



BISHOP UNION



BARVIN
BUILDING COMMUNITIES

Bishop Arts

History

The Bishop Arts District is located immediately southwest of downtown Dallas with easy accessibility to I-30 and I-35. The Bishop Arts District is rich in history, and was the site of Dallas' busiest trolley stop in the 1930's. The Bishop Arts revitalization has brought a historical shopping district full of a unique and eclectic group of retail and restaurants. It is one of Dallas' unique historic neighborhoods and an experiential destination for people all across DFW.



Area Retailers



DUDE, SWEET
CHOCOLATE



SOCIETY





AN URBAN MIXED-USE DEVELOPMENT LOCATED AT THE ENTRY POINT TO THE CORE OF BISHOP ARTS



- 23,000 SF of retail/restaurant space
- 302 multi-family units @ Bishop Union
- Future 50 town homes (In Town) adjacent to site
- 128 dedicated retail parking spaces at street-level
- Directly adjacent to the future HEB concept Central Market
- Newly re-established street car route connects Downtown Dallas to Bishop Arts. The stop is located directly in front of Bishop Union
 - Potential for valet lane adjacent to “flat iron” suite for restaurant user



Demographics

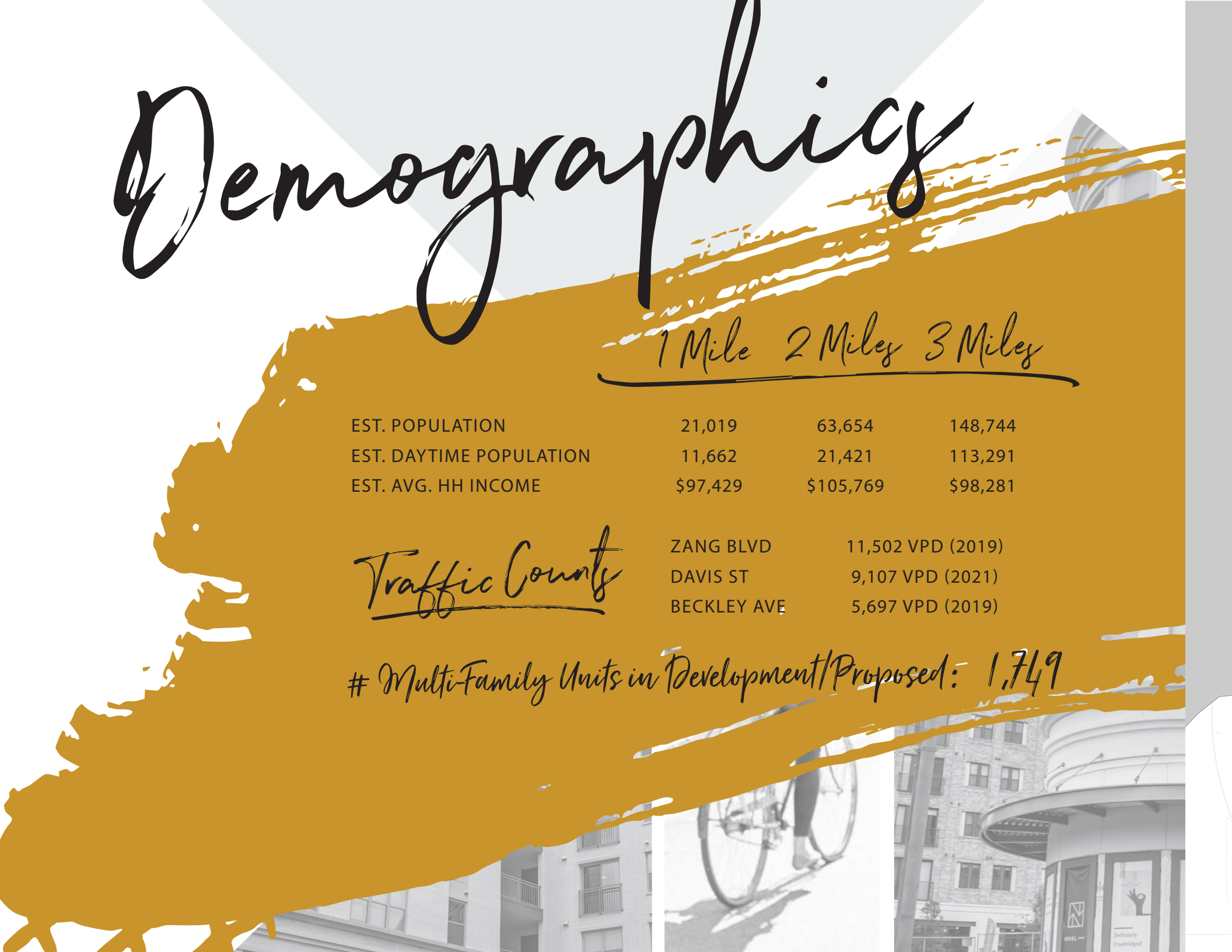
1 Mile 2 Miles 3 Miles

EST. POPULATION	21,019	63,654	148,744
EST. DAYTIME POPULATION	11,662	21,421	113,291
EST. AVG. HH INCOME	\$97,429	\$105,769	\$98,281

