

503 & 515 S. RIVERFRONT BLVD.
DALLAS, TEXAS



 **TRANSWESTERN**[®]



TRINITY SOUTHWEST
COMMERCIAL REAL ESTATE

PROPERTY DETAILS

PURCHASE PRICE:	\$4,195,000 (\$53 PSF)
TOTAL LAND:	79,115 SF (1.82 ACRES)
LOT FRONTAGE:	300'
ZONING:	PD 784
ACCESS:	I-30, I-35, COMMERCE ST.

ADDRESS	LAND AREA
503 S. RIVERFRONT	61,419 SF
515 S. RIVERFRONT	17,696 SF

HIGHLIGHTS

- Flexible High-Density Mixed-Use Zoning
- Substantial Multifamily Development in 1-mile radius
- Visibility to Hundreds of Thousands of Vehicles per Day
- Adjacent to new Convention Center development
- Hard Corner & Signalized Intersection at I-30 exit ramp
- Located on Trinity Hike & Bike Trail

OFFERING OVERVIEW

Transwestern and Trinity Southwest have been exclusively retained to offer for sale 503 & 515 S. Riverfront Blvd., Dallas, TX (the “Property”), a 1.82 acre tract with high-density mixed-use zoning poised for redevelopment.

The Property is adjacent to the up-and-coming southwest quadrant of Downtown Dallas, where the new Convention Center will catalyze growth around several major landholders, including Mathews Southwest, Ray Washburne, Hunt Realty, Mark Cuban, and Hoque Global.

Columbus Realty’s Robert Shaw has recently started construction on a five-story, 535-unit apartment project on Riverfront Blvd near the main entrance to the future Harold Simmons Park. This apartment project is the first phase of a 40-acre mixed-use development which will eventually include apartments, shopping, hotels, and office space totaling up to 4 million square feet.

Multifamily growth is exploding in a one-mile radius around the Property. In addition to the dynamic mixed-use projects on Riverfront Blvd and southwestern Downtown, there are nearly 2,000 new apartments which have just been completed or are nearing completion on Beckley Avenue on the opposite side of the Trinity River.





GOLDMAN SACHS NORTH END

Construction has started on a tower for Goldman Sachs 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.”

CONVENTION CENTER

Dallas plans to replace its aging convention center with a \$1.5 billion next-generation meeting complex and surrounding mixed-use development.

Construction on the project could begin as soon as 2024 and it would be the biggest public investment ever on the south side of downtown Dallas.

Part of the convention center redevelopment program being discussed would bridge the interstate with new construction. The area around the current convention center has some of the largest development tracts remaining in downtown.



Dallas businessman Ray Washburne completed his purchase of the former Dallas Morning News campus this year, which has about 5.5 acres of land next to the Omni Hotel.

