

921 Riverfront in the Design District is surrounded by high performing market sectors; Uptown, Victory Park, CBD and the Arts District, Trinity Groves, Bishop Arts and the Dallas Medical District. The Design District itself has unmatched momentum with several large-scale projects in process. Underway are the Virgin Hotel, LLume Luxury Apartments and the Tru by Hilton to name a few. The strength and energy from the submarket will continue for the foreseeable future and is driving demand and value.

The 921 Riverfront asset has remained in pristine condition, consistently maintained and has been recently renovated. With the current explosion of growth and demand for creative space, housing and retail venues in the Dallas Design District, 921 is well positioned for considerable rent growth and/or rebranding.

TENANCY

Foxyco

PGP

SJL Design Group

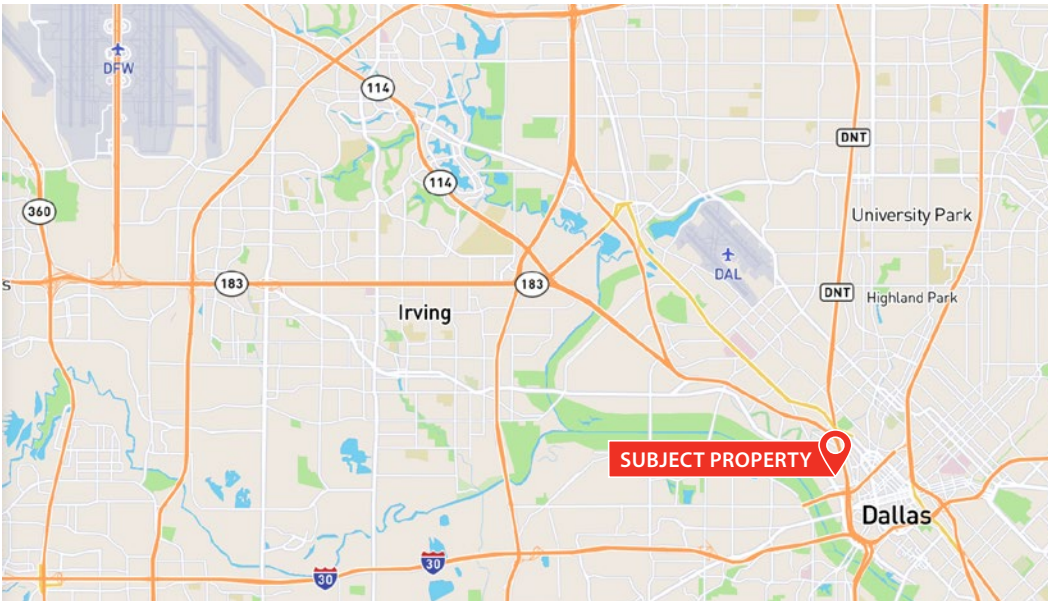
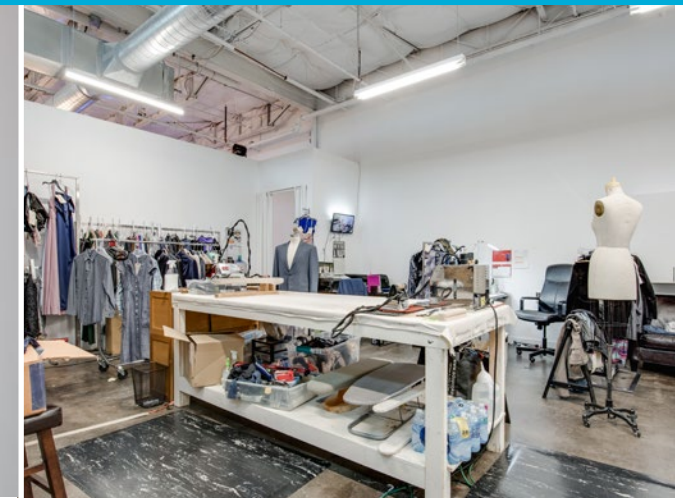
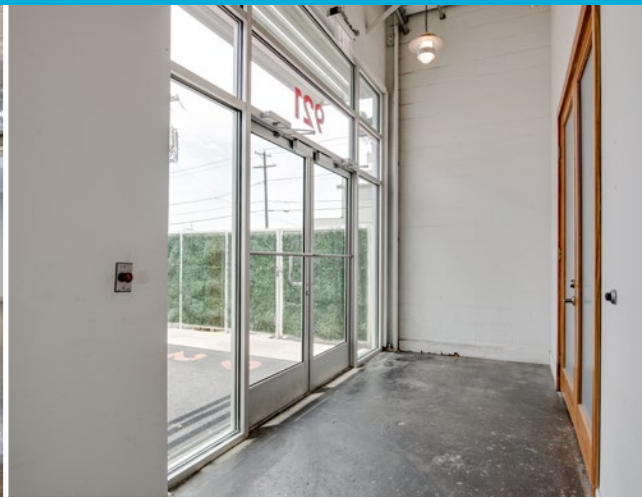


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Property Details

Location:	921 N Riverfront Boulevard, Dallas, TX
Building Size:	27,951 SF - rectangular shape
Land Size:	63,900 SF 1.467 acres
Year Built:	1949, renovated 2009
Tenancy:	Multiple corporate office suites
Zoning:	PD No. 621, Planned Development District

Area Overview

Strategically located with high visibility and ease of access from Oak Lawn in the Dallas Design District, the building was built in 1949, expanded in 1969, and significantly renovated in 2009. Consisting of 27,951 SF, Riverfront is currently 81% occupied with good credit, national and local tenants, and has a cumulative parking ratio of 3.88/1,000 SF.

