

CEDAR'S WAREHOUSE

2102 SOUTH CESAR CHAVEZ DALLAS, TX 75215

21

FOR SALE



HEATHER KONOPKA, CCIM

817.715.1932

HEATHER.KONOPKACO@GMAIL.COM

C 21 COMMERCIAL MIKE BOWMAN, INC.

4101 WILLIAM D. TATE AVENUE

GRAPEVINE, TX 76051

817.354.7653

C21MBCOMMERCIAL.COM

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,000,000
Lot Size:	1.4 Acres
Year Built:	1940
Building Size:	63,000
Renovated:	2011
Zoning:	PD 317 4-TR2
Market:	Dallas Ft Worth
Submarket:	Cedars/Deep Ellum/Central Business District
Price / SF:	\$79.37

PROPERTY HIGHLIGHTS

- Possible uses: Loft Style Office and/or Living, Call Center, Design Group, Back Office Operations, Co-Working, Creative Studio Spaces
- Walking distance to Farmer's Market in the Cedars Opportunity Zone
- Large Indoor Parking/Warehousing/Flex Space
- 1st Floor 53,000SF / 2nd Floor 10,000SF
- Recent Updates: New Alarm System, New Roof, Windows, Electrical, Multiple New Bathrooms

PROPERTY DESCRIPTION



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Cedars Warehouse located in a area that is intended to accommodate warehouse and distribution, commercial and business service, retail, and multifamily residential uses; and to encourage transition to a loft-style mixed residential and commercial environment.

LOCATION DESCRIPTION

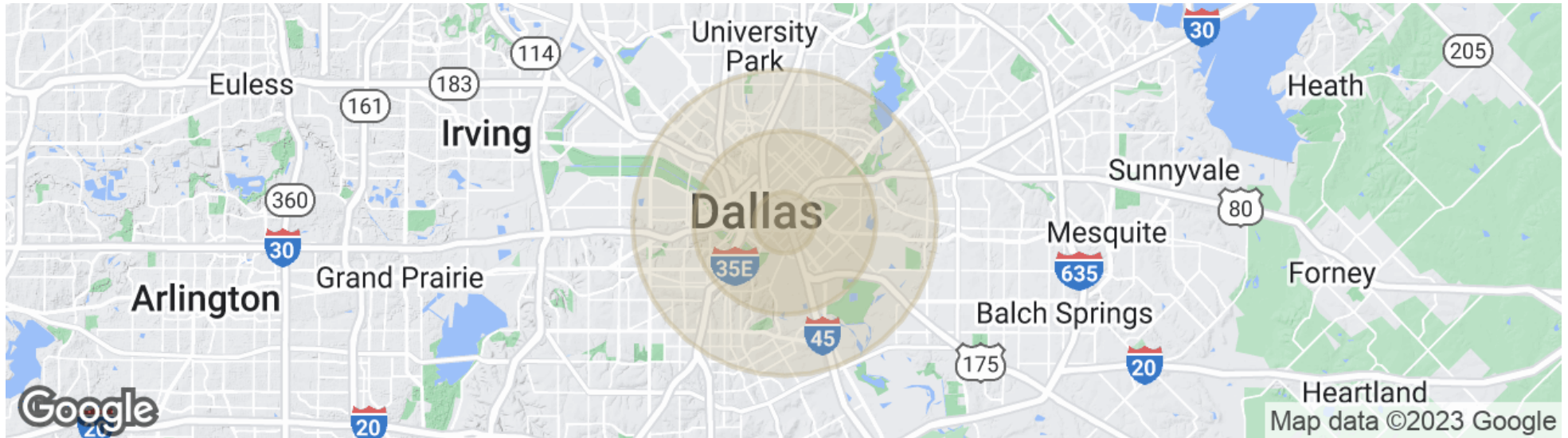
The Cedars is a burgeoning urban neighborhood experiencing a resurgence of development. Industrial uses are being replaced by residences, restaurants, and office spaces to become a dense, full-service community. This area has been a live, work, play area for some time offering a very casual and artsy environment. Reuse projects and live-work units preserve the creative and industrial spirit of the area. Some historic structures have been renovated and turned into key anchors for the neighborhood. In recent years, affordable land values and proximity to Downtown have attracted creatives and other residents to the Cedars who seek a true urban experience. This prime location with great north/south arteries near Deep Ellum and Downtown Dallas, has easy access to the Central Business District, I-30 and I-45.

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CEDAR'S WAREHOUSE



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,094	113,318	307,631
Median age	35.3	32.7	32.9
Median age (Male)	36.0	32.4	32.7
Median age (Female)	35.1	32.6	32.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,585	50,131	126,479
# of persons per HH	2.0	2.3	2.4
Average HH income	\$52,346	\$61,052	\$75,602
Average house value	\$123,885	\$128,216	\$208,262

* Demographic data derived from 2020 ACS - US Census

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Information About Brokerage Services

Texas law requires all real estate licensees 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 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:
 - 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.

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.

Century 21 Mike Bowman INC.	0273938	INFO@C21BOWMAN.COM	(817)354-7653
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
MIKE BOWMAN, PRESIDENT	0147730	INFO@C21BOWMAN.COM	(817)354-7653
Designated Broker of Firm	License No.	Email	Phone
Dave Bowman	0372714	dbowman@c21bowman.com	(817)354-7653
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Heather Konopka	0453672	heather.konopkaco@gmail.com	(817)715-1932
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov