

331 S. RIVERFRONT BLVD
DALLAS, TEXAS 75207



S. RIVERFRONT BLVD. +/- 25K VPD



TRINITY SOUTHWEST



TRANSWESTERN®

OFFERING OVERVIEW

Trinity Southwest and Transwestern have been exclusively retained to offer for sale 331 S. Riverfront Blvd. in Dallas, Texas. The offering provides an investor the opportunity to own a Single-Tenant Triple-Net leased property in the dynamic Downtown Dallas trade area.

In addition to the \$4 billion in active development across 30 projects in Downtown Dallas, the property is surrounded by a diverse array of future development projects which stand to fundamentally alter the character of the Riverfront Boulevard Corridor, including: 1) a large urban park on the Trinity River; 2) a high speed commuter rail station linking Dallas and Houston; 3) a 47-acre mixed-use development at 505 N. Riverfront Blvd.; and 4) a new Entertainment District in the southwest corner of Downtown at the former Dallas Morning News campus and Dallas Convention Center.

INVESTMENT HIGHLIGHTS

- Price: \$655,000
- Cap Rate: 6.78%
- NOI: \$44,400
- Lease Structure: Triple Net (NNN)
- Building Type: Freestanding, Single-Tenant

PROPERTY DETAILS

LOCATION

331 S. Riverfront Blvd., Dallas, Texas

BUILDING SIZE

2,960 SF

LAND AREA

11,250 SF

ZONING

PD 784, High-Density Mixed-Use Zoning (FAR of 18:0)

YEAR OF CONSTRUCTION

1980

BUILDING TYPE

Free-Standing, Single Tenant

BUILDING IMPROVEMENTS

Roof Replacement in 2019

PARKING

14 Spaces

LEASE OVERVIEW

TENANT

Express Bail Bonds

LEASE TERM

5 Years

RENT COMMENCEMENT

March 23, 2019

LEASE EXPIRATION

March 31, 2024

LEASE TYPE

Triple Net (NNN)

