

Listing website: <http://www.swpre.com/listing/5312-2nd-ave/>

YouTube: http://youtu.be/I_3-JgaHrs

Facebook: <https://www.facebook.com/pages/SWPRE-Next-Deep-Ellum-Reduced-42-46-ac-QCT-145K-10K-BONUS/273248092803015>

Dallas' next Deep Ellum? REDUCED 42%. 5% + \$10K comm. 4.6 acres, 2nd AVE. 1,145' frontage. QTC, EB-5, other incentives, credits & grants. Significant positive annualize household income trends through 2017: 8% in \$100K+, 12% \$150K+, 9% \$200K+. 2.7% annual home value increases. Highest-best use: Dept. Store, Auto, Electronics-Appliances, Restaurant, Home Services, Furniture, Bldg. Materials, Clothing, Sports. Top 3 avg \$4.8M, top 10 avg \$2.9M. Fair Park 2 MI. Deep Ellum 2.5 MI. Downtown 3 MI.

3 OFFERINGS

All with 5% buyer broker commissions (BBC) + BONUSSES

5306 2nd AVE. REDUCED 50% TO \$25,000 US. 29,359 SF (0.674 acres). 467' EST Dixon AVE frontage. \$5K BBC BONUS <http://www.swpre.com/listing/5306-2nd-ave/>

5310 2nd AVE. REDUCED 37% TO \$125K. 174,318 SF (4.0018 acres). 678' EST frontage including 50' EST on 2nd AVE. \$7.5K BBC BONUS <http://www.swpre.com/listing/5310-2nd-ave/>

5312 2nd AVE (5306 & 5310 combined). REDUCED 42% TO \$145K. 203,678 SF (4.6758 acres). 1,145' EST frontage including 50' EST on 2nd Ave. \$10K BBC BONUS

CONTACT

Collaborative CLOUD Listing with **KARL SKADOWSKI, Broker of Record & Collaborative CLOUD Broker, Texas Land Man, Inc.** Contact **DIANE ALEXANDER**, MBA, CEO, Broker, Listing Team Leader, Southwest Partners & Global Partners International Realty at 979.421.9996 or diane@swpre.com.

COMMISSIONS

5% Buyer Broker Commission + \$10K BONUS. You do NOT have to accompany your buyer to ANY showings to earn commission. Appointment NOT required.

HIGHLIGHTS

(1) Next Deep Ellum? 4.6758 acres, 2nd AVE address, 1,145 EST frontage, REDUCED 42%, 5% PLUS \$10K Buyer Broker Commission

(2) Incentives, Credits & Grants: State & Federal QCT low income housing and City tax credits; EB-5 assistance; other incentives & abatements

(3) Very significant & positive household income trends to 2017: 8% in \$100K+, 12% \$150K+, 9% \$200K+. 2.7% annual home value increases to 2017

(4) Highest-best use*: Department Store, Auto, Electronics-Appliances, Restaurant, Home Services, Furniture, Bldg. Materials, Clothing, Sports

(5) Retail gap*: 29 of 41 CCIM primary categories have unmet local retail demand, top 3 avg. \$4.8M, top 5 avg. \$4M & top 10 avg. \$2.9M

(6) 1.5 MI to Central EXPY; 2 MI to Fair Park; 2.5 MI to Deep Ellum; 3 MI to downtown, I30 & I45; 5 MI to I20; 8 MI to LBJ; 12 MI to Love Field

*Based on 5 MIN CCIM drive-time studies

PROPERTY DATA

(7) **Lot size:** 203,678 SF (4.6758 acres)

(8) **Frontage:** 1,145' EST

(9) **Qualified Census Tract**

Qualified Census Tracts ("QCT") are eligible for application for State & Federal Low Income Housing Tax Credits

QCT defined: <http://www.danter.com/taxcredit/aboutqct.htm>

QCT map: <http://www.swpre.com/wp-content/uploads/2013/01/5312-2nd-AVE-Dallas-QCT-Map.jpg>

(10) **City of Dallas Assistance, Grants, Tax Credits, Abatements**

City of Dallas Regional Center (assistance with **EB-5 IMMIGRATION** process)

Economic Development Grants

New Market Tax Credits

Job Training

Tax Abatements

Tax Increment Financing

<http://www.dallas-ecodev.org/incentives/abatements-grants/>

(11) **Zoning:** "CR" Community Retail. Retail and personal service; and office uses

http://www.dallascityhall.com/zoning/html/cr - community_retail.html

(12) **Utilities:** All City utilities to property

(13) **In City limits?** Yes

(14) **In MUD?** No

(15) **Topography:** Mostly flat at 400' elevation.

