

**REDUCED 37% TO \$125K/\$0.72 SF CLOSE TO DEEP ELLUM 5%
BBC+ \$7.5K**

TABLE OF CONTENTS

HIGHLIGHTS	2
EXECUTIVE SUMMARY	2
Offerings.....	2
Potential Uses	3
Significant Retail Opportunities	3
Great Location.....	4
5% BUYER BROKER COMMISSION (BBC) + \$7.5K BONUS BBC	4
CONTACT INFORMATION	4
PROPERTY	4
KEY LINKS.....	5
RETAIL GAP ANALYSIS	6
DEMOGRAPHICS & ECONOMETRICS	7
CCIM REPORTS AND LISTING ANALYSIS.....	8
DIRECTIONS.....	8
DISCLOSURES & COPYRIGHTS.....	9

You Tube: <http://bit.ly/TX-Dallas-Second-Avenue-up-to-50-percent-off-You-Tube>

This offering is for 5310 2nd AVE. REDUCED 37% TO \$125K. 174,318 SF (4.0018 acres) or \$0.72 SF. 678' est. frontage including 50' estimated on 2nd Ave. 5% BBC + \$7.5K BBC BONUS

CLOUD listing with Karl Skadowski, the Texas Land Man, the broker of record.

REDUCED 37% TO \$125K/\$0.72 SF CLOSE TO DEEP ELLUM 5% BBC+ \$7.5K

Up to 50% off. 5% BBC + CASH BONUSES. Buy on Dallas 2nd AVE for as little as \$25K! Less than 3 mi from downtown and vibrant Deep Ellum area in full renewal!

In a coveted Qualified Census Tract (QCT) should be eligible for State and/or Federal low income tax credits (LITC).

5306 2nd AVE. Reduced 50% to \$25K. 29,359 SF, 467' est. frontage \$5K BONUS BBC

5310 2nd AVE. Reduced 38% to \$125K. 173,318 SF 678' est. frontage \$7.5K BONUS BBC

Both. Reduced 42% to \$145K. 203,677 SF ac. 1,145' est. frontage \$10K BONUS BBC

Ready for renewal NOW. Will not last!

HIGHLIGHTS

- (1) Up to 50% off. From \$0.71 to \$0.85 SF. 5% BBC + \$5K-\$10K BBC BONUS
- (2) Frontage on 2nd AVE minutes to Deep Ellum, the hottest night spot in Dallas, and 3 mi to downtown, zoned "CR" Community Retail
- (3) May be best land investment opportunity in Dallas with opportunities ranging from retail to senior housing to affordable housing
- (4) In a coveted Qualified Census Tract (QCT) should be eligible for State and/or Federal low income tax credits (LITC)
- (5) Within 1-mi radius, top 3 opportunities avg. \$5.8M+ annual potential revenues, top 5 avg. \$5.0M+ and top avg. \$3.0M+
- (6) Within 5-minute drive-time, \$4M limited eating unmet retail demand, \$2.9M in electronics/appliances & \$2.5M in furniture/furnishings

EXECUTIVE SUMMARY

Offerings

Offered 3 ways:

- (7) **5306 2nd AVE. REDUCED 50% TO \$25,000 US. 29,359 SF (0.674 acres) or \$0.85 SF. 467' est. frontage on Dixon Ave. 5% BBC + \$5K BBC BONUS**
- (8) **5310 2nd AVE. REDUCED 37% TO \$125K. 174,318 SF (4.0018 acres) or \$0.72 SF. 678' est. frontage including 50' estimated on 2nd Ave. 5% BBC + \$7.5K BBC BONUS**

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- (9) **5312 2nd AVE** (5306 and 5310 combined). REDUCED 42% TO \$145K. 203,678 SF (4.6758 acres). or \$0.71 SF. 1,145' est. frontage including 50' estimated at 2nd Ave. 5% BBC + \$10K BBC BONUS