Traffic Counts

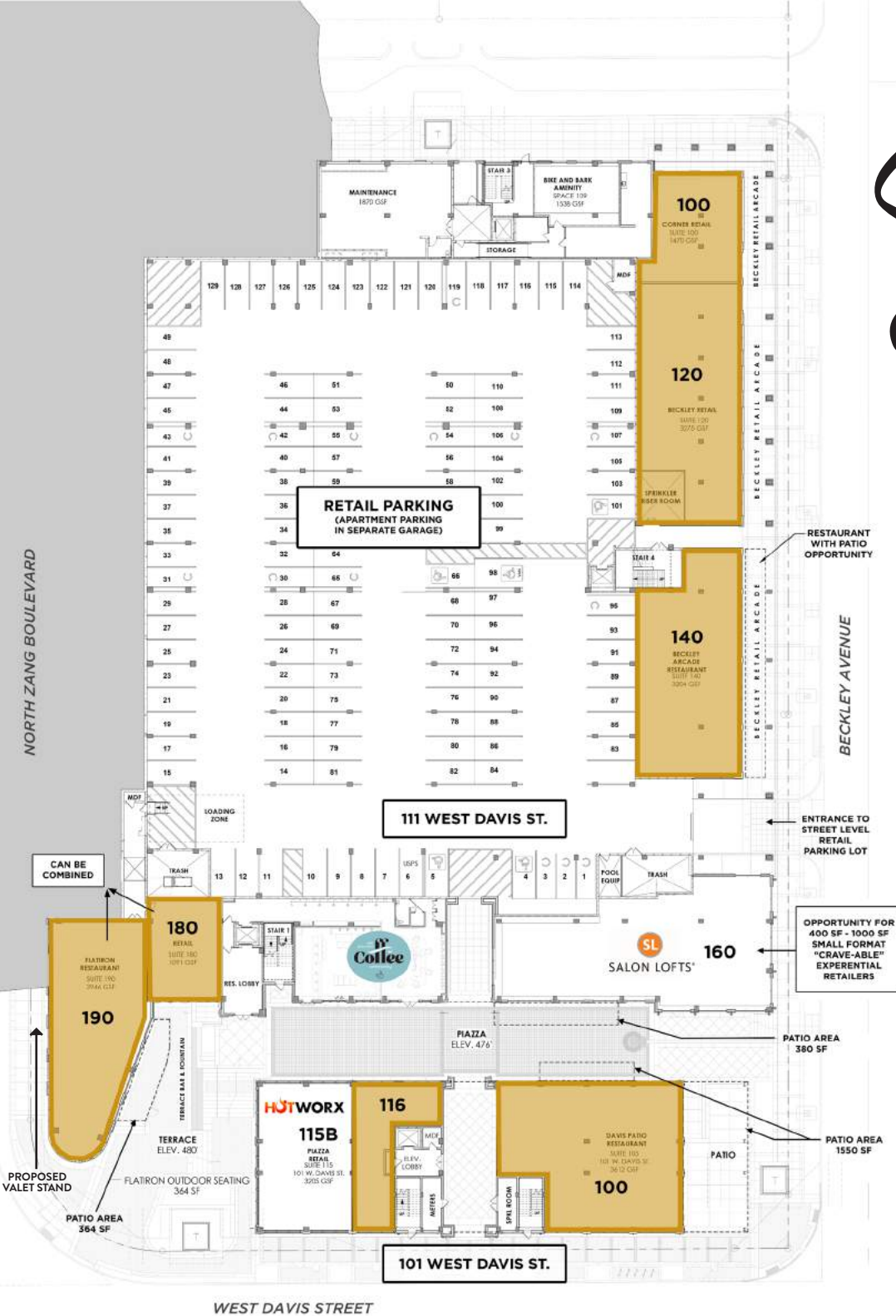
ZANG BLVD	11,502 VPD (2019)
DAVIS ST	9,107 VPD (2021)
BECKLEY AVE	5,697 VPD (2019)

Multi-Family Units in Development/Proposed: 1,749



Site Plan

Unit Tenant SF



111 WEST DAVIS STREET

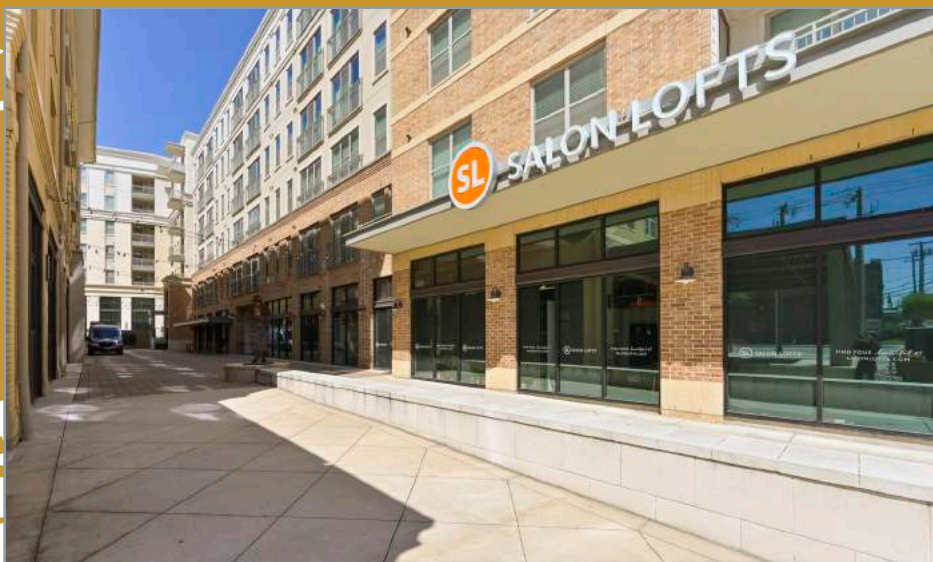
100	AVAILABLE	1,470
120	AVAILABLE	3,275
140	AVAILABLE (Divisible-Restaurant)	3,204
160	Salon Lofts	4,266
170	Well Grounded	850
180	AVAILABLE	1,091
190	AVAILABLE	2,946