(16) **School district:** Dallas ISD

(17) **Legal**

5306: Account # 00000783058000100: BLK 7998, TR 53.1 ACS 0.674, INT200600448122 DD11302006 CO-DC.

\$32.59 estimated 2013 taxes.

<http://www.dallascad.org/AcctDetailCom.aspx?ID=00000783058000100>

5310: Account # 00000783058000000: BLK 7998, TR 53 ACS 4.0018, INT200600448122 DD11302006 CO-DC.

\$1,904.16 estimated 2013 taxes.

<http://www.dallascad.org/AcctDetailCom.aspx?ID=00000783058000000>

(18) Primary Branded PDF sets

Offering: <http://www.swpre.com/wp-content/uploads/2013/01/5312-2nd-AVE-Branded-Offering.pdf>

Highlights: <http://www.swpre.com/wp-content/uploads/2013/01/5312-2nd-AVE-Branded-Highlights-Pack.pdf>

Pictures Pack: <http://www.swpre.com/wp-content/uploads/2013/01/5312-2nd-AVE-Branded-Pictures-Pack.pdf>

Graphics Pack: <http://www.swpre.com/wp-content/uploads/2013/01/5312-2nd-AVE-Branded-Graphics-Pack.pdf>

Retail Gap Pack: <http://www.swpre.com/wp-content/uploads/2013/01/5312-2nd-AVE-Branded-Retail-Gap-Graphics-Pack.pdf>

(19) Primary UN-Branded PDF sets

Offering: <http://www.swpre.com/wp-content/uploads/2013/01/5312-2nd-AVE-UN-Branded-Offering.pdf>

Highlights: <http://www.swpre.com/wp-content/uploads/2013/01/5312-2nd-AVE-UN-Branded-Highlights-Pack.pdf>

Pictures Pack: <http://www.swpre.com/wp-content/uploads/2013/01/5312-2nd-AVE-UN-Branded-Pictures-Pack.pdf>

Graphics Pack: <http://www.swpre.com/wp-content/uploads/2013/01/5312-2nd-AVE-UN-Branded-Graphics-Pack.pdf>

Retail Gap Pack: <http://www.swpre.com/wp-content/uploads/2013/01/5312-2nd-AVE-UN-Branded-Retail-Graphics-Pack.pdf>

NOTE: All measurements from Appraisal District except "EST". EST are our estimates.

LOCATION

(20) On 2nd AVE: at intersection with Dixon AVE **with Shell Convenience Station at Corner**

(21) 1.9 MI to Fair Park: Home of Cotton Bowl, State Fair, Hall of State, Perot Museum of Nature & Science, Music Hall, Fair Park Band Shell and many other venues. <http://www.fairpark.org/>

(22) 2.5 MI to Deep Ellum: The newest and hottest dining and entertainment location in Dallas. <http://deepellumtexas.com/>

(23) Less than 3 MI to downtown Dallas

(23) Excellent highway access: Less than 1 MI to Scyene RD (TX352), 1.5 MI to Central EXPY/Hawn FWY, 3 MI to I30, 3 MI I45, 5 MI to I20, 8 MI to LBJ Freeway (I635)

(25) Easy airport access: 12 MI to Dallas Love Field (LUV) and 25 MI to DFW Intercontinental (DFW)

(26) CCIM Traffic Count: 14,270 estimated average daily two-way traffic 2010 CCIM. Geometric increases during events at Fair Park

DIRECTIONS

0.7 MI FROM SCYENE RD (TX352) & DIXON AVE

Travel west/southwest on Dixon AVE for 0.7 MI

Before you reach 2nd AVE, on your right and left with our signs

At 2nd AVE, turn right (north) on your right or turn left (west southwest) on your right with our signs

1.5 MI FROM CENTRAL EXPY/HAWN FWY (US175) & 2ND AVE

Travel north on 2nd AVE for 1.5 MI

Before and after Dixon AVE, on your right with our signs

Turn right (east) on Dixon AVE, on your right and left with our signs

HIGHEST AND BEST USES AT 5 MINUTE DRIVE-TIME

1 Department Store

\$5.7M+ total annual potential revenues (\$ Total)

\$519 per household (\$ per HH)

\$185 \$ per person (\$ PP)

