

2001 GOULD STREET
DALLAS, TX



TRINITY SOUTHWEST
COMMERCIAL REAL ESTATE

214.444.8488

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PROPERTY DETAILS

2001 GOULD STREET DALLAS, TEXAS 75215

Building Size:	8,691 sf
Land Area:	37,067 sf
Year Built:	1964
Zoning:	PD 317- Mixed-Use & High Density (Allows for Office, Residential, Commercial, Hotel/Airbnb)
Primary Access:	Corinth St., Akard St., I-30, I-35, I-45, Hwy 75

HIGHLIGHTS

- Renovated in 2014
 - Perfect for Live-Work / Creative Office
 - Secured Parking Lot offering 7:1000 Parking Ratio
 - Potential for Redevelopment
 - Flexible High-Density Mixed-Use Zoning
 - Located in Opportunity Zone
-

OFFERING OVERVIEW

The offering provides a user the opportunity to own their own free-standing building with superior parking and branding opportunities on a premier hard corner along the Akard Street Corridor, a walkable mixed-use neighborhood in the heart of the Cedars.

The property is also poised for redevelopment due to its total land size and high-density flexible zoning, which make it ideal for future residential or mixed-use vertical development.

Throughout the Cedars, development is proceeding at a breakneck pace and several new restaurants, cafes, brewpubs and other cultural offerings are sprouting up, which is enhancing the eclectic mixed-use nature of the neighborhood and the walkability of the Akard Street Corridor.

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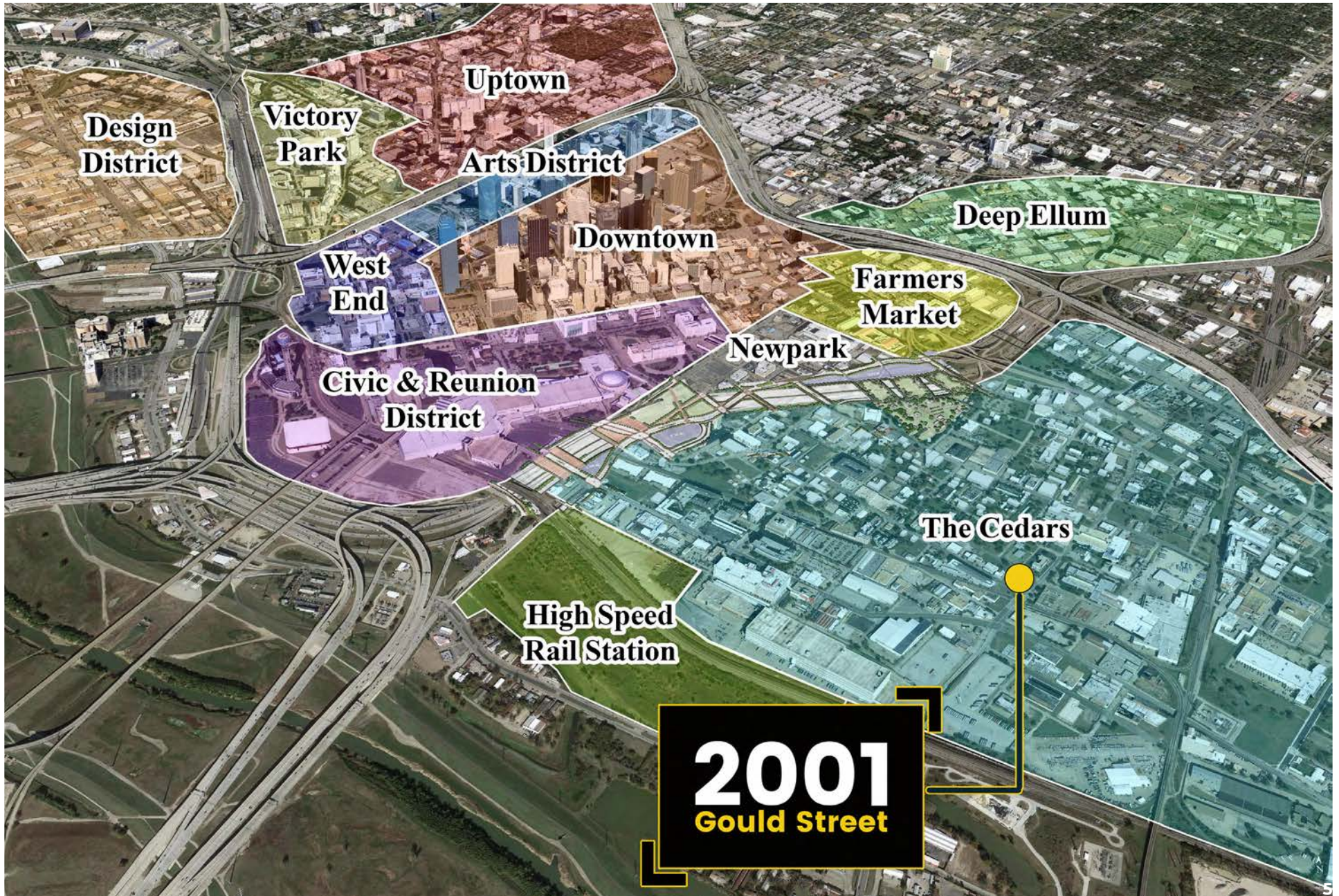


