

FOR LEASE | THE MAYOR'S HOUSE | 635 N ZANG BOULEVARD



JIM LAKE COMPANIES

HISTORY | THE MAYOR'S HOUSE



[1][2] This historic Oak Cliff property was once the home of Mayor George Sergeant, a former chief justice of Dallas' 5th Court of Appeals, who served on that bench for four months in 1922.

Sergeant, who built the Zang Boulevard house in 1910, is better known as the 'Centennial Mayor' of Dallas; he served an eventful two-year term from 1935-1936, when Fair Park was enlarged and underwent \$25 million in improvements for the 1936 Texas Centennial Exposition. Many thought the Mayor was well-suited for the

position at the time because of his world travels and extensive experience with various cultures, the evidence of which is found throughout his home. Documents found in the house include photos of Mayor Sergeant with President Franklin D. Roosevelt and his wife Eleanor. [3] His well-preserved legal library, [4] a personal letter from Eleanor Roosevelt, and the mayor's passport and travel journals, and many other historical letters and documents were found in the house and preserved in historical archives.

ABOUT | THE MAYOR'S HOUSE

PROJECT SCOPE

The Mayor's House is located near the intersection of Zang Boulevard and Davis Street in North Oak Cliff, leading into the unique Bishop Arts District. The Mayor's House sits among many major developments, including Bishop Arts Station, a mixed-used development from Alamo Manhattan, incorporating the DART street car stop into its promenade. Across the street, the Crescent Bishop Arts development is under major construction to create retail and residential buildings.

Jim Lake Companies aims to preserve as much of the original structure as can be salvaged while ensuring construction updates meeting city and state safety codes. A major roadblock to successful restoration was the limited amount of parking on site, however, a parking reduction for the Mayor's House was unanimously granted by City Council to ensure reconstruction and preservation of the building.

Once completed, the structure will be transformed from a dilapidated victorian home into a dazzling restaurant with large open patio, impressive dining area, state of the art kitchen, and unique upper mezzanine.

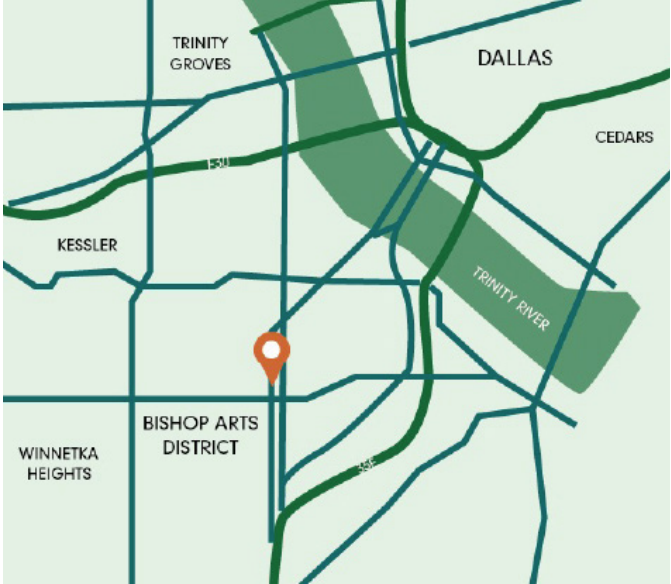
The Mayor's House is currently for lease to an experienced restaurant user who wants to make their mark in North Oak Cliff.

CONSTRUCTION TIMELINE

Upon the signing of a lease, the lessee will work closely with Jim Lake Companies management and general contractor to build out the structure into a restaurant that fits mutually agreed construction plans in accordance with safety and legal guidelines.

BUILDING SIZE	3,725 Square Feet 717 SF - Covered patio 1,176 SF - Uncovered patio
LAND AREA	15,618 square feet (100'x157')
RATE	\$30/SF + \$6.50 NNN
SEATING	Indoor - 108 seats Porch - 36 seats Patio - 38 seats
PARKING	20 spaces
ZONING	Subdistrict C-TR 2 (WMU-3)
TENANT SPACES	Single Tenant
AMENITIES	Located on the route of the Oak Cliff Streetcar
YEAR BUILT	1910
CONSTRUCTION	Wood frame with concrete beam (original structure)

