

ONE DALLAS CENTER PARKING GARAGE

33.33% GROUND LEASE INTEREST

LEGACY DOWNTOWN DALLAS PARKING GARAGE INVESTMENT

ONE DALLAS CENTER
PARKING GARAGE

1919 - 1923 BRYAN STREET
DALLAS, TX 75201

DAVIDSON BOGEL
INVESTMENT SALES

OFFERING MEMORANDUM

LISTING BROKERS

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DAVIDSON BOGEL
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**ONE DALLAS CENTER
PARKING GARAGE**

EXECUTIVE SUMMARY

OFFERING SUMMARY

DB2RE is pleased to present the valuation for 33.33% ground lease interest in the One Dallas Center Parking Garage in Downtown Dallas along the northwest side of Bryan Street and Federal Street (between North Harwood & North St. Paul). The garage is a strategically located parking asset in the heart of Downtown Dallas' City Center District, directly serving the One Dallas Center mixed-use development and the surrounding office, residential, and entertainment corridors. The multi-level structured garage enjoys convenient access to key thoroughfares downtown, as well as, provides convenient and secure parking for office tenants, residents, and visitors. Consistent demand is driven by the dense concentration of nearby employment centers, residential towers, and cultural venues.

The property's centralized location places it within walking distance of major demand drivers including the AT&T Performing Arts Center, Klyde Warren Park, the Dallas Arts District, and numerous Class A office buildings and high-rise residential developments. Today, the ground lease boats 45 years of remaining term (2071) with rent escalations every 5-years. With downtown Dallas continuing to experience strong mixed-use development and population growth, the One Dallas Center Garage represents a well-positioned parking facility with a fantastic stabilized revenue stream requiring zero responsibility and incremental revenue growth through expiration.



INVESTMENT HIGHLIGHTS

ONE DALLAS CENTER GARAGE

- Extremely rare ground lease interest in a downtown Dallas parking garage.
- Generational and stabilized revenue stream with 45 years of term remaining on ground lease.
- Rent escalations every five-years through expiration (appraisal reset every five-years through 2053 and then greater of 8% of appraised value or CPI from 2053-2071).
- Zero management responsibilities!
- Ideal for passive and/or 1031 investors seeking alternative investments at a sub \$3MM price point.
- Consistent demand driven by the dense concentration of nearby employment centers, residential towers, and cultural venues.
- Immediate access to major downtown thoroughfares, the asset offers excellent connectivity to the broader Dallas CBD and surrounding neighborhoods.
- Major demand drivers including the AT&T Performing Arts Center, Klyde Warren Park, the Dallas Arts District, and numerous Class A office buildings and high-rise residential developments.
- 17,732 and 27,438 businesses with 217,240 and 325,313 employees within a 3 & 5 mile radius.





LEASE DETAILS

The One Dallas Center ground lease governs approximately 13,866 square feet of land located beneath a portion of the One Dallas Center parking garage in downtown Dallas. The lease was originally executed in 1954 between H. Munger Investment Corporation and Trammell Crow and established a long-term 99-year ground lease structure.

Over time, the lease has been amended to reflect changes in ownership, rent structure, and development of the Dallas Center complex. The 2012 amendment extended the lease term to September 30, 2071 and introduced a modernized rent calculation formula based on either CPI-adjusted rent or 8% of the appraised land value.

The current tenant under the ground lease is Bryan Street Parking, L.P., which controls the improvements and operates the parking garage above the leased land. The lease requires the tenant to pay property taxes, maintain insurance, and maintain the improvements located on the property.

Following an appraisal conducted in 2022, the current minimum monthly rent is \$15,861 through August 31, 2027. The next scheduled appraisal date is September 1, 2027, at which time the rental rate will again be recalculated based on the appraisal procedures established in the lease.

The ground lease structure provides long-term control of the land with predictable periodic rent resets tied to market land value, creating a durable real estate income stream for the lessor while allowing the lessee to fully utilize and operate improvements on the site.