Potential Uses

Based on configuration, market condition, QCT location, LITC potential elibility and/or highest and best use CCIM based analysis:

- (10) **Affordable housing**
- (11) **Senior housing**
- (12) **Community services**
- (13) **Health and personal care**
- (14) **Medical offices and clinic**
- (15) **Convenience store**
- (16) **Limited-service eating**
- (17) **Electronics & appliances**
- (18) **Furniture & home furnishings**
- (19) **Clothing & accessories**
- (20) **Building materials, garden and supplies**
- (21) **Dollar Tree, Dollar General, Family Dollar or similar 3N retail applications**

Significant Retail Opportunities

At a 1-mi radius:

- (22) **Top 3 opportunities:** Avg. \$5.8M+ ranging from \$4.0M+ to \$8.7M+ in annual potential revenues (Total \$)
- (23) **Top 5 opportunities:** Avg. \$5.0M+ ranging from \$3.5M+ to \$8.7M+ in Total \$
- (24) **Top 10 opportunities:** Avg. \$3.0M+ ranging from \$500K+ to \$8.7M+ in Total \$

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Great Location

- (25) **2.5 mi to Deep Ellum:** The newest and hottest dining and entertainment location in Dallas
- (26) **Less than 3 mi. to downtown Dallas**
- (27) **Excellent highway access.** Less than 1 mi to Scyene RD (TX352), 1.5 mi. to Central EXPY/Hawn FWY, 3 mi to I30, 3 mi I45, 5 mi. to I20, 8 mi. to LBJ Freeway (I635)
- (28) **Easy airport access:** 12 mi. to Dallas Love Field (LUV) and 25 mi. to DFW Intercontinental (DFW)
- (29) **Traffic:** 14,270 estimated average daily two-way traffic 2010 CCIM estimate

5% BUYER BROKER COMMISSION (BBC) + \$7.5K BONUS BBC

A buyer broker does NOT have to accompany their buyer to any showings.

CONTACT INFORMATION

Call Diane Alexander, Owner Broker CEO, at 01.979.421.9996 to set up an appointment, request additional information or answer any questions.

PROPERTY

- (30) **Land area:** 203.678 SF (4.6758 acres)
- (31) **Frontage:** 1,145' est.
- (32) **QCT location:** Yes, in a Qualified Census Tract
- (33) **LITC eligible:** Yes, depending on use and proposal
- (34) **City tax credits available:** Yes
- (35) **Zoning:** "CR" Community Retail. Retail and personal service; and office uses
- (36) **Utilities:** All in place on site
- (37) **Topography:** Mostly flat at 400' elevation.
- (38) **In City Limits:** Yes

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- (39) School district: Dallas ISD
- (40) Legal: Account # 00000783058000000: BLK 7998, TR 53 ACS 4.0018, INT200600448122 DD11302006 CO-DC
- (41) 2010 Taxes \$2,165.59

KEY LINKS

- (42) Property website: <http://bit.ly/TX-Dallas-5310-Second-Avenue-up-to-50-percent-off-website>
- (43) CBC: <http://bit.ly/TX-Dallas-5310-Second-Avenue-up-to-50-percent-off-CBC-listing>
- (44) LoopNet: <http://bit.ly/TX-Dallas-Second-Avenue-up-to-50-percent-off-LoopNet-listing-2>
- (45) Lands of America: <http://bit.ly/TX-Dallas-5310-Second-Avenue-up-to-50-percent-off-LOA-listing>
- (46) CommGate: <http://bit.ly/TX-Dallas-5310-Second-Avenue-up-to-50-percent-off-CommGate-listing>
- (47) Photo gallery: <http://bit.ly/TX-Dallas-5310-Second-Avenue-up-to-50-percent-off-photo-gallery>
- (48) Interactive: <http://bit.ly/TX-Dallas-5310-Second-Avenue-up-to-50-percent-off-interactive>
- (49) Google map: <http://bit.ly/TX-Dallas-Second-Avenue-up-to-50-percent-off-Google>
- (50) Facebook: <http://on.fb.me/TX-Dallas-Second-Avenue-up-to-50-percent-off-Facebook>
- (51) Word Press HTML blog: <http://bit.ly/TX-Dallas-5310-Second-Avenue-up-to-50-percent-off-Word-Press-HTML>
- (52) Word Press photo blog: <http://bit.ly/TX-Dallas-Second-Avenue-up-to-50-percent-off-Word-Press-photos>
- (53) HUD QCT map: <http://bit.ly/TX-Dallas-Second-Avenue-up-to-50-percent-off-QCT>
- (54) Newspaper websites: Wall Street Journal, New York Times, Los Angeles Times, Washington Post, Chicago Tribune, Dallas Morning News, 323 others: <http://bit.ly/CBC-Southwest-primary-newspaper-distribution>

