

THROCKMORTON & CONGRESS ASSEMBLAGE

±1.22-ACRE COVERED LAND / REDEVELOPMENT OPPORTUNITY

OAKLAWN / TURTLE CREEK

DALLAS, TEXAS



2722 THROCKMORTON ST



2808 THROCKMORTON ST



2816 THROCKMORTON ST

3

CONTIGUOUS PROPERTIES

±53,491 SF

TOTAL LAND AREA

MF-2/ PD-193

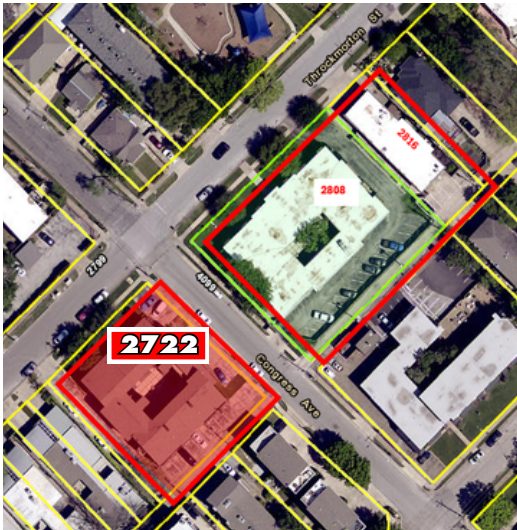
ZONING

±1.22 AC

TOTAL SITE AREA

SB 840 ELIGIBLE • NO DENSITY / FAR CAP • 45' BY RIGHT • 1.0 SPACE / UNIT PARKING CAP

OFFERED AT **\$8,300,000**



PARCEL INFORMATION

±0.456 AC

SITE AREA

±19,863 SF

LAND AREA

PARCEL ID

149326000000

CORNER EXPOSURE

Throckmorton Street at Congress Avenue

LEGAL DESCRIPTION

J.D. Cullums Oak Lawn · Block 3/1333 · Lots 10-12

EXISTING IMPROVEMENTS

29

UNITS

22,122

BUILDING SF

Frame/Slab

CONSTRUCTION

1974

YEAR BUILT

EXISTING USE:

Multifamily Apartment Building

\$26,645

MONTHLY
MARKET RENT

UNIT TYPE	# UNITS	% OF TOTAL	23 79.3% Occupied 6 20.7% Vacant
Studio/1BA	19	65.5%	
1 Bedroom/ 1BA	8	27.6%	
2 Bedroom/ 1BA	2	6.9%	

Existing improvements offered as-is for demolition or interim use; no value attributed. Current as of July 1, 2026



PARCEL INFORMATION

±0.599 AC

SITE AREA

±26,128 SF

LAND AREA

PARCEL ID

149386000000

LARGEST PARCEL

Largest of the three parcels in the assemblage

LEGAL DESCRIPTION

W.E. Hawkins Oak Lawn · Block 3/1334 · Lots 12-14

EXISTING IMPROVEMENTS

20

UNITS

17,400

BUILDING SF

Frame/Slab

CONSTRUCTION

1968

YEAR BUILT

EXISTING USE:

Multifamily Apartment Building

\$21,100

MONTHLY
MARKET RENT

UNIT TYPE	# UNITS	% OF TOTAL	14 70% Occupied 6 30% Vacant
1 Bedroom/ 1BA	16	80%	
2 Bedroom/ 2BA	4	20%	
Total	20	100%	

Existing improvements offered as-is for demolition or interim use; no value attributed. Current as of July 1, 2026



PARCEL INFORMATION

±0.172 AC

SITE AREA

±7,500 SF

LAND AREA

PARCEL ID

149383000000

LEGAL DESCRIPTION

W.E. Hawkins Oak Lawn · Block 3/1334 · Lot 11

EXISTING IMPROVEMENTS

9

UNITS

5,200

BUILDING SF

Frame/Slab

CONSTRUCTION

1972

YEAR BUILT

EXISTING USE:

Multifamily Apartment Building

\$7,650

MONTHLY
MARKET RENT

UNIT TYPE	# UNITS	% OF TOTAL	7 77.8% Occupied 2 22.2% Vacant
Studio/ 1BA	8	88.9%	
1 Bedroom/ 1BA	1	11.1%	
Total	9	100%	

Existing improvements offered as-is for demolition or interim use; no value attributed. Current as of July 1, 2026

