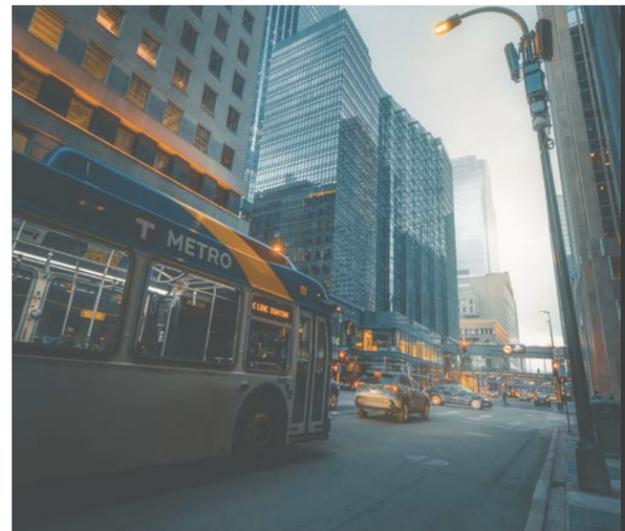
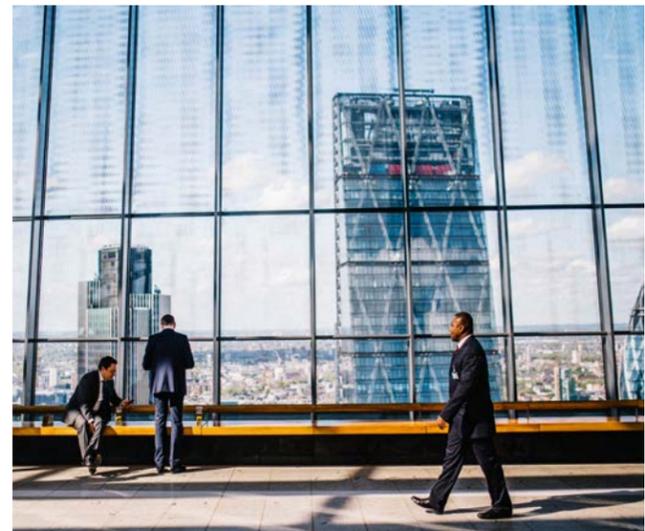
# SITE PLAN