101 WEST DAVIS STREET

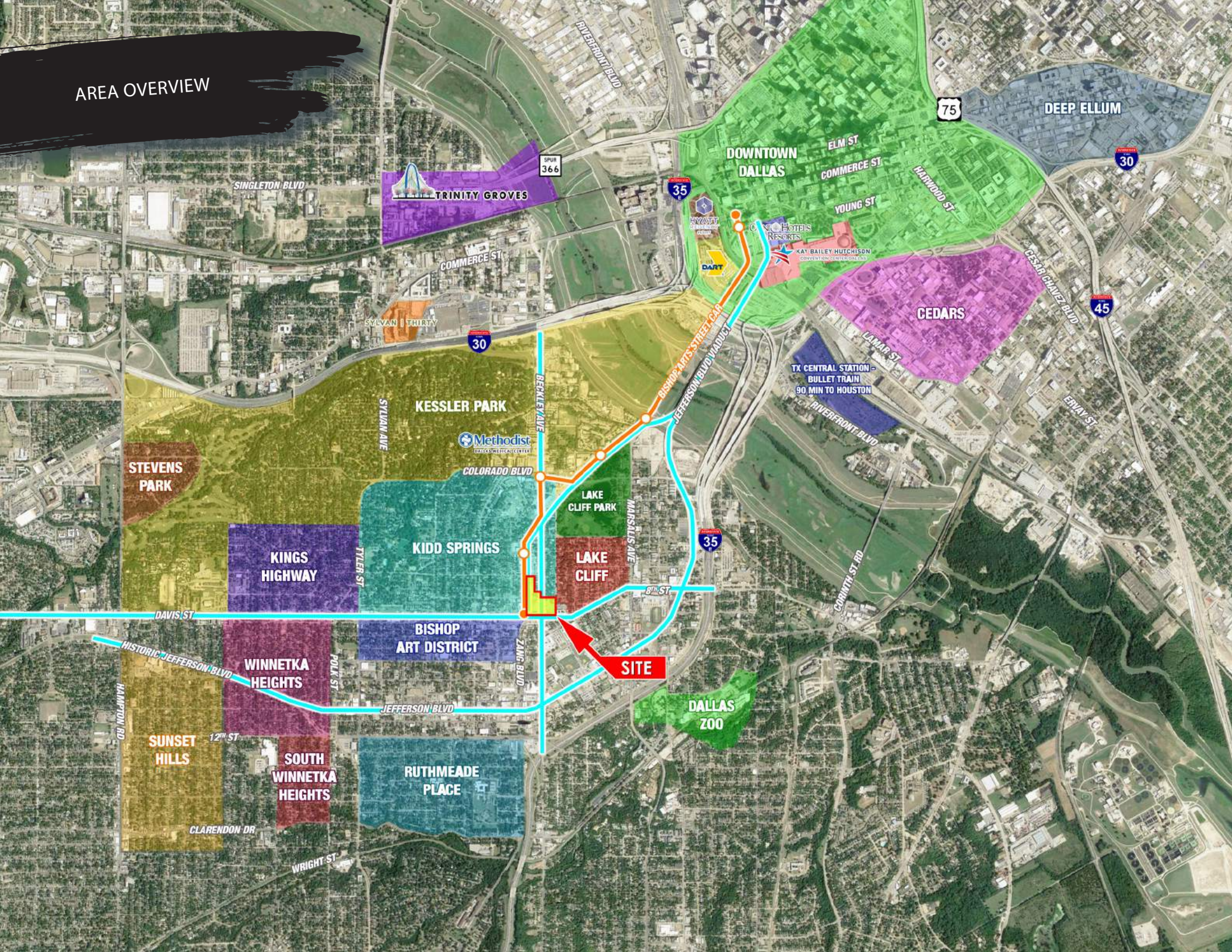
100	AVAILABLE (Restaurant/Patio)	3,612
115B	Hotworx	1,900
116	AVAILABLE (White Box)	1,216

