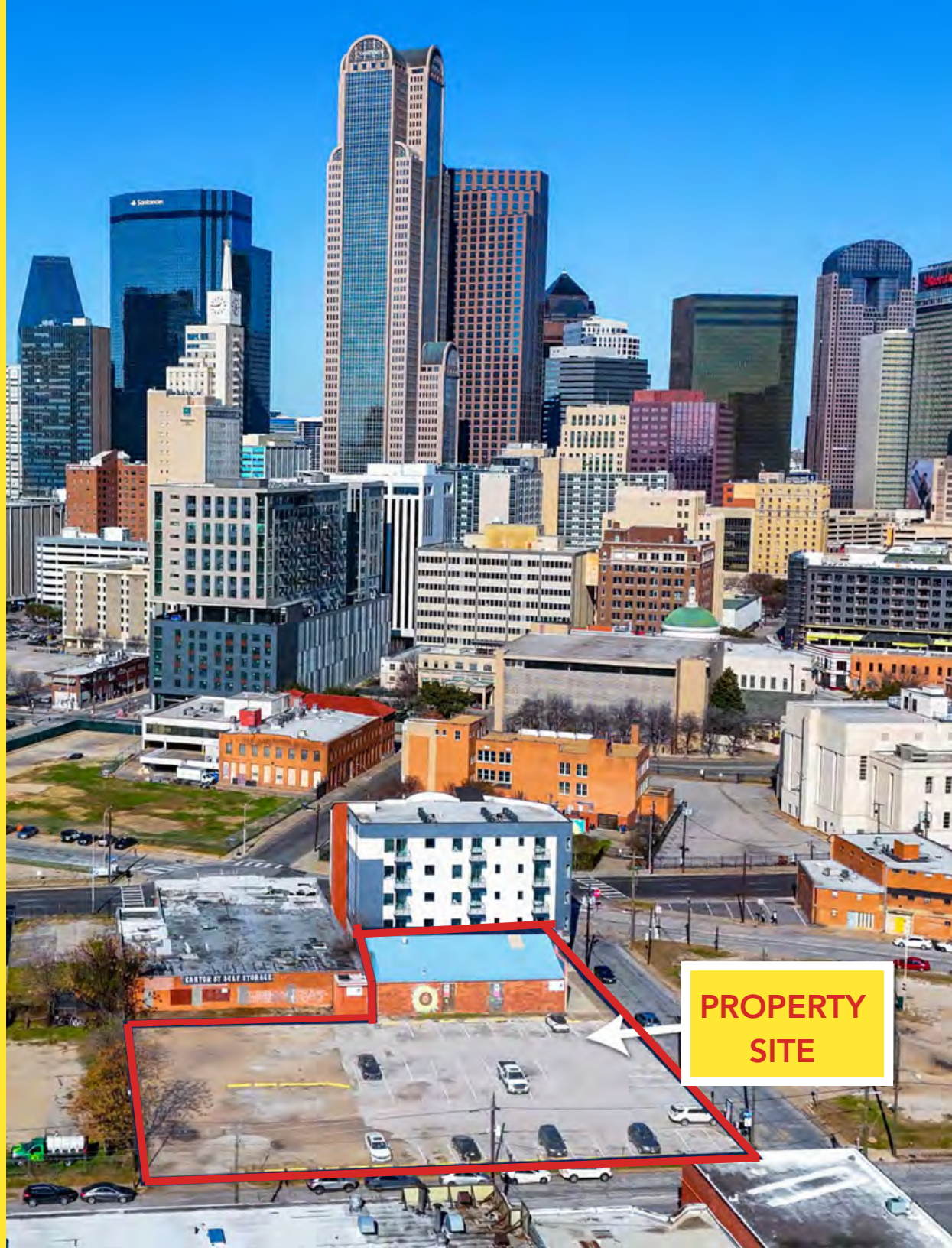


1823 CADIZ

Downtown Dallas Development Opportunity

1823 Cadiz Street,
Dallas, Texas 75201
29,000-SF | Zoned PD 357

No Height Restrictions | 20:1 FAR |
Minimal Parking Requirements
For New Construction



