



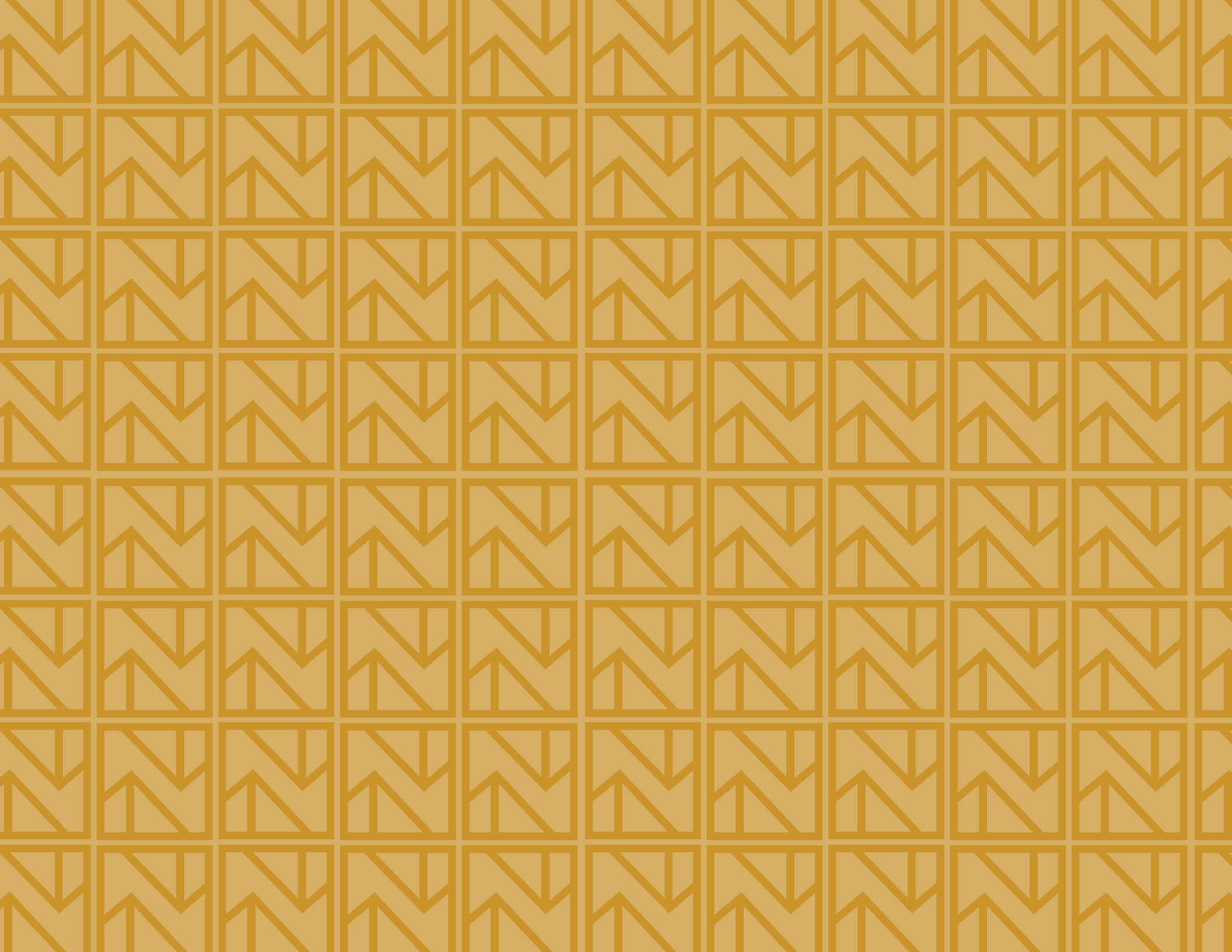
NOVEL

BISHOP ARTS

Developed by



VENTURE





NOVEL

BISHOP ARTS

Developed by



Bishop Arts

History

The Bishop Arts District is located immediately southwest of downtown Dallas with easy accessibility to I-30 and I-35. The Bishop Arts District is rich in history, and was the site of Dallas' busiest trolley stop in the 1930's. The Bishop Arts revitalization has brought a historical shopping district full of a unique and eclectic group of retail and restaurants. It is one of Dallas' unique historic neighborhoods and an experiential destination for people all across DFW.



