



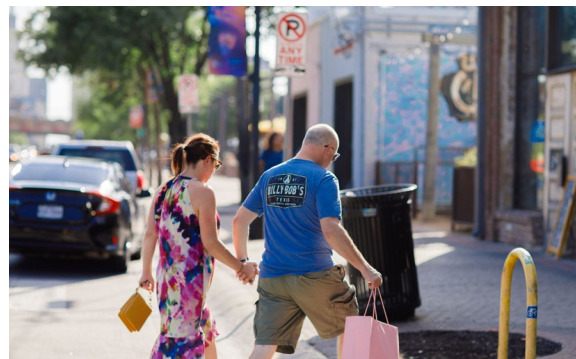
deep ellum

DALLAS



Deep Ellum in Dallas knows how to set up a scene thanks to electrifying street murals, mouth-watering taquerias, and a dedication to interactive art spaces; it has the panache of a young neighborhood with an authenticity rooted in its days as a jazz and blues mecca during the 1920s.

- Sitting just east of Dallas's downtown, Deep Ellum is widely considered the cultural heart and soul of the city, with renowned eateries, bars, and music and entertainment venues
- Previously a working-class neighborhood, Deep Ellum has undergone a massive transition, where former warehouses have been transformed into an innovative mixed-use urban hub
- This once night and weekend destination has turned into a full live-work-play community thanks to an influx of residential and office development, with 2,220 multifamily units and 1.1M office square feet
- Historic and industrial building facades appeal to more creative companies and retailers looking for untraditional space and access to the neighborhood's rich amenities
- With a Walk Score of 98, Deep Ellum is one of Dallas's most walkable neighborhoods
- Rapid population growth in Deep Ellum is projected over the next five years, and the neighborhood has the highest educational attainment in the city (63%, while the national average is 32.9%)