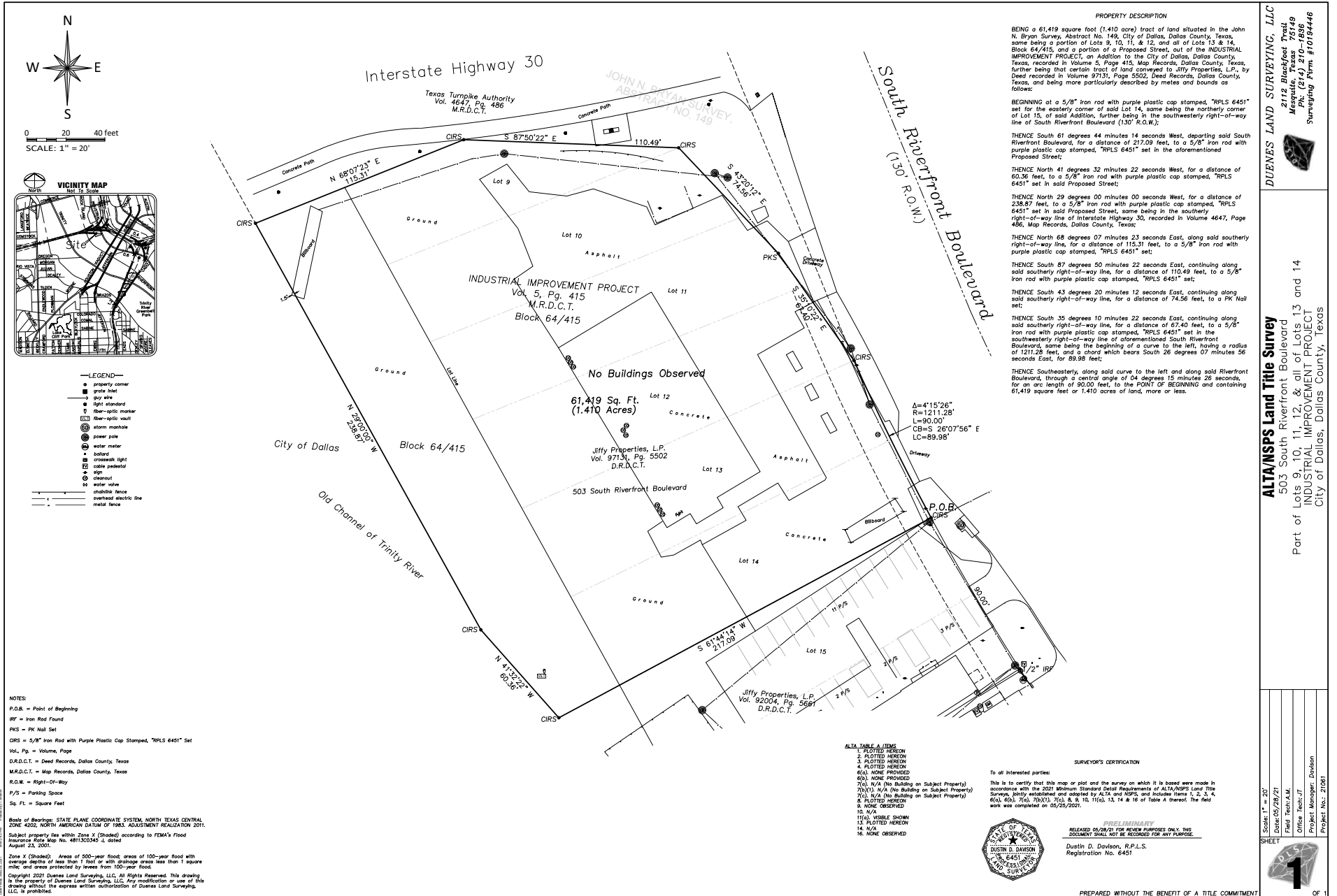
Washburne's Charter Holdings has been working on plans to use the old newspaper building as the centerpiece of a new mixed-use development. He said building the new convention center will bring more activity to the entire area.

40-ACRE RIVERFRONT MIXED-USE PROJECT



One of North Texas' most successful and best-known apartment builders — Columbus Realty — has started work on a 535 unit rental community on part of the 40-acre land assemblage to the north of the iconic Margaret Hunt Hill Bridge.

Columbus Realty CEO and founder Robert Shaw has previously said that he was attracted to the site because of its proximity to the planned Trinity River park and the trail system. City planners have long held that the Riverfront Boulevard site, planned for mixed-use construction including apartments, shopping, hotels and office space totaling up to 4 million square feet, has the potential to be one of the most significant development projects along the Trinity River.

