



# DEEP ELLUM RETAIL - REDEVELOPMENT SITE

3100 & 3104 MAIN ST.  
DALLAS, TX

# TABLE OF CONTENTS

**4** PROPERTY SUMMARY

**5** GEORGRAPHY  
Map  
Property Aerials

**9** DEEP ELLUM SUB-MARKET

EXCLUSIVELY PRESENTED BY:

**JONATHAN TOBOLOWSKY**

Principal Broker

Mobile: 469.578.1280

[jonathan@lowskycommercial.com](mailto:jonathan@lowskycommercial.com)

**LOWSKY**  
COMMERCIAL REAL ESTATE CO.

4305 W. Lovers Ln.  
Dallas, TX, 75209  
[www.lowskycommercial.com](http://www.lowskycommercial.com)





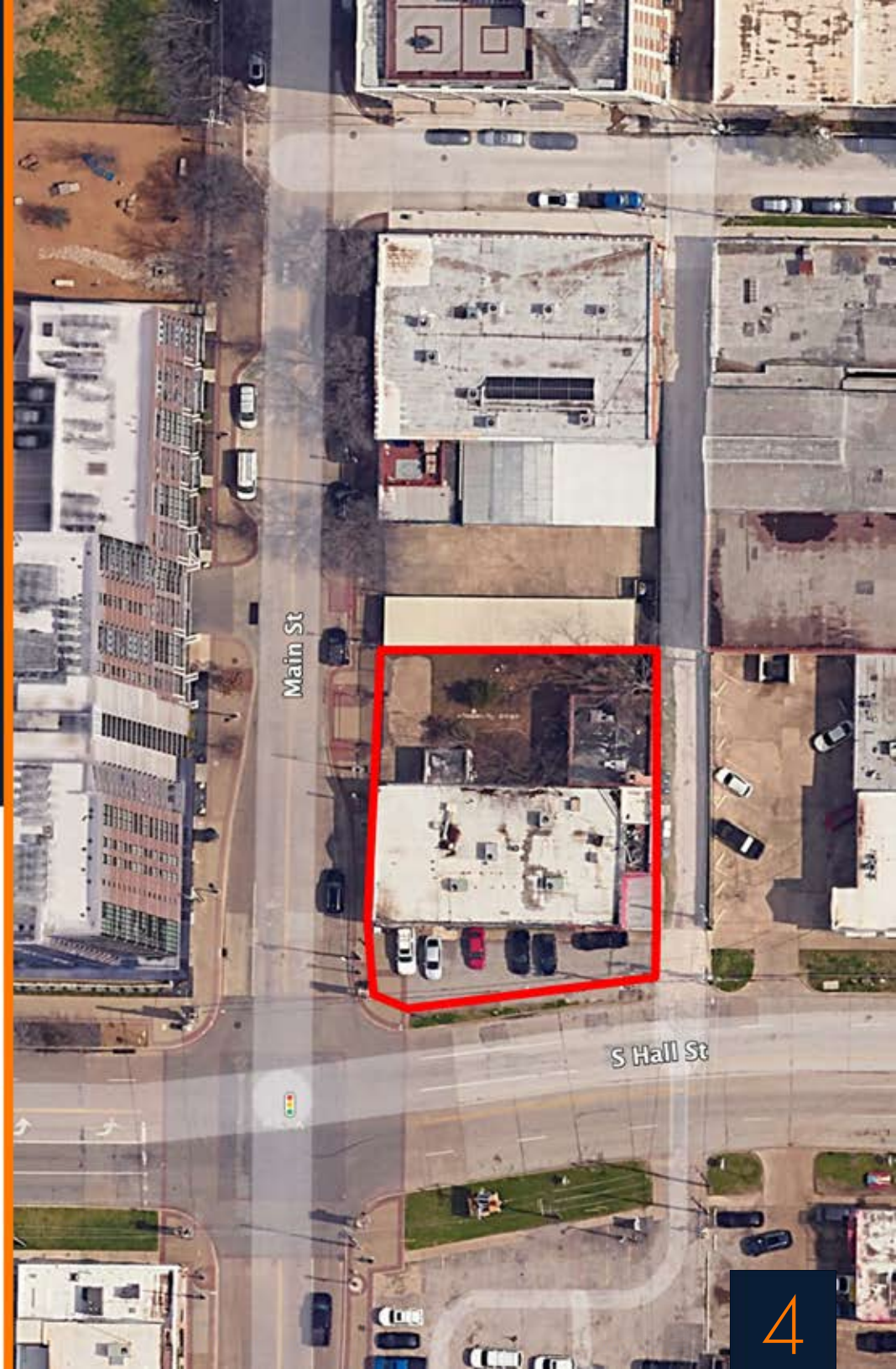
# INVESTMENT HIGHLIGHTS

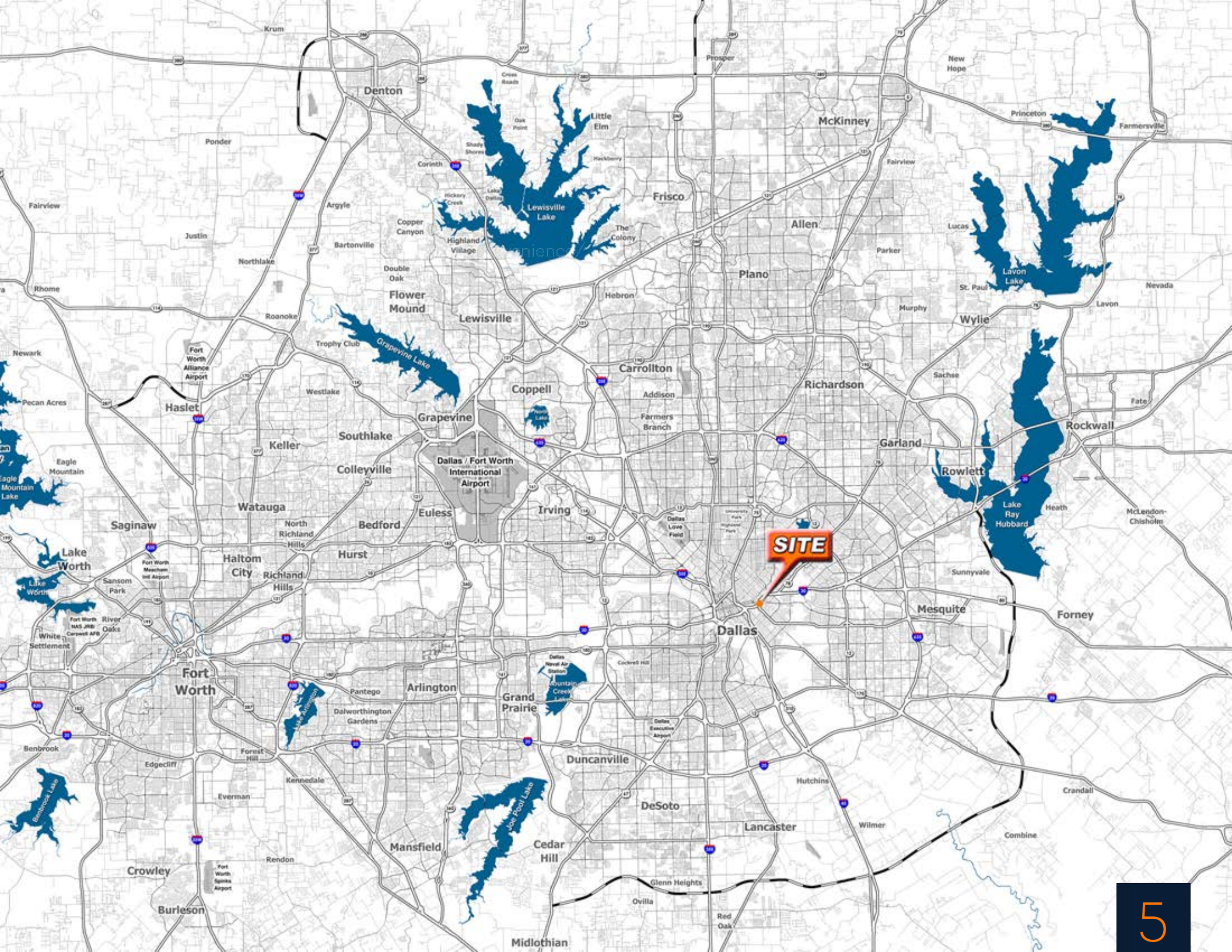
Rare opportunity to acquire two contiguous commercial properties totaling  $\pm 10,000$  SF of land in the heart of Deep Ellum, located at the hard corner of the signalized intersection of Main Street and Hall Street. The offering includes 3100 Main Street, improved with a  $\pm 5,000$  SF two-tenant retail strip center, and 3104 Main Street, a vacant commercial parcel with a small existing structure. The retail building is currently occupied by a smoke shop and a mini-market/convenience/restaurant concept, providing immediate income potential.