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Economic and Demographic Overview | Dallas-Fort Worth

The low cost of living and favorable business climate continues to attract large corporations to the Dallas/Fort Worth (DFW) metroplex, which has resulted in a substantial employment and population boom. DFW has added over half a million people to the labor force in the last five years, and the unemployment rate has fallen to 3.6%.

10,676,844

Will live in the DFW area by 2030



\$63,812

MEDIAN HOUSEHOLD INCOME



2.86 M

TOTAL HOUSEHOLDS



Dallas ranked **second** in all major metros for the **number of jobs added** over the year for August 2017 to August 2018. New York-Newark-Jersey City, NY-NJ-PA placed 1st with 136,100.



3,716,000

TOTAL JOBS



408+

CITY PARKS



Highly educated workforce
The area is host to **15 major universities** and **7 community college districts**, combining to total over **366,000** enrollees. Multiple universities have achieved or are working towards **"tier one"** research institution status.



34.7

MEDIAN AGE



21,014

ACRES OF TOTAL PARK LAND AREA

Market Facts

7,539,711

Total population

110,700

Jobs added in the last year

3.3%

Unemployment in Dallas

3.0%

Increase in employment over the last year

#1

Places for business and career
-Forbes

29.3 Minutes

Average commute time

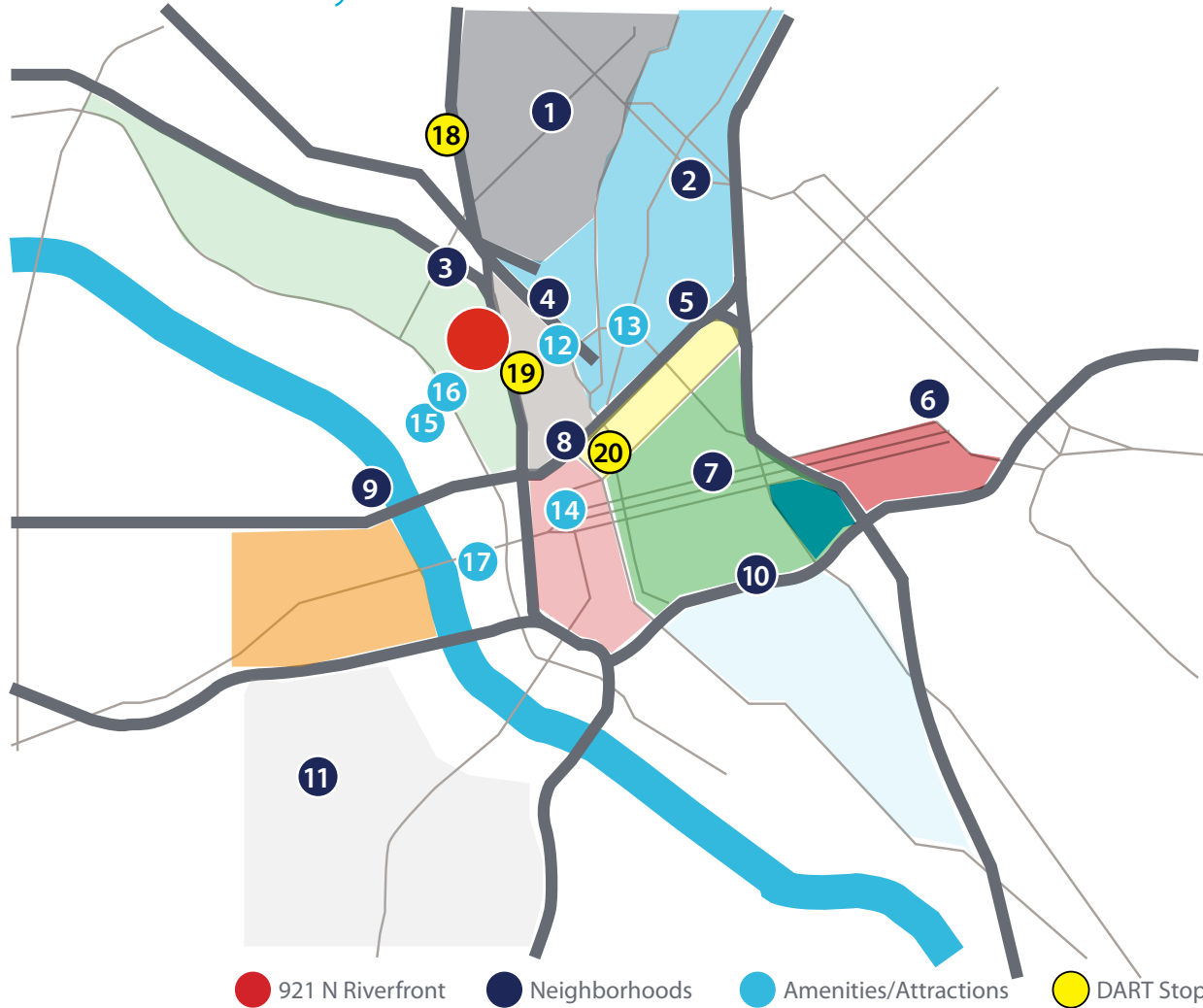
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Close Proximity to Coveted Locations



