

CONFIDENTIAL OFFERING MEMORANDUM

MAPLE AVE OFFICE BUILDING/ REDEVELOPMENT SITE

4515 MAPLE AVENUE, DALLAS, TEXAS 75219

SLJ
COMPANY, LLC

4311 W. Lovers Lane, Suite 200
Dallas, TX 75209
214-520-8818

Exclusively Offered By:

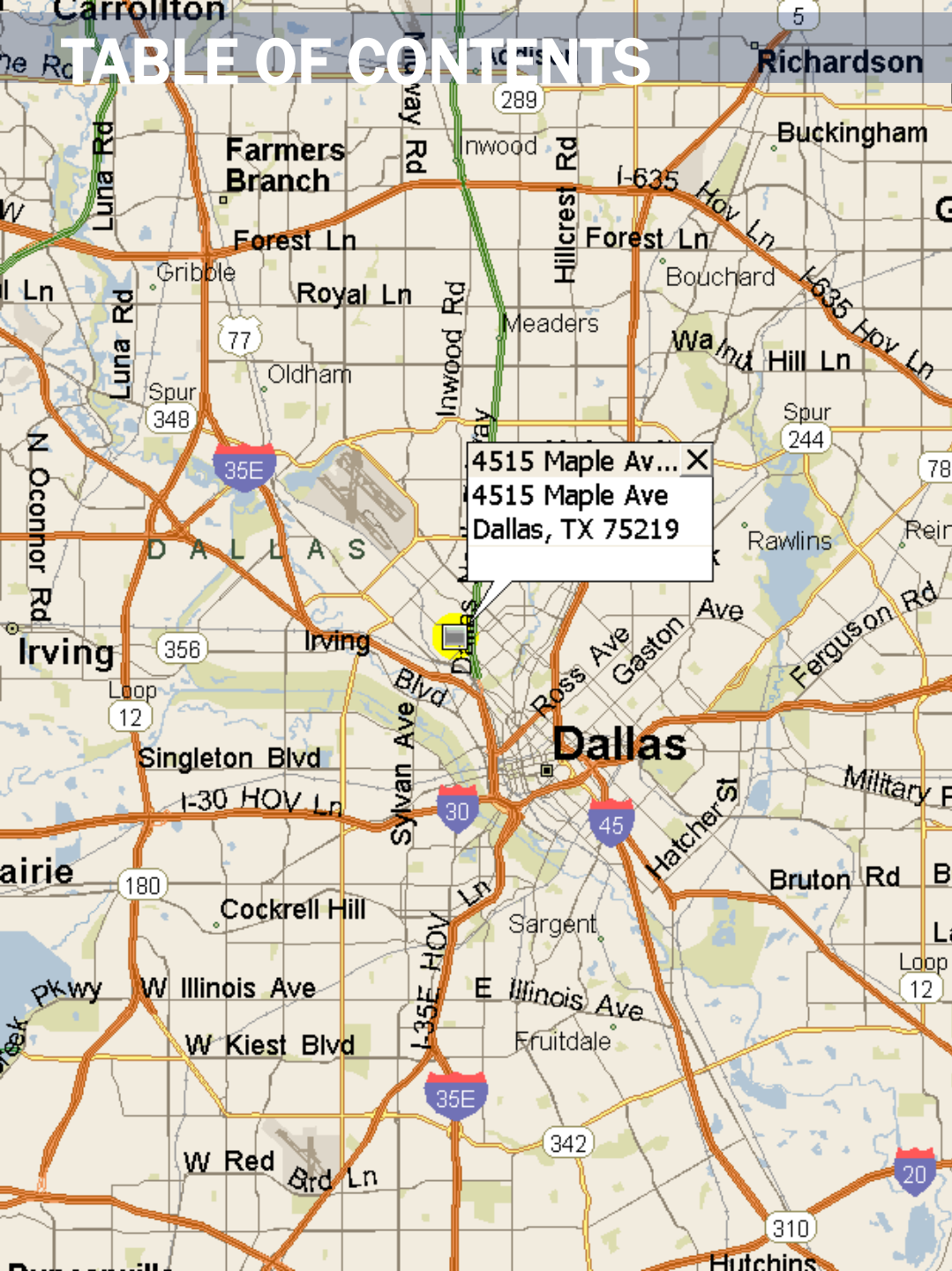
Ty Underwood

214-520-8818 ext. 4

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AERIAL PHOTOGRAPH

Hawthorne Ave

Maple Ave

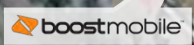
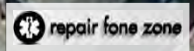
Maria Luna Park



PD 193 (GR)