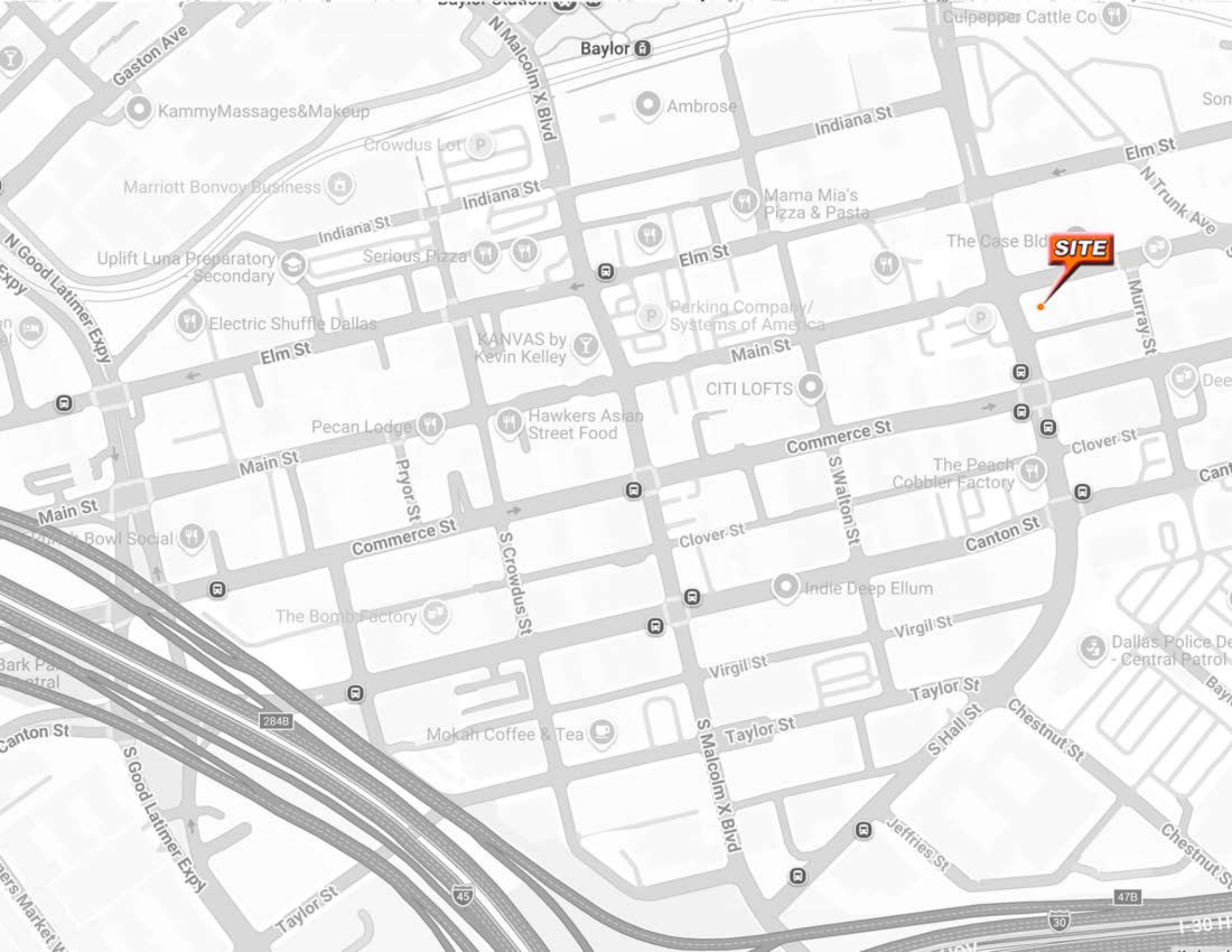
The combined properties have been pre-approved by the City of Dallas for redevelopment, with the ability to build up to  $\pm 8$  stories (buyer to verify), making this a prime covered land play in one of Dallas' most dynamic urban districts. The current ownership offers flexibility for a buyer's intended use, including delivering the property vacant at closing, remaining on a short-term month-to-month basis, or executing a long-term leaseback. This is a unique opportunity for investors or developers to control a high-profile corner with both in-place income and significant long-term redevelopment potential.