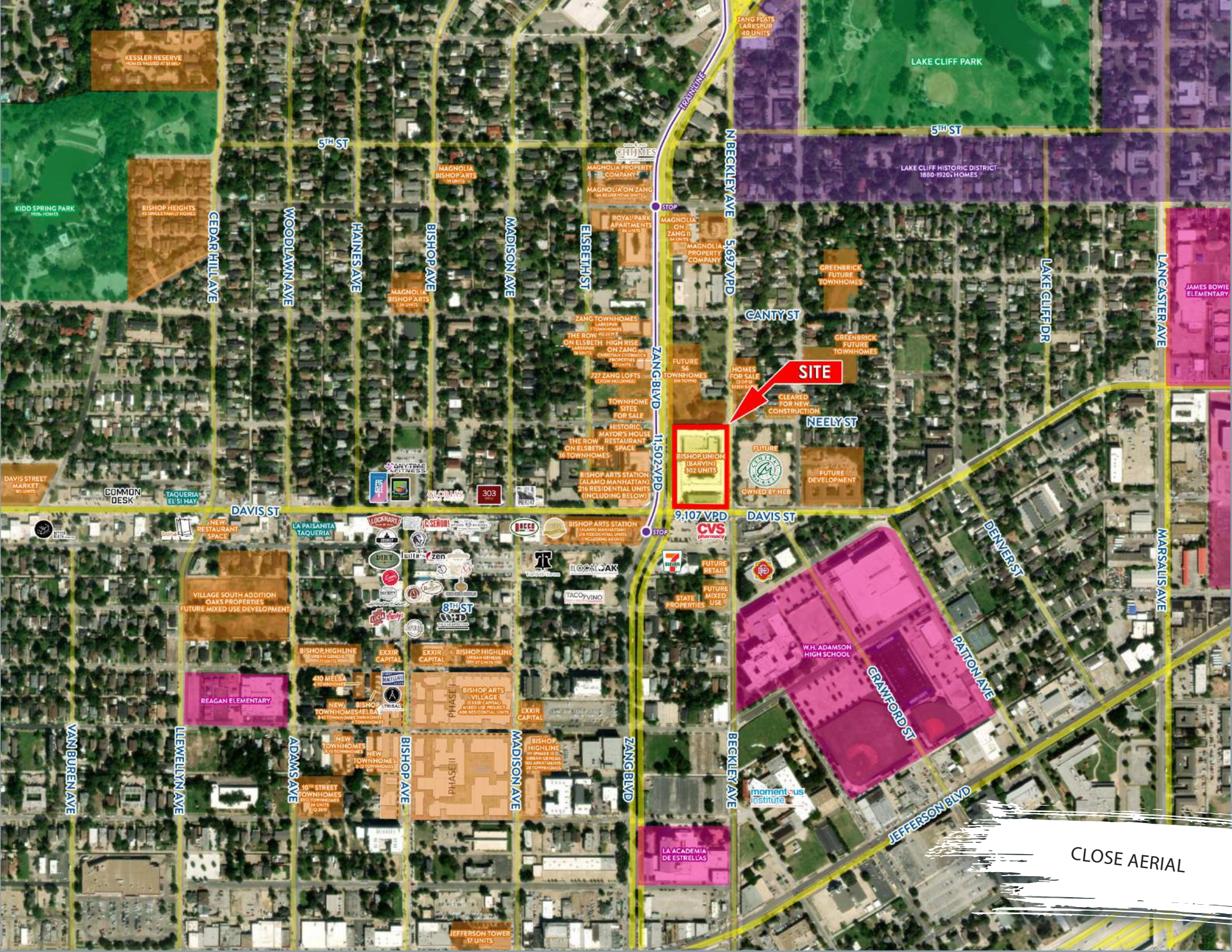


Photos



AREA OVERVIEW





KESSLER RESERVE
1000 SQ. METERS AT 24 UNITS

KIDD SPRING PARK
7000 SQ. METERS

BISHOP HEIGHTS
40 SINGLE FAMILY HOMES

GEDAR HILL AVE

WOODLAWN AVE

HAINES AVE

BISHOP AVE

MADISON AVE

ELSBEETH ST

STOP

N BECKLEY AVE

5.697 VPD

ZANG BLVD
11.502 VPD

STOP

9.107 VPD

BECKLEY AVE

BECKLEY AVE

SITE

CLEARED FOR NEW CONSTRUCTION

BISHOP UNION (BARVIN)
302 UNITS

FUTURE DEVELOPMENT
OWNED BY HEB

DAVIS ST

CVS pharmacy

FUTURE RETAIL

FUTURE MIXED USE

STATE PROPERTIES

W.H. ADAMSON HIGH SCHOOL

moment.us institute

LA ACADEMIA DE ESTRELLAS

LAKE CLIFF PARK

5TH ST

LAKE CLIFF HISTORIC DISTRICT
1800-1920; HOMES

CANTY ST

NEELY ST

DAVIS ST

DENVER ST

PATON AVE

GRAWFORD ST

JEFFERSON BLVD

LAKE CLIFF DR

MARSALLS AVE

LANCASTER AVE

JAMES BOWIE ELEMENTARY

CLOSE AERIAL

DAVIS STREET MARKET
40 UNITS

COMMON DESK

TAQUERIA EL SI HAY

DAVIS ST

NEW RESTAURANT SPACE

VILLAGE SOUTH ADDITION
OAKS PROPERTIES
FUTURE MIXED USE DEVELOPMENT

REAGAN ELEMENTARY

LA PAISANITA TAQUERIA

BISHOP HIGHLINE URBAN GENESIS
700 UNITS

410 MELBA 40 TOWNHOMES

NEW TOWNHOMES MELBA 140 TOWNHOMES (2000 SQ. FT.)

