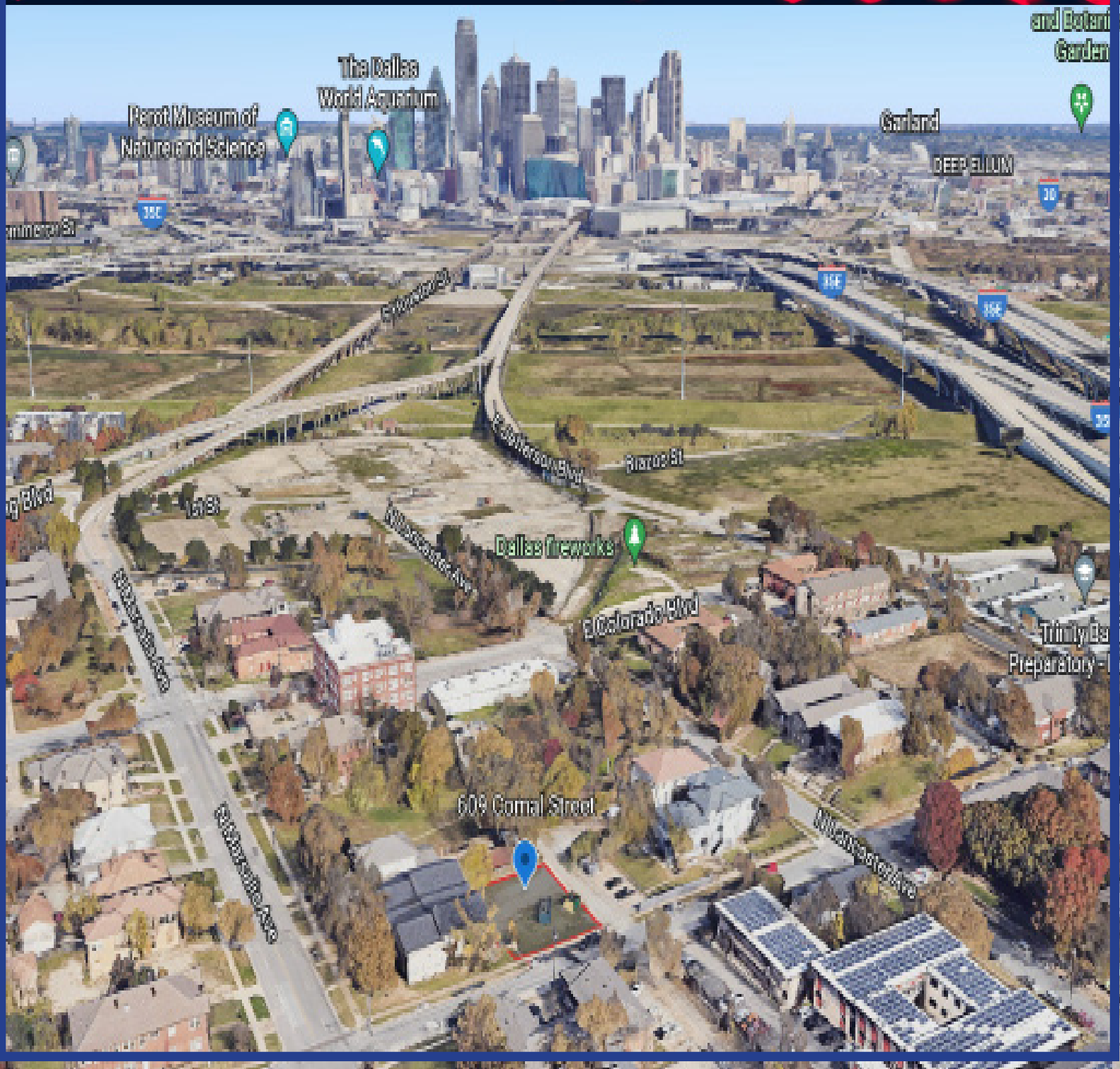




609 Comal Street

Land Development Opportunity
Oak Cliff Opportunity Zone



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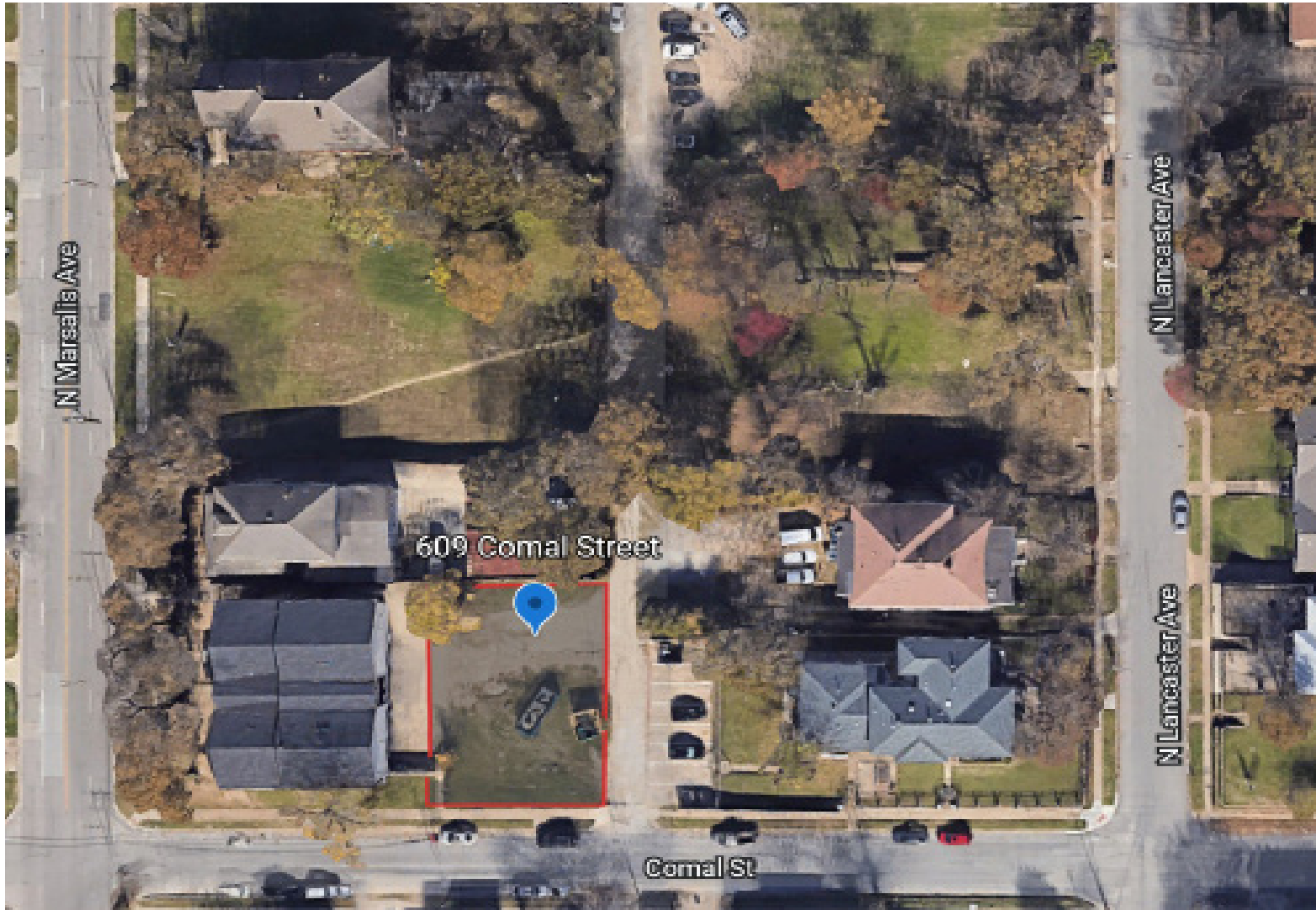


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PROPERTY DETAILS

Vacant lot located in the developing neighborhood of Oak Cliff, 609 Comal is now available for sale. The lot is 65 wide by 100 deep or 6,500 square feet. The land is located in PD 468 WMU-5. The area is expiring a heavy influx of development and redevelopment making this offering very attractive at \$42 a foot for the dirt. With close proximity to Downtown Dallas and Bishop Arts District the property is very centrally located.

ADDRESS:	609 Comal Street
PRICE:	\$275,000
LOT SIZE:	±6,500 sf ± .15 acres
PRICE/SQ FT:	\$42
NO OF LOTS:	1
ZONING:	PD 468
LOT WIDTH:	65 SQ FT
LOT DEPTH:	100 SQ FT