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Investment Overview

04

Market Overview

15





Prime
Downtown
Location



Zoning:
PD 357

Property Description

Property Name: 1823 Cadiz Street
Dallas, Texas 75201

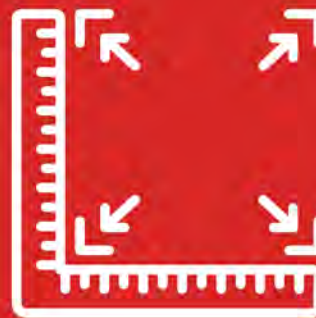
Lot Size: 29,000-SF Site

Parking Spaces: 68 Surface Spaces

Zoning: PD 357
20:1

FAR:

No Height Restrictions
Minimal Parking Requirements
For New Construction



Lot Size:
29,000-SF

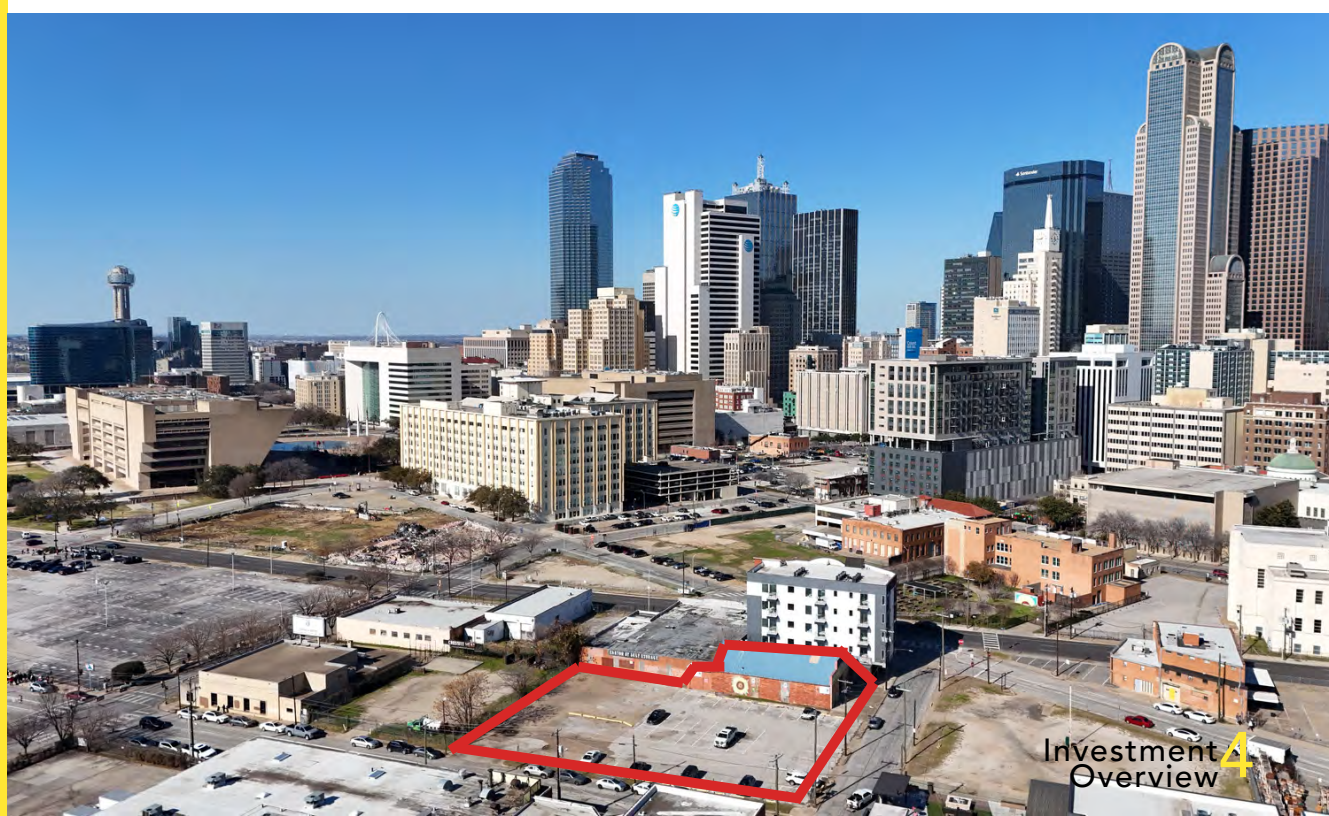


No Height
Restrictions



Investment Highlights

- Rare Land Site in Dallas Central Business District.
- 0.67-Acre Development Site.
- Opportunity Zone.
- Currently Operating as an Hourly Paid Parking Lot for Retail/Office (M-F) and Local Farmers Market Customers (Weekend).
- No Height Restrictions.
- Minimal Parking Requirements
- Zoned PD 357 | Allows For Hotel, Multifamily, Office, Retail, and More.