NEW TOWNHOMES 50 TOWNHOMES

NEW TOWNHOMES 80 TOWNHOMES

10TH STREET TOWNHOMES 100 TOWNHOMES

ADAMS AVE

BISHOP AVE

PHASE I

PHASE II

JEFFERSON TOWER 17 UNITS

LOCKMART

ROSEBORN

DIRT

zen

8TH ST VPD

EXXIR CAPITAL

BISHOP ARTS VILLAGE 12 EXXIR CAPITAL 1500 SQ. FT. PROJECT 400 RESIDENTIAL UNITS

PHASE I

PHASE II

BISHOP HIGHLINE URBAN GENESIS 1000 UNITS

MADISON AVE

ZANG BLVD

BECKLEY AVE

DAVIS ST

CVS pharmacy

FUTURE MIXED USE

RECE

LOCAL JAK

TACO VINO

EXXIR CAPITAL

BISHOP HIGHLINE URBAN GENESIS 1000 UNITS

PHASE I

PHASE II

BISHOP HIGHLINE URBAN GENESIS 1000 UNITS

ZANG BLVD

BECKLEY AVE

DAVIS ST

CVS pharmacy

FUTURE MIXED USE

STATE PROPERTIES

W.H. ADAMSON HIGH SCHOOL

moment.us institute

LA ACADEMIA DE ESTRELLAS

Paradise BAKERY & CAFÉ

Oldfellow's

EMPORIUM

Eno's

Boulevardier

URBAN OAK

STOCK BARREL

KITCHEN AMERICANA

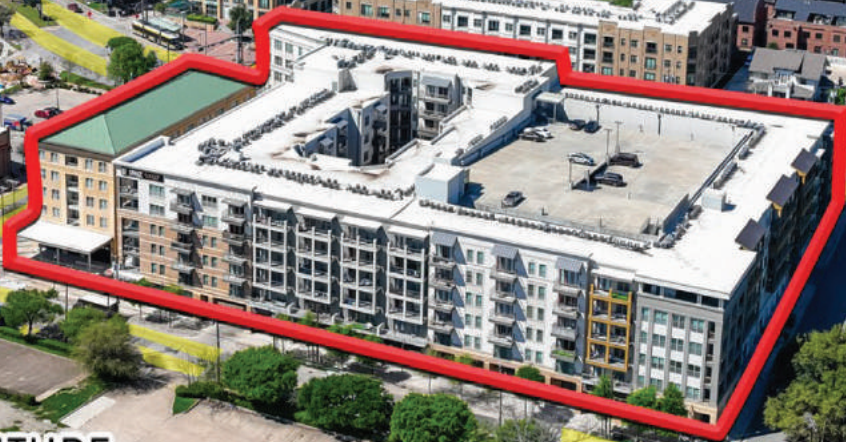
LOCKHART

Smoke House

GLORIA'S RESTAURANTS

Cafe Brazil

303 GRILL



N BECKLEY AVE 5,697 VPD

W DAVIS ST 8,320 VPD

N ZANG BLVD 12,374 VPD

N BECKLEY AVE

FUTURE
Central Market

IN THE IMMEDIATE AREA

1,607 APARTMENTS
142 TOWNHOMES

CENTRE LIVING HOMES
(GREENBRICK)
56 Townhomes

LINCOLN COLORADO PLACE
(LINCOLN PROPERTY CO.)
299 Units
Estimated Avg Rent:
\$1,568 or \$1.65/SF

1600 KINGS HIGHWAY
(PSW HOMES)
20 Single family homes
Pricing starting at \$539,000

HIGH GROVE
(DAVIS WEEKLY HOMES)
53 Single family homes
Pricing starting at \$410,000

DAVIS STREET MARKET
(RICK GARZA)
185 Units

VILLAGE SOUTH EDITION
(OAKS PROPERTIES)
Future mixed use

POLK TOWNHOMES
(GREENBRICK)
13 SF bungalows
Avg price \$560,000

MAGNOLIA ON ZANG
(MAGNOLIA)
300 Units
Estimated Avg Rent:
\$1,525 or \$1.89/SF

PSW HOMES
200 Units

**ZANG TRIANGLE/
OAKS TRINITY AND MORE**
Around 600 cumulative units
Incomes \$75K+

TRINITY BLUFF TOWNHOMES
(TOWN HOMES)
Starting at \$593,000

OAK FARMS DAIRY
(OEMMA PARTNERS)
Entitlements up to
1,000 apartments &
60,000 SF of commercial

ROYAL PARK APARTMENTS
86 Units

PRIMROSE ON ZANG
(CHERRICK PROPERTIES)
27 Boutique units

THE ROW ON ELSBETH
(LARKSPOR)
16 Units

MAGNOLIA ON ZANG
(MAGNOLIA)
65 Units
Estimated Avg Rent:
\$1,675 or \$1.89/SF

MAGNOLIA BISHOP ARTS
14 Units

THE ROW ON ELSBETH
(LARKSPOR)
11 Townhomes
Pricing starting at \$450,000

KESSLER RESERVE
15 High-design single family homes
Pricing starting at \$1,000,000+

BISHOP HEIGHTS
(PSW HOMES)
45 Single family homes
Pricing starting at \$429,000

TYLER TOWNHOMES
(GREENBRICK)
13 Townhomes

MAGNOLIA BISHOP ARTS
34 Units

BISHOP HIGHLAND
(URBAN GENESIS)
118 Units
Estimated Avg Rent:
\$1,300 or \$1.94/SF