Area Retailers



hattie's



DUDE, SWEET
CHOCOLATE



BISHOP
CIDER CO.

Aēsop.



SOCIETY



Novel Bishop Arts

AN URBAN MIXED-USE DEVELOPMENT LOCATED AT THE
ENTRY POINT TO THE CORE OF BISHOP ARTS

- 23,000 SF of retail/restaurant space
- 302 multi-family units @ Novel Bishop Arts
- Future 50 town homes (In Town) adjacent to site
- 166 dedicated retail parking spaces at street-level
- Directly adjacent to the future Central Market
- Newly re-established street car route connects Downtown Dallas to Bishop Arts. The stop is located directly in front of Novel Bishop Arts
- Dining and shopping in European-inspired pedestrian piazza or covered arcade across from Central Market



Demographics

1 Mile 2 Miles 3 Miles

EST. POPULATION	22,281	151,300	391,006
EST. DAYTIME POPULATION	15,121	118,598	303,814
EST. AVG. HH INCOME	\$54,370	\$63,500	\$69,447

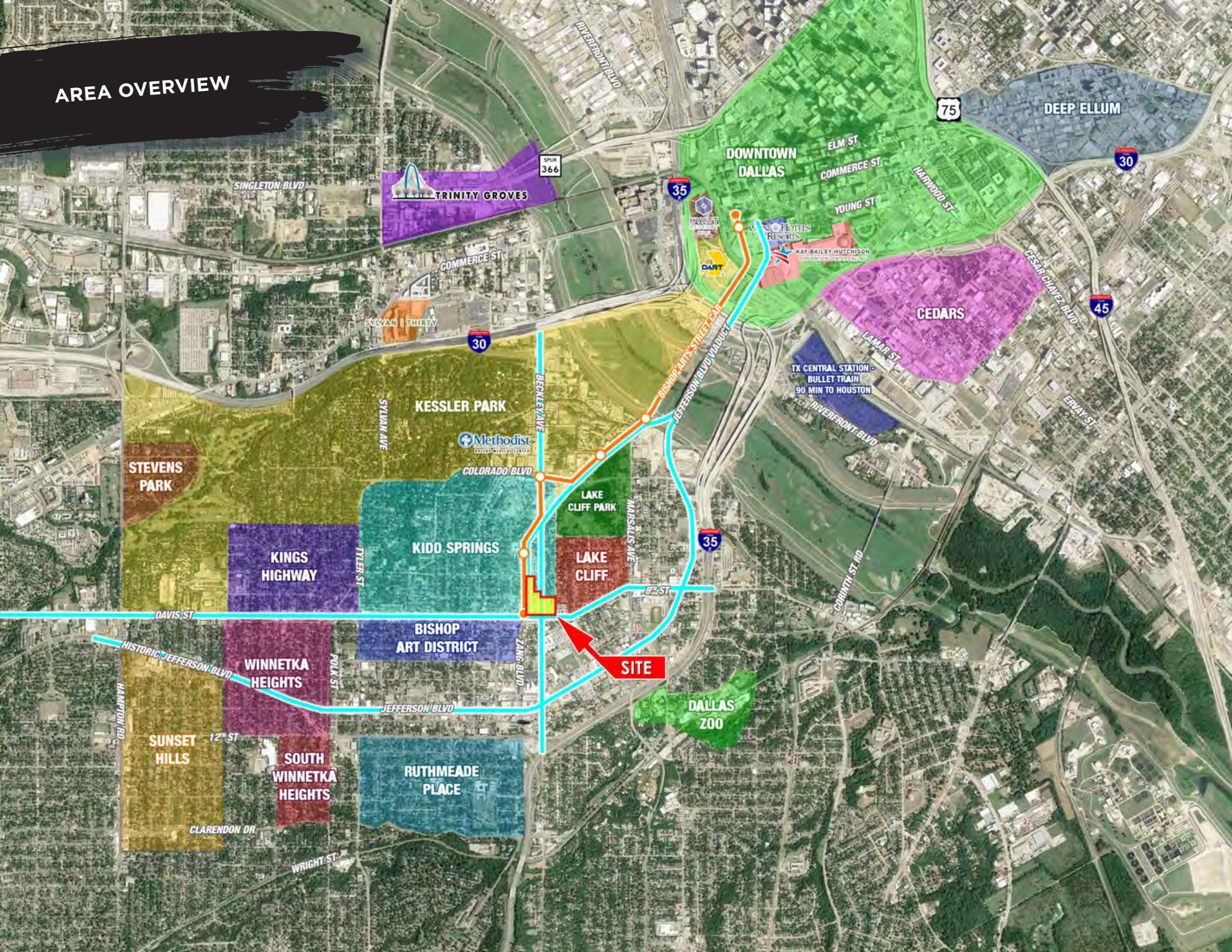
Traffic Counts

ZANG BLVD	9,882 VPD (2017)
DAVIS ST	8,270 VPD (2017)
BECKLEY AVE	6,510 VPD (2017)

