

HIGH PROFILE MIXED USE LAND GROUND LEASE

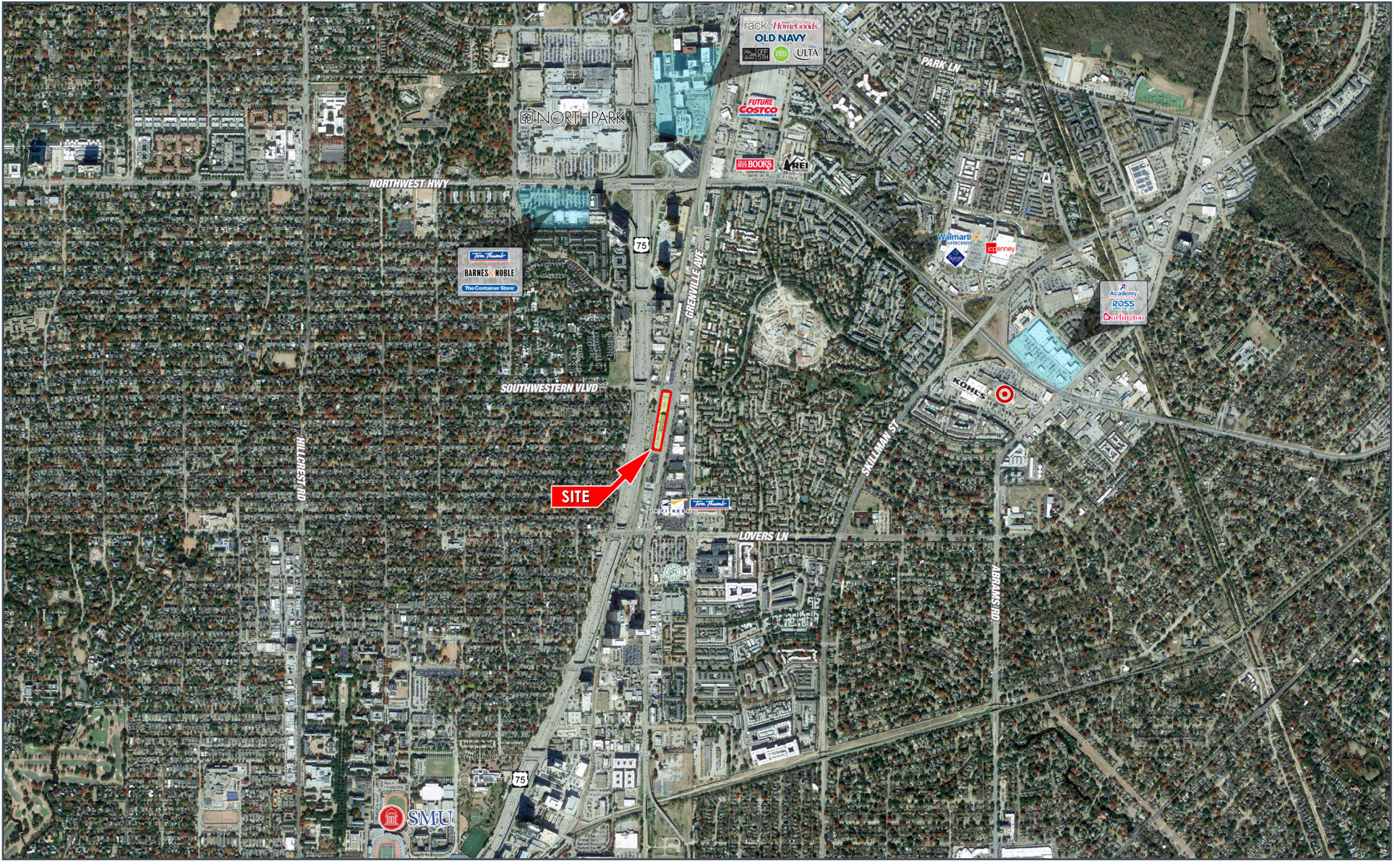
214.378.1212

SWC GREENVILLE AVE & SOUTHWESTERN BLVD
DALLAS, TX

CHARLOTTE COOPER
CCOOPER@VENTUREDFW.COM

MICHAEL GEISLER
MGEISLER@VENTUREDFW.COM

PARTNER **XTEAM**
RETAIL ADVISORS



LOCATION

SWC GREENVILLE AVE & SOUTHWESTERN BLVD

SIZE

113,413 SF (FULL SITE)