ASSEMBLAGE SUMMARY

THE THROCKMORTON ASSEMBLAGE · DALLAS, TEXAS

DEVELOPMENT OPPORTUNITY



LOCATION

Oak Lawn / Turtle Creek | Uptown Dallas

- Blocks from Turtle Creek, Katy Trail & Cedar Springs Corridor



ZONING & ENTITLEMENT

MF-2 Multifamily within PD-193

- Oak Lawn Special Purpose District
- SB 840 Eligibility Confirmed



ASSEMBLAGE

±1.22 Acres | ±53,491 SF

- 3 Contiguous Parcels
- Single Ownership



SITE PROFILE

Flood Zone X — Outside 100-Year Floodplain

- Contiguous Throckmorton Street Frontage
- Corner Exposure at Congress Avenue



ACCESS & EXPOSURE

49,513 VPD — Oak Lawn Ave
18,639 VPD — Cedar Springs Rd
13,450 VPD — Maple Ave

Minutes to Dallas North Tollway, I-35E, McKinney Avenue, Love Field & Medical District



OPPORTUNITY

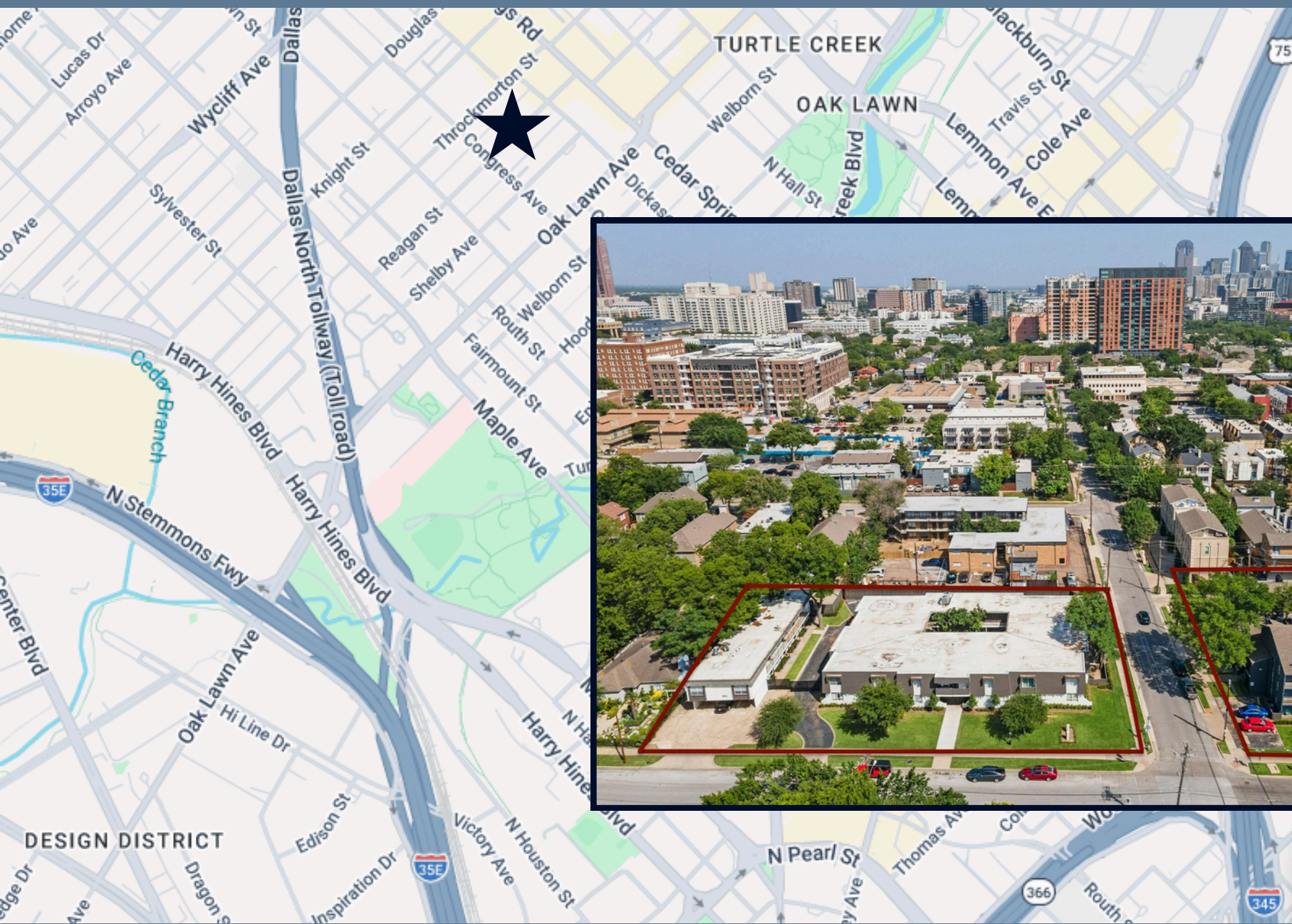
Covered Land / Redevelopment Play

- Luxury Townhomes/Condominiums
- No density/FAR cap
- 45' height entitlement by-right

MAP AND AERIAL PHOTOS

THE THROCKMORTON ASSEMBLAGE · DALLAS, TEXAS

DEVELOPMENT OPPORTUNITY



CITY OF DALLAS FORMAL WRITTEN DETERMINATION

Record #ADM-FC-26-000350

Development Yield & Zoning Analysis
MARDLF Designs, LLC · April 2026

ZONING CLASSIFICATION

MF-2

MULTIFAMILY
ZONING

PD-193

OAK LAWN SPECIAL
PURPOSE DISTRICT

DEVELOPMENT BONUS

Balconies are permitted to project 5 feet into the front setbacks, increasing usable unit square footage - a meaningful design lever for luxury product where private outdoor space commands premium pricing.