An aerial photograph of downtown Dallas, Texas, showing a mix of urban development, including parking lots, commercial buildings, and green spaces. A large red rectangular box with a yellow border is superimposed over the center of the image, containing the title and a list of location highlights.

Location Highlights

- Across From the Historic Dallas Farmers Market (Facing). Cadiz St Near Harwood and Marilla St.
- Near New \$3 Billion Dallas Convention Center (Under Construction – 2029 Completion). Three Blocks West.
- Included in the Newpark TIF District.
- 4,500 People in the Surrounding Dallas Farmers Market Neighborhood Area. Fastest Growing Sub-District in Downtown Dallas.
- Strong Density With Over 70,000 People in the City Center Area.
- Near All Major Interstates and Nearby Residential Developments.

Investment Overview

Wildcat Management, the owner of **1823 Cadiz Street**, is pleased to exclusively offer this rare 0.67-acre development opportunity located in **downtown Dallas, Texas**. This exceptional site benefits from highly favorable PD 357 zoning, which offers **zero height restrictions**, a floor-area ratio (FAR) of 20:1, and **minimal parking requirements** for new developments. Located in a prime downtown Dallas submarket, **1823 Cadiz Street** presents an unparalleled chance for a developer to shape the city's skyline with a new tower. **Approved uses include hotel, multifamily, office, and retail**. The property is strategically positioned adjacent to key areas such as the Newpark District, **Farmers Market District**, Harwood Park, East Quarter, the Dallas Convention Center expansion, and **several major downtown employers**. Currently, the site operates as an **income-generating surface parking** lot with 68 spaces, primarily serving the Dallas Farmers Market and surrounding destinations.



Additionally, **1823 Cadiz Street** is situated within an Opportunity Zone, offering attractive **tax incentives** to qualifying developers and investors.

Investment Overview Cont.

The **Dallas-Fort Worth** Metroplex is recognized as one of the nation's top commercial real estate markets and among the **fastest-growing regions** in the country. With **24** Fortune 500 headquarters, **8** Fortune Global 500 headquarters, and **49** Fortune 1000 headquarters, the area **boasts robust economic growth**. Over the past year, the Metroplex added more than **132,000 jobs, a 3.3% annual increase**, fueling strong demand for new housing and retail developments.

Dallas has also garnered significant attention recently with the launch of the **Texas Stock Exchange**, supported by major Wall Street firms such as **BlackRock** and **Citadel Securities**, further solidifying the city's status as a business hub.

