



4008 COMMERCE ST.



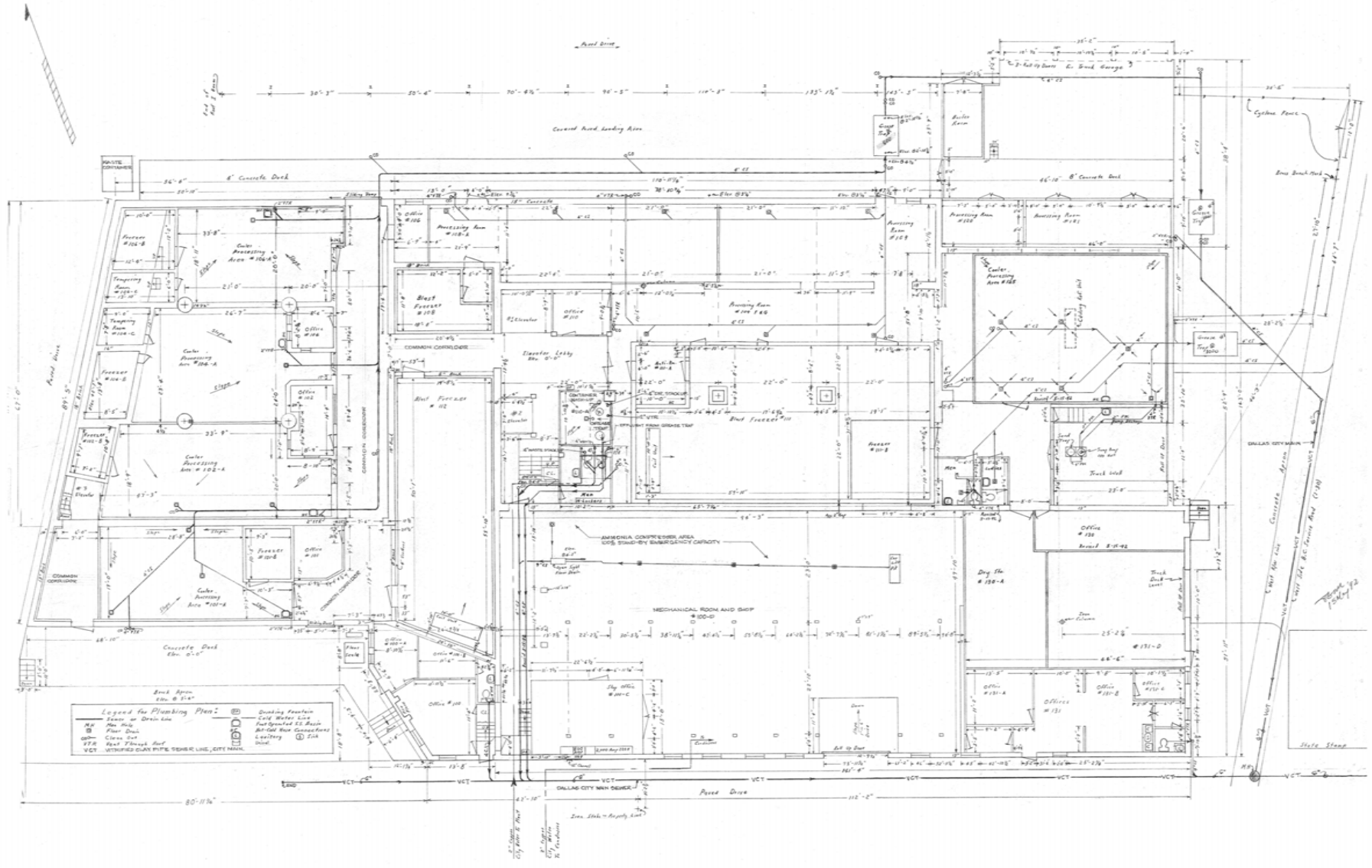


# DEEP ELLUM MULTIFAMILY

<b>Adam Hats Lofts</b>	92.22% Leased	All Studio	1914   Wesdale
<b>333 Elm Street Lofts</b>	89.49% Leased	All Studio	1914   Wesdale
<b>Deep Ellum Lofts</b>	92.90% Leased	All Studio	1922   Wesdale
<b>Elm Street Lofts</b>	92.90% Leased	All Studio	1923   Wesdale
<b>Mitchell Lofts</b>	94.70% Leased	All Studio	1928   Wesdale
<b>Futura Lofts</b>	93.18% Leased	All Studio	1940   Wesdale
<b>3200 Main</b>	89.19% Leased	All Studio	1948   Wesdale
<b>The Marquis on Gaston</b>	93.54% Leased	One & Two Bedroom	1948   Wesdale
<b>Broadstone Ambrose</b>	93% Leased	One & Two Bedroom	2007   Alliance Residence
<b>The Case</b>	86.5% Leased	One & Two Bedroom	2017   Streetlight Apartments
<b>The Crosby</b>	77% Leased	One & Two Bedroom	2019   Stillwater Capital
<b>Novel Deep Ellum</b>		One & Two Bedroom	2020   Crescent Communities

