

1616-1620 N. BECKLEY AVE.
DALLAS, TEXAS



TRINITY SOUTHWEST
COMMERCIAL REAL ESTATE

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OFFERING OVERVIEW

Trinity Southwest has been exclusively retained to offer for lease 1616-1620 N. Beckley Ave, Dallas, Texas (the “Property”). The Property is a prime infill redevelopment opportunity in one of the fastest growing corridors in Oak Cliff which acts as the main north/south thoroughfare into the Bishop Arts District.

Located across the street from Methodist Hospital, the 6th largest hospital in North Texas, the Property benefits from the solid employment base of nearly 2,500 jobs as well as the high volume of patient visits at 175,000 per year.

Apartment development is accelerating along the Beckley Avenue corridor, with 573 units delivered in the last 12 months and a whopping 1,269 units under development and delivering within the next 24 months, including two projects of over 8-stories.

PROPERTY HIGHLIGHTS

- Hard Corner w/ Median Break
- Over 1,800 new apartments coming to 1-mile stretch of N. Beckley Ave
- Adjacent to Methodist Hospital – largest employer in Oak Cliff
- Adjacent to Kessler Park Neighborhood– highest home prices in Oak Cliff
- +/- 30k VPD on N. Beckley Ave
- Permissive Mixed-Use Zoning
- Located in Opportunity Zone

PROPERTY DETAILS

LOCATION

1616 - 1620 N. Beckley Ave.
Dallas, Texas

LOT SIZE

Total Land SF: 19,971 SF (0.46 acres)
130' Frontage on N. Beckley Ave, 152' Depth

BUILDINGS

Total Building SF: 7,662 SF
Building 1: 1,392 SF
Building 2: 3,919 SF
Building 3: 2,351 SF

ZONING

Oak Cliff Gateway Special Purpose District
Subdistrict E: Hospital Area
Permissive Mixed-Use Zoning (WMU-8)

TRAFFIC COUNTS

Beckley 28,615 VPD
I-30 166,178 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	25,511	160,612	426,803
Daytime Population	12,778	194,584	325,640

INCOME

Average Household Income	\$99,134	\$107,816	\$97,360
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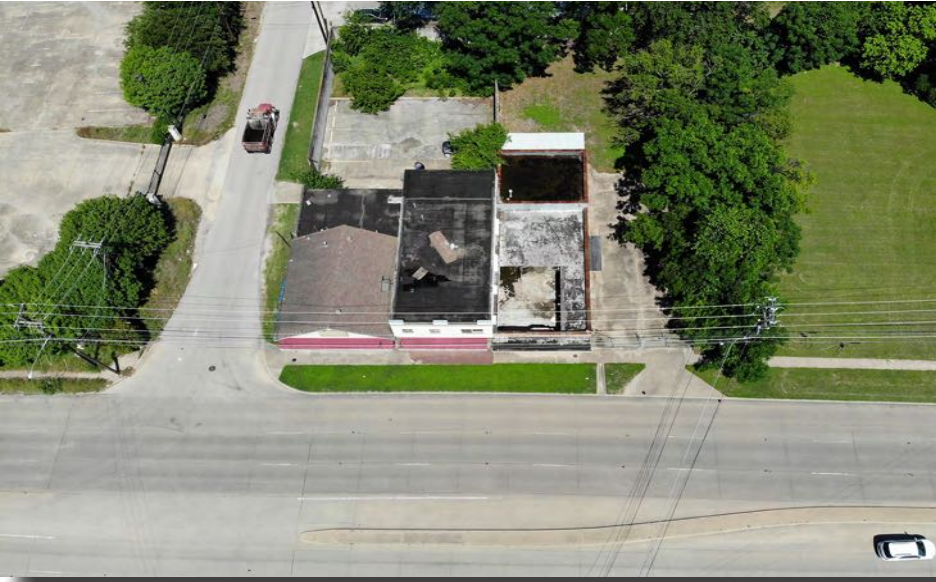
AREA ATTRACTIONS & TRAFFIC DRIVERS

Bishop Arts District
Methodist Hospital
Trinity Groves
Sylvan 30
Trinity Overlook Park
Downtown Dallas

