

DALLAS COUNTY

PARKHOUSE DESIGN DISTRICT

OFFERING SUMMARY

RANGE REALTY ADVISORS
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PARKHOUSE DESIGN DISTRICT

Parkhouse Design District, situated within the ever-evolving Dallas Design District, represents a unique income producing asset with strong underlying land value.

This Property is located along the Trinity River Levee, overlooking the proposed Trinity River Corridor Park. Parkhouse Design District sits within an area that the City of Dallas has labeled “Trinity Gateway” in the West Dallas Urban Plan, which promises to bring continued growth to West Dallas.

In addition to new restaurant and retail establishments, the proposed Marriott Hotel and Virgin Hotel will increase neighborhood density, making this a sound investment for potential developers.

LOCATION

118/122/126/130/140
Parkhouse Street
Dallas, Texas 75207

LAND AREA

0.64 Acres

BUILDING DESCRIPTION

Rentable Square Feet: 25,920
Year Built: 1954

UTILITIES

On-Site

ZONING

PD 621, Subdistrict 1A

FUTURE LAND USE

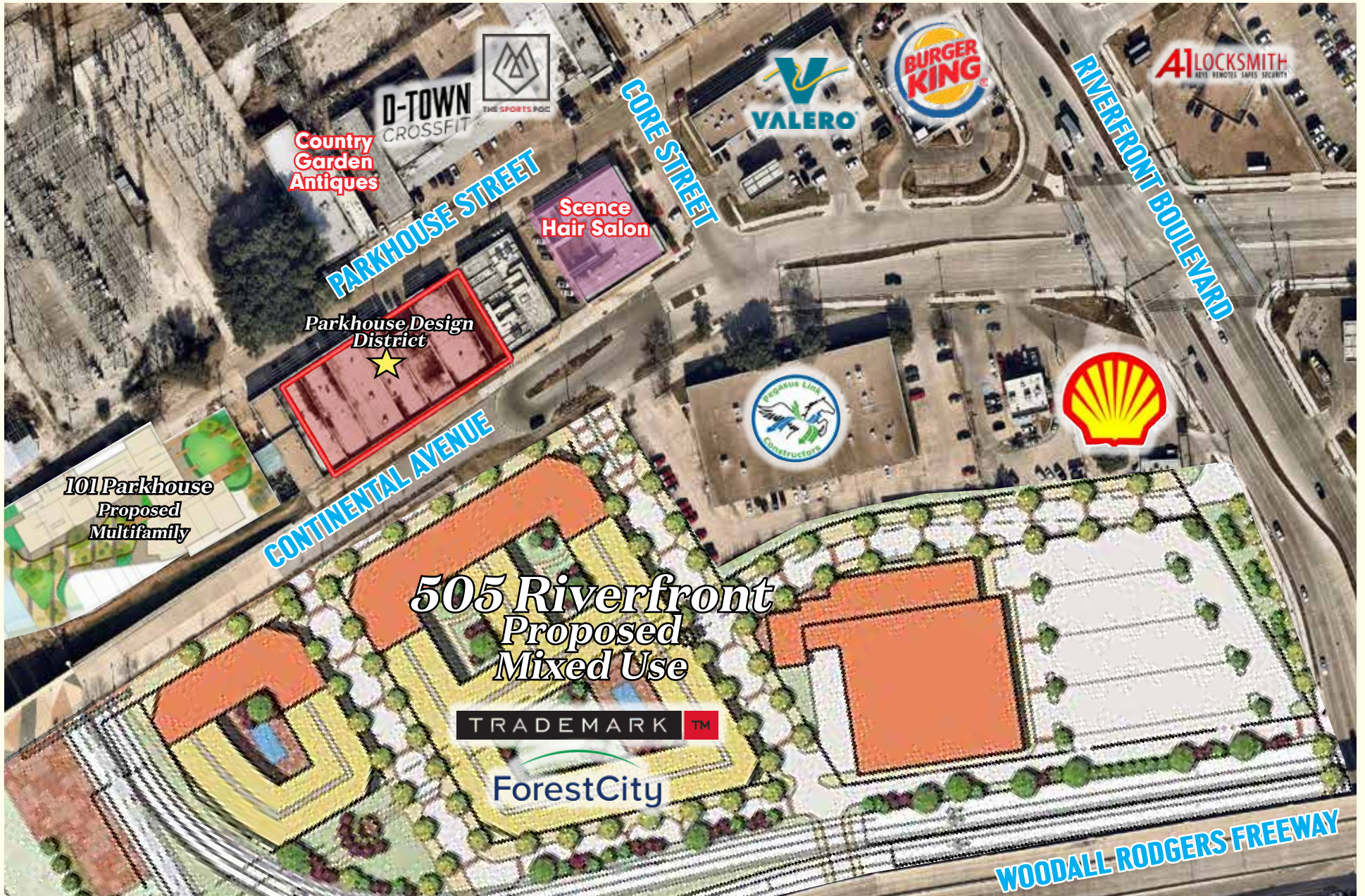
Multifamily / Retail / Office / Lodging / Mixed-Use