LANDLORD RESPONSIBILITIES

Roof and Structure

LEASE GUARANTOR

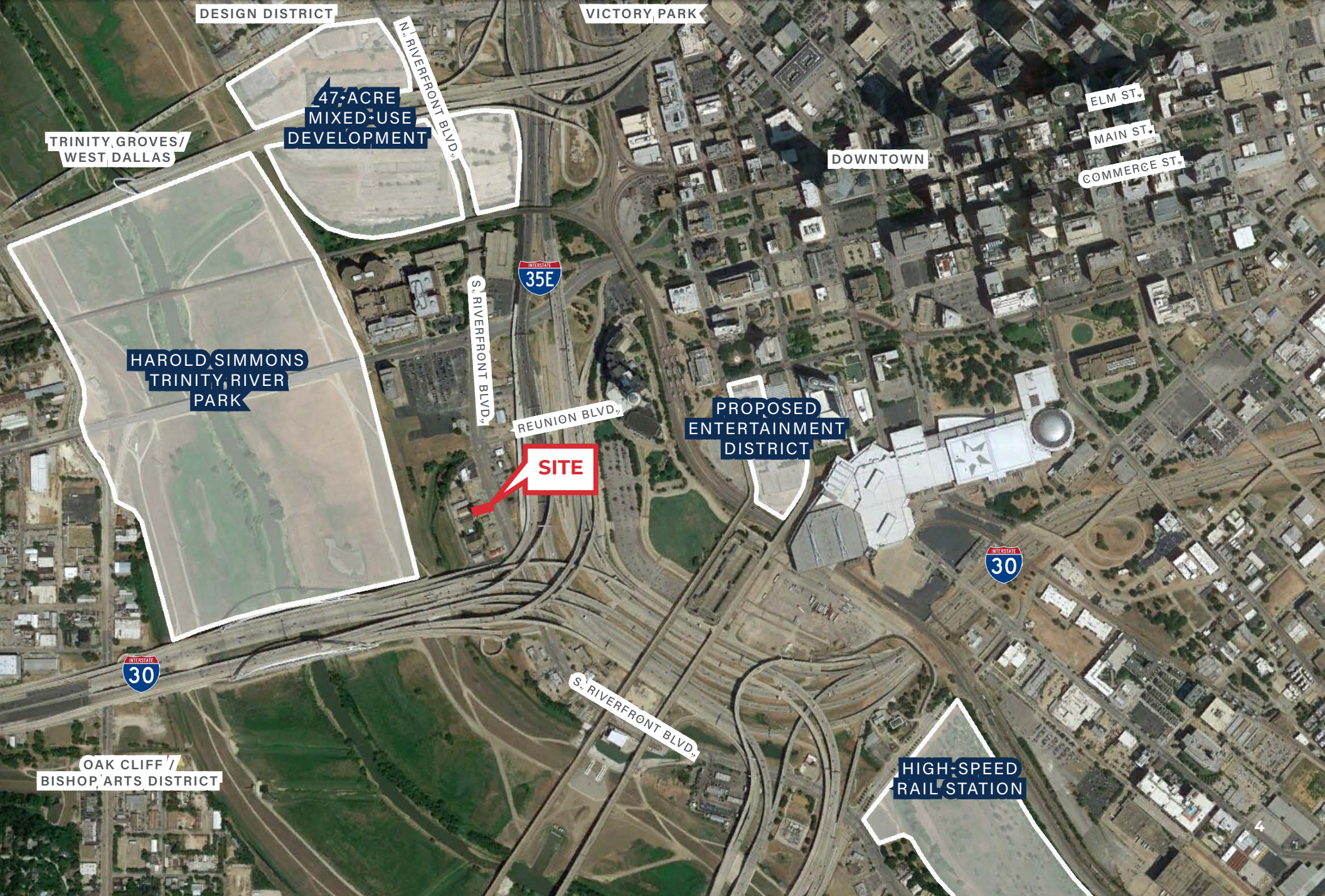
Tenant

ANNUAL RENT

\$44,400

331 S. RIVERFRONT BLVD.
DALLAS, TEXAS

AERIAL



DESIGN DISTRICT

VICTORY PARK

TRINITY GROVES /
WEST DALLAS

47-ACRE
MIXED-USE
DEVELOPMENT

HAROLD SIMMONS
TRINITY RIVER
PARK

OAK CLIFF /
BISHOP ARTS DISTRICT

DOWNTOWN

PROPOSED
ENTERTAINMENT
DISTRICT

HIGH-SPEED
RAIL STATION

ELM ST.

MAIN ST.

COMMERCE ST.

S. RIVERFRONT BLVD.

INTERSTATE
35E

REUNION BLVD.

SITE

INTERSTATE
30

S. RIVERFRONT BLVD.

Apartment developer Columbus Realty eyes riverfront project near downtown Dallas

The key Trinity River site has been planned for a high-rise, mixed-use development. [Read more...](#)

— *Real Estate, Business, Dallas Morning News, 10/21/2020*

The new park for the Trinity is revealed, and with it a new beginning for Dallas

This design, it should be noted, did not simply materialize out of thin air from the faraway offices of a name-brand architect. It is very much the park that Dallas wanted, its elements and contours shaped over decades of debate and, more directly, a series of public workshops led by the Trinity Park Conservancy. [Read more...](#)

— *Architecture, Arts Entertainment, Dallas Morning News, 12/5/2018*

High-speed train between Dallas and Houston gets federal approval

The railroad plans to connect Texas' two biggest cities within 90 minutes. Construction could begin in the first half of next year. [Read more...](#)

— *The Texas Tribune, 9/21/2020*

Ray Washburne Reveals Plans for *Former Dallas Morning News* HQ

The bullish real estate developer hopes COVID-19 will subside and a hotel and entertainment district will sprout from the southwest corner of downtown. [Read more...](#)