LOCATION | THE MAYOR'S HOUSE



TRAFFIC COUNTS

- West Davis Street: 21,211 VPD
- North Zang Boulevard: 16,298 VPD

DEMOGRAPHICS

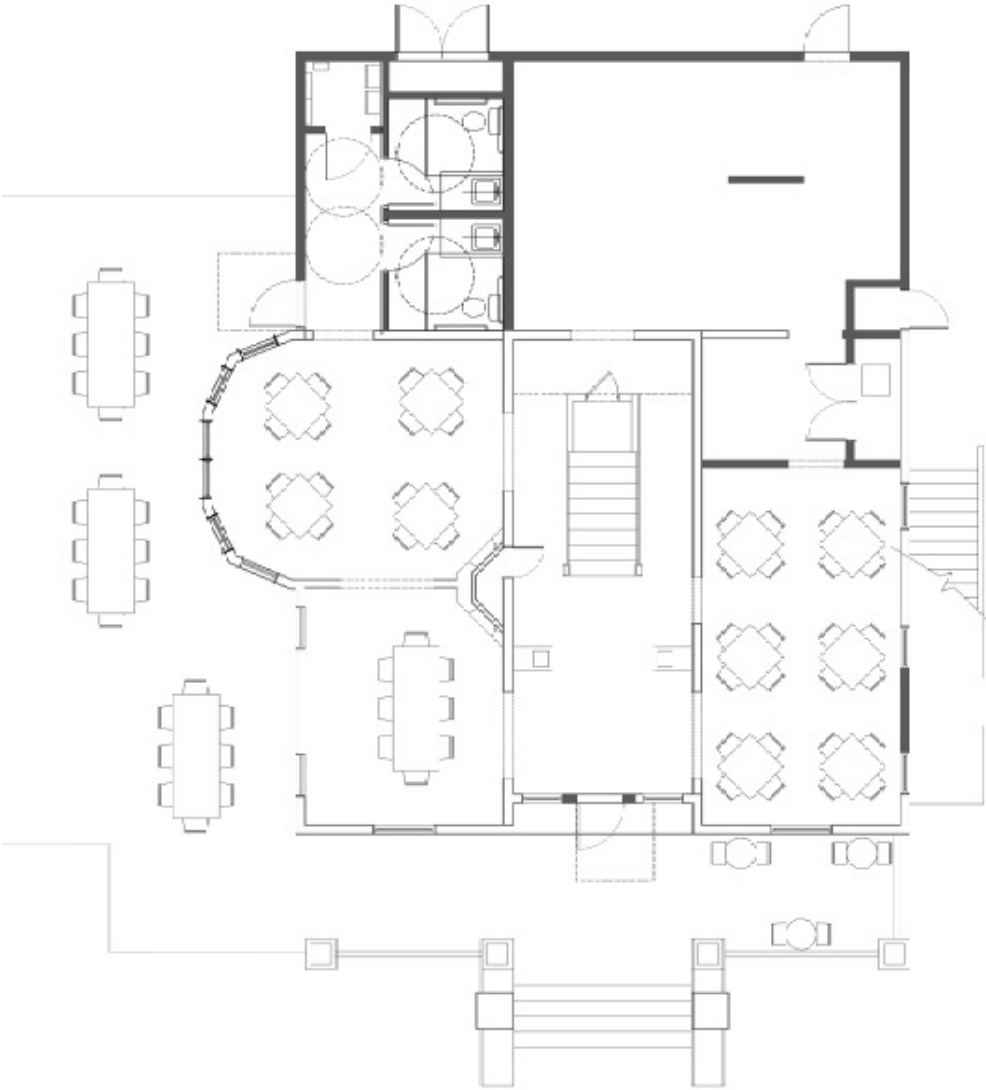
- 2015 Population 3 Mile: 124,018
- % Projected Growth 2015-2020 3 Mile: 5.0%
- 2015 Median HH Income 3 Mile: \$46,128
- 2015 Average HH Income 3 Mile: \$58,386
- Median Home Value 3 Mile: \$137,497



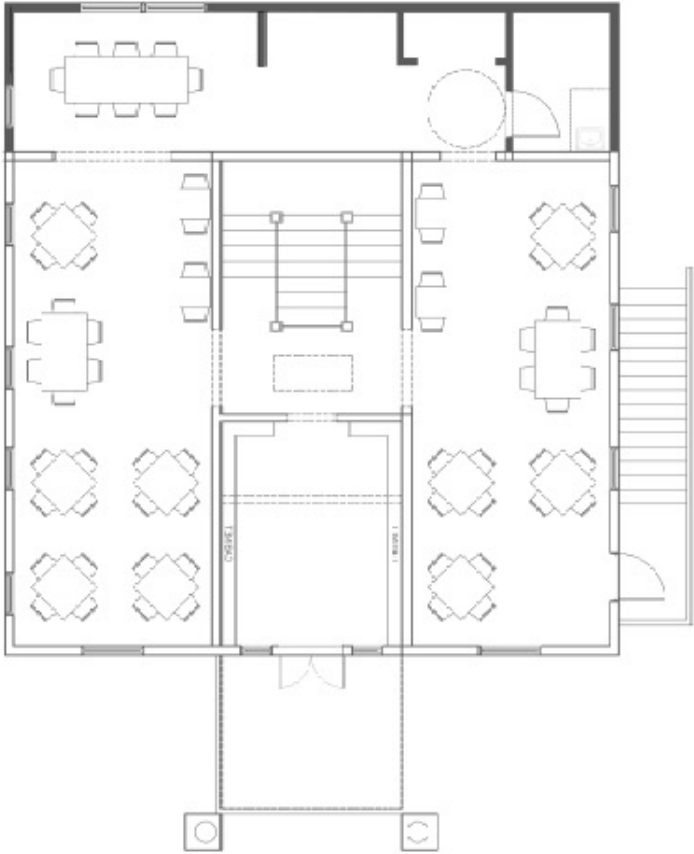
AREA DEVELOPMENT

- Crescent Mixed Use Project
- Alamo Manhattan - Bishop Arts Station
- Exxir Capital - Bishop Arts Village

FLOOR PLANS | THE MAYOR'S HOUSE



FIRST FLOOR



SECOND FLOOR

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