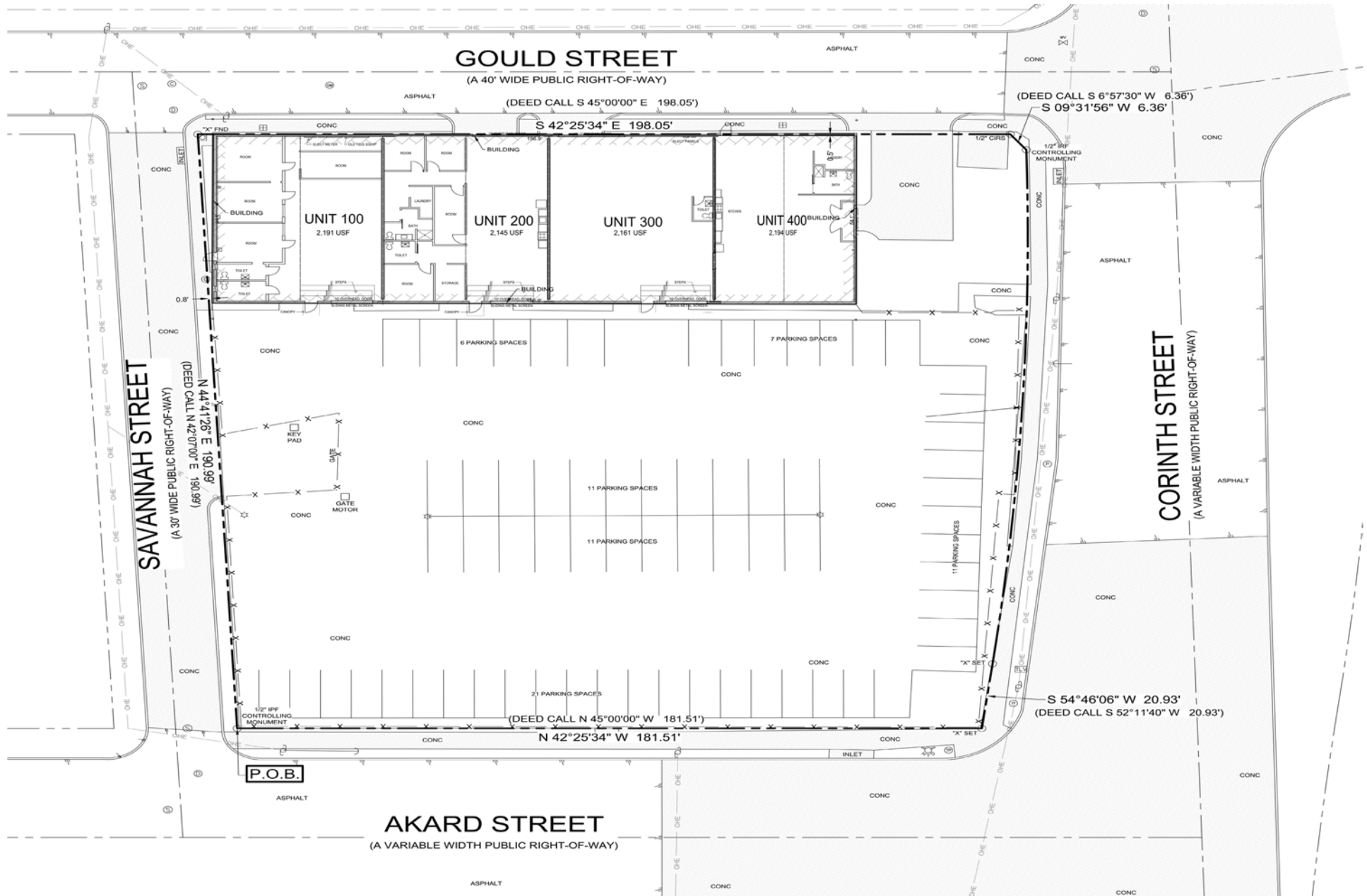
PROPERTY PHOTOS



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GOLDMAN SACHS NORTH END

Goldman Sachs' is planning a tower just north of downtown Dallas, which will be the largest and most expensive such project in decades.

Goldman Sachs "anticipates leasing a minimum of 800,000 square feet of office space in a newly constructed office building" on Field Street north of downtown, according to documents filed with the city.

The planned high-rise would kick off construction of Hunt Realty's 11-acre North End development, which is located next to the Perot Museum.



The massive project is planned to include offices with as many as 80 floors plus residential and hotel towers and retail space just north of Woodall Rodgers Freeway.

"A Goldman Sachs expansion in the downtown area would be another major win for the urban heart of our city, solidifying our standing as one of the most desirable places in the region to do business," Jennifer Scripps, Downtown Dallas Inc president and CEO said in an email. "We now have more than \$4 billion in planned and ongoing developments, including transformative projects on all sides of downtown that will strengthen connectivity and walkability and bring with them a host of new amenities for workers, residents, and visitors."

I-30 CANYON PROJECT