TEXAS SB 840 ELIGIBILITY- CONFIRMED

The City has formally confirmed the project is eligible for development under Texas Senate Bill 840 standards. For this site, that means:

DENSITY/FAR	No maximum limit
HEIGHT	45 feet entitled by right
PARKING	Capped at 1.0 space per unit
SETBACKS	
FRONT (Throckmorton & Congress)	15 feet
SIDE	10 feet
REAR	15 feet

WHY THE WRITTEN DETERMINATION MATTERS

Most urban Dallas development sites carry entitlement ambiguity that must be resolved through pre-development meetings, zoning counsel, and often a discretionary approval process. Here, the by-right envelope has been confirmed in writing by the City of Dallas. A purchaser can proceed directly to schematic design and permitting on the by-right path, compressing the pre-development timeline and reducing carry and approval risk.

The third-party analysis identifies three distinct paths for the ±1.22-acre site. Each is available to the purchaser; the offering does not prescribe a program.

01

MAXIMUM BY-RIGHT

LUXURY MULTIFAMILY

Maximize unit count under SB 840: no density or FAR ceiling, 45 feet of height by right, and parking capped at 1.0 space per unit. This path suits a luxury rental developer underwriting to the submarket's demonstrated rent ceiling (see Market Overview) and benefits most directly from the reduced parking requirement.

02

TOWNHOME/CONDO OPTIMIZATION

LUXURY FOR-SALE

A for-sale program targeting the demonstrated appetite for luxury three-bedroom product in this pocket, currently trending at approximately \$425 per square foot. Larger units, private balconies leveraging the 5-foot setback projection bonus, and a lower unit count trade density for premium per-foot pricing and a simpler capital stack.

03

VARIANCE & BDA STRATEGY

SITE OPTIMIZATION

While SB 840 removes density caps, the analysis recommends a Board of Adjustment strategy to seek side-yard relief, if needed, to optimize the parking garage footprint. This is an optimization overlay on either scenario above rather than a standalone path — the base case remains fully by-right.

Yield modeling, massing assumptions, and the underlying regulatory audit are available to qualified parties in the data room.

OAKLAWN/TURTLE CREEK | UPTOWN DALLAS

Oak Lawn / Turtle Creek is the established luxury core of Uptown Dallas — a walkable district defined by Turtle Creek Boulevard's park corridor, the Katy Trail, the Cedar Springs retail and dining strip, and some of the highest-value high-rise residential stock in North Texas. The submarket draws affluent professionals from the Uptown/Downtown employment base, the Dallas Medical District, and Love Field's corporate connectivity.



VERIFIED MARKET BENCHMARKS



\$3,695

UP TO/MONTH

NEWER 2- BEDROOM RENTALS

WITHIN ¼ MILE



\$837,750

AVERAGE

RECENT CLOSED SALE

COMPARABLE 3-BEDROOM PRODUCT



≈ \$425

/SQUARE FOOT

LUXURY 3- BEDROOM

PRICING TREND IN THIS POCKET

Market benchmarks per third-party market verification referenced in ownership's development analysis.

SUPPLY CONTEXT

Land in the Oak Lawn / Turtle Creek core is effectively finite: the district is built out, parcelization is fragmented, and long-tenured ownership rarely sells. New luxury supply is constrained to scattered infill sites, supporting both rent growth and for-sale absorption for well-located new product. A contiguous ±1.22-acre site with written entitlement confirmation is a genuine outlier in this submarket.

THROCKMORTON & CONGRESS ASSEMBLAGE

EXCLUSIVE ADVISOR

Jim Landsaw

Commercial Brokerage and Strategic Growth Advisor

RDE Capital Group

Texas Real Estate License #0454281

(469) 878-1097

jim@rdecapitalgroup.com

rdecapitalgroup.com

1111 W. Mockingbird Lane, Suite 875
Dallas, TX 75247





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

RDE Capital Group	9002781-BB	enrique@rdcapitalgroup.com	214-799-9744
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Enrique Arjona	619039-B	enrique@rdcapitalgroup.com	214-799-9744
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jim Landsaw	0454281-SA	jim@rdcapitalgroup.com	469-878-1097
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

Dallas Office - RDE Capital Group

1111 West Mockingbird Ln Ste 1175 Dallas, TX 75247

469-487-8569

Jim Landsaw