ZANG FLATS
(LARKSPOR)
40 Boutique units

MAGNOLIA ON ZANG II
64 Units

GREENBRICK
Future townhomes

50 TOWNHOMES
(TOWN HOMES)
Pricing starting at \$300,000

FUTURE CENTRAL MARKET
CentralMarket

CRESCENT BISHOP ARTS
302 Units
3/123,000 SF of Retail

BISHOP ARTS STATION
(ALAMO MANHATTAN)
216 Units
Estimated Avg Rent:
\$1,575 or \$2.30/SF

410 MILRA
4 Townhomes

BISHOP MILRA TOWNHOMES
(DOMESPIN RE GROUP)
4 Townhomes (sold out)
Pricing starting at \$450,000

10TH STREET TOWNHOMES
(EAD TOWNHOMES)
24 Townhomes
IQ 2019

BISHOP HIGHLAND - PHASE B
(URBAN GENESIS)
110 Apartments
20 Townhomes

BISHOP ARTS STATION - PHASE B
(ALAMO MANHATTAN)
325 Units

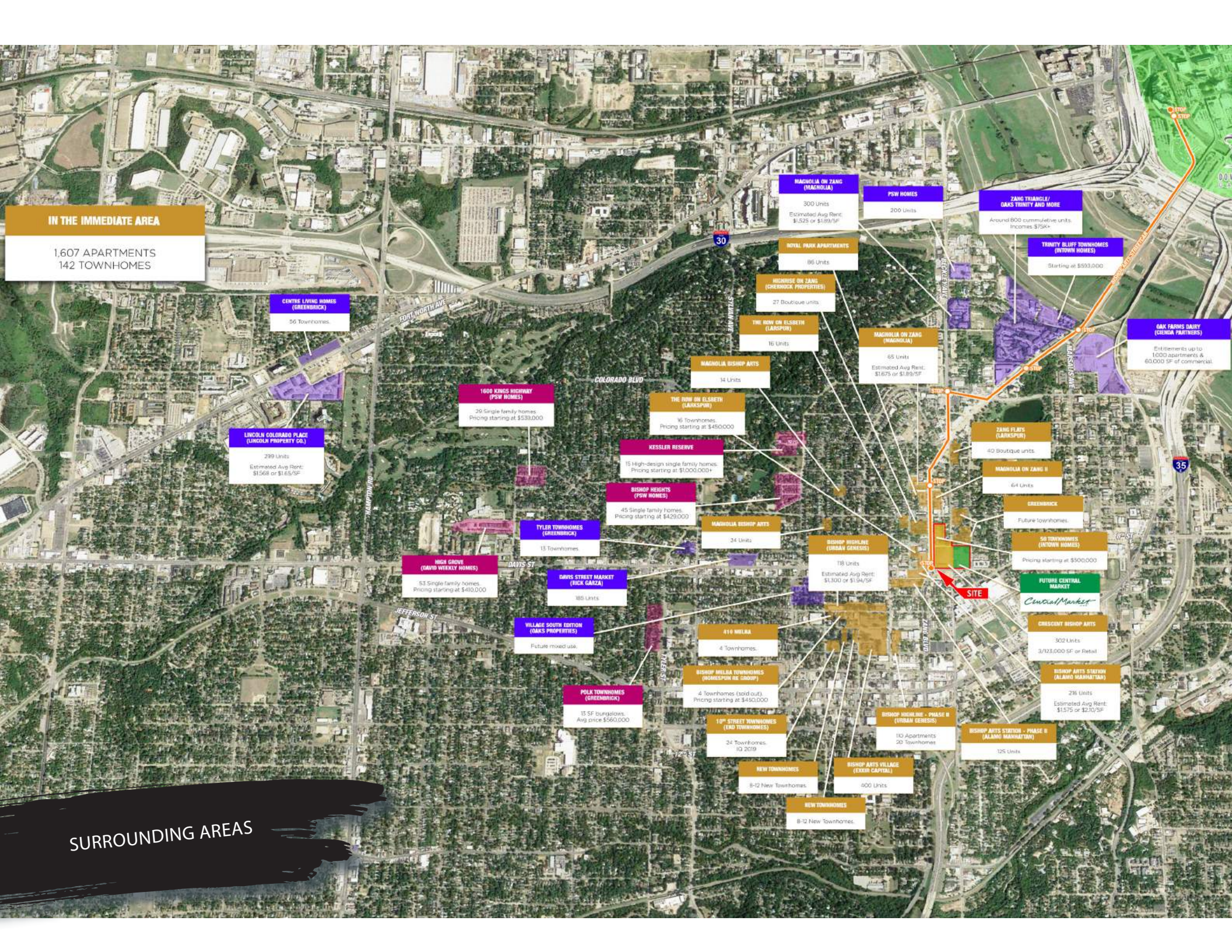
NEW TOWNHOMES
8-12 New Townhomes

BISHOP ARTS VILLAGE
(EXXIR CAPITAL)
400 Units

NEW TOWNHOMES
8-12 New Townhomes

BISHOP ARTS STATION - PHASE B
(ALAMO MANHATTAN)
325 Units

SURROUNDING AREAS



Shout-outs

“A Top 100 Cool Street”

It's not happening on the High Streets or on the Main Streets,
it's happening on what we call the Cool Streets.