— *Downtown, DMagazine, 7/9/2020*

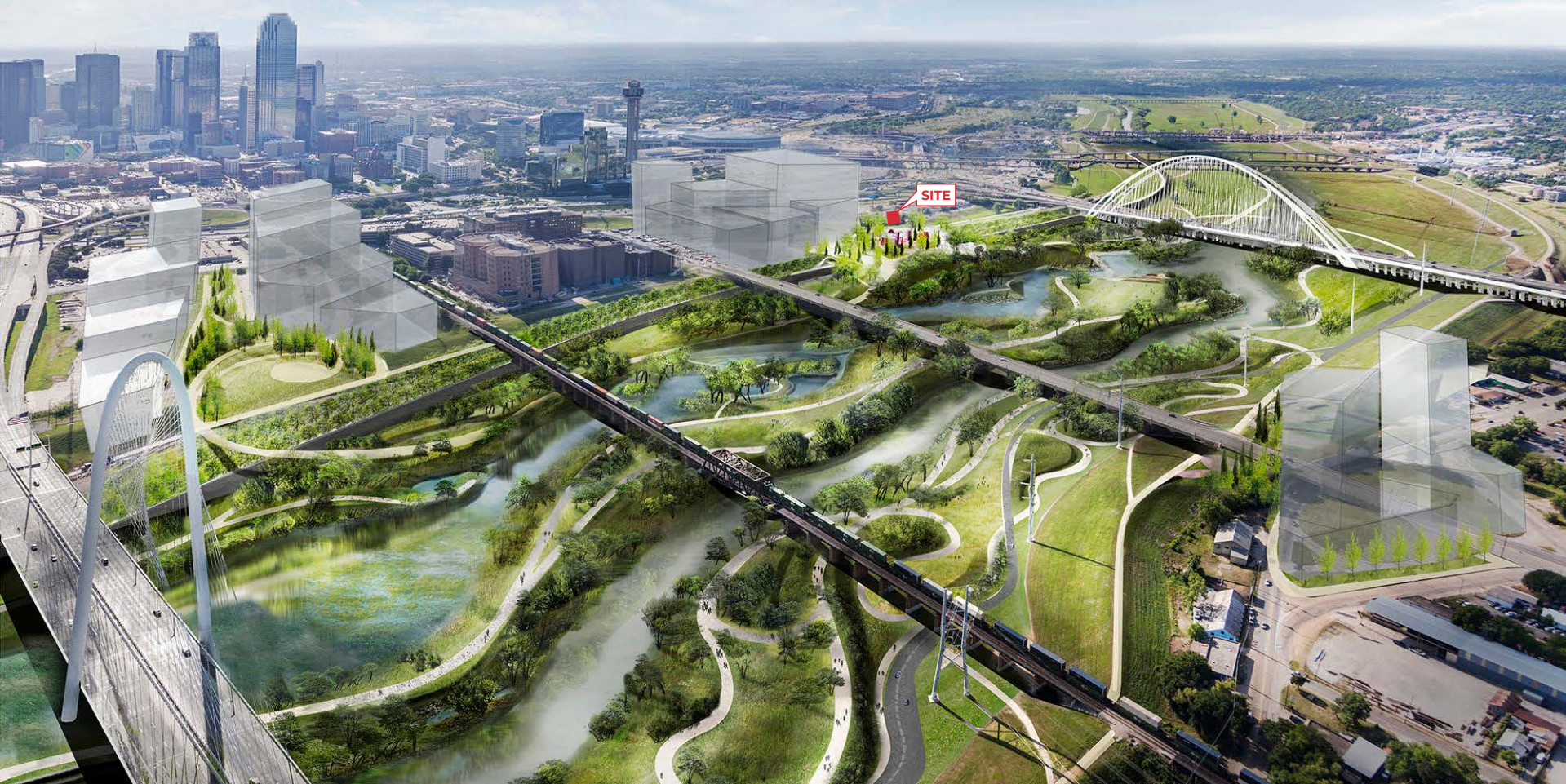
331 S. RIVERFRONT BLVD.
DALLAS, TEXAS

PROPOSED HAROLD SIMMONS TRINITY RIVER PARK



331 S. RIVERFRONT BLVD.
DALLAS, TEXAS

PROPOSED HAROLD SIMMONS TRINITY RIVER PARK



AT&T DISCOVERY DISTRICT



Over the summer, many parts of the new **AT&T Discovery District** quietly opened, including the wildly popular Jaxon Beer Garden restaurant, Chef Amanda Freitag's Rise + Thyme, Cowboys Fit fitness center, and the AT&T Experience Store, which features all their latest innovations currently available to the public. The District also features an eye-catching 104-foot media wall and over an acre of outdoor space. Still to come, a food hall, known as The Exchange, as well as Hawthorn, a new steak, seafood, and raw bar concept, offering craft cocktails and a private event space.

FLORA LOFTS AT ATELIER



Currently under construction and opening soon, ZOM's **Flora Lofts at Atelier** is two developments in one. The 41-story tower will showcase 364 luxury units with an amenity deck on the 11th floor. The podium will offer 52 mixed income artist's lofts reserved for working artists. This structure will also feature 15,000 square feet of ground floor retail. The ongoing development activity in Downtown Dallas indicates a steadiness in the Center City's real estate market, before, during and is projected to remain, after post-pandemic.

THE GALBRAITH



At 2400 Bryan Street and currently under construction, **The Galbraith** multifamily project from Matthews Southwest will house 217 mixed-income units and 12,000 square feet of retail. The property is located next to Matthews Southwest's Dallas High School redevelopment and DART's Pearl/Arts District Station.

THE EAST QUARTER / 300 PEARL



Todd Interests has continued to enhance the East Side of Downtown. Creative office spaces are already occupied by cutting-edge companies like Dialexa and OrderMyGear. The Block House, opened in 2019, is a former masonic lodge and encompasses 46,500 square feet and features 33-foot ceilings and wide-open interior spaces. Additional development continues at the landmark Magnolia Oil/KLIF building, and it will feature two new restaurant concepts from Nick Badovinus. The latest and largest addition to **The East Quarter**, this mixed-use project is currently under construction and will feature 336 apartment units, 200,000 square feet of class A office space, and 25,000 square feet of retail. **300 Pearl** is scheduled to open in 2022.

THE NATIONAL



Downtown's last adaptive re-use project is on the cusp of opening. Todd Interests is completing the redevelopment of this 1.3 million square foot tower, which has been vacant since 2010. **The National** will be home to 324 class A multifamily units, a flagship Thompson Hotel with 225 rooms, 27,000 square feet of retail space, and will be the future home of DDI's offices and operations.

AML FOUNTAIN PLACE



The newest addition to Downtown's magnificent skyline is the 46-floor compliment to the Fountain Place office building. **AML Fountain Place** holds 350 luxury apartment units and features a 10th floor pool and a tenant amenity lounge. It is currently leasing.

EXCLUSIVE LISTING BROKERS



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TRANSWESTERN.COM

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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 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.

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Buyer/Tenant/Seller/Landlord Initials

Date