The plan, set to begin in 2024, features bridge crossings and deck parks similar to Klyde Warren Park connecting The Cedars to Downtown. Those are planned to include complete street elements like wide sidewalks, protected bike lanes, and greenspace.

HIGH-SPEED RAIL STATION



The North Texas passenger station will be located in the western sector of The Cedars. Texas Central is partnering with Matthews Southwest to serve as the developer of the Dallas high-speed train station, which promises to transport passengers between Dallas and Houston in 90 minutes and has been approved by the Federal Railroad Administration, according to Texas Central Railroad, the company in charge of the project.

[WATCH THE VIDEO](#)
ABOUT THE NEWPARK DISTRICT

Newpark

- Phase 1: One Newpark, projected start in 2021
- Phase 1: 38-story building, 850,000 Square Feet
- Transformative project connecting The Cedars, Farmers Market, and AT&T Discovery District
- Will front Southern Downtown's version of Klyde Warren Park, the I-30 Canyon Project
- Hyper Mixed-Use Development with potential for 10 million Square Feet in Southern Downtown Dallas



SoGood @ Cedars

- 15-acre mixed-use project along South Good-Latimer Expressway and Cesar Chavez Boulevard just south of I-30
- Phase 1: A 266-unit apartment community, to break ground 2021
- Hoque Global is planning a linear park running south from downtown through the middle of the SoGood project
- Transformative project connecting the Farmers Market, Deep Ellum and Downtown Dallas to The Cedars East