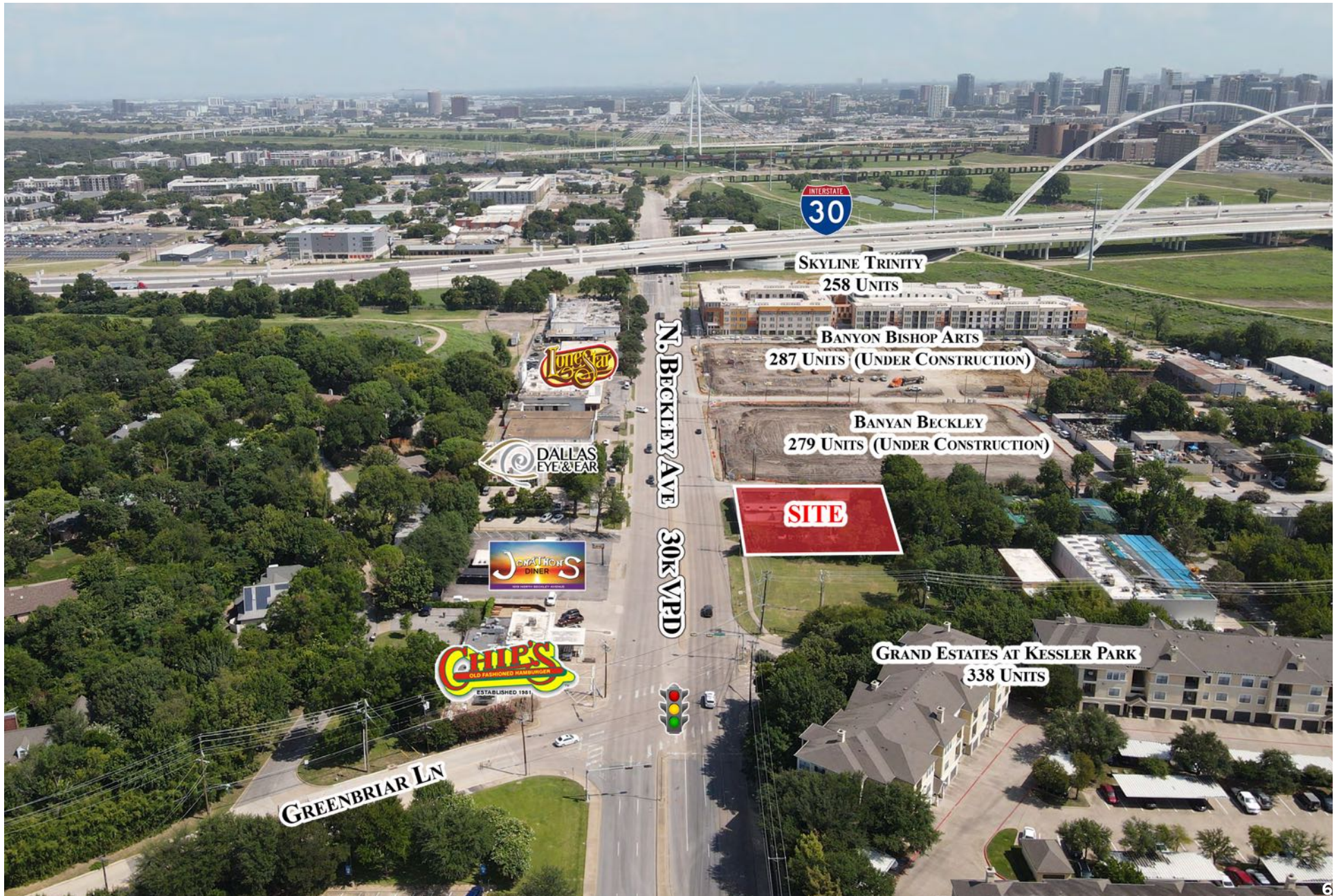
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BECKLEY CORRIDOR
APARTMENT DEVELOPMENT

