



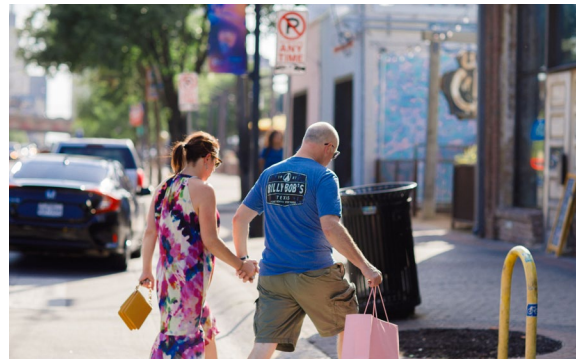
deep ellum

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*

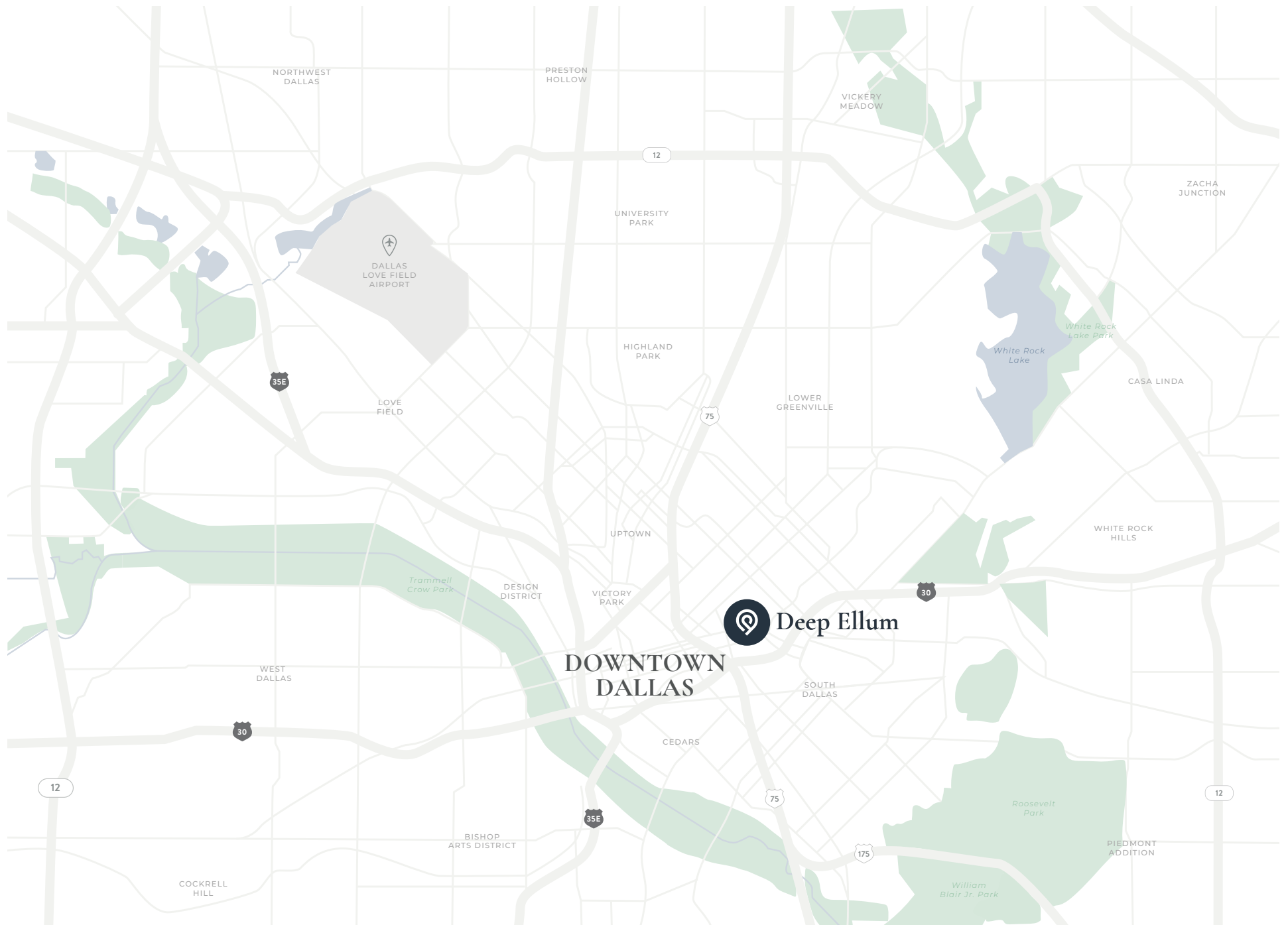


22,173
POPULATION*



243,714 SF
TOTAL NEIGHBORHOOD GLA OWNED

*(1-MILE)



