



Downtown Dallas



E Jefferson Blvd



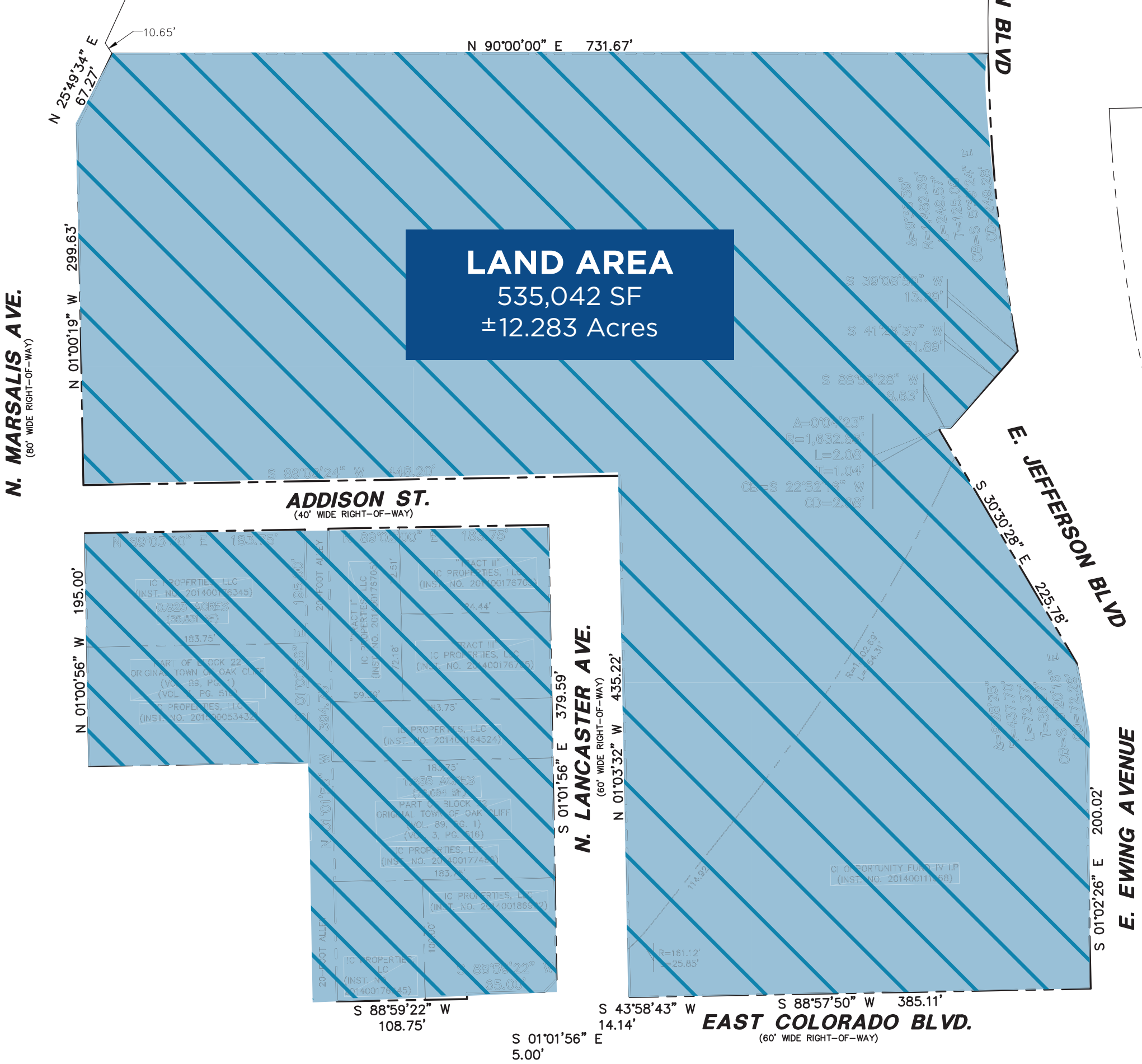
OAK FARMS

Dallas, TX | ±12.283 Acres

SASCO

PROPERTY OVERVIEW

Located in the northeast corner of the thriving Oak Cliff community, Oak Farms is one of the highest-profile development sites at 12.283 acres in the fourth-largest and fastest-growing metropolitan region in the country.



ZONING SUMMARY

PERMITTED USES

Wide variety of commercial, residential, and public uses in any building.