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- (55) **39 Regional US business Journals including the Dallas Business Journal:**
<http://bit.ly/CBC-Southwest-primary-business-journal-distribution>
- (56) **Other primary real estate listing sites:** Catalyst, CCIM, CIMLS, Commercial Gateway, Commercial IQ, Commercial Source, E List It, Estately, Globe Street, Google Base, HAR, Home Finder, Land Broker, Land Farm and Ranch, Lands of Texas, Letting Agent, Move Channel, Movoto, MyIRENS, Point 2 Homes, Postlets, Property Line, Property Showcase International, Proxio, Real Estate Funding , Real Up, Red Fin, Trulia, World MLS, Zillow
- (57) **Other primary blogs:** Twitter, Linked In (9,763 Groups & Subgroups), Plaxo (983 Networks), Plaxo Pulse, ABB, Active Rain, AIM Status, ApnaCircle, Badoo, Bebo, Blogger, Bright Kite, Broker Agent Social, Centrum.sk, Cyworld, Delicious, deviantART, Douban, Excite.It, Flickr, Four Square, Friend Feed, Friendster, Glozal, Gmx.De, Good Reads, Google +, Google Profiles, Gowalla, GTalk Status, Google+, Google Buzz, hi5, Hyves, Identi.ca, iWiW, Jaiku, Kaixin001, Mixi (Japan), LiveJournal, MeinVZ, Multiply, My Life, My Space, My Yearbook, Nasza Klasa, Netlog, Ning, Odnoklassniki, Onet.pl, Orange.Es, Orkut, Photobucket, Plurk, POST.sk, Posterous, Qzone, Rambler.Ru, Renren, sapo, Skynet.be, Skyrock, Sonico, Street Mavens, Tagged, Taringa!, Telefonica, Telenet.be, TerraEs, tiscali.cz, Tripit, Tuenti, Tumblr, USHI (China), Vimeo, vKontatke, Voila.Fr, volny.cz, Wer-kennt-wen, Yammer, Yahoo Profiles, Yahoo!, Yandex.Ru, You Are, Yushi, Zoznam.sk, Zuklu



If any link does not directly connect, just copy and paste the link into your web browser.
Feel free to call or email us for technical assistance.

RETAIL GAP ANALYSIS

- (58) **5-min. drive-time retail demand summary**
- (a) **Top 3 opportunities:** From \$2.9M+ to \$4.0M+ in annual potential revenues (Total \$) and 3 avg. \$3.6M+
 - (b) **Top 5 opportunities:** From \$1.8M+ to \$4.0M+ in Total \$ and avg. \$3.0M+
 - (c) **Top 10 opportunities:** From \$2.9M+ to \$4.0M+ in Total \$ and avg. \$2.1M+
- (59) **Top opportunities**