Multi-Family Units in Development/Proposed: 1,749



AREA OVERVIEW



Novel Bishop Arts



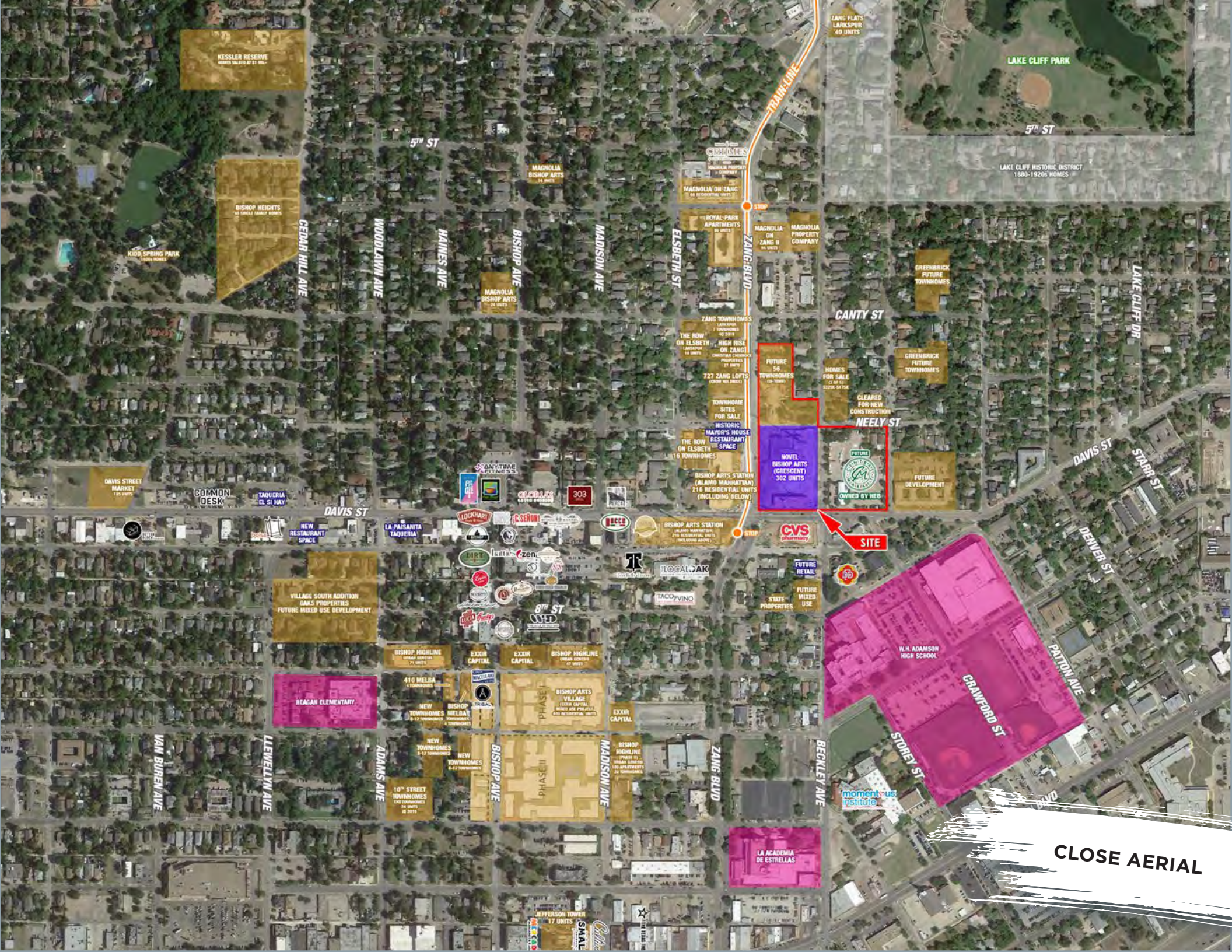
The Approach

BUILDING INNOVATIVE PLACES.

Crescent Communities' approach to multifamily/mixed-use development focuses on connecting people to their communities and making a difference in their lives. Their projects lead the market in location, offerings and service, as they always strive to create strong connections within the surrounding communities.

In this case, Crescent Communities acquired 7 acres on three adjacent blocks and coordinated a new walkable district that will include brownstone-style townhomes, Central Market, luxury apartments, and 23,000 SF of shops and restaurants.





KESSLER RESERVE
HOMES VALUE AT \$1.9M+

BISHOP HEIGHTS
24 UNITS (BUILT 2008)

KIDD SPRING PARK
1000+ HOMES

DAVIS STREET MARKET
700+ HOMES

COMMON DESK
TAQUERIA EL SI HAY

DAVIS ST

VILLAGE SOUTH ADDITION