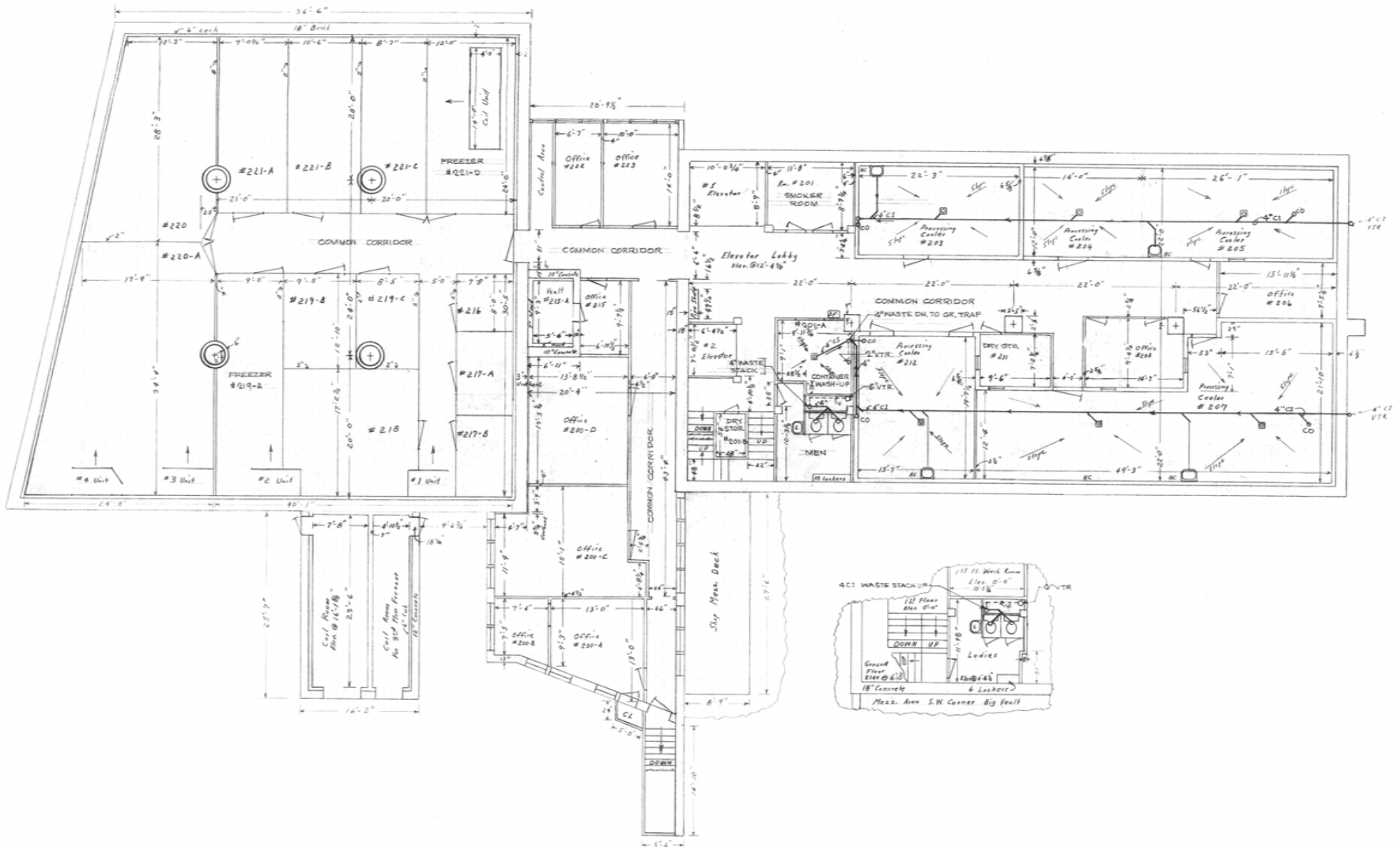
# FLOOR 1

## TEXAS ICE HOUSE



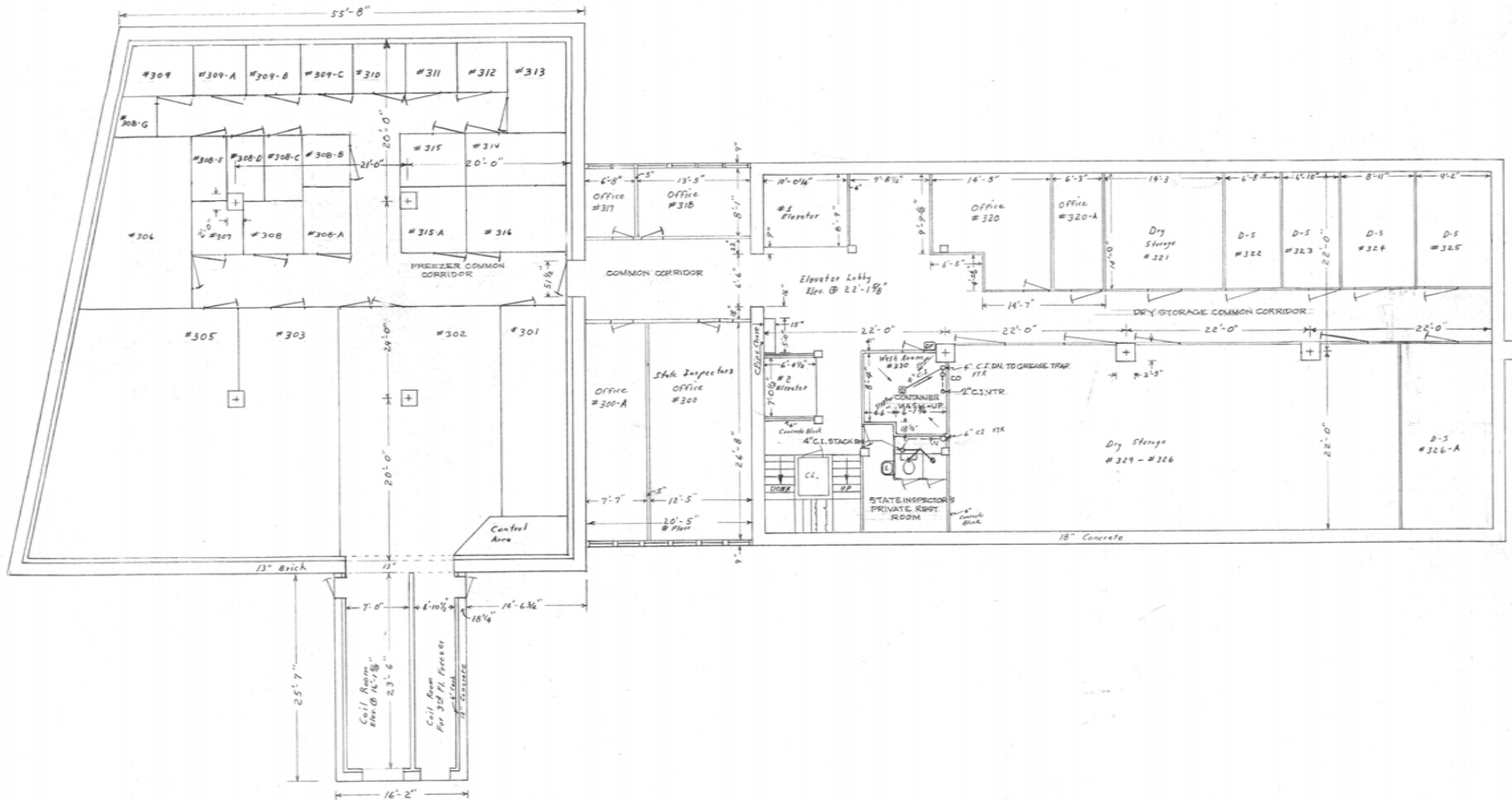
# FLOOR 2

## TEXAS ICE HOUSE



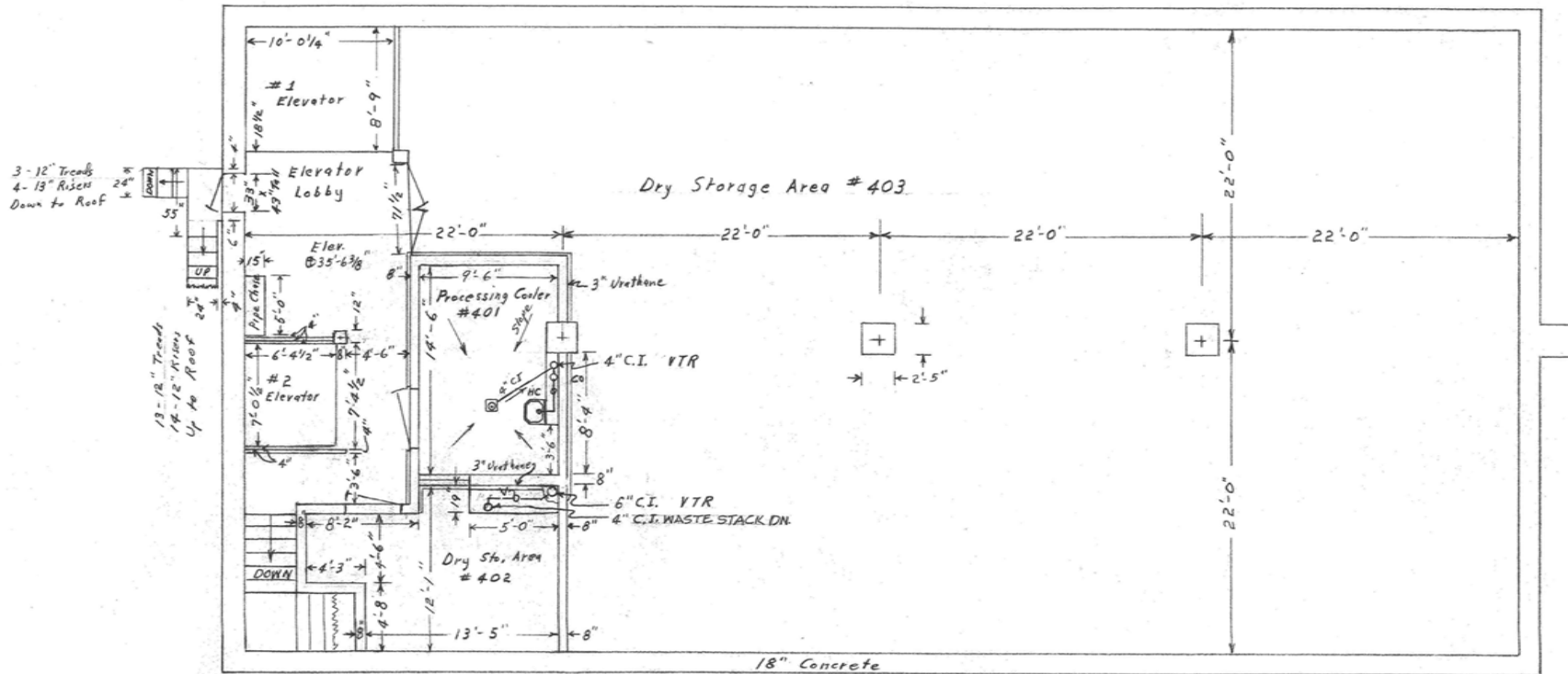
# FLOOR 3

## TEXAS ICE HOUSE



# FLOOR 4

## TEXAS ICE HOUSE





## BILLBOARDS

The property has 3 existing billboards. All 3 Billboards are controlled by a Perpetual Easement Agreement containing access easements for maintenance, power and visibility outlined further below:

(1) Rooftop Sign: Single Sided Sign

a. Located on the roof of the Texas Ice House (the "Center Building") – this 4 story building has a floorplate of roughly 3,850 SF per floor and cannot be torn down

b. Visibility from IH-30 Westbound traffic cannot be obstructed

(2) IH-30 Sign: Double Sided Sign

a. Visibility from IH-30 Westbound and Eastbound traffic cannot be obstructed

(3) Commerce St Sign

a. This sign can be removed if necessary

ROOFTOP  
SIGN

CENTER BUILDING

IH-30  
SIGN

COMMERCE ST  
SIGN

VIEW CORRIDOR

COMMERCE ST

# PD 269 OVERVIEW

## Max Height

- 200 feet, any portion above 75' has max floor plate of 30,000 SF
- Mechanical Room or an elevator penthouse may protrude additional 18', no more than 1/3 of the roof Parking

## Setbacks

- None

## Max Lot Coverage

- None

## Max FAR

- 4.0 permitted
- \*Bonus: May increase to 6.0 if:
  - 1.) 1 to 1 SF of nonresidential is added for each SF of residential
  - 2.) The FAR for residential is greater than 2.0
  - 3.) Development rights are transferred pursuant to sec 51P-269.108
    - Never above 6.0
    - Refrigerated closed storage area is excluded from calculating FAR