SETBACKS

- 5’ minimum - 15’ maximum front yard on primary street (allows certain projections)
- 5’ minimum on side streets
- 15’ side and rear yards abutting single family
- Otherwise 0’-5’ side yard, 5’ rear yard

DENSITY

No maximum or minimum density

HEIGHT

Maximum 300’/20 stories

GROUND STORY

Minimum 15’; maximum 30’

LOT COVERAGE

100 percent maximum

LOT SIZE

- No minimum size; minimum width 16’
- Minimum building street frontage on primary streets = 50%

Maximum continuous blank mall area on primary streets = 30’

Open space requirement: 8% per 51A-13.303(b) (may include private open space)

PARKING

- Chap. 51A (with specific ratios for certain defined uses); generally located anywhere within subdistrict
- Reductions for on-street parking; transit; and mixed use
- Master parking plan

SITE DESIGN REQUIREMENTS

- Screening of loading, trash storage
- Garage screening regulations
- Liner development required
- Highly reflective glass (27% reflectivity): 25% façade maximum
- Block standards: Perimeter not to exceed 1,600’ (with exceptions: up to 2,400’)
- Street standards

LANDSCAPE

Article X with certain additional regulations

SIGNAGE

Business signage and other regulations

TOWER ORIENTATION

- See Sec. 51P-468.112
- 100’ tower separation
- If over 75’
 - If floor plate is 12,500 SF or less-no dimension/orientation restrictions.
 - If floor plate is over 12,500 SF:
 - Longest dimension perpendicular to Trinity River (with up to 10 degrees variation)
 - No more than 130’ width, 300’ length
 - 30,000 SF maximum floor plate



SITE LOCATION

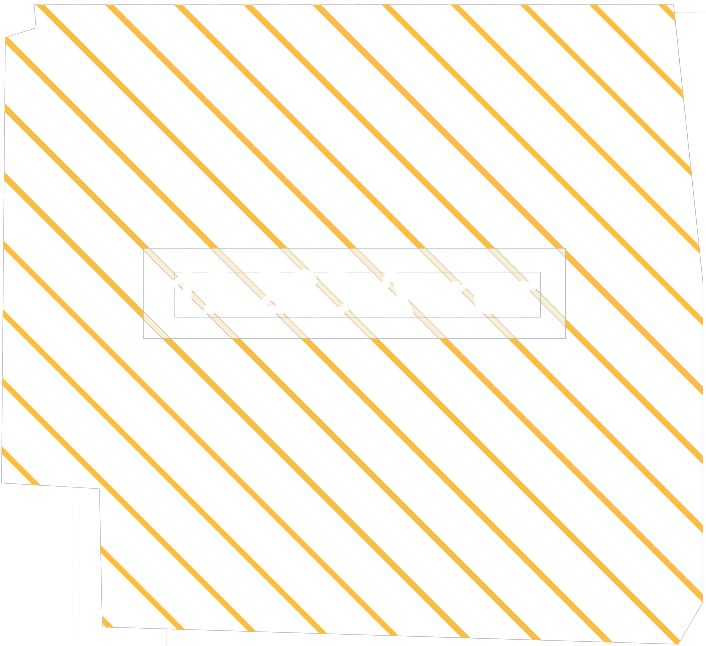
DISTANCE FROM OAK FARMS >>	MILES	MINUTES
1. METHODIST HOSPITAL DALLAS	0.9	2
2. DALLAS ZOO	1.4	3
3. KESSLER PARK	1.6	4
4. CONVENTION CENTER/CITY HALL	1.7	3
5. BISHOP ARTS DISTRICT	1.9	8
6. STEVENS GOLF COURSE	2.3	9
7. TRINITY GROVES	2.4	8
8. DALLAS ARTS DISTRICT	2.5	8
9. KLYDE WARREN PARK	2.5	8
10. VICTORY PARK/AMERICAN AIRLINES CENTER	2.6	9
11. UPTOWN NEIGHBORHOOD	4.7	10
12. DALLAS MEDICAL DISTRICT	5.1	10
13. LOVE FIELD AIRPORT	8.5	15

MASTER PLANNING

The master plan for Oak Farms is to develop a new 12-block walkable mixed-use neighborhood with public uses throughout the community.

This master plan development includes **multi-family units, office space, retail and restaurant space, structured and underground parking spaces, and 4 acres for public uses.**

Oak Farms is also part of Oak Cliff Gateway Tax Increment Financing District and located in an Opportunity Zone.