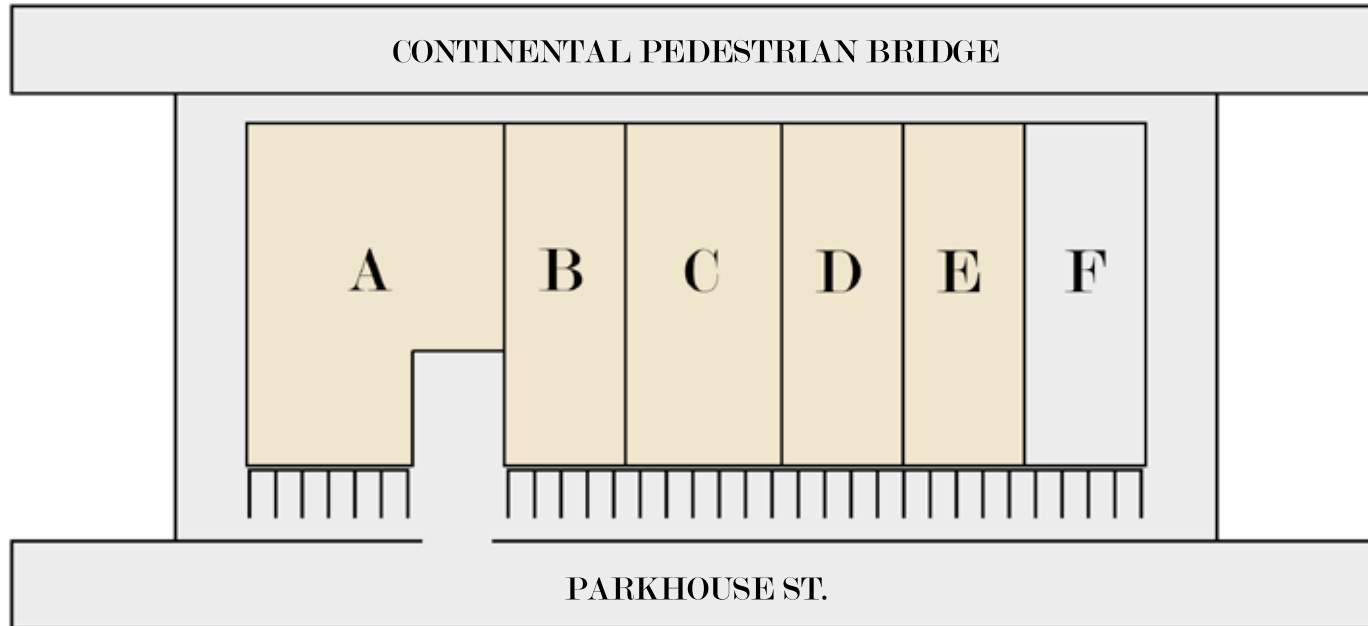
SUBMARKET

Design District

ASSESSOR'S PARCEL NUMBERS

00-00063-361-600-00-00,
00-00063-362-200-00-00,
00-00063-362-500-00-00,
00-00063-362-800-00-00,
00-00063-363-100-00-00