## Reflective Glass

- First 2 stories max of 15%, above is 27%

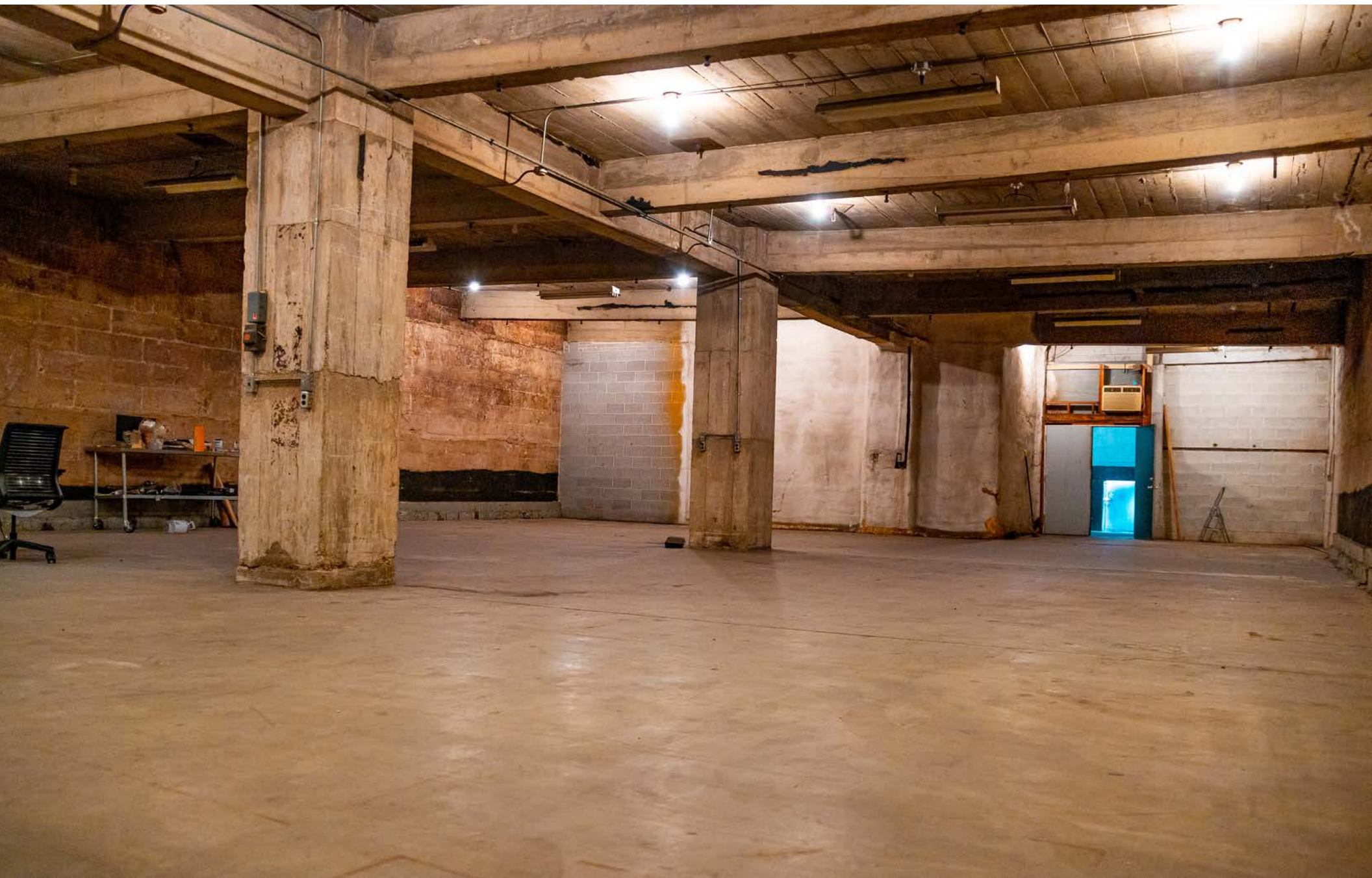
## Off Street Parking

- SF & Duplex: None Required
- Multifamily:
  - Original building conversion: none required for first 5 units, 1 space for every 2 units after that
  - New Construction: 1 space per unit
    - "Resident Only" parking doesn't count toward requirement
- Office: 2.6/1,000 (1/385)
- Retail: 3.63/1000 (1/275)
- Bar/Lounge: Tavern & Private Clubs:
  - 10/100 (1/100)
  - None required for 1st 2,500 SF on ground floor with separate C of O if in an original building
  - Delta Credits NOT APPLICABLE
- Restaurant:
  - 10/1000
  - None required for up to 500 with separate C of O in original building
    - Bar & Restaurant Patio
      - Permeable or uncovered patio: no parks required
      - Non-Permeable: within 20' of street, sidewalk, or open space and has direct access to outdoor seating not included for up to 25% of interior area
      - Different rules for Microbrewery, micro distillery, and winery
  - Remote Parking locate on separate lot within the following distances:
    - 800' if use served is in a new building
    - 1,200' if use served is in original building
      - Leasing Remote Parking– allowed, see rules in Remote Parking

# EAST SIDE



# 4<sup>TH</sup> FLOOR



# MACHINE ROOM



# DOWNTOWN ROOF VIEW





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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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Colin Beams</b>	<b>624650</b>	<b>cbeams@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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<b>Nick Hoover</b>	<b>664008</b>	<b>nhoover@venturedfw.com</b>	<b>214-378-1212</b>
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