NEW APARTMENT DEVELOPMENTS ALONG THE N. BECKLEY AVE. CORRIDOR



THE LANGFORD

315 Units, Completed 2020
(Distance from Property: 0.60 miles)



SKYLINE TRINITY

258 Units, Completed 2020
(Distance from Property 0.15 miles)



KAIROI RESIDENTIAL

352 Units – Delivering 2022
(Distance from Property: 0.45 miles)



1,800 Units Delivering
In 36 Month Time Frame



MODERA TRINITY

280 Units – Delivering 2023
(Distance from Property: 0.50 miles)



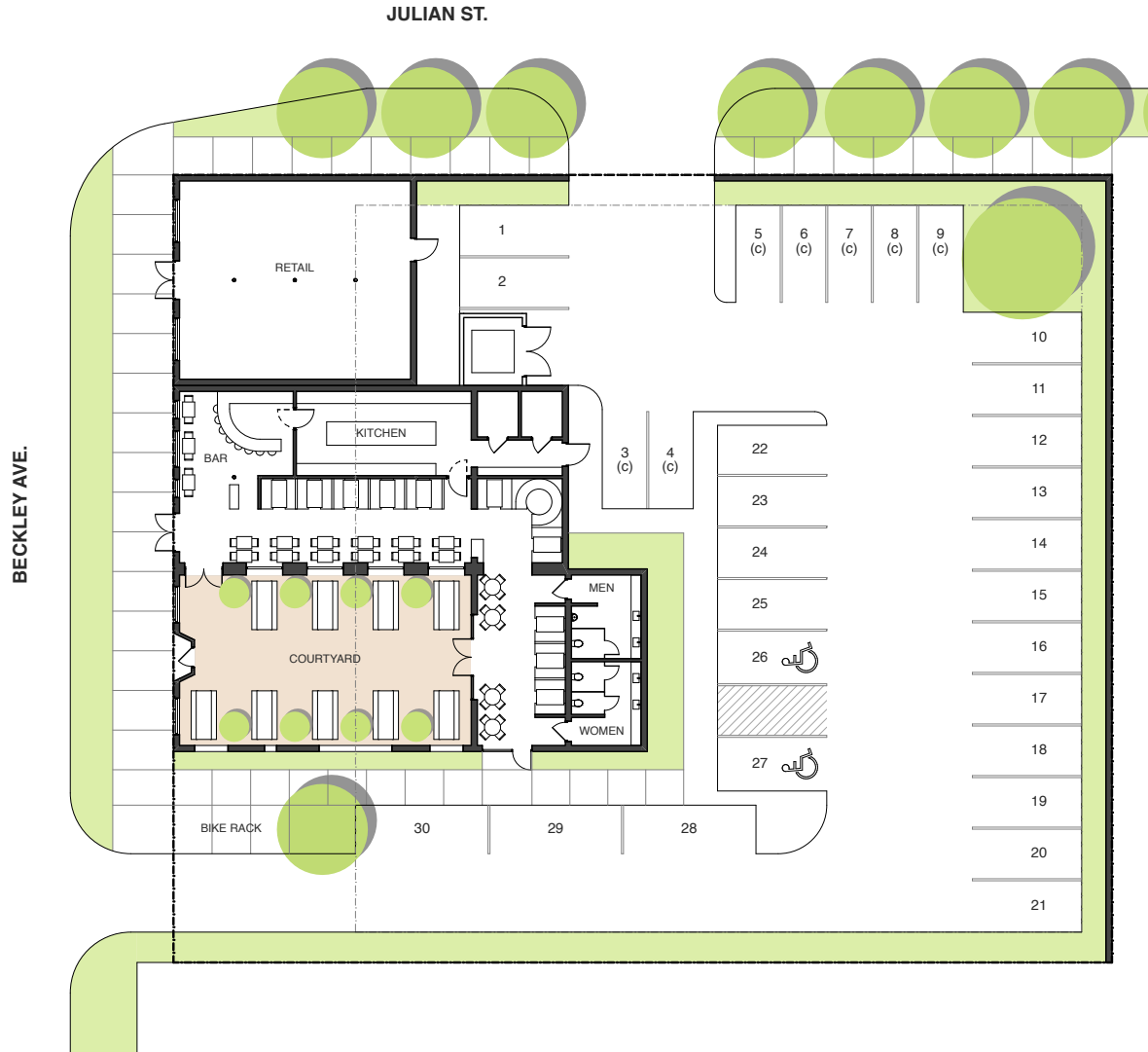
BANYON BECKLEY & BISHOP ARTS

566 Units – Delivering 2023
(Distance from Property: 0.05 miles)



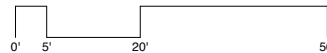