21,270 VPD

Lucas Dr

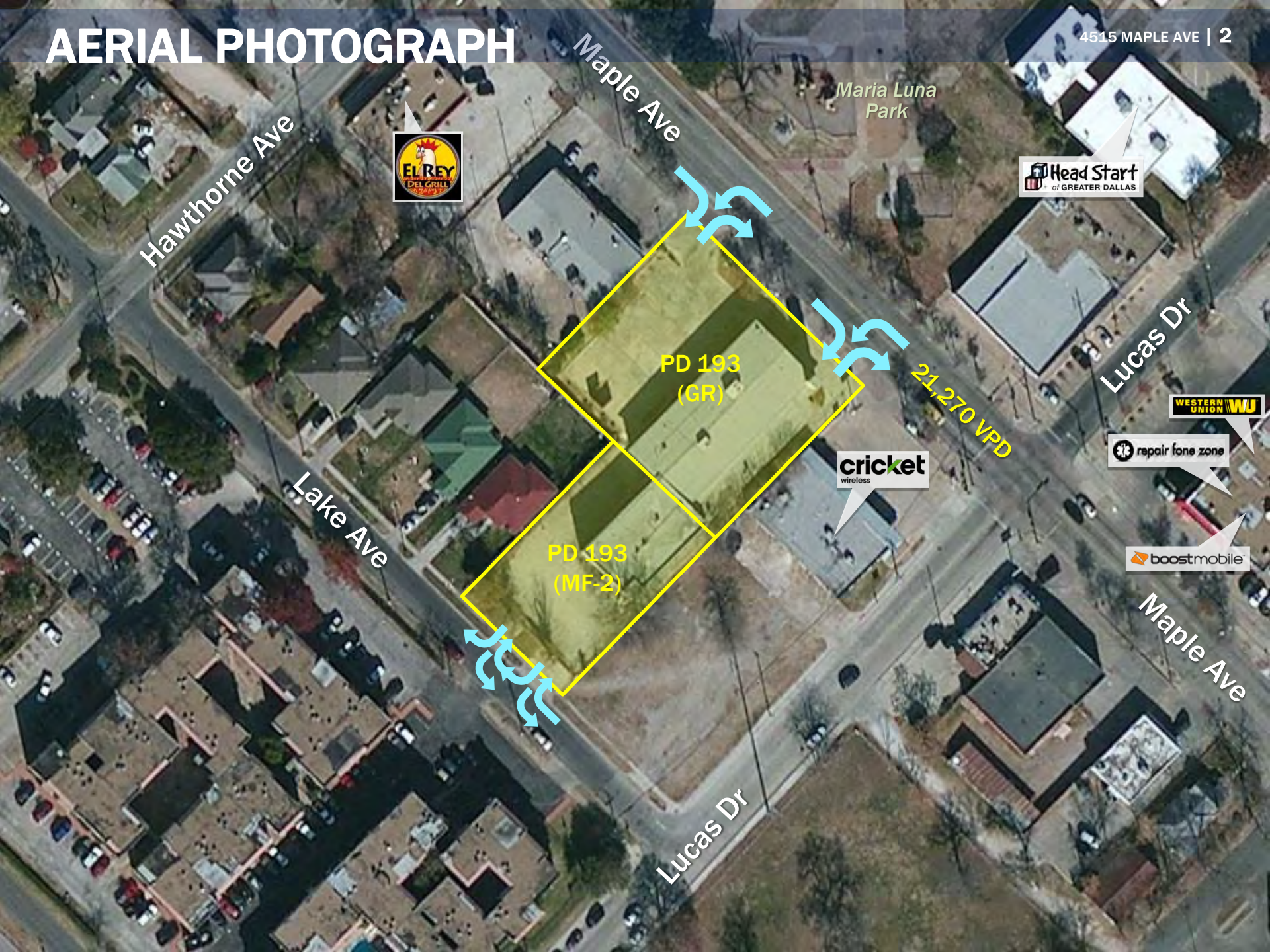


Lake Ave

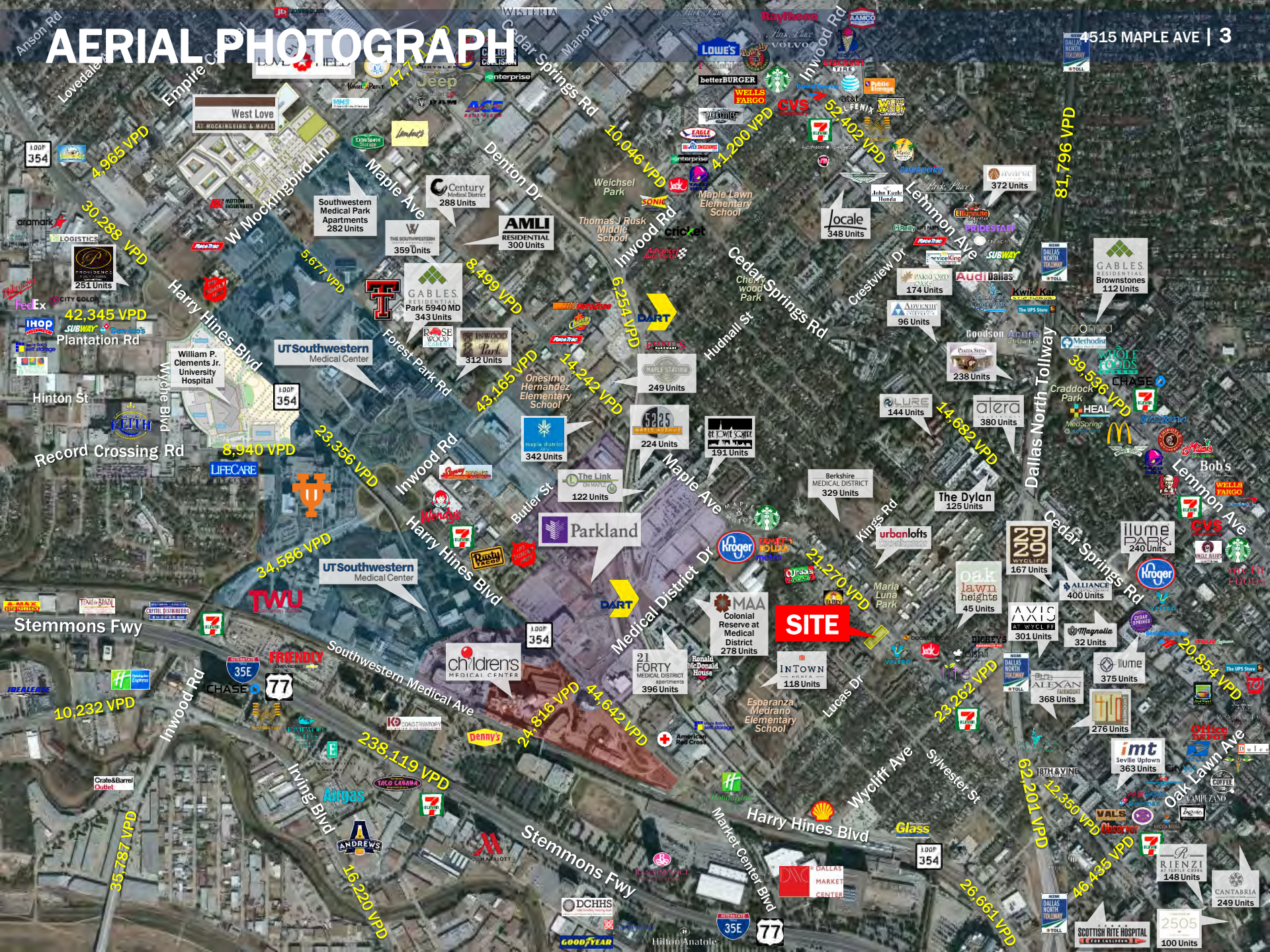
PD 193 (MF-2)

Maple Ave

Lucas Dr



AERIAL PHOTOGRAPH



West Love
41 Mockingbird & Maple

Southwestern Medical Park Apartments
282 Units

AMLI Residential
300 Units

GABLES Residential
Park 5940 MD
343 Units

UT Southwestern Medical Center

INWOOD Park
312 Units

The Link
122 Units

Parkland

MAA Colonial Reserve at Medical District
278 Units

INTOWN
118 Units

AVIC
301 Units

Lume
375 Units

imt
Seville Uptown
363 Units

RIENZI
A 7 UNIT CENTER
148 Units

SCOTTISH RITE HOSPITAL
100 Units

SITE

LOOP 354

LOOP 354

LOOP 354

LOOP 354

35E 77

42,345 VPD

4,965 VPD

30,288 VPD

8,940 VPD

34,586 VPD

10,232 VPD

35,787 VPD

16,220 VPD

238,119 VPD

238,119 VPD

5,677 VPD

8,499 VPD

43,165 VPD

14,242 VPD

24,816 VPD

44,642 VPD

24,816 VPD

238,119 VPD

238,119 VPD

238,119 VPD

238,119 VPD

10,046 VPD

4,120 VPD

6,254 VPD

224 Units

212,70 VPD

23,262 VPD

46,435 VPD

25,05 VPD

6,254 VPD

249 Units

144 Units

45 Units

301 Units

276 Units

100 Units

249 Units

191 Units

329 Units

118 Units

368 Units

375 Units

249 Units

224 Units

122 Units

278 Units

118 Units

368 Units

375 Units

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224 Units

LOCATION

The subject property is located at 4515-4519 Maple Ave., between Lucas Dr. and Hawthorne Ave., in Dallas, Texas 75219.