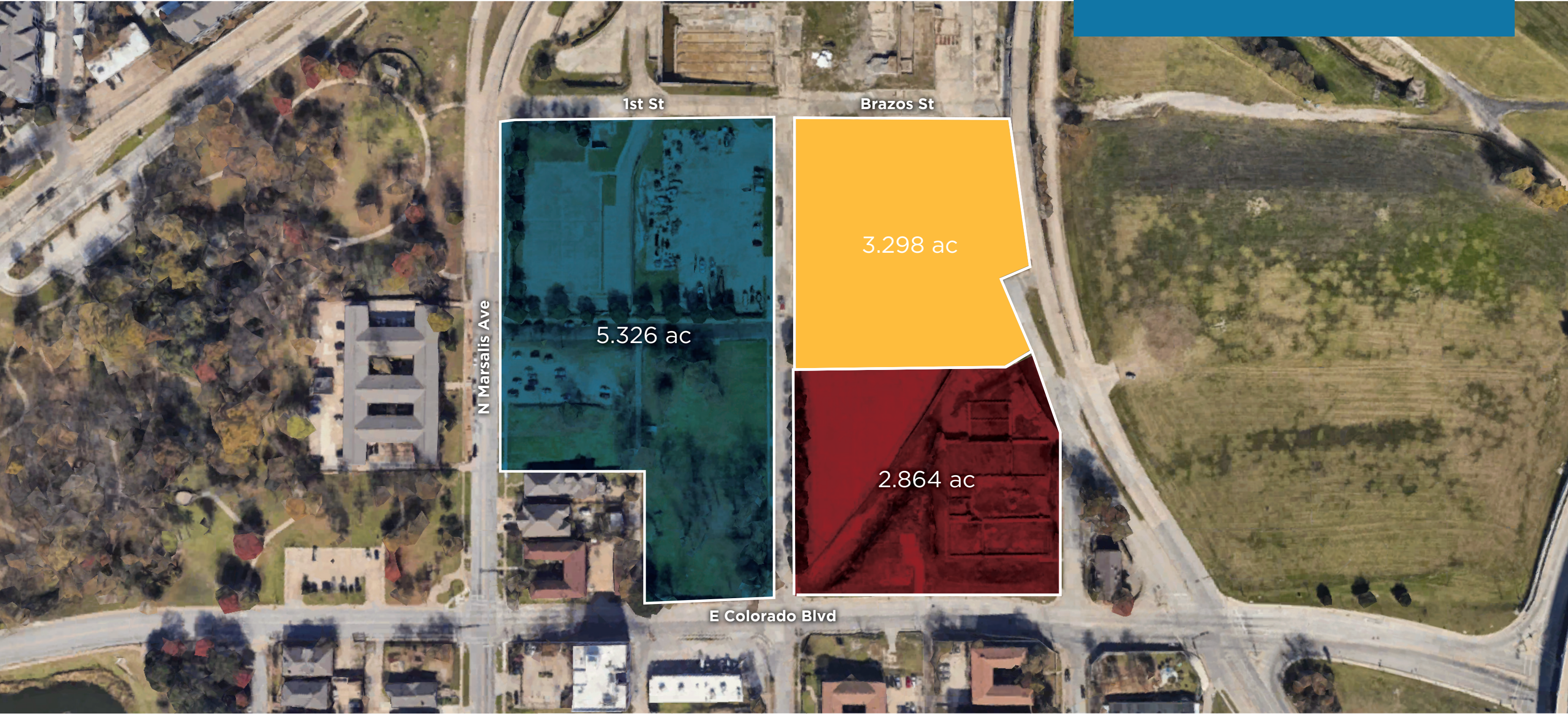


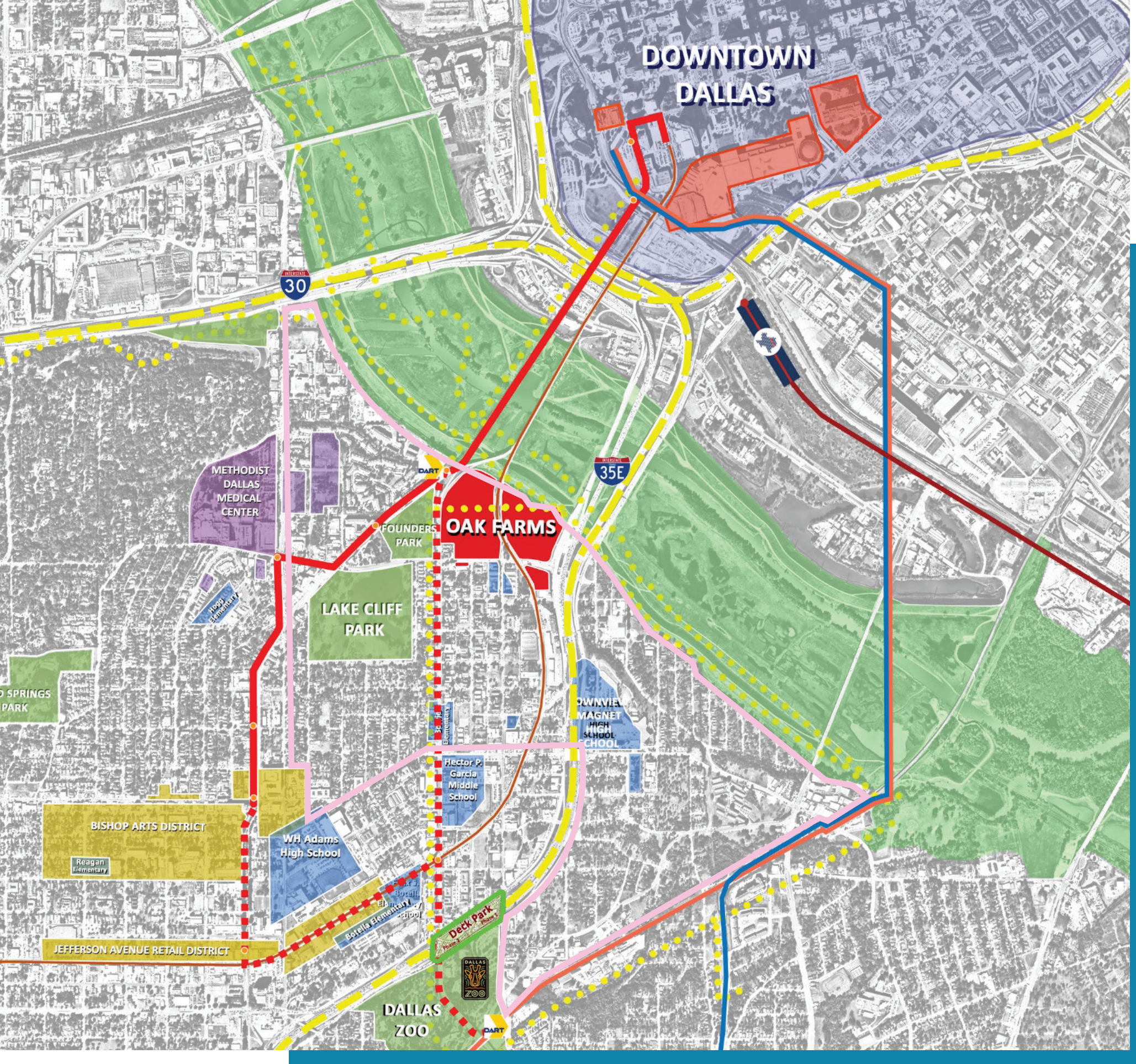
Related

TBD

Mintwood

PHASES





EXISTING PUBLIC IMPROVEMENTS & NEARBY AMENITIES

- | | |
|------------------------------|---|
| Park/Dallas Zoo | Dallas Street Car |
| Oak Farms | Proposed Dallas Street Car |
| Medical | Current and Proposed Trinity River Hike/Bike Trails |
| Retail/Restaurants/Mixed-Use | DART Blue and Red Light Rail Lines |
| Schools | High Speed Rail |
| Opportunity Zone Overlay | Jefferson Avenue |
| Dallas City Hall | Interstate Highways |

LETTER OF INTENT
ENCLOSED

PHASE 1 ENCLOSED

CONTRACT ENCLOSED

TITLE COMMITMENT ENCLOSED

SUB-DISTRICT OF PD 468
REGULATIONS ENCLOSED



Pamela Ball
O 214-871-7313
C 817-929-1316
pam@sascorealty.com

Harold Ginsburg
O 214-871-7313
C 214-616-7313
harold@sascorealty.com

2610 Fairmount
Dallas, Texas 75201
sascorealty.com

SASCO
SOUTHERN ASSET SERVICE CORPORATION