## PROPERTY SUMMARY

Offering Price	ASK AGENT
Occupancy	Owner/Occupied
Building Sq. Ft.	$\sim 5,000$ sq. ft. (per appraisal district)
# of Parcels	2
Lot Size	$\sim 0.23$ AC (10,000sq. ft.)
County	Dallas







**SITE**

Baylor

Culpepper Cattle Co

Gaston Ave

KammyMassages&Makeup

Ambrose

Indiana St

Marriott Bonvoy Business

Crowdus Lot

Indiana St

Mama Mia's  
Pizza & Pasta

Elm St

Uplift Luna Preparatory  
Secondary

Serious Pizza

Elm St

The Case Bld

Electric Shuffle Dallas

KANSAS by  
Kevin Kelley

Parking Company/  
Systems of America

Elm St

Main St

N Trunk Ave

Pecan Lodge

Hawkers Asian  
Street Food

CITI LOFTS

Commerce St

Clover St

Main St

Main St

Pryor St

The Peach  
Cobbler Factory

Commerce St

S Crowdus St

Clover St

Canton St

Bowl Social

The Bomb Factory

Indie Deep Ellum

Virgil St

Dallas Police Dept  
- Central Patrol

284B

Mokah Coffee & Tea

Virgil St

Taylor St

Canton St

S Good Latimer Expy

S Malcolm X Blvd

Taylor St

Taylor St

Chestnut St

Jeffries St

Chestnut St

45

47B

30

I-30

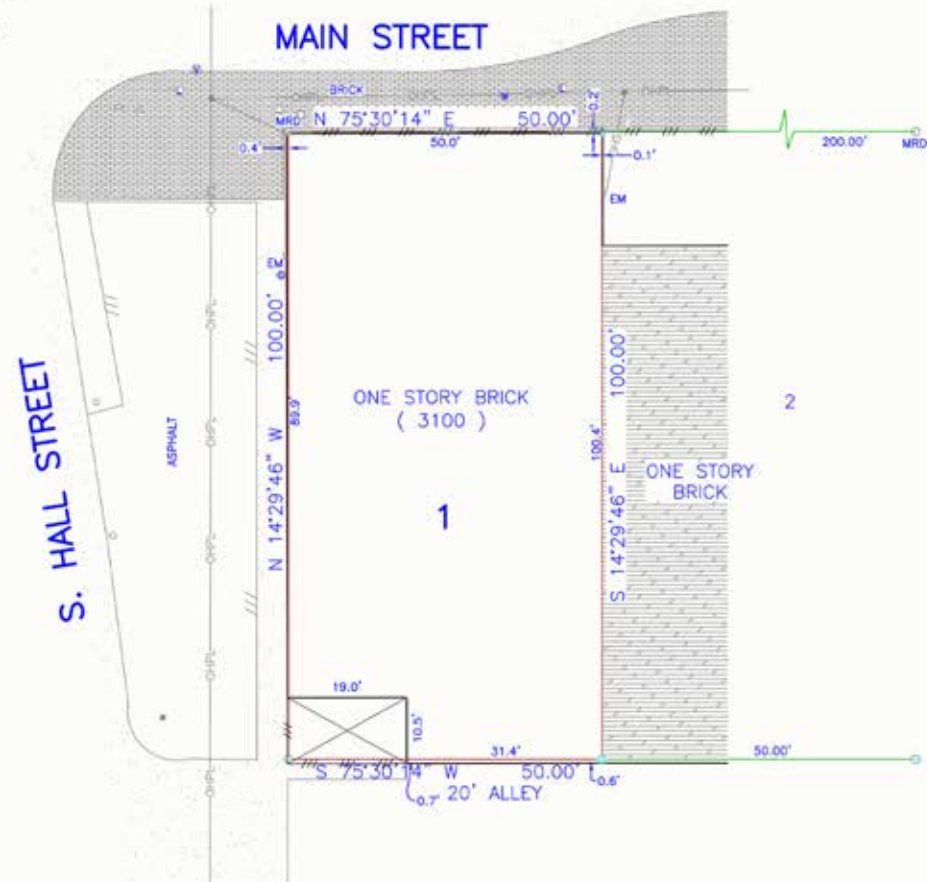
# AI GENERATED RENDERINGS

currently occupied by a smoke-shop and a mini-market / convenience /

remaining / month-to-month basis, or executing a



# SURVEY



7509 PENNRIDGE CIRCLE  
ROWLETT, TX 75088

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 3100 MAIN STREET, in the city of DALLAS, Texas.

Being Lot 1, Block 2/0848 of BOPPS J., an addition to the City of DALLAS, Dallas County, Texas, according to the plat thereof recorded in Volume 121, Page 161, of the Map Records of Dallas County, Texas.

## SURVEY PLAT



BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE

ACCEPTED BY: \_\_\_\_\_

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat, the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY CHICAGO TITLE. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20' USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

Date: 02/25/2019

C. F. No.: 8001201900093

Job no.: 201900981 THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR CHICAGO TITLE

Drawn by: CMR

LEGEND	
WOOD FENCE	---
CHAIN LINK	---
BRICK FENCE	---
WIRE FENCE	---
MWD - MONUMENTS OF SECOND QUARTY	---
1/2" IRON ROD FOUND	---
FOUR POST FOR CORNER	---
1/4" IRON ROD FOUND	---
FOUND T	---
TRAIL FENCE	---
POINT FOR CORNER	---
C - CABLE	---