BUILDING SIZE

Approximately 17,074 Square Feet

YEAR BUILT

1945/1997

CONSTRUCTION

2-Story, Brick

PARKING

Approximately 42 parking spaces

LAND AREA

0.9463 Acres (41,250 Square Feet) *No minerals are included in the proposed transaction

LOT DIMENSIONS

Frontage on Maple Ave: Approximately 175 feet
Frontage on Lake Ave: Approximately 100 feet
Depth: Approximately 300 feet

ZONING

Planned Development District 193 (GR)
Minimum Yard Setbacks: Front - 10' Side/Rear - 0'
Minimum Lot Area: None
Maximum Lot Coverage: 80%
Maximum Structure Height: 120 feet
Maximum Floor Area Ratio: 2:1
Primary Uses: Retail, Bar or Private Club Shop or Second Hand Store, Veterinary Office or Animal Clinic, Hotel or Motel, Single Family or Duplex, and Limited Automotive Uses

Planned Development District 193 (MF-2)
Minimum Yard Setbacks: Front - 20' Side - 10' Rear - 25'
Minimum Lot Area: Single-Family - 2,000 SF Duplex - 3,000 SF
Studio - 800 SF One Bed - 1,000 SF
Two Bed - 1,200 SF Over 2 Bed - +150 SF
Maximum Lot Coverage: 60%
Maximum Structure Height: 36 feet
Maximum Density: 60 dwelling units per acre
Primary Uses: Single-family, Duplex and Multifamily Uses

TRAFFIC COUNTS

Maple Ave: 21,270 VPD

EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer 4515 Maple Ave., a 17,074 square foot two-story office building in Dallas, Texas. The building was constructed in 1945 and most recently renovated in 1997. The building has offices, large and small meeting rooms with up to 16 foot ceilings and two sets of restrooms.

PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

The Property enjoys a prime location on Maple Ave. which provides easy access to Downtown Dallas, the Dallas North Tollway, and I-35E. The Property is in close proximity to Dallas Love Field Airport, Dallas’ Medical District and the Oak Lawn Neighborhood. The area surrounding Love Field and the Medical District is rapidly redeveloping with attractive new retail and apartment developments. Over 8,000 residential units have been completed since 2006, making this area one of the fastest growing neighborhoods in Dallas.

REDEVELOPMENT POTENTIAL

A site plan has been completed converting the building into a 6,227 square foot restaurant with sixty-three (63) parking spaces.

HIGH TRAFFIC COUNTS

With approximately 21,270 vehicles per day on Maple Ave., the Property offers high visibility and excellent exposure to vehicular traffic.

STRONG DEMOGRAPHICS

With a population of approximately 28,278 and 134,895 living within a 1 and 3 mile radii respectively, the Property benefits from a dense pool of consumers in close proximity.