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- (a) **Limited-service eating:** \$4.0M+ Total \$. \$397 annually per HH & \$136 annually per person
- (b) **Electronics & appliances:** \$2.9M+ Total \$. \$282 annually per HH & \$100 annually per person
- (c) **Furniture & home furnishings:** \$2.5M+ Total \$. \$252 annually per HH & \$89 annually per person
- (d) **Clothing & accessories:** \$1.8M+ Total \$. \$177 annually per HH & \$62 annually per person
- (e) **Building materials, garden and supplies:** \$1.6M+ Total \$. \$161 annually per HH & \$57 annually per person

DEMOGRAPHICS & ECONOMETRICS

- (60) **Summary:** Appears to be an excellent location for a business/project focused on low income and/or affordable housing initiatives
- (61) **Benchmarks:** Census Tract, 1-mi. radius, 75210 Zip Code, 5-min. drive-time, City of Dallas, Dallas County, Dallas CBSA, Dallas DMA, Texas & the US
- (62) **Immediate Area:** Census Tract, 1-mi. radius, 75210 Zip Code and 5-min. drive-time
- (63) **Data baselines:** All data is 2010 and from CCIM unless otherwise defined. Annual % change calculations are proprietary to CBC Southwest Partners
- (64) **Immediate Area vs. ALL Benchmarks**
 - (a) **Highest annual % change in household size**
 - (b) **Highest % under 18-years old**
 - (c) **Highest % 5-9 unit homes**
 - (d) **Highest % unemployment**
 - (e) **Highest annual % change in avg. household income**
 - (f) **Highest annual % change in avg. per person income**
 - (g) **Lowest avg. rent with and without utilities**
 - (h) **Highest % under \$20K household income**
 - (i) **Lowest avg. home values**
 - (j) **Highest % under \$20K home values**
 - (k) **Highest % \$20K-\$59.9K home values**
 - (l) **Lowest median household net worth**
 - (m) **Lowest household net worth under \$15K**
 - (n) **Lowest avg household income**
 - (o) **Lowest avg after tax household income**

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- (p) Highest annual % growth in avg household income
- (q) Highest annual % growth in avg per person income
- (r) Highest annual % growth in \$100K+ household incomes
- (s) Highest annual % growth in \$250K+ household incomes
- (t) Highest % under \$500 monthly mortgages
- (u) Highest % widowed
- (v) Highest % residents employed in services
- (w) Lowest % vacant homes for sale
- (x) Highest % vacant home for legal and other reasons

(65) Zip Code vs. Benchmarks

- (a) 2nd highest avg. household size
- (b) Lowest median age
- (c) Highest % 10-19 unit homes

(66) 5-min. drive-time vs. Benchmarks

- (a) Highest % over 65-years old
- (b) Highest % over 85-years old

(67) Zip Code and 5-min. drive-time vs. Benchmarks

- (a) Highest annual % increase in avg household income
- (b) Highest annual % increase in median household income

CCIM REPORTS AND LISTING ANALYSIS

- (68) **CCIM reports:** 2,138 underlying CCIM reports available on request
- (69) **CBC Southwest packs:** 11 packs available on selected websites and on request
- (70) **Defined and published source data:** Unless noted all data from Certified Commercial Investment Member (CCIM) Institute

DIRECTIONS

From Scyene RD (TX352) and Dixon AVE it is 0.7 mi

- (1) Travel west/southwest on Dixon AVE for 0.7 mi
- (2) Before you reach 2nd AVE, on your right and left with CBC signs
- (3) At 2nd AVE, turn right (north) on your right or turn left (west southwest) on your right with CBC signs

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From Central EXPY/Hawn FWY (US175) and 2nd AVE, it is 1.5 mi

- (1) Travel north on 2nd AVE for 1.5 mi
- (2) Before and after Dixon AVE, on your right with a CBC sign
- (3) Turn right (east) on Dixon AVE, on your right and left with CBC signs

DISCLOSURES & COPYRIGHTS

CLOUD listing with Karl Skadowski, the Texas Land Man, the broker of record. CBC Southwest Partners is managing this listing through a strategic STAR MAKER agreement with the approval of the Seller.

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