PROPERTY MAP



Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2026

LOCATION OVERVIEW

ONE DALLAS CENTER PARKING GARAGE TRADE AREA MAP - CLOSE



SITE

Fairmont Hotel

FIG DALLAS

FIRST UNITED METHODIST CHURCH DALLAS

Carmines Pizzeria

Matthews Southwest

Bryan Tower
1.124MM SF Office

Sheraton Hotel
2,958 Rooms

Harwood Center
734K SF Office

One Dallas Centre
600k SF Office
300k SF Retail
276 Apts

400 N St. Paul St
Todd Interests

First Baptist DALLAS

ROSS TOWER

Duke's STEAKHOUSE

7 ELEVEN

citywalk@akard

Headington
Planned Mixed-Use
Development

THE SINCLAIR
RESIDENCES

Pacific Plaza Park

GLOBAL IP NETWORKS

Gables Republic
229 Units

Mayflower Building
215 Units

MOSAIC Dallas

thanks
Thanks-Giving Foundation

Majestic Theater

1700 Pacific
1,078 Spaces

Thanksgiving Tower
1.4M SF Office
10K SF Retail

One Main Place
1M SF Office
60K SF Retail

Tower Garage
500 Spaces
8K SF Retail

LTV Tower
171 Hilton Rooms
186 Apartments

St. Paul St

Ervey St

5.483 VPD (24)

4.758 VPD (24)

(24)

7.661 VPD (24)

2.729 VPD

AKARD ST
7.112 VPD (24)

BRYAN ST

ERVEY ST

ST. PAUL ST

PACIFIC AVE

HARTFORD ST

PEARL ST

DART

GLOBAL IP NETWORKS

ONE DALLAS CENTER PARKING GARAGE AERIAL

ONE DALLAS CENTER
PARKING GARAGE

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MARKET OVERVIEW

DFW ECONOMIC HIGHLIGHTS

20.4%

POPULATION GROWTH FROM 2010-2020 OUTPACING THE U.S. AVERAGE

#2

IN THE NATION IN POST-COVID JOB RECOVERY

72%

OF DFW HIGHER EDUCATED GRADUATES STAY & WORK IN THE REGION

(6TH HIGHEST RETENTION IN THE U.S.)

#3

IN THE COUNTRY FOR PERFECT JOB GROWTH

(14.9% GROWTH FROM DEC. 2015 - DEC. 2020)

LOW COST OF DOING BUSINESS WITH A SCORE

OF 98.1

(U.S. AVERAGE 100)

2

FORTUNE 10 COMPANY HQ'S

(AT&T AT #11)





WHY CHOOSE DFW?

#4

REAL ESTATE MARKET IN 2021

(LEADING PRO-BUSINESS ENVIRONMENT)

#1

MARKET FOR DOING BUSINESS 17 YEARS IN A ROW

256,700

JOBS ADDED IN 2021
(ONE OF ONLY TWO MARKETS TO ADD 100,000/YR)

#1

MSA FOR PROJECTED POPULATION GROWTH

749,726

PROJECTED NEW RESIDENTS BY 2026

328

MOVE TO DFW DAILY
(ONE NEW RESIDENT EVERY SEVEN MINUTES)

TEXAS MARKET OVERVIEW



2ND FASTEST GROWING
ECONOMY IN THE U.S.