ZONING

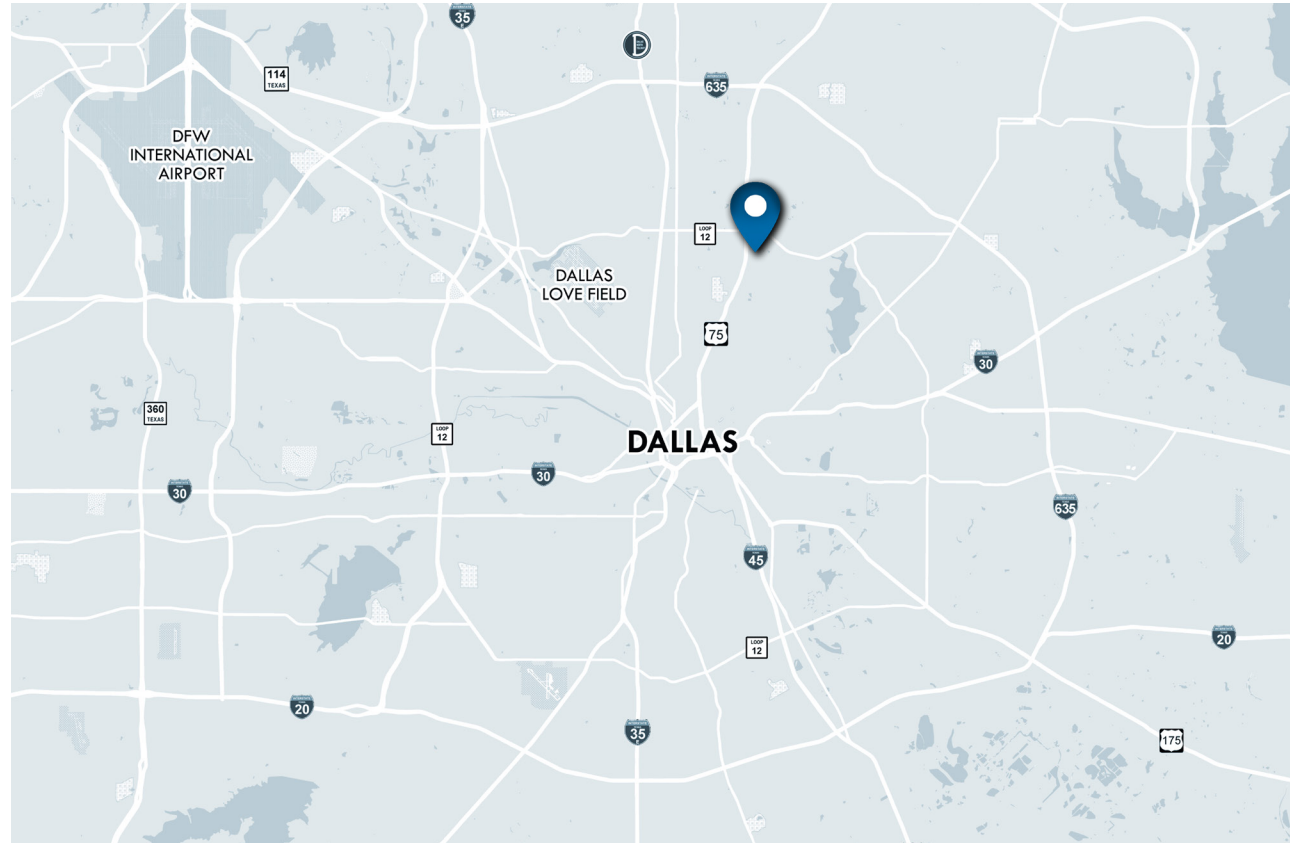
MU-3

TRAFFIC COUNTS

GREENVILLE AVE 29,855 VPD 2014 **SOUTHWESTERN BLVD** 11,061 VPD 2014

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**

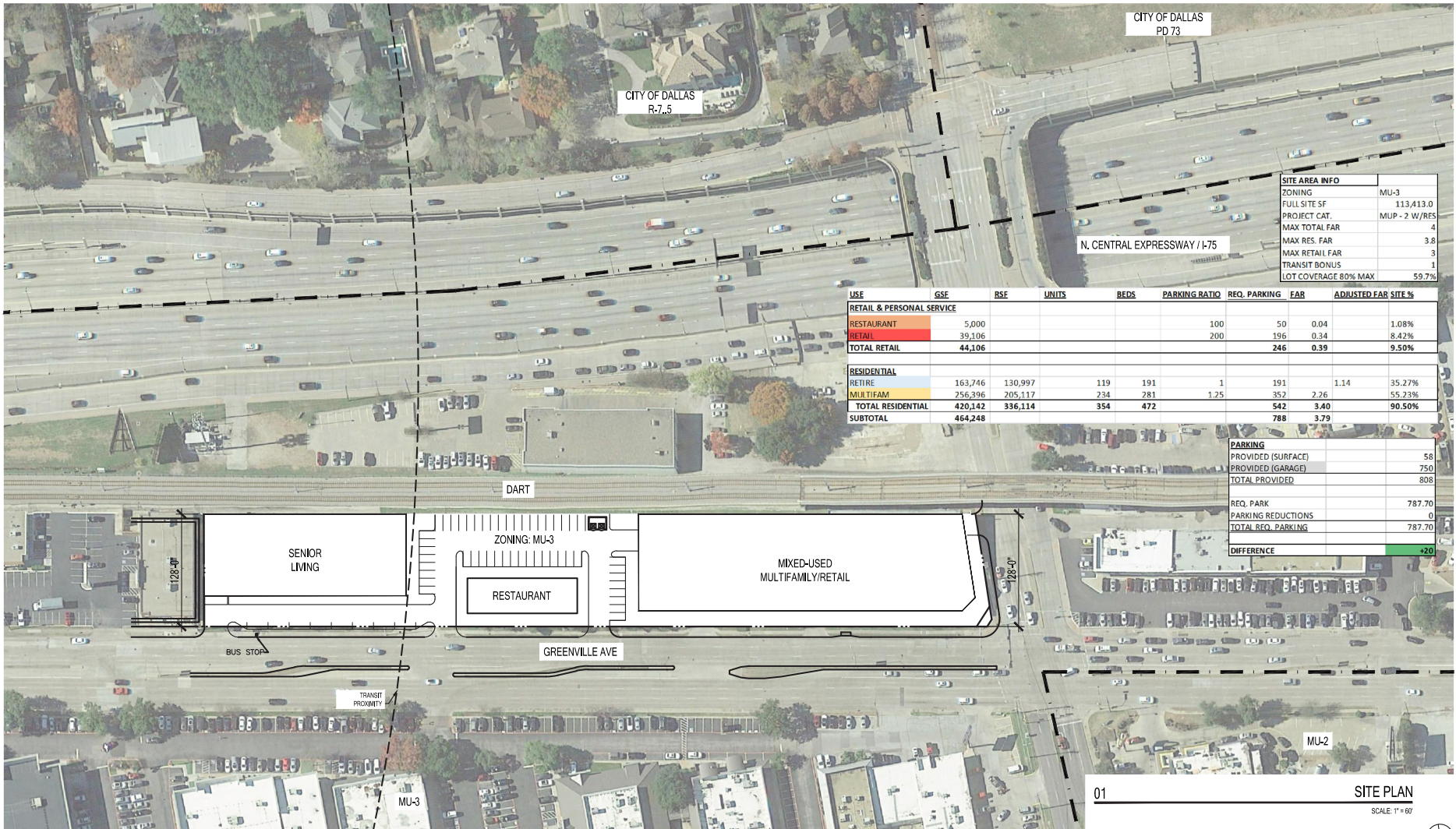


2019 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	30,042	174,946	469,737
EST. DAYTIME POPULATION	21,055	96,674	323,639
EST. AVG. HH INCOME	\$110,009	\$136,994	\$116,634

AREA ATTRACTIONS





CITY OF DALLAS
PD 73

CITY OF DALLAS
R-7.5

N. CENTRAL EXPRESSWAY / I-75

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

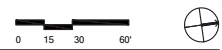
Job #: 19181
Date: 09.11.19
Drawn by: vc