OAKS PROPERTIES
FUTURE MIXED USE DEVELOPMENT

REAGAN ELEMENTARY

VAN BUREN AVE

LLEWELLYN AVE

ADAMS AVE

BISHOP AVE

MADISON AVE

ZANG BLVD

BECKLEY AVE

STOREY ST

CRANFORD ST

CLOSE AERIAL

5TH ST

CEAR HILL AVE

WOODLAWN AVE

HAINES AVE

BISHOP AVE

MADISON AVE

ELSBETH ST

ZANG BLVD

STORY

CANTY ST

NEELY ST

DAVIS ST

STARR ST

DENVER ST

TRATTON AVE

5TH ST

LAKE CLIFF PARK

LAKE CLIFF HISTORIC DISTRICT
1800-1920S HOMES

ZANG FLATS
LARKSPUR
40 UNITS

MAGNOLIA BISHOP ARTS
14 UNITS

MAGNOLIA ON ZANG
14 UNITS (BUILT 2012)

ROYAL PARK APARTMENTS
14 UNITS

MAGNOLIA ON ZANG II
14 UNITS

MAGNOLIA PROPERTY COMPANY

ZANG TOWNHOMES
1 LARKSPUR
10 2019

THE ROW ON ELSBETH
LARKSPUR
14 UNITS

HIGH RISE ON ZANG
CONDOMINIUMS
PROPOSED 77 UNITS

727 ZANG LOFTS
CONDO (BUILT 2012)

TOWNHOME SITES FOR SALE

HISTORIC MAYOR'S HOUSE
ON ELSBETH
SPACE
16 TOWNHOMES

BISHOP ARTS STATION
(ALAMO MANHATTAN)
216 RESIDENTIAL UNITS
(INCLUDING BELOW)

FUTURE TOWNHOMES
56

NOVEL BISHOP ARTS (CRESCENT)
302 UNITS

HOMES FOR SALE
2140 sq ft
\$250K-\$475K

CLEARED FOR NEW CONSTRUCTION

FUTURE DEVELOPMENT

OWNED BY REG

CVS pharmacy

FUTURE RETAIL

STATE PROPERTIES

FUTURE MIXED USE

W.H. ADAMSON HIGH SCHOOL

momentus institute

LA ACADEMIA DE ESTRELLAS

JEFFERSON TOWER
17 UNITS

SMAL

IN THE IMMEDIATE AREA

**1,607 APARTMENTS
142 TOWNHOMES**

**CENTRE LIVING HOMES
(GREENBRICK)**
56 Townhomes.

**LINCOLN COLORADO PLACE
(LINCOLN PROPERTY CO.)**
299 Units
Estimated Avg Rent:
\$1,568 or \$1.65/SF

**1600 KINGS HIGHWAY
(PSW HOMES)**
29 Single family homes.
Pricing starting at \$539,000.

**HIGH GROVE
(DAVID WEEKLY HOMES)**
53 Single family homes.
Pricing starting at \$410,000

**VILLAGE SOUTH EDITION
(OAKS PROPERTIES)**
Future mixed use.

**POLK TOWNHOMES
(GREENBRICK)**
13 SF bungalows,
Avg price \$560,000

SURROUNDING AREAS

**MAGNOLIA ON ZANG
(MAGNOLIA)**
300 Units
Estimated Avg Rent:
\$1,525 or \$1.69/SF

PSW HOMES
200 Units

**ZANG TRIANGLE/
OAKS TRINITY AND MORE**
Around 800 cumulative units.
Incomes \$75k+

ROYAL PARK APARTMENTS
86 Units

**HIGHRISE ON ZANG
(CHERNOCK PROPERTIES)**
27 Boutique units

**THE ROW ON ELSBETH
(LARKSPUR)**
16 Units

MAGNOLIA BISHOP ARTS
14 Units

**MAGNOLIA ON ZANG
(MAGNOLIA)**
65 Units
Estimated Avg Rent:
\$1,675 or \$1.89/SF

**TRINITY BLUFF TOWNHOMES
(INTOWN HOMES)**
Starting at \$593,000

**OAK FARMS DAIRY
(CIENOA PARTNERS)**
Entitlements up to
1,000 apartments &
60,000 SF of commercial.

**THE ROW ON ELSBETH
(LARKSPUR)**
16 Townhomes.
Pricing starting at \$450,000

KESSLER RESERVE
15 High-design single family homes.
Pricing starting at \$1,000,000+

**BISHOP HEIGHTS
(PSW HOMES)**
45 Single family homes.
Pricing starting at \$429,000

**TYLER TOWNHOMES
(GREENBRICK)**
13 Townhomes.

MAGNOLIA BISHOP ARTS
24 Units

**BISHOP HIGHLINE
(URBAN GENESIS)**
110 Units
Estimated Avg Rent:
\$1,300 or \$1.94/SF

**ZANG FLATS
(LARKSPUR)**
40 Boutique units.

MAGNOLIA ON ZANG II
64 Units

GREENBRICK
Future townhomes.

**50 TOWNHOMES
(INTOWN HOMES)**
Pricing starting at \$500,000

**DAVIS STREET MARKET
(RICK GARZA)**
185 Units

410 MELBA
4 Townhomes.

**BISHOP MELBA TOWNHOMES
(HOMESPURE RE GROUP)**
4 Townhomes (sold out).
Pricing starting at \$450,000

**10th STREET TOWNHOMES
(EKO TOWNHOMES)**
24 Townhomes.
IQ 2019

**BISHOP HIGHLINE - PHASE II
(URBAN GENESIS)**
110 Apartments
20 Townhomes

**FUTURE CENTRAL
MARKET**
CentralMarket

CRESCENT BISHOP ARTS
302 Units
3/123,000 SF or Retail

**BISHOP ARTS STATION
(ALAMO MANHATTAN)**
216 Units
Estimated Avg Rent
\$1,575 or \$2.10/SF

NEW TOWNHOMES
8-12 New Townhomes.