**CUSHMAN &
WAKEFIELD**

- October 29, 2018: Cool Streets Report

“Oak Cliff’s New Shops Are
Among the City’s Most
Eclectic”

Shopping is thriving in
Bishop Arts and beyond.



- September 2018 by S.
Holland Murphy

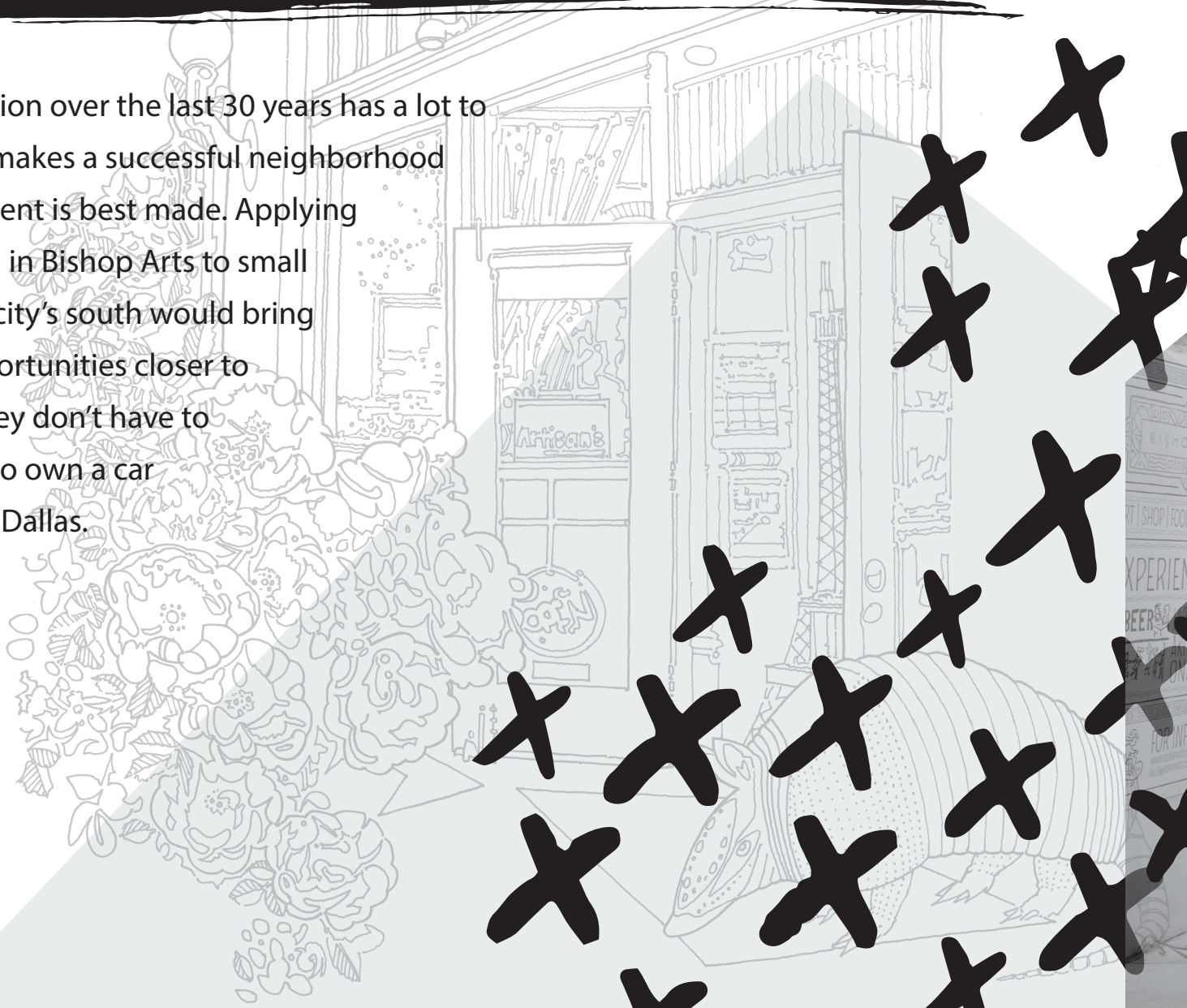


"Bishop Arts Can Be a Model for Southern Dallas Development"

"[Bishop Arts'] evolution over the last 30 years has a lot to teach us about what makes a successful neighborhood and where investment is best made. Applying what we've learned in Bishop Arts to small redevelopments in the city's south would bring amenities and job opportunities closer to where people live so they don't have to spend half a paycheck to own a car and drive to Far North Dallas.



- 2018 by Patrick Kennedy



Praise

“How A Central Market in Bishop Arts Could Help All Dallas Residents”

A major, high-quality grocer investing in Oak Cliff hold promise to help reverse the systemic economic-development and quality-of-life challenges that have plagued the southern half of this city for decades.



DALLAS NEWS

Powered by *The Dallas Morning News*

- August 2017 by Maria Halkias

“These are Dallas’ Next Great Neighborhoods”

[The deck park] is a magnet that will draw the success you see on Jefferson Boulevard and in Bishop Arts.



- 2018 by Matt Goodman

“Bishop Arts Neighborhood in Dallas in the Middle of a Construction Boom”

One of Dallas’ quaint, old neighborhoods is undergoing a transformation. The Bishop Arts District is in the middle of a construction boom.