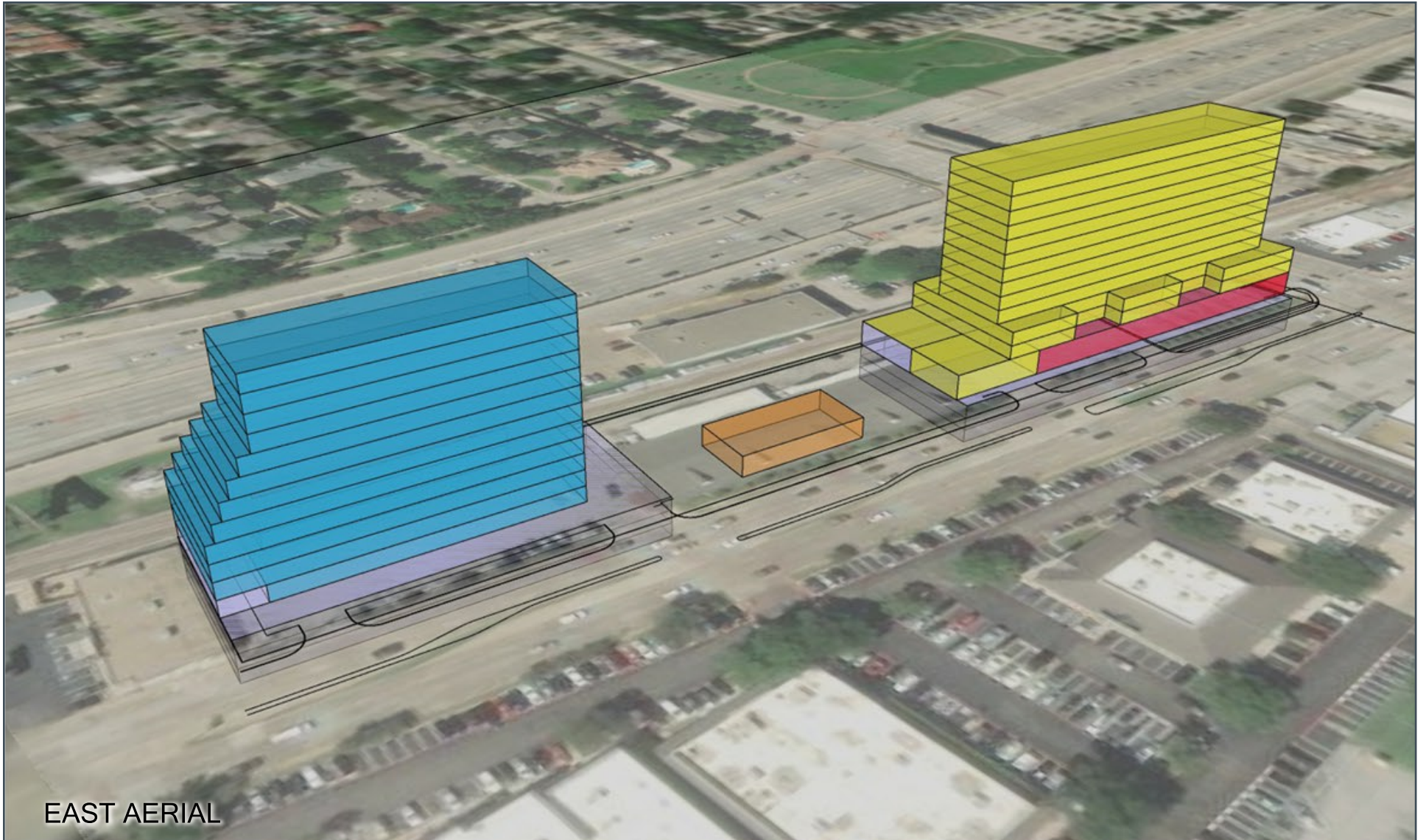
Scale: 1 to 60
File Name: P:\Pending and Other Projects\Greenville and Southwestern\SP-1.dwg
Not for regulatory approval, permitting, or construction

01

SITE PLAN

SCALE: 1" = 60'





EAST AERIAL



8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTUREDFW.COM

CHARLOTTE COOPER

Senior Vice President
214.378.1212
ccooper@venturedfw.com

MICHAEL GEISLER

Founding Principal | Managing Partner
214.378.1212
mgeisler@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
Charlotte Cooper	555494	ccooper@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
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