**BISHOP ARTS VILLAGE
(EXOR CAPITAL)**
400 Units

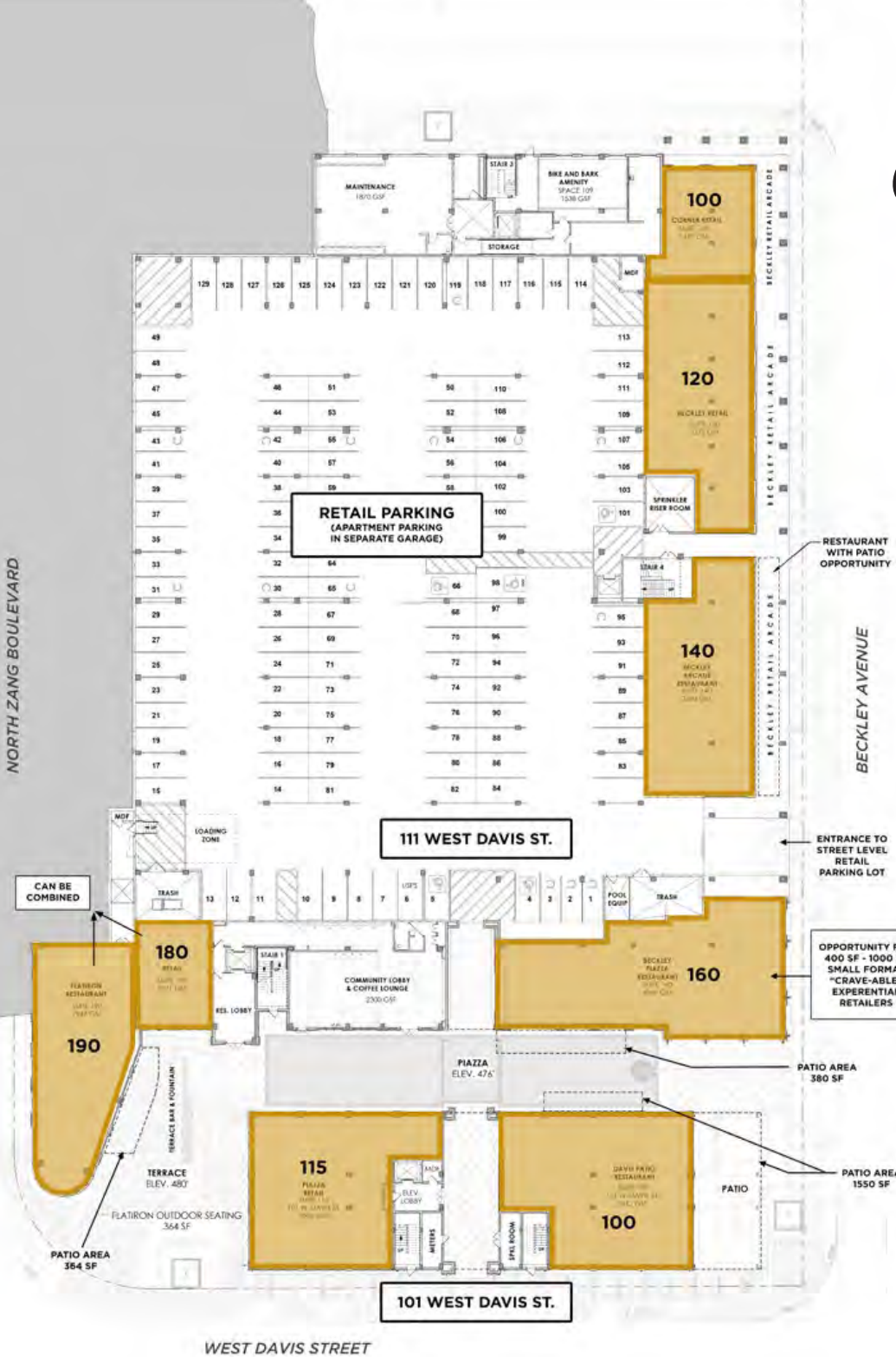
**BISHOP ARTS STATION - PHASE II
(ALAMO MANHATTAN)**
125 Units

NEW TOWNHOMES
8-12 New Townhomes.



Site Plan

Unit Tenant SF



111 WEST DAVIS STREET

100	AVAILABLE	1,470
120	AVAILABLE (Divisible)	3,275
140	AVAILABLE (Divisible-Restaurant/Patio)	3,204
160	AVAILABLE (Divisible-Restaurant)	4,266
180	AVAILABLE (Restaurant)	1,091
190	AVAILABLE (Restaurant/Patio)	2,946

101 WEST DAVIS STREET

100	AVAILABLE (Restaurant/Patio)	3,612
115	AVAILABLE (Divisible)	3,205



Renderings

Photos



Shout-outs

“A Top 100 Cool Street”

It's not happening on the High Streets or on the Main Streets, it's happening on what we call the Cool Streets.