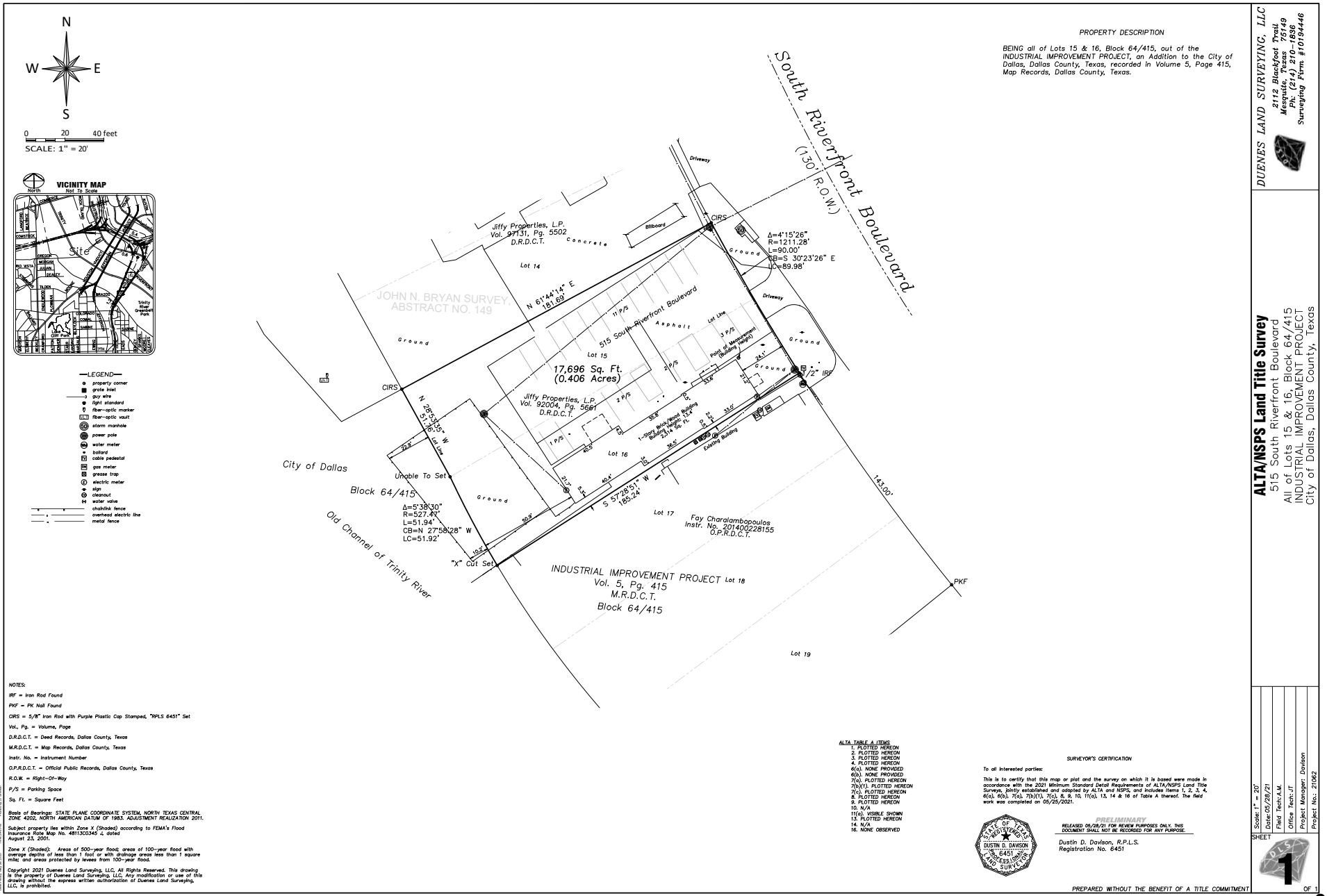


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Surveying Firm #1019446

ALTA/NSPS Land Title Survey
503 South Riverfront Boulevard
Part of Lots 9, 10, 11, 12, & all of Lots 13 and 14
INDUSTRIAL IMPROVEMENT PROJECT
City of Dallas, Dallas County, Texas

Scale: 1" = 20'
Date: 05/28/21
Field Tech: A.M.
Office Tech: J.T.
Project Manager: Davison
Project No.: 21061

SHEET 1 OF 1



DUESNES LAND SURVEYING, LLC
2112 Blackfoot Trail
Mesquite, Texas 75149
Phone: (469) 415-1844
Surveying Firm #0184446

ALTA/NSPS Land Title Survey
515 South Riverfront Boulevard
All of Lots 15 & 16, Block 64/415
INDUSTRIAL IMPROVEMENT PROJECT
City of Dallas, Dallas County, Texas

Scale: 1" = 20'
Date: 05/28/21
Field Tech: A.M.
Office Tech: J.T.
Project Manager: Davison
Project No.: 21082

SHEET
1
OF 1

EXCLUSIVE LISTING BROKERS

CONTACT INFORMATION

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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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Designated Broker of Firm

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date