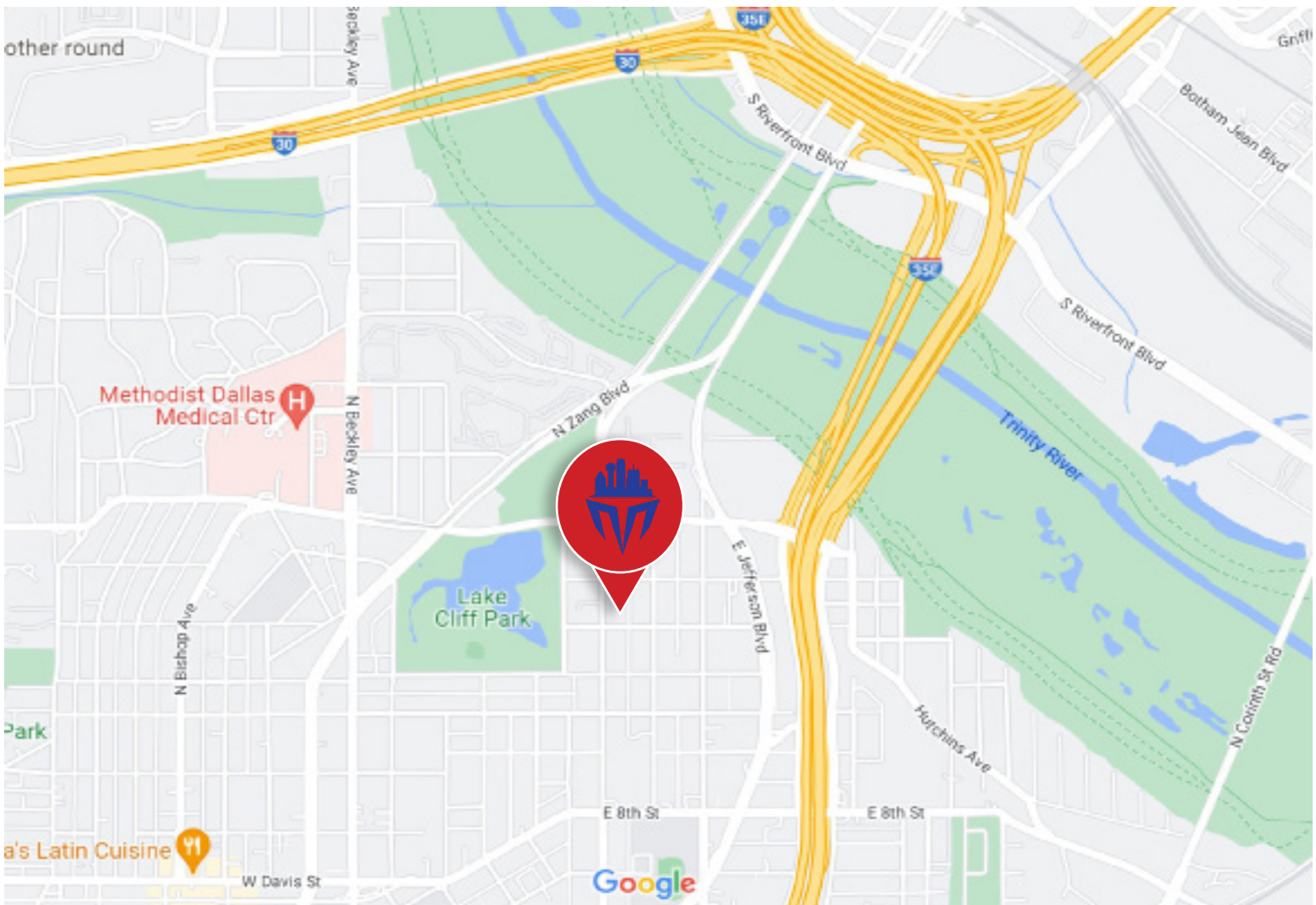
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AREA OVERVIEW

Given that it's now one of the hottest neighborhoods in the Dallas-Fort Worth area. It's hard to imagine North Oak Cliff wasn't always a bastion on cool. For decades after it's longtime residents fled to the suburbs in the 1970's, the area directly southwest of downtown Dallas languished, but then, something began to change. Starting with the restoration of the Belmont Hotel around 2004, the rebirth of this once abandoned section of town -- colloquially bounded by Forth Worth Ave., I-35, Illinios Ave. and Westmoreland Rd. -- really began to pick up steam (somewhat ironically) in the midst of the economic downturn of 2009. Centered around the Bishop Arts District, empty storefronts were reimagined as rustic restaurants, which helped turn the neighborhood into a foodie's paradise, and long-vacant theaters reopened as venues for music and art. Slowly, the unique character and landscape of North Oak Cliff helped revive the neighborhood, as of 2015, it had grown to an estimated population of 72,00 with a median resident age of 32 years old. Meet some of the places and people that helped make this rebirth a reality. Central Market - The purchase was made "in anticipation of our future needs," said Mabrie Jackson, Dir. of Public Affairs for Central Market/H-E-B in Dallas. "We are evaluating our options for this evolving and unique location," Jackson said.



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