- March 8, 2017 by Noelle Walker



Praise

5 Bishop Arts Restaurants on Eater 38 List - Fall 2018

Dallas' restaurant scene's growth is still explosive, and as such, there are more options than ever for the city's diners. The Eater 38 includes restaurants that serve up consistently solid fare across a variety of cuisines, price points, vibes, and settings. Consider it a restaurant bucket list for Dallas diners, ranging from low-key delis to upscale steakhouses and excellent taquerias.

EATER
DALLAS

- October 12, 2018 by Amy McCarthy

"The Top 100 Restaurants in Dallas, by the Numbers"

"There are more Top 100 Restaurants in Oak Cliff (9) than in Highland Park, University Park, Inwood/Lovers area and Preston Hollow combined (7)"

DALLAS
Observer

- December 13, 2018
by Beth Rankin



“Art, Food and Shops Away From the Super-Size Crowds”

“Travelers who tend to put Dallas at the bottom of their Texas bucket list probably haven’t been to the Bishop Arts district, where cyclists outnumber drivers, pedestrians stroll past historic buildings and the words “local,” “artisan” and “crafted” slip their way into conversations over dinners that begin with regionally grown greens and fine wines.”

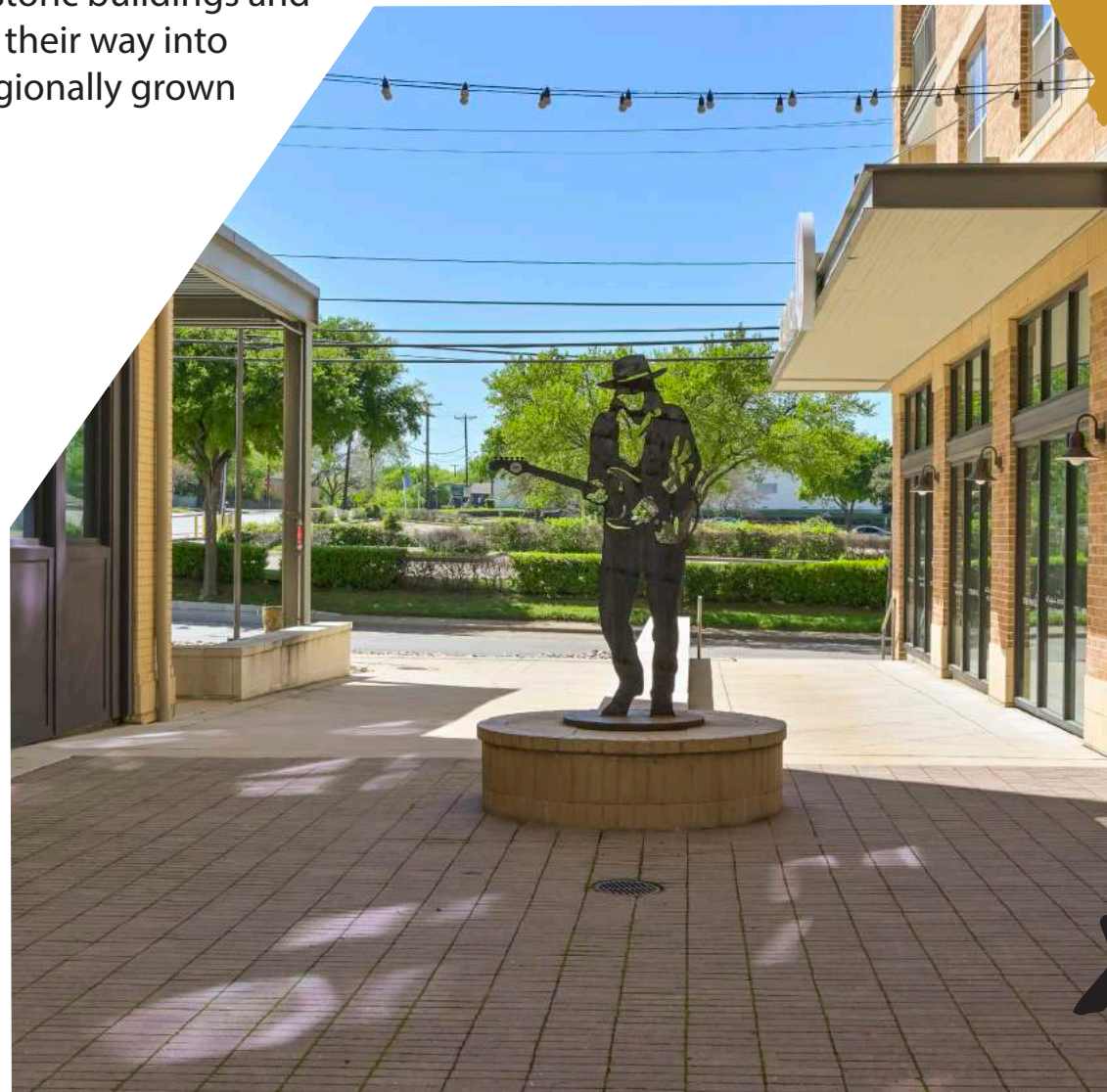
The New York Times

by Stirling Kelso

“Massive Bastille Day Bash Storms the Bishop Arts District”

- July 12, 2018
by Meredith Hessel

PAPER
CITY.



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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Derek Schuster	685656	dschuster@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Sales Agent/Associate's Name	License No.	Email	Phone

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Date