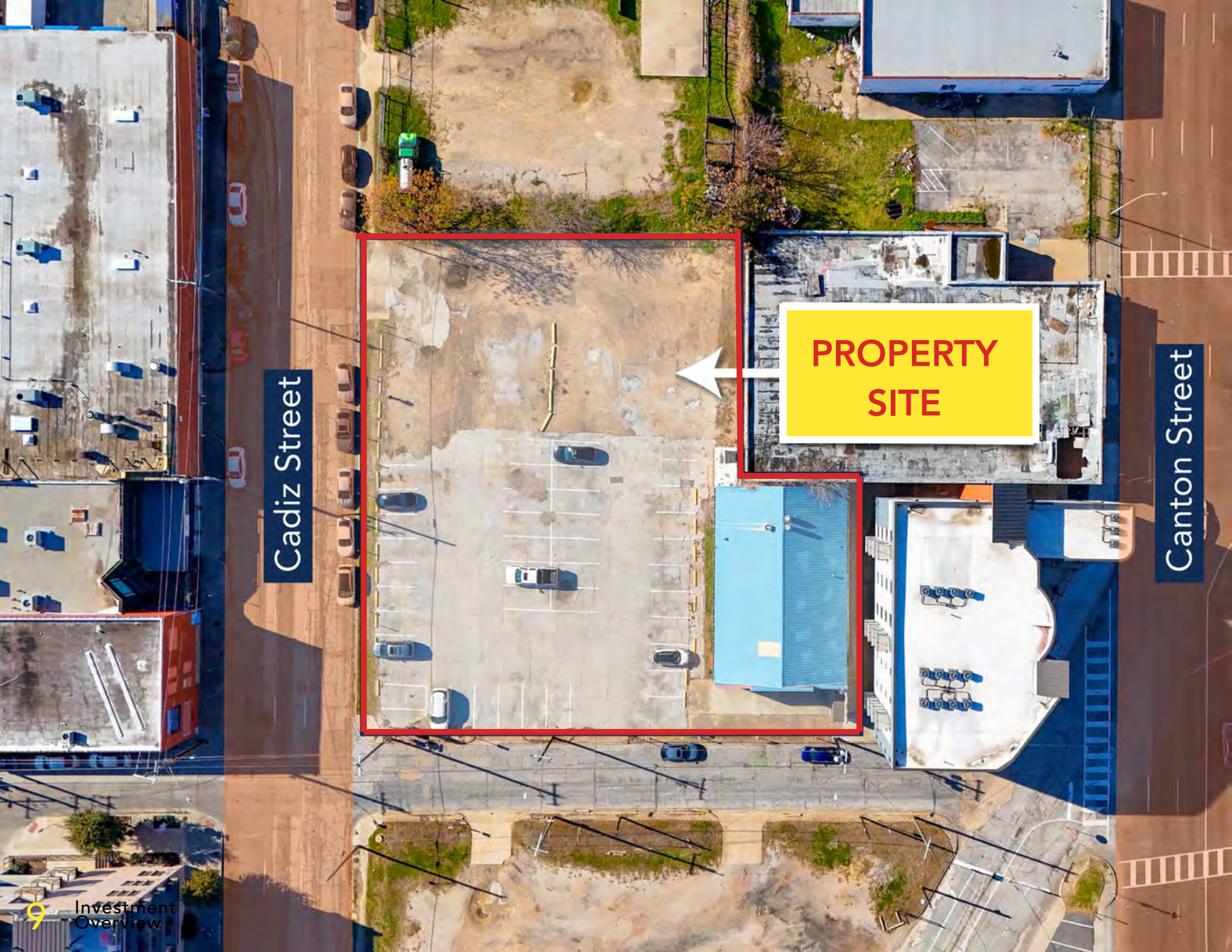
Overall, **1823 Cadiz Street** offers a rare opportunity to acquire a vertical development site in a highly coveted, high-barrier-to-entry market. With **flexible PD 357 zoning** and proximity to major ongoing developments—including the Convention Center expansion, Newpark District, and Farmers Market District—this **site is perfectly positioned for a landmark project in downtown Dallas**.