TOP STATE FOR
JOB GROWTH



**NO STATE
INCOME TAX**

50

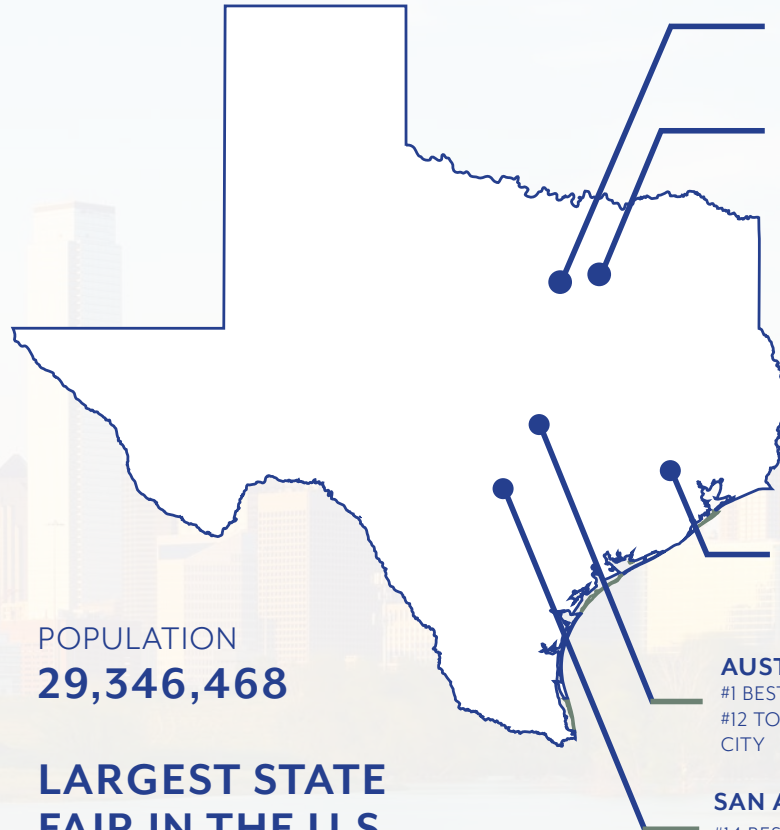
FORTUNE 500
COMPANIES CALL
TEXAS HOME



POPULATION
29,346,468



**LARGEST STATE
FAIR IN THE U.S.**
STATE FAIR OF TEXAS



FORT WORTH

MORE THAN 8.8 MILLION
VISITORS ANNUALLY

DALLAS

#1 FASTEST GROWING
HOUSING MARKET 2018
#1 TOP 20 BUSINESS-
FRIENDLY CITY

HOUSTON

#2 FASTEST GROWING
HOUSING MARKET 2018
#7 TOP 20 BUSINESS-
FRIENDLY CITY

AUSTIN

#1 BEST PLACE TO LIVE 2018
#12 TOP 20 BUSINESS-FRIENDLY
CITY

SAN ANTONIO

#14 BEST PLACE TO LIVE 2018



**BEST STATE
FOR BUSINESS**

FOR THE 17TH YEAR IN A
ROW BY CHIEF EXECUTIVE
MAGAZINE



**DALLAS/FORT WORTH
INTERNATIONAL AIRPORT**
2ND MOST PASSENGER VOLUME
IN THE WORLD

**DALLAS LOVE FIELD
INTERNATIONAL AIRPORT**
HOME TO THE NATIONS LARGEST
DOMESTIC AIRLINE

DALLAS & FORT WORTH MARKET OVERVIEW

The Dallas/Fort Worth Metroplex (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. The DFW Metroplex is the largest urban agglomeration in Texas and the fourth largest in the United States, spanning 9,286 square miles with a population of approximately 7.1 million people. As the fourth fastest growing region in the United States, the DFW population in 2016 was 33.6% higher than in 2000 according to data from Neilson Claritas; by the year 2030, it is projected that over 10.5 million people will be living in the Metroplex, according to the Dallas Regional Chamber.

The DFW region is the most economically diverse in the state of Texas. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were a state, it would be the 9th largest in the Nation and 23rd largest country in the world, behind Taiwan. Twenty Fortune 500 companies have their headquarters in DFW. The Metroplex is connected to the world by the Nation's fourth busiest airport and is served by 55 international flights. DFW has the largest workforce in the state of Texas, totaling over 3.51 million people, and 34.20% of the population 25 and older have a bachelor's degree or higher. In DFW, there are 33 colleges and universities, 157 public school districts, and 96 public charter schools, according to the North Texas Commission. Dallas/Fort Worth consistently ranks as a top market for job growth over the short and long term due to its central location, pro-business environment, and a strong economy.

Historically a leader concerning job growth, DFW added 717,000 jobs since 2010 and 120,500 jobs in 2016 alone, equating to a 3.50% increase to the employment base. Dallas/Fort Worth and Texas continuously maintain an unemployment rate lower than the National Average (4.30%).



DISCLAIMER

DISCLOSURE

Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to the 33.33% interest in the Ground Lease for One Dallas Center Parking Garage (the “Property”) located at 801 & 813 W. 7th St and 806 Macon Street, Fort Worth, Texas 76102, has been obtained from sources believed reliable. While DB2RE does not doubt its accuracy, DB2RE has not verified the information and makes no guarantee, warranty or representation about the information contained in this package. It is your (Purchaser) responsibility to independently confirm the accuracy and completeness of the information. Any projections, opinions, assumptions or estimates used herein are for example only and does not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. DB2RE and the DB2RE logo are service marks of Davidson & Bogel Real Estate, LLC and/or its affiliated or related companies in the United States and other countries. All other marks displayed as well as any elements of this document are the property of their respective owners and DB2RE. No transmission of this document is permitted without written consent from DB2RE. As a condition of DB2RE’s consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.



DISCLOSURE

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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ONE DALLAS CENTER PARKING GARAGE

LEGACY DOWNTOWN DALLAS PARKING GARAGE INVESTMENT

PLEASE CONTACT:

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