By the Numbers



98
WALK SCORE



81
TRANSIT SCORE



34
MEDIAN AGE



63%
EDUCATIONAL ATTAINMENT*



\$123,447
AVG HOUSEHOLD INCOME*

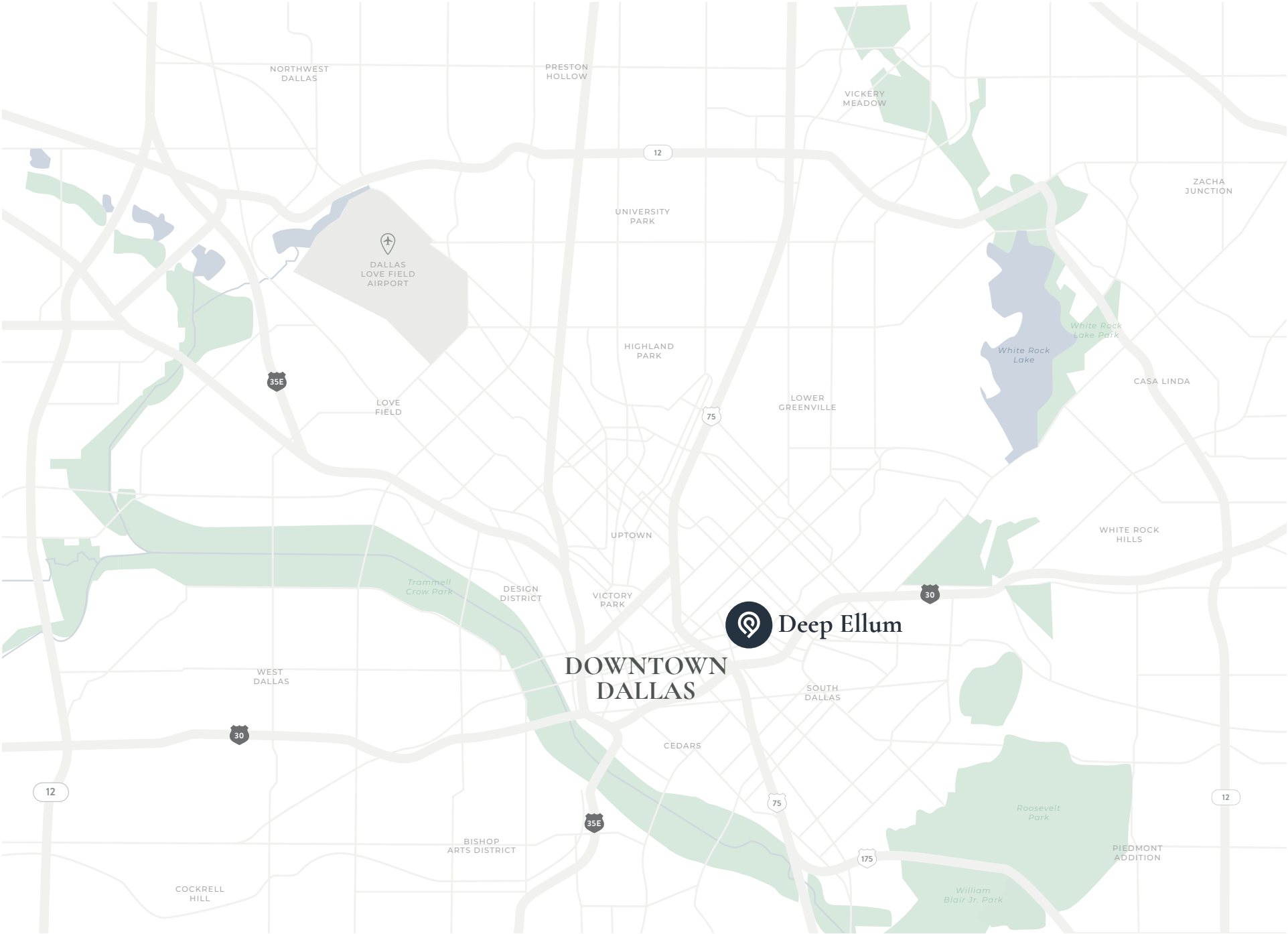


22,173
POPULATION*



243,714 SF
TOTAL NEIGHBORHOOD GLA OWNED

*(1-MILE)