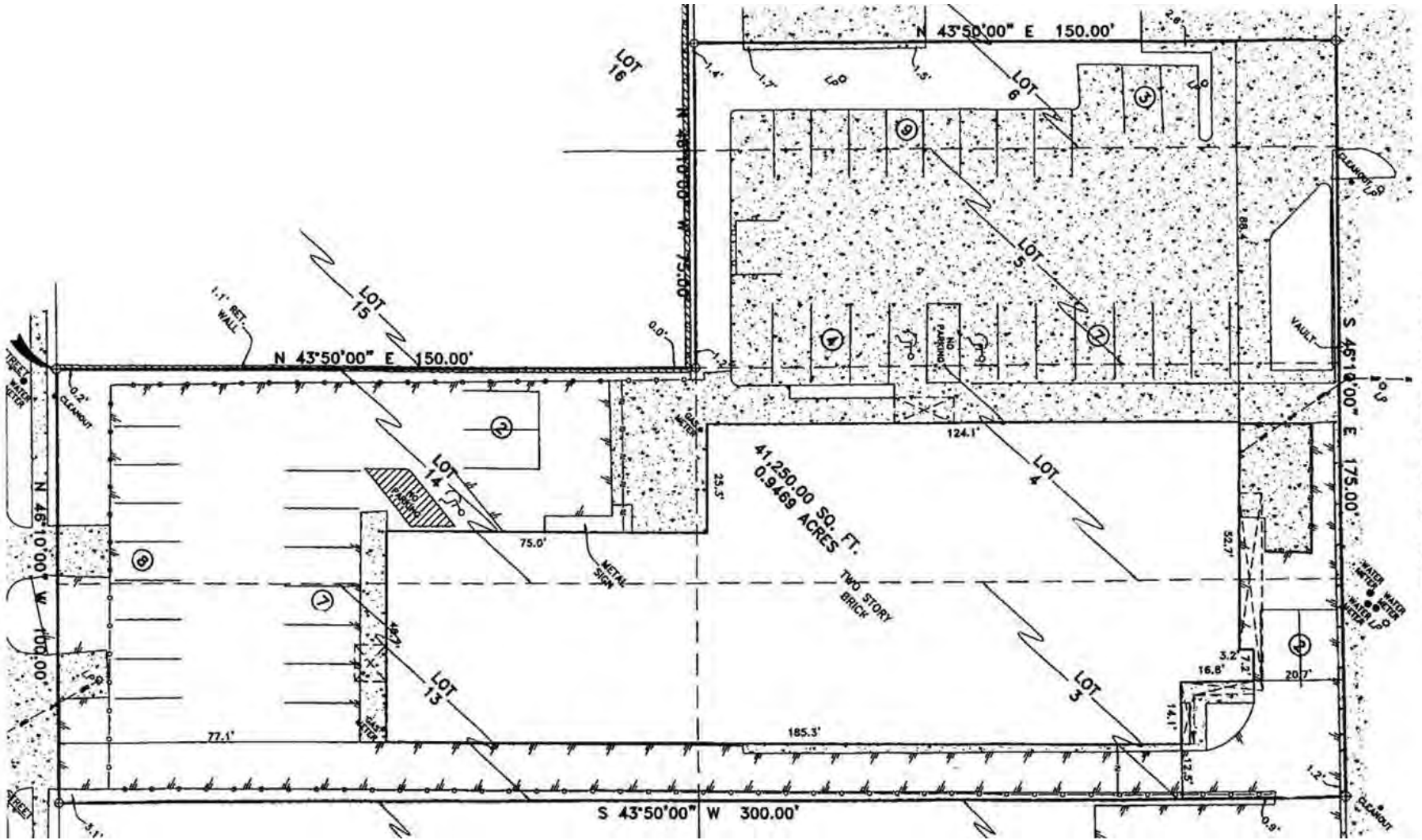
MANY AREA TRAFFIC DRIVERS

The subject property is just minutes from Dallas Love Field Airport, Dallas’ Medical District with its new William P. Clements Jr. University Hospital at UT Southwestern Medical Center and the brand new \$1.3 billion Parkland Memorial Hospital, as well as Dallas Market Center which hosts dozens of trade events each year attracting some 200,000 retail buyers.