**CUSHMAN &
WAKEFIELD**

- October 29, 2018: Cool Streets Report

“Oak Cliff’s New Shops Are Among the City’s Most Eclectic”

Shopping is thriving in Bishop Arts and beyond.



- September 2018 by S.
Holland Murphy

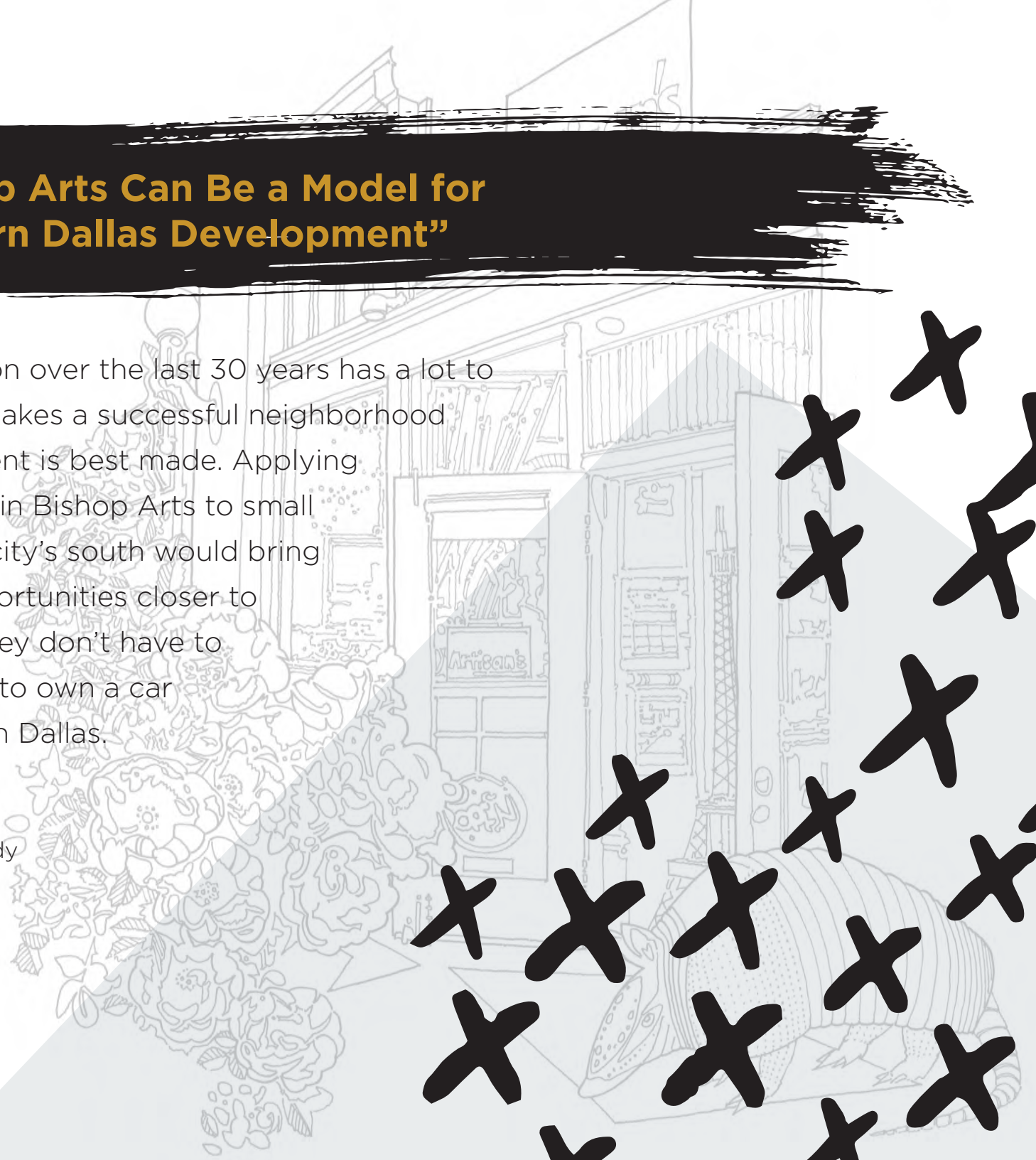


“Bishop Arts Can Be a Model for Southern Dallas Development”