BAYLOR
Charles A. Sammons
Cancer Center at Dallas

TOLLER PATIO
BAR & BISTRO

FICTION COFFEE

Alice

from movement

Merit COFFEE

UNCLE MORT'S
SANDWICH SHOP

PECAN LODGE

VIDORRA

REVOLVER
BAR LOUNGE

THE PITTMAN
HOTEL

Vela
CONCEPTS

palma

CHLOE DOUGLAS

WHOLE
FOODS
MARKET

THE HENRY
THE CRAFTY NEIGHBORHOOD RESTAURANT

WINE • DINE
SIXTY
VINES

THE CRESCENT

OCEAN PRIME
SEAFOOD • STEAKS • COCKTAILS

HERO

AMERICAN AIRLINE
CENTER

jenie's

RISE

BIRDIES

Billy Can Can

陣 JINYA
SUSHI & SAKÉ

BLACK TAP
CRAFT BURGERS & BEER

Orangetheory
FITNESS

Mesero

THE Statler

THOMPSON HOTELS

THE Polynesian
HOTEL

BOURBON
& BANTER

FORTY FIVE TEN

The Woolworth

2nd STREET

Politics

NORI HANDROLL BAR

IMMI

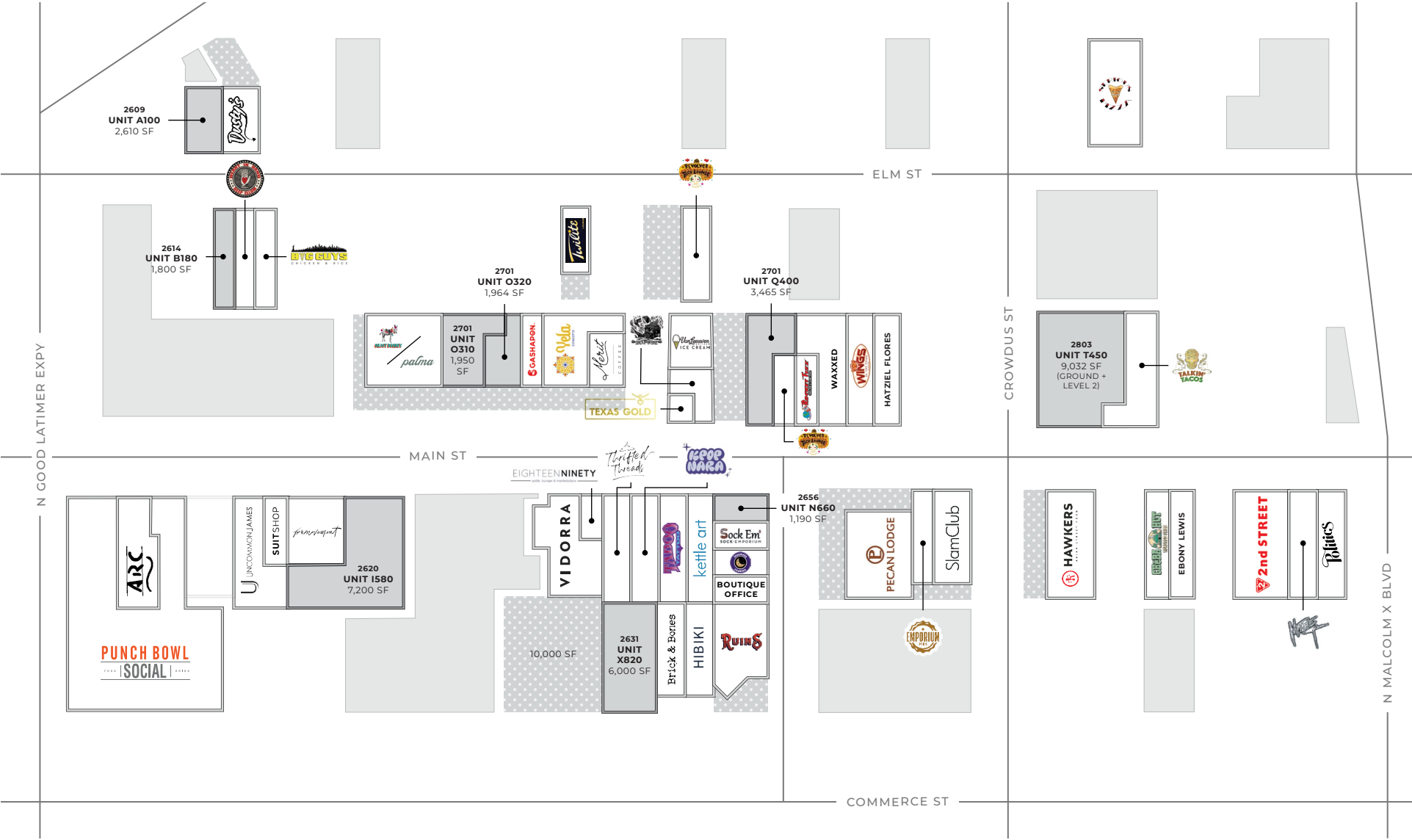
WESTLAKE
BREWING

Deep Ellum

HAWKERS
ASIAN STREET FOOD

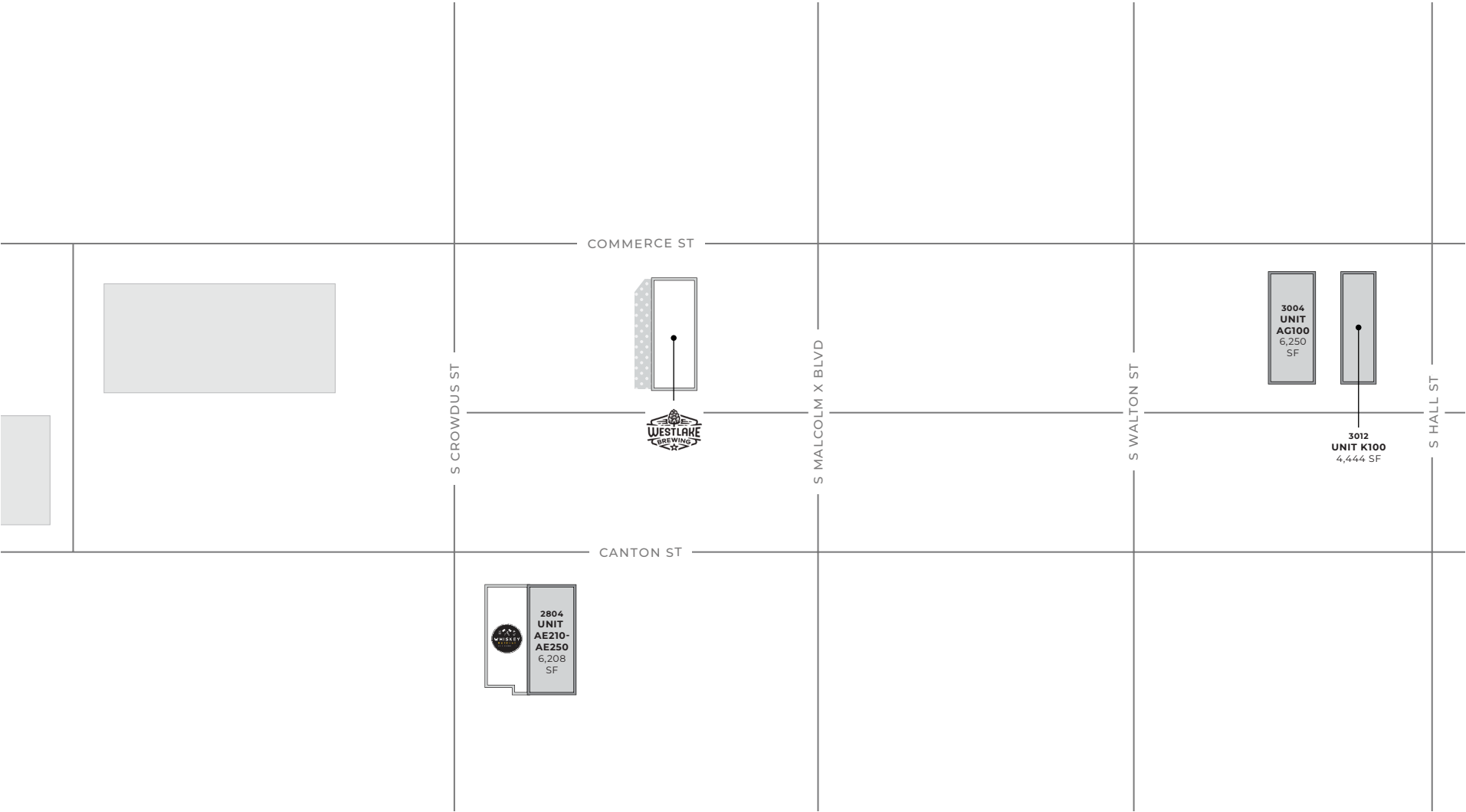
Deep Ellum Portfolio
RETAIL

AVAILABLE LEASED PATIO PARKING



Deep Ellum Portfolio (cont.)
RETAIL

AVAILABLE LEASED PATIO PARKING



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