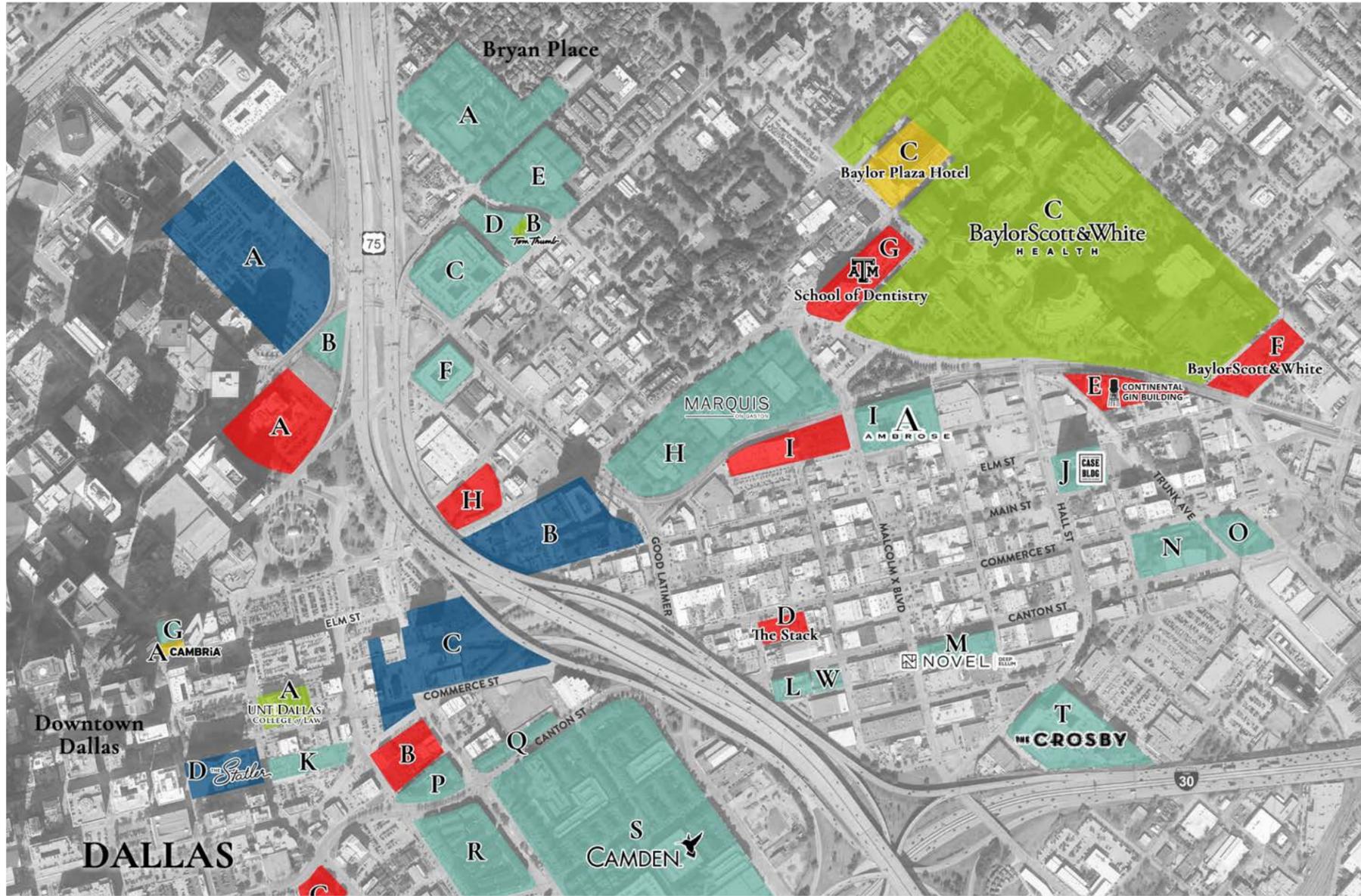
# NEIGHBORHOOD VIEW



# DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
EST. POPULATION	22,553	195,063	402,894
EST. DAYTIME POPULATION	84,263	251,609	428,840
EST. AVG. HH. INCOME	\$126,800	\$109,200	\$117,261
MEDIAN AGE	32.0	33.6	33.8



RESIDENTIAL ■

- A. Nine | Ten 420 Units
- B. Future Matthews Southwest Apartments 230 Units
- C. City Elan Lights Apartments 424 Units
- D. Gabriella 365 Units
- E. Marquis on Texas Street 302 Units
- F. Live Oak Lofts 114 Units
- G. 1900 Pacific 150 Units
- H. Marquis on Gaston 478 Units
- I. Ambrose 338 Units
- J. The Case Building 359 Units
- K. Future Jackson Apartments 134 Units
- L. Adam Hats Lofts 90 Units
- M. Novel Deep Ellum 230 Units
- N-O. Westdale Future Multi-Family 230 Units Total
- P, Q, R. Intown Townhomes 90 Units Total
- S. Camden 904 Units
- T. The Crosby 336 Units
- U. Butler Brothers Building 238 Units
- V. Amelia at Farmers Market 297 Units
- W. Westdale & Street Lights Future MF

OFFICE ■

- A. Dallas High School Redevelopment 180,000 SF (Todd Interests)
- B. Future Todd Interests Office 180,000 SF
- C. Block House 41,000 SF
- D. The Stack Office Bldg 200,000 SF Under Construction
- E. Continental Gin Bldg Redevelopment 42,000 SF
- F. Baylor Scott & White 300,000 SF, 4Q 2020

- G. Texas A&M School of Dentistry 157,000 SF
- H. The Epic Phase II 250,000 SF, 2022 Delivery
- I. Sterling Bay Future Office

HOTEL ■

- A. Cambria Hotel 177 keys
- B. Marriott 270 Keys
- C. Baylor Hotel 130 keys

NOTABLE RETAIL & POI's ■

- A. UNT Law School 180,000 SF
- B. Future Tom Thumb
- C. Baylor Scott & White Hospital 5,500 Employees

MIXED-USE ■

- A. The Spire Future Development 190 Residential Units, 500 Keys, 1,250,000 SF Office
- B. The Epic 310 Units Residential, 251,606 SF Office, 164 Key Hotel, 2019 Delivery
- C. East Quarter Redevelopment 341 Multi-Family Units
- D. The Statler Hotel & Residences 159 Keys, 219 Residential Units

TOTALS

- 5,725 Apartments, Townhomes, Lofts
- 2,851,606 SF Office
- 1,400 Hotel Keys



## LAPTOPS & LATTES

Residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.



**1.87**

Average Household Size

**37.4**

Median Age

**\$112,200**

Median Household Income



## SOCIOECONOMIC TRAITS

- More than three out of four have a bachelor's degree or higher (Index 252).
- These are health-conscious consumers, who exercise regularly and pay attention to the nutritional value of the food they purchase.
- Environmentally conscientious but also image-conscious: both impact their purchasing.



**1.67**

Average Household Size

**32.5**

Median Age

**\$67,000**

Median Household Income



## METRO RENTERS

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is above the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media.



## SOCIOECONOMIC TRAITS

- Well-educated consumers, many currently enrolled in college.
- Very interested in the fine arts and strive to be sophisticated; value education and creativity.
- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.





## LOCATION

Deep Ellum is conveniently located just east of downtown with regional access to major highways.

## HISTORY

Deep Ellum is rich in history. In the early 1920s, it was a hub for jazz musicians including Blind Lemon



## ACCESS

Accessible from Hwy 75, I-30, I-45, Woodall Rogers, and the Tollway.



## MUSIC

In the early 1990s, it became a haven for locally operated music venues, some of which are still open to this day. Nirvana performed at Trees.



## CULTURE

Deep Ellum is a unique street retail district, known for its arts, music, and culture scene creating an eclectic vibe unlike anywhere in Dallas.

## TODAY

Present day, Deep Ellum has all of the pieces to be a 24/7 neighborhood with the addition of new multi-family, office, and hotel.



# CONTACT US



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- DALLAS, TX -



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T 214.378.1212  
**VENTUREDFW.COM**



2550 PACIFIC AVENUE  
SUITE 1600  
DALLAS, TX 75226  
T 214.515.7000  
**WESTDALE.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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Amy Pjetrovic</b>	<b>550374</b>	<b>apjetrovic@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Gabrielle Shaff</b>	<b>662554</b>	<b>gshaff@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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Date