- 1 Oak Lawn
- 2 Uptown
- 3 Design District
- 4 Victory Park
- 5 Arts District
- 6 Deep Ellum
- 7 Dallas CBD
- 8 West End
- 9 Trinity Groves/West Dallas
- 10 The Cedars/Southside
- 11 Bishop Arts
- 12 American Airlines Center
- 13 Klyde Warren Park
- 14 Reunion Tower
- 15 Margaret Hunt Hill Bridge
- 16 Ron Kirk Pedestrian Bridge
- 17 Margaret McDermott Bridge
- 18 Medical/Market Center
- 19 Victory

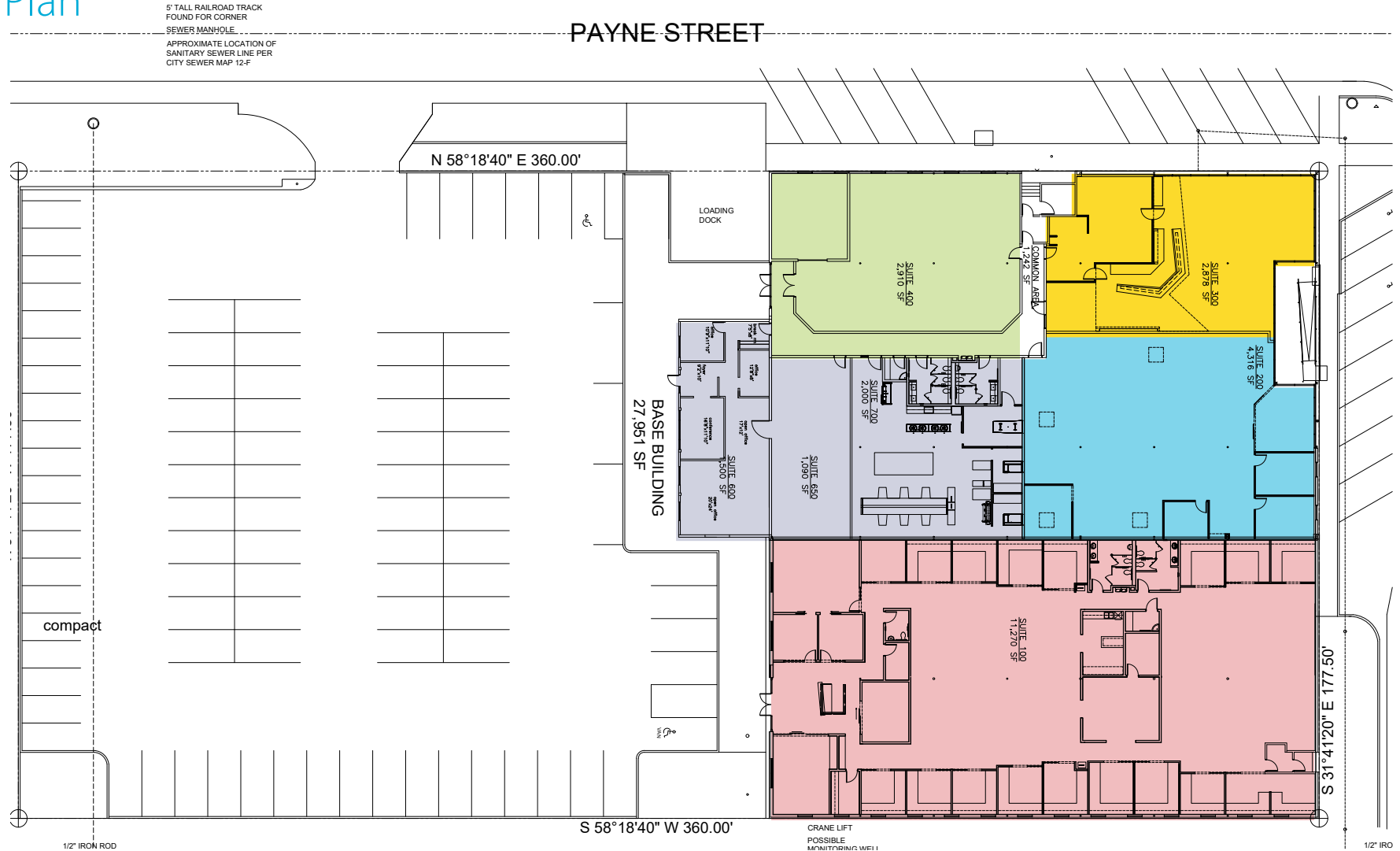
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Site Plan



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