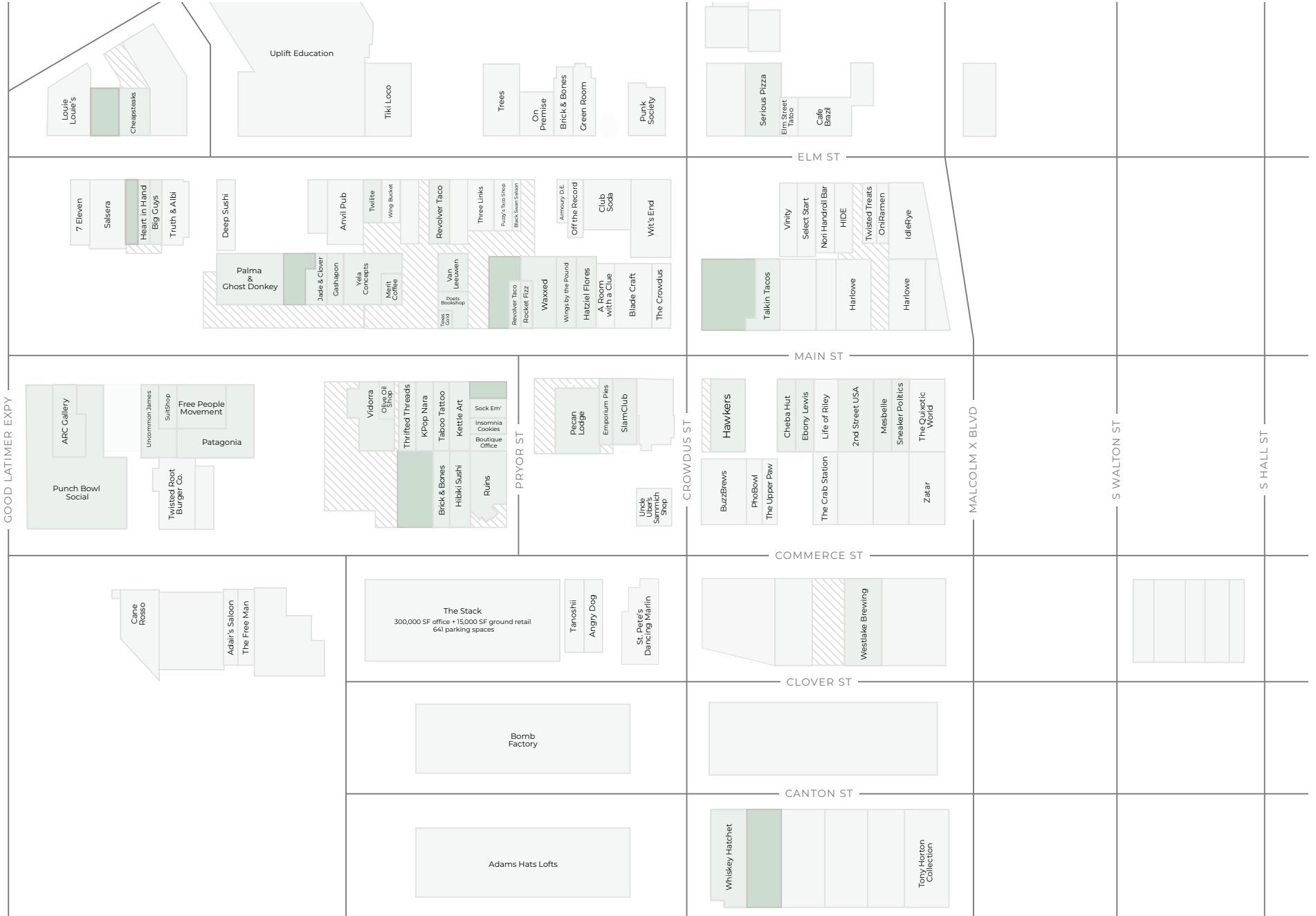


FICTION COFFEE

THE CRESCENT

★
Deep Ellum

AVAILABLE LEASED PATIO



Deep Ellum Portfolio

RETAIL

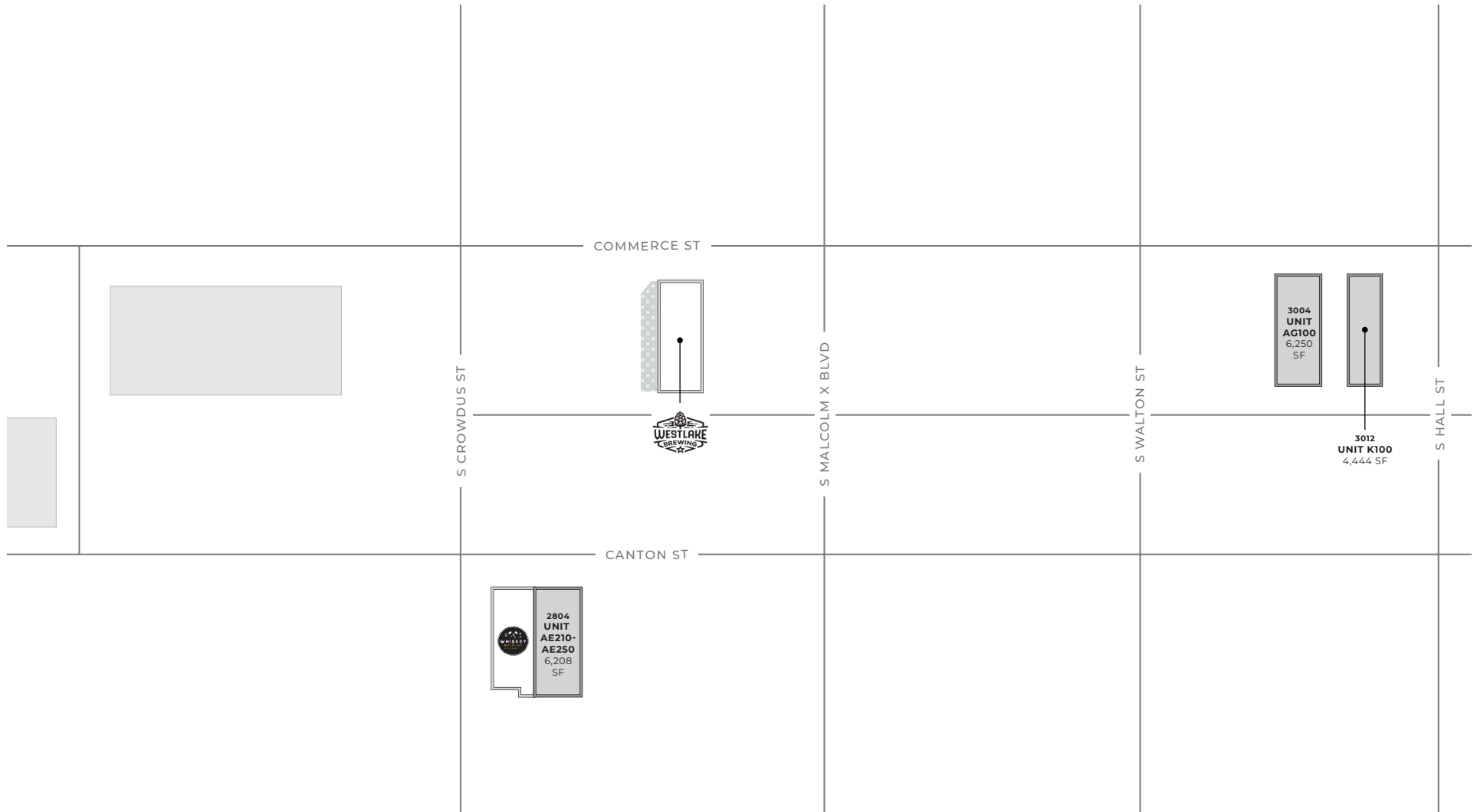
AVAILABLE
 LEASED
 PATIO
 PARKING
 TENANT PARKING



Deep Ellum Portfolio (cont.)

RETAIL

- AVAILABLE
- LEASED
- PATIO
- PARKING
- TENANT PARKING



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