2 Auto Related

\$5.2M+ \$ Total

\$511 per HH

\$182 \$ PP

3 Electronics & Appliances

\$3.4M+ \$ Total

\$ 319 per HH

\$114 \$ PP

4 Limited-Service Eating

\$3.3M+ \$ Total

\$ 309 per HH

\$110 \$ PP

5 At Home Services ("Non-Store Retailers" providing goods & services at client's location)

\$2.3M+ \$ Total

\$ 219 per HH

\$78 \$ PP

6 Furniture & Home Furnishings

\$2.3M+ \$ Total

\$ 218 per HH

\$78 \$ PP

7 Building Materials & Garden Supplies

\$2.1M+ \$ Total

\$ 203 per HH
\$72 \$ PP

8 Full-Service Restaurant

\$1.8M+ \$ Total
\$ 167 per HH
\$60 \$ PP

9 Clothing & Accessories

\$1.5M+ \$ Total
\$ 142 per HH
\$51 \$ PP

10 Sports, Hobbies, Books, Music

\$980K+ \$ Total
\$ 92 per HH
\$33 \$ PP

RETAIL GAP TOP 10 AT 5 MINUTE DRIVE-TIME

Top 3 averages

\$4.8M+ TOTAL \$
\$450 \$ HH
\$160 \$ PP

Top 5 averages

\$ 4.0M+ TOTAL \$
\$376 \$ HH
\$134 \$ PP

Top 10 averages

\$ 2.9M+ TOTAL \$
\$270 \$ HH
\$96 \$ PP

Note: For top 10 analysis, we only report the highest code in a specific category. For example, within the NAICS 448 Code Group, there are Clothing & Accessories (NAICS 448), Clothing Stores (NAICS 4481), Shoe Stores (NAICS 4482) & Jewelry, Luggage and Leather Stores (NAICS 4483). For top 10 analysis, we will only report out the highest retail demand in the 448XX group.

DEMOGRAPHICS AT 5 MIN DRIVE-TIME

43 CCIM demographic reports at 5, 10 & 15 MIN drive times are available for immediate download:

<http://www.swpre.com/wp-content/uploads/2013/01/2nd-AVE-CCIM-Reports.pdf>

Very significant and positive annualize household income (HHI) trends projected through 2017: 8% in \$100K+, 12% \$150K+, 9% \$200K+.

2.7% projected annual increase in home values through 2017.

Basic demographics

30,154 population
10,758 households
35.6 median age

Key Household Income trends 2012-2017

8% annual increase in \$100K+ HHI
12% annual increase in \$150K+ HHI
9% annual increase in \$200K+ HHI
3.2% annual increase in average HHI

CCIM REPORTS AND LISTING ANALYSIS

Unless noted all data from Certified Commercial Investment Member (CCIM) Institute. 1,093 underlying CCIM reports are available on request. For your convenience, we now provide many reports in Excel.

DISCLOSURES & COPYRIGHTS

Collaborative CLOUD Listing with **KARL SKADOWSKI, Broker of Record & Collaborative CLOUD Broker, Texas Land Man, Inc.** Listing Managers are the **RAINMAKERS®** of Southwest Partners® & Global Partners International Realty®: **Jorge Verar**, MBA, CPA, Collaborative Broker, **Nasir Bajwa**, MA, CCIM, CPM, Collaborative Broker, **George Alexander**, MA, Staff Broker, **Director of REALTOR HAPPINESS®. RAINMAKERS® Listing Team Leader** is **Diane Alexander**, MBA, CEO, Broker, **Chairman of REALTOR HAPPINESS®.**

Southwest Partners® & Global Partners International Realty® are registered trademarks and DBAs of Alexander Tiffany Southwest, LLC. **REALTOR HAPPINESS®, Collaborative CLOUD Listing®, Collaborative CLOUD Broker®, RAINMAKER®** and **RAINMAKERS®** are registered trademarks of Alexander Tiffany Southwest, LLC. We support the principles of the Fair Housing Act and the Equal Opportunity Act. The information set forth on this site is based upon information which we consider reliable, but because it has been supplied by third parties to us, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. All dimensions are approximate and have not been verified by the selling party and cannot be verified by us. It is recommended that you hire a professional in the business of determining dimensions, such as an appraiser, architect or civil engineer, to determine such information.

CONTACT

Collaborative CLOUD Listing with **KARL SKADOWSKI, Broker of Record & Collaborative CLOUD Broker, Texas Land Man, Inc.** Contact **DIANE ALEXANDER, MBA, CEO, Broker, Chairman of REALTOR HAPPINESS,** the **RAINMAKERS Listing Team Leader,** Southwest Partners & Global Partners International Realty at 979.421.9996 or diane@swpre.com.