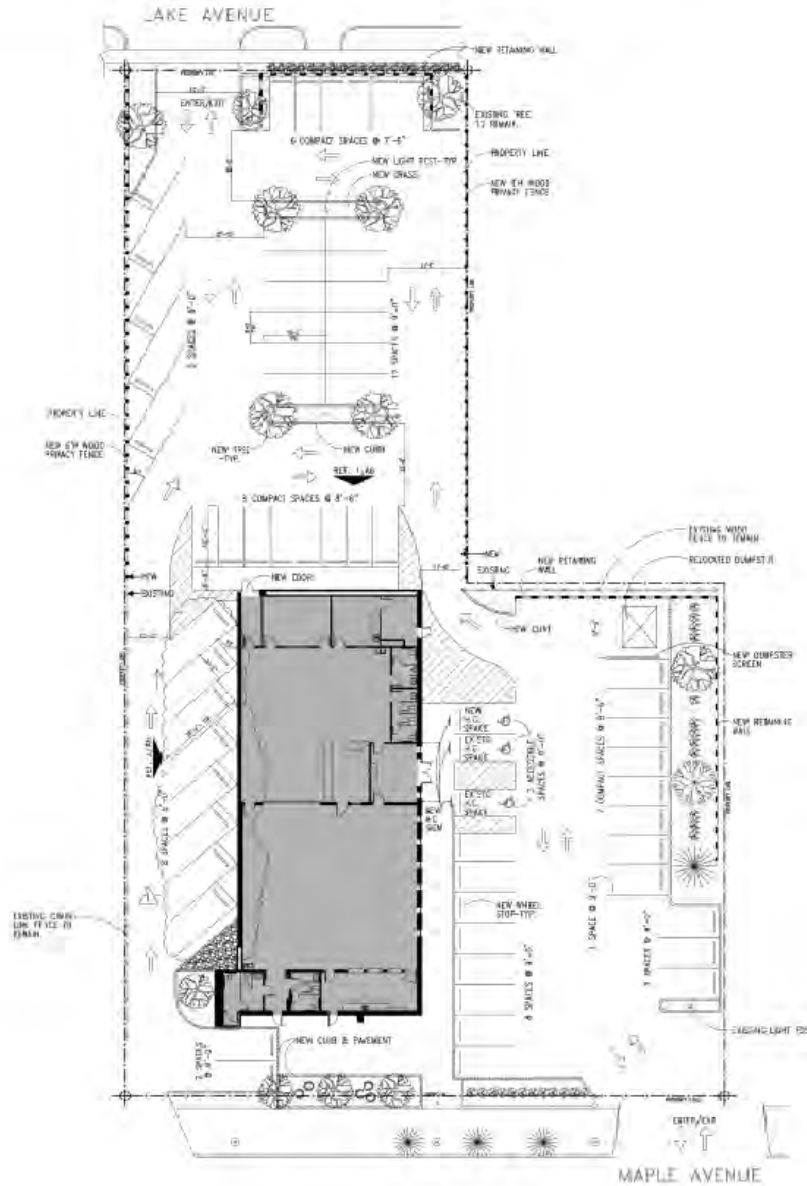
LAKE AVENUE

MAPLE AVENUE



CONCEPTUAL SITE PLAN

4515 MAPLE AVE | 7



LEGEND

- EXISTING WALLS
- EXISTING CURB
- EXISTING WOOD FENCE (TO REMAIN)
- NEW CURB
- NEW BEAM NO. WALL
- NEW FENCE
- NEW HANDICAP SIGNAGE
- NEW LIGHT POST
- NEW ANEEL STOP

PARKING ANALYSIS

WORKING AREA:	6,277 SF
PROPOSED PARKING SPACES:	
STANDARD:	38
COMPACT CAR:	21
ACCESSIBLE:	3
TOTAL:	62
RETAIL/RESTAURANT — SPACES REQUIRED @ 1:100:	62 SPACES

NOTES:

4C TO PAINT NEW PARKING, ACCESS JAIL, AND FIRE LANE STOPPING AS REQUIRED TO MATCH EXISTING BASED ON NEW LAYOUT AS SHOWN. STOPPING MUST BE IN ACCORDANCE WITH ALL APPLICABLE (AS 2012 AND CITY) CODE REQUIREMENTS.