ZANG FLATS

71 Units – Delivering 2023
(Distance from Property: 0.58 miles) 7



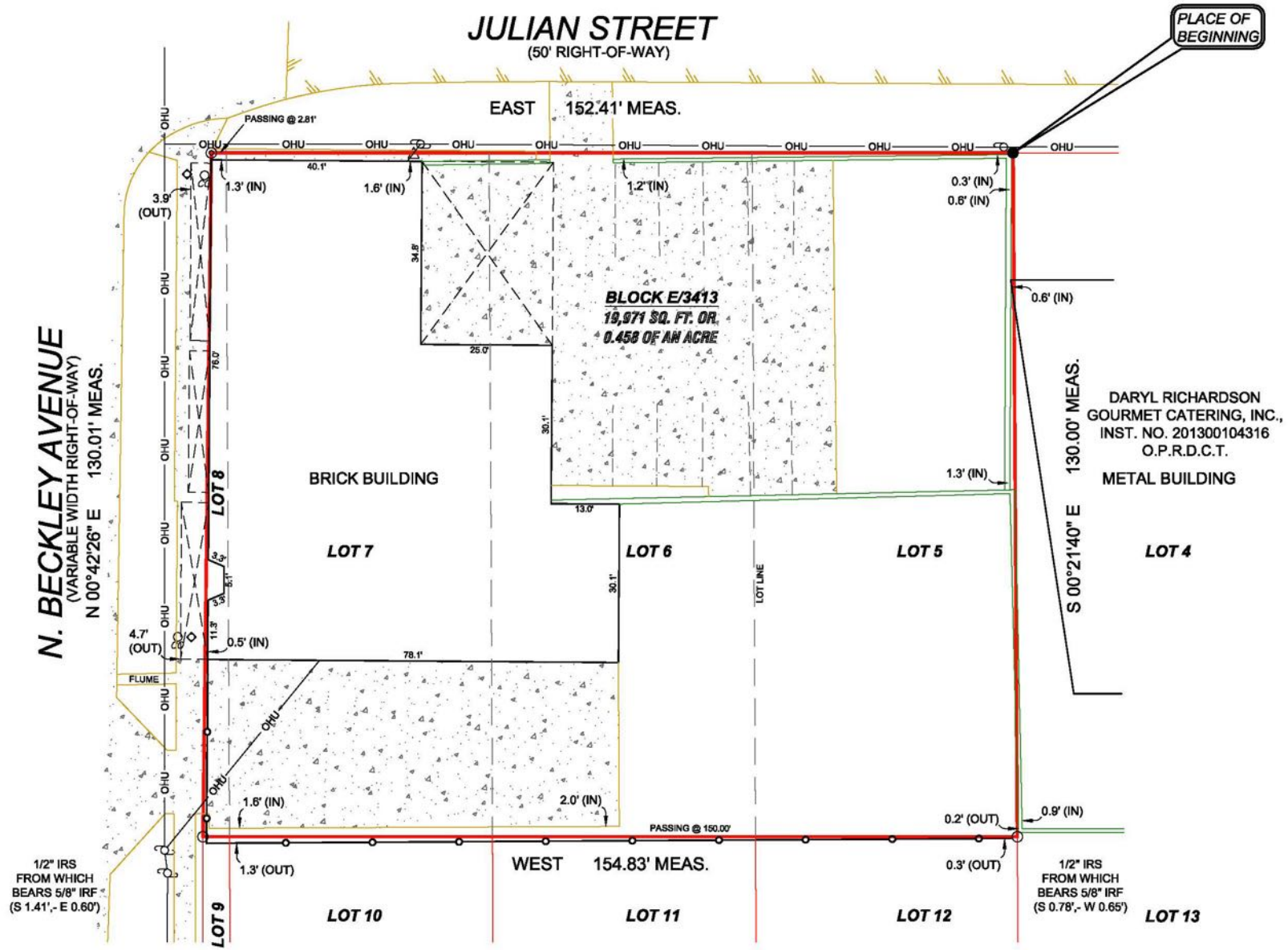
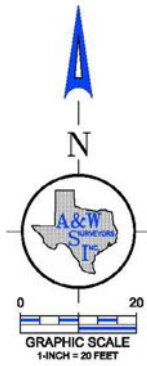
Site Plan

19 August 2019



not for regulatory approval,
permitting, or construction.
issued under the authority of
Robert L Meckfessel FAIA





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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 sponsored by a broker 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 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. 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date