C - CLEAR CUT	---
G - GAS METER	---
F - FIRE HYDRANT	---
L - LIGHT POLE	---
M - MANHOLE	---
T - TRAFFIC SIGNAL	---
S - SAN. SOIL	---
P - PARKING METER	---
E - ELECTRIC	---
P - POUL. CLAP	---
P - POWER POLE	---
T - TELEPHONE	---
W - WATER METER	---
W - WATER VALVE	---
(UNLESS OTHERWISE NOTED)	



CHICAGO TITLE





currently occupied by a smoke shop and a mini market/ convenience/



## About Deep Ellum

Deep Ellum is one of Dallas's most iconic and dynamic urban neighborhoods, known for its rich history, vibrant arts scene, and walkable, energetic atmosphere. Originally a 20th-century commercial and entertainment district, Deep Ellum has evolved into a thriving hub for culture, music, dining, and creativity. From live music venues and street art to award-winning restaurants and independent retailers, the neighborhood attracts a diverse mix of residents, professionals, and visitors alike.

Strategically located just east of Downtown Dallas, Deep Ellum offers excellent connectivity to major employment centers, highways, and transit, making it a highly desirable location for urban living and investment. The area continues to experience strong growth and redevelopment, with a surge of multi-family, mixed-use, and hospitality projects transforming Deep Ellum into one of the city's most sought-after live-work-play destinations. Its combination of historic character, modern energy, and ongoing investment makes Deep Ellum a premier location for long-term value and urban infill development.

# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from LOW SKY COMMERCIAL REAL ESTATE CO. and it should not be made available to any other person or entity without the written consent of LOW SKY COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to LOW SKY COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. LOW SKY COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, LOW SKY COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has LOW SKY COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

## EXCLUSIVELY PRESENTED BY:

**JONATHAN TOBOLOWSKY**

Principal Broker

Mobile: 469.578.1280

[jonathan@lowskycommercial.com](mailto:jonathan@lowskycommercial.com)

**LOWSKY**  
COMMERCIAL REAL ESTATE CO.

4305 W. Lovers Ln.

Dallas, TX, 75209

[www.lowskycommercial.com](http://www.lowskycommercial.com)