[WATCH THE VIDEO](#)
ABOUT THE SOGOOD DISTRICT

THE EPIC PHASE II / UBER OFFICE



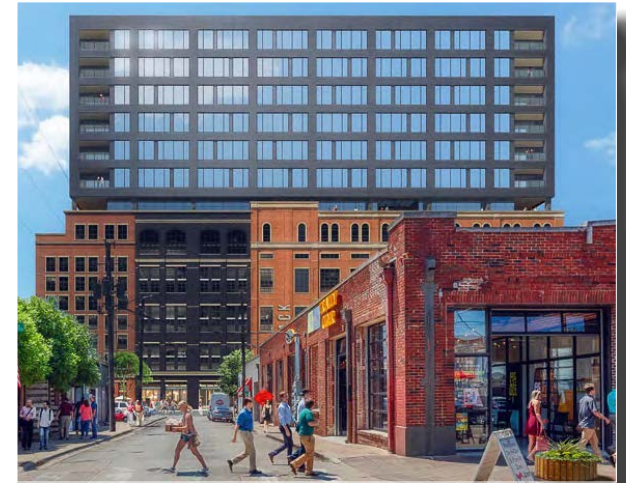
Phase II of Deep Ellum's **Epic** development will be the 23-story tower in Deep Ellum, scheduled for completion in Q4 2022, that will soon serve as a general hub and Dallas headquarters for Uber Technologies, bringing with it 3,000 jobs. Uber will occupy the entire 485,000 square foot project.

BAYLOR SCOTT & WHITE



The **Baylor Scott & White** 300,000 square foot office tower complex completed construction in Q4 2020 and consolidates the administrative offices of 2,000 employees for the large hospital and health care firm. The new building is located south of the Baylor University Medical Center, at the eastern edge of Deep Ellum, and is the largest hospital in Dallas with more than 4,700 employees.

THE STACK



The Stack, a 16-story mixed-use tower in Deep Ellum. Being developed by Houston-based Hines, local developer Westdale and Montreal-based Ivanhoé Cambridge, will feature 200,000 square feet of office space and 15,000 square feet of ground floor retail. Located at the corner of Commerce and Henry streets, the building is expected to deliver by mid-2021.

AT&T DISCOVERY DISTRICT



Over the summer, many parts of the new **AT&T Discovery District** quietly opened, including the wildly popular Jaxon Beer Garden restaurant, Chef Amanda Freitag's Rise + Thyme, Cowboys Fit fitness center, and the AT&T Experience Store, which features all their latest innovations currently available to the public. The District also features an eye-catching 104-foot media wall and over an acre of outdoor space. Still to come, a food hall, known as The Exchange, as well as Hawthorn, a new steak, seafood, and raw bar concept, offering craft cocktails and a private event space.

THE EAST QUARTER / 300 PEARL



Todd Interests has continued to enhance the East Side of Downtown. Creative office spaces are already occupied by cutting-edge companies like Dialexa and OrderMyGear. The Block House, opened in 2019, is a former masonic lodge and encompasses 46,500 square feet and features 33-foot ceilings and wide-open interior spaces. Additional development continues at the landmark Magnolia Oil/KLIF building, and it will feature two new restaurant concepts from Nick Badovinus. The latest and largest addition to **The East Quarter**, this mixed-use project is currently under construction and will feature 336 apartment units, 200,000 square feet of class A office space, and 25,000 square feet of retail. **300 Pearl** is scheduled to open in 2022.

THE GALBRAITH



At 2400 Bryan Street and currently under construction, **The Galbraith** multifamily project from Matthews Southwest will house 217 mixed-income units and 12,000 square feet of retail. The property is located next to Matthews Southwest's Dallas High School redevelopment and DART's Pearl/Arts District Station.

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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