A.
 140 Parkhouse St.
 Dallas, Tx, 75207
 Lot Area: 11,004 SF (0.25 Acres)
 Building Area: 5,750 SF

C.
 126 Parkhouse St.
 Dallas, Tx, 75207
 Lot Area: 4,945 SF (0.11 Acres)
 Building Area: 4,945 SF

E.
 118 Parkhouse St.
 Dallas, Tx, 75207
 Lot Area: 4,033 SF (0.09 Acres)
 Building Area: 4,025 SF

B.
 130 Parkhouse St.
 Dallas, Tx, 75207
 Lot Area: 4,033 SF (0.09 Acres)
 Building Area: 4,025 SF

D.
 122 Parkhouse St.
 Dallas, Tx, 75207
 Lot Area: 4,033 SF (0.09 Acres)
 Building Area: 4,025 SF

F. Not Part of Portfolio
 114 Parkhouse St.
 Dallas, Tx, 75207
 Lot Area: 6,452 SF (0.15 Acres)
 Building Area: 3,450 SF





INVESTMENT MERITS

ZONING REQUIREMENTS

Zoning: PD 621, Subdistrict IA

Maximum Density: None

Minimum Lot Size: None

Floor Area Ratio: 4.0:1

Front Setbacks: None

Side/Rear Setbacks: None

Primary Uses: Multifamily, retail, office and lodging in compatible combinations of mixed-use.

Maximum Height: 150 feet for buildings having an FAR for residential uses of 0.5 or more; 130 feet for all other buildings and structures.

Refer to PD documentation for height bonuses that may be combined to achieve a maximum building height of 270 feet.

GROWTH AND QUALITY OF LIFE

- Dallas County is one of the fastest growing markets within the country.
- Substantial demand for properties within West Dallas is currently on the rise, with continued growth supported by Trinity Groves and the Margaret Hunt Hill Bridge / Trinity River Project.
- Parkhouse Design District presents a rare investment and/or development opportunity in one of the most sought after multifamily and office submarkets in all of Dallas.

EXCELLENT COVERED LAND PLAY

- This unique property, located along the Trinity River Levee, is a part of the proposed Trinity River Corridor Park. This proposed development promises to bring tremendous growth to the already thriving West Dallas market.
- Well-documented demographic and economic trends strongly favor the market area and are projected to continue into the future.

ABOUT US

WHAT WE DO

Range is a full service commercial real estate brokerage, advisory, finance, and investment firm. Our clients include individual, institutional, and international investors, developers, family offices, and governmental entities. We represent clients seeking to acquire or sell real estate assets and assist in maximizing the return on those assets. To that end, we add value to investment real estate properties through procuring entitlement and regulatory approvals; enhancing property value through infrastructure expansion; facilitating public/private partnerships; and negotiating economic incentives from municipalities and other governmental entities.

AREAS OF PRACTICE

- Investment Property Sales and Acquisitions
- Advisory and Consulting Services
- Finance and Capital Markets
- Real Estate Investments and Management

OUR SERVICES

- Valuations
- Conceptual Land Use Planning
- Zoning and Regulatory Approvals
- Public Improvement District (PID) Formation
- Strategic Marketing Plans
- Property Entitlement and Advocacy
- Debt and Equity Placement
- Property and Asset Management

CONTACT INFORMATION

Our industry experts are here to provide you with the answers you need. Please feel free to contact Range Realty Advisors so that we may further assist you with your real estate needs.



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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