NEW HANDICAP SIGNAGE: SIGNAGE MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE (AS 2012 REQUIREMENTS).

OWENS COMMERCIAL INTERIORS
 5005 Greenville Avenue Suite 800
 Dallas TX 75206
 Tel: 972.990.3400
 Fax: 972.990.4222
 www.owensci.com

Owens Commercial Interiors

SLJ Company

4515 MAPLE AVE.
 DALLAS, TX 75219

SUBMITTED FOR ENGINEERING

APPROVED 04-18-13

ISSUED FOR BID

ISSUED FOR CONSTRUCTION

REVISED 05-27-13

REVISED 07-15-13

DRAWN BY: MK/HF
 SCALE: 1/8" = 1'-0"
 (on 24X36 paper only)

SITE PLAN

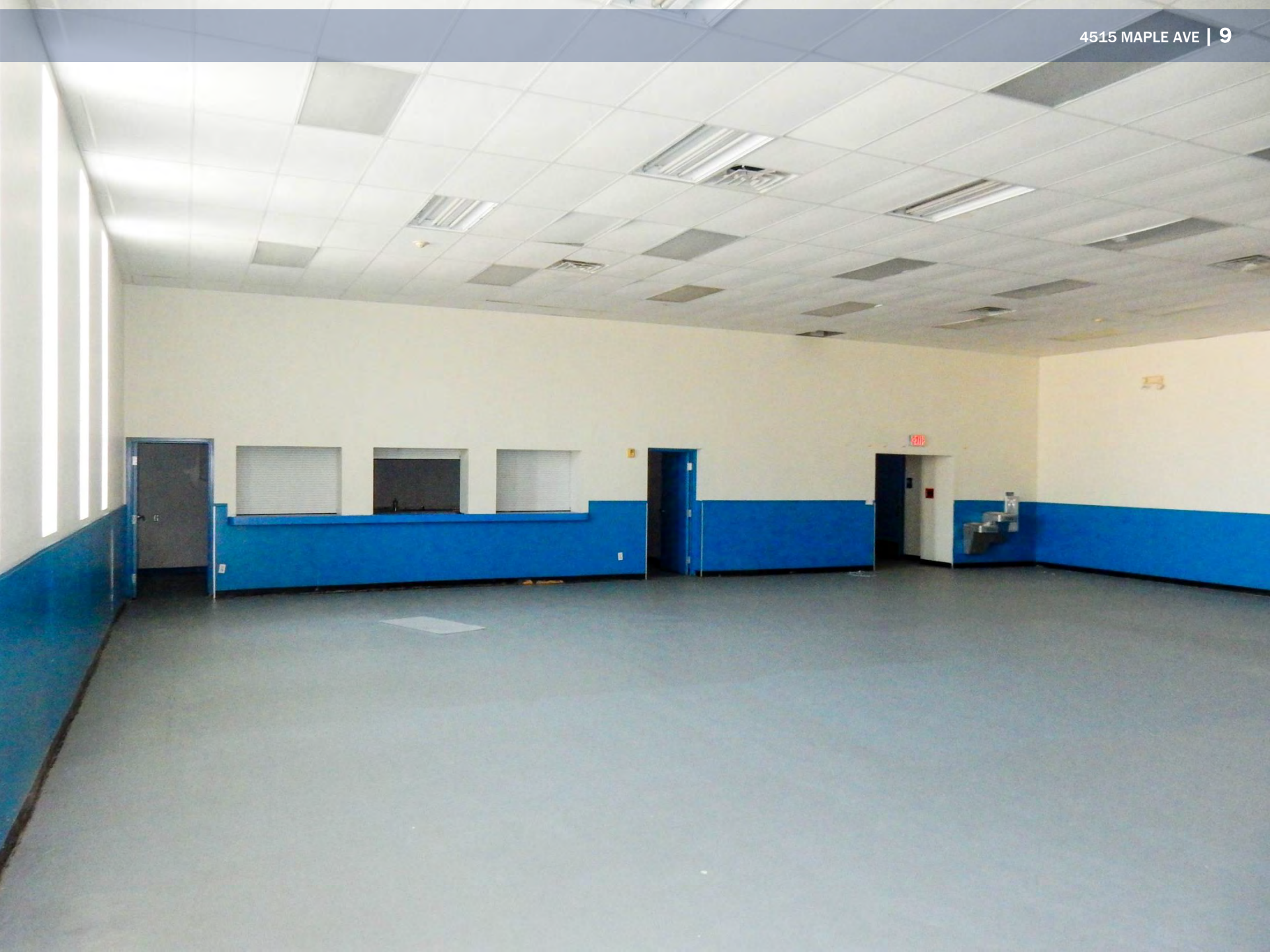
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SUBJECT PROPERTY PHOTOGRAPHS