“[Bishop Arts’] evolution over the last 30 years has a lot to teach us about what makes a successful neighborhood and where investment is best made. Applying what we’ve learned in Bishop Arts to small redevelopments in the city’s south would bring amenities and job opportunities closer to where people live so they don’t have to spend half a paycheck to own a car and drive to Far North Dallas.



- 2018 by Patrick Kennedy



Praise

“How A Central Market in Bishop Arts Could Help All Dallas Residents”

A major, high-quality grocer investing in Oak Cliff hold promise to help reverse the systemic economic-development and quality-of-life challenges that have plagued the southern half of this city for decades.



- August 2017 by Maria Halkias

“These are Dallas’ Next Great Neighborhoods”

[The deck park] is a magnet that will draw the success you see on Jefferson Boulevard and in Bishop Arts.



- 2018 by Matt Goodman



“Bishop Arts Neighborhood in Dallas in the Middle of a Construction Boom”

One of Dallas’ quaint, old neighborhoods is undergoing a transformation. The Bishop Arts District is in the middle of a construction boom.



- March 8, 2017 by Noelle Walker



Praise

5 Bishop Arts Restaurants on Eater 38 List - Fall 2018

Dallas' restaurant scene's growth is still explosive, and as such, there are more options than ever for the city's diners. The Eater 38 includes restaurants that serve up consistently solid fare across a variety of cuisines, price points, vibes, and settings. Consider it a restaurant bucket list for Dallas diners, ranging from low-key delis to upscale steakhouses and excellent taquerias.

EATER
DALLAS

- October 12, 2018 by Amy McCarthy

"The Top 100 Restaurants in Dallas, by the Numbers"

"There are more Top 100 Restaurants in Oak Cliff (9) than in Highland Park, University Park, Inwood/Lovers area and Preston Hollow combined (7)"

DALLAS
Observer

- December 13, 2018
by Beth Rankin

“Art, Food and Shops Away From the Super-Size Crowds”

“Travelers who tend to put Dallas at the bottom of their Texas bucket list probably haven’t been to the Bishop Arts district, where cyclists outnumber drivers, pedestrians stroll past historic buildings and the words “local,” “artisan” and “crafted” slip their way into conversations over dinners that begin with regionally grown greens and fine wines.”

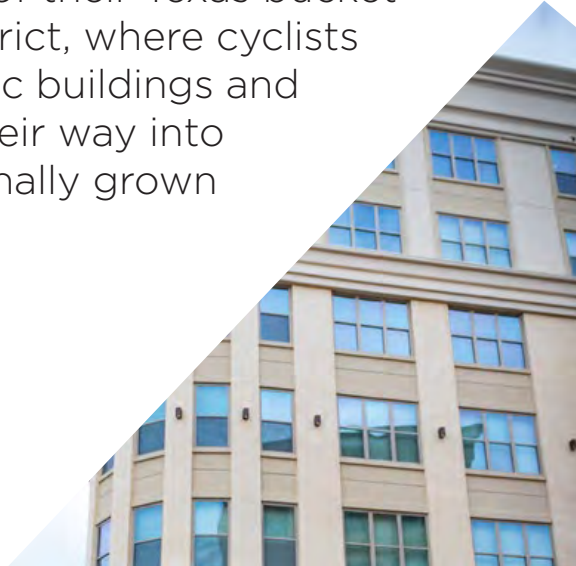
The New York Times

by Stirling Kelso

“Massive Bastille Day Bash Storms the Bishop Arts District”

- July 12, 2018
by Meredith Hessel

**PAPER
CITY.**



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Novel Bishop Arts



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Information About Brokerage Services

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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
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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