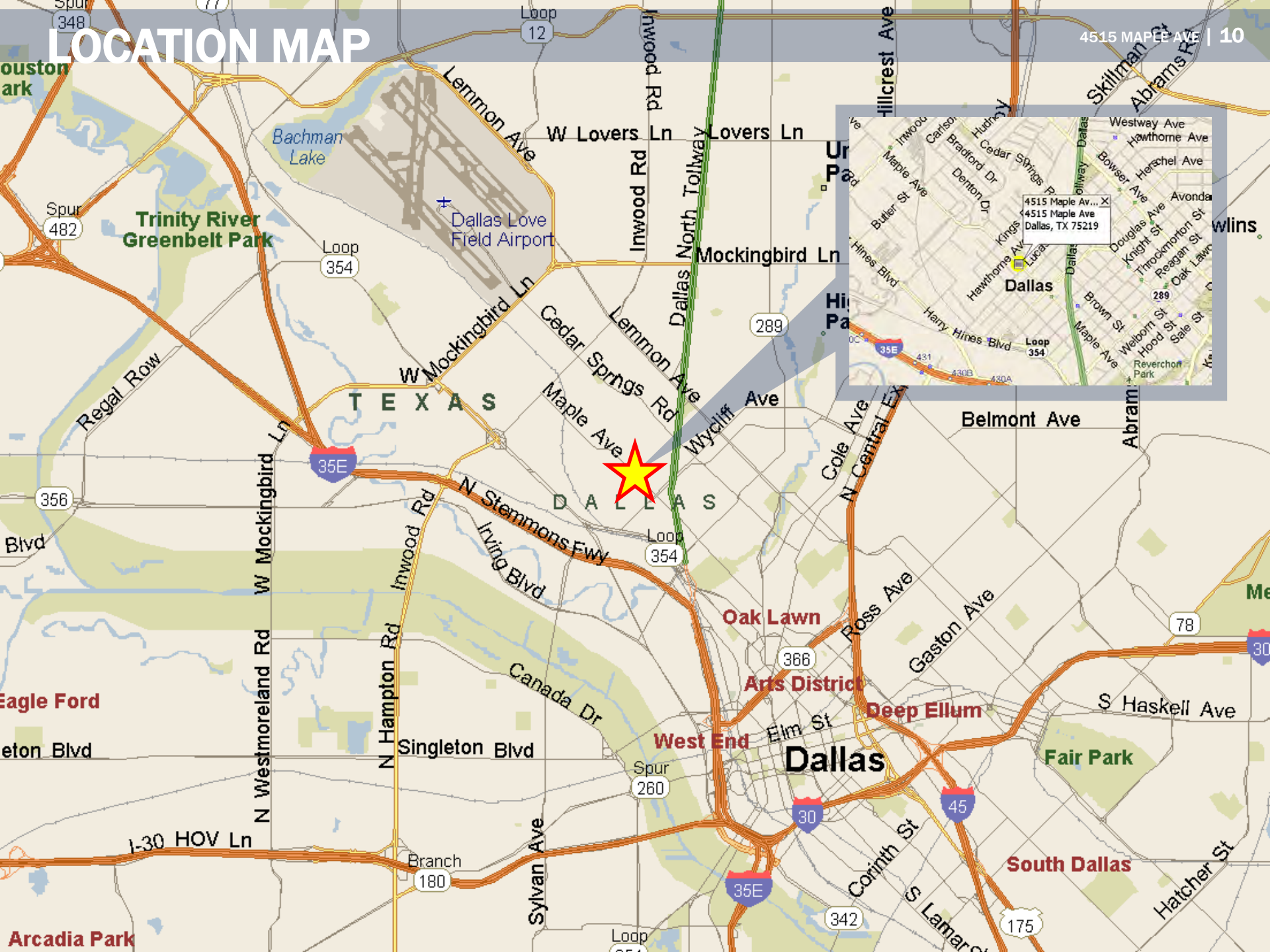
4515 MAPLE AVE | 8





LOCATION MAP

4515 MAPLE AVE | 10



POPULATION

RADIUS	1 MILE	3 MILE	5 MILE
2015 Total Population	28,278	134,895	355,301
2015 Estimated Households	11,435	51,683	129,859

AGE

RADIUS	1 MILE	3 MILE	5 MILE
2015 Median Age Estimate	40	39	39

INCOME

RADIUS	1 MILE	3 MILE	5 MILE
2015 Avg Household Income	\$59,767	\$80,080	\$76,239

POPULATION BY ETHNICITY

RADIUS	1 MILE	3 MILE	5 MILE
2015 White	18,704	102,183	290,690
2015 Black	3,925	20,861	47,320
2015 Native American	962	2,132	3,472
2015 Asian	2,967	5,666	8,663
2015 Pacific Islander	467	959	1,028
2015 Two or More Races	1,253	3,094	4,128
2015 Hispanic	16,500	70,260	203,990
2015 White Non-Hispanic	6,501	41,057	99,074

LOCATION OVERVIEW

INTRODUCTION

The eclectic, urban neighborhood that includes Dallas Love Field airport and the Medical District continues to experience growth and vibrancy. Multifamily residential in the surrounding neighborhoods continues to expand, with significant growth along Maple Avenue in the past few years. Between the most recently constructed complexes and the developments currently being planned, there are over 6,000 residential units being added to the area. The completion of the DART Green Line adds a convenient access to the metro area. The 37-acre West Love development at Mockingbird and Maple is currently under construction. The project will include 1,000 new residential units, a national dual-branded hotel and approximately 80,000 sf of retail.

DALLAS LOVE FIELD AIRPORT

The airport is going through a complete revitalization, The Love Field Modernization Program (LFMP) will renovate and expand Love Field - creating a cohesive, modern facility that will serve the needs of Dallas citizens and travelers for many years to come. The LFMP renovations include a new centralized concourse with 20 gates, a remodeled lobby, expanded baggage claim area and a new ticketing wing. Southwest Airlines corporate campus is currently undergoing a 500,000 square foot expansion; traffic is expected to increase 45% on an annualized basis.

MEDICAL DISTRICT

The Medical District continues to flourish and expand with the recent completion of two new hospitals. The brand new \$1.3 billion dollar Parkland Memorial Hospital opened in August of 2015. The hospital averages more than 1 million patient visits annually and the 2.8 million square-foot facility is equipped with 862 single-patient rooms, a Level I Trauma Center, the second largest civilian burn center in the U.S. and a Level III Neonatal Intensive Care Unit. UT Southwestern's new \$800 million state-of-the-art medical facility - the William P. Clements Jr. University Hospital - is rapidly changing the West Campus skyline. The 12-story, 1.3 million square-foot hospital opened in late 2014. A 500,000-square-foot biotechnology park on 13 acres, called BioCenter at Southwestern Medical District, is attracting innovative biotech companies to the area, as well as increasing research opportunities.

MEDICAL DISTRICT DATA	
390 acres in size	3 major hospital systems
+/- 30,032 total employees	4,533 students/residents and fellows
6,000 visits per day to clinics and ER's	2,239,690 annual visits in 2013
1,955 licensed beds and growing	90,367 patients admitted in 2013



The material contained in this Memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of the SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representations as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.



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.

11-2-2015



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.

<u>SLJ Company, LLC</u>	<u>419172</u>	<u>llebowitz@msn.com</u>	<u>214-520-8818</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Louis Harold Lebowitz</u>	<u>171613</u>	<u>llebowitz@msn.com</u>	<u>214-520-8818</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>William Robert Claycombe</u>	<u>576326</u>	<u>robert@claycombegroup.com</u>	<u>214-404-5129</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date