Canton Street

PROPERTY
SITE

Cadiz Street



Cadiz Street

Canton Street

PROPERTY
SITE



PROPERTY
SITE



PROPERTY
SITE



PROPERTY
SITE

CROSSFIT HEAT



PROPERTY
SITE



**PROPERTY
SITE**

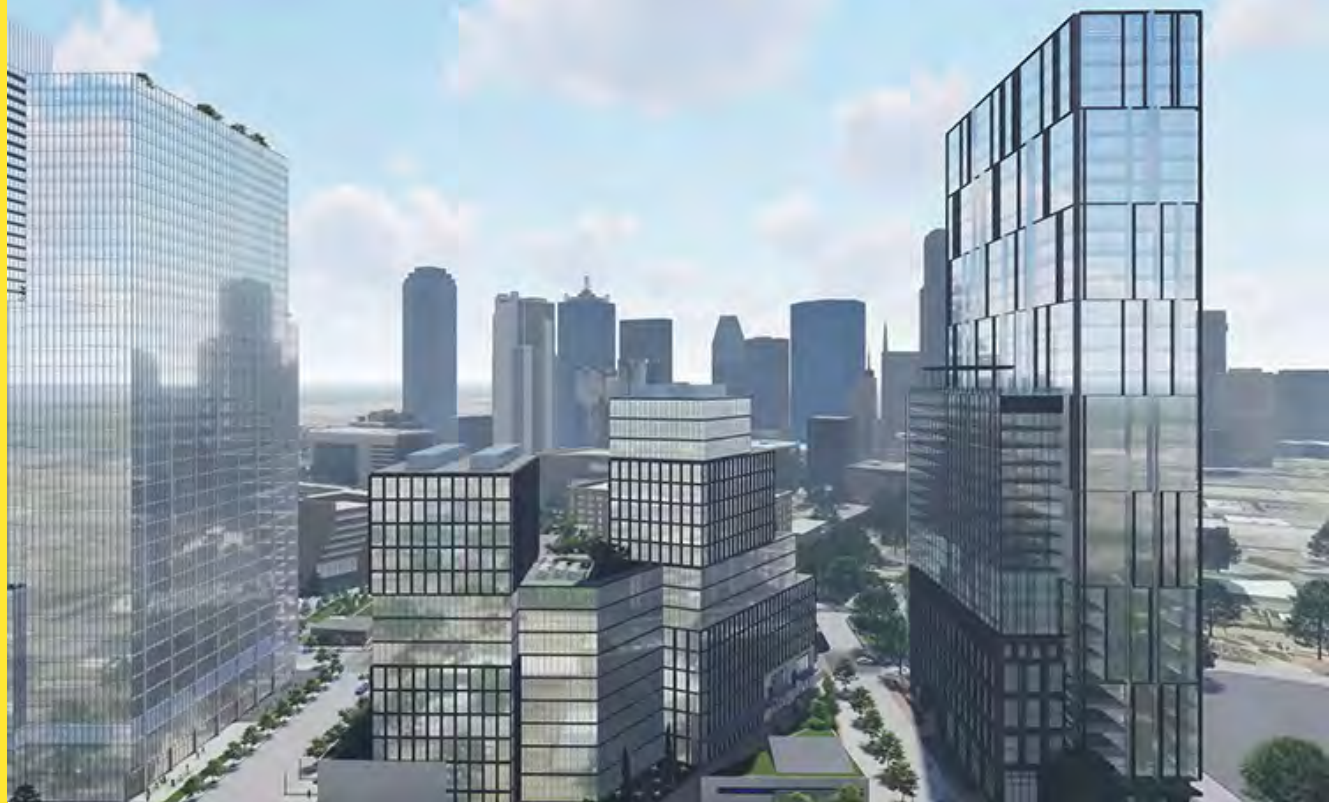
Market Highlights Downtown Dallas

Key Projects Under Development:

- Expansion of the Kay Bailey Hutchison Convention Center | \$3.7 Billion Approved Plan | Over 2.5 Million Square Feet of Space
- Newpark District | 20-Acre Master Plan | 1,500 New Residential Units | Four-Star Hotel | New Education Campus
- New Harwood Street Development | 3.8-Acre Park | Last "Priority Park" to be Built in Dallas

Newpark District

- Location: Southern edge of downtown Dallas, next to City Hall, the Convention Center, and Farmer's Market
- Development Team: Hoque Global and Lanoha Real Estate
- Education Campus: Million square foot campus serving pre-K through higher education
- Smart and Sustainable Technologies: Low-energy consumption systems and cutting-edge innovations
- Urban Experience: Vibrant, walkable district with interconnected systems



One Newpark

(Phase 1 of Newpark District)

The initial phase of the district focuses on One Newpark, a hyper-mixed-use tower situated directly opposite the Dallas Convention Center and Dallas City Hall.



Retail

- Over 50,000 Square Feet of Retail Space
- Future Towers Will Expand the Street-Facing Space for Additional Shops and Dining



High Rise Luxury Living

- Includes 268 High-End Units
- Luxurious Resort-Style Amenities
- Breathtaking Views of Downtown Dallas



Four-Star Hotel

- Features 245 Rooms
- Includes 15,000-SF of Meeting Space
- Caters to Convention Center Visitors



Office

- 240,000-SF of Modern Office Space
- Surrounded by Amenities
- Plans for Expansion



Kay Bailey Hutchison Convention Center

50,000+

Jobs Created Due To
Its Expansion

\$3.7B

Investment In
Its Expansion

**Kay Bailey Hutchison
Convention Center is
Approximately 5 Blocks
From 1823 Cadiz Street**

- New Facilities Include:
 - 800,000-square foot exhibit halls
 - 105,000-square foot ballroom (largest in the industry)
 - Additional 65,000-square foot ballroom
 - In-building parking
 - Improved pedestrian access
 - Additional enhancements

<https://www.dallasconventioncenter.com/about-us/convention-center-expansion>



Harwood Park

The Final of Four
Priority Parks That The
Downtown Dallas Parks
Convervancy Built

- Located at 408 South Harwood Street
- Broke Ground Late 2021
- Opened to the Public on September 23, 2023
- Identified as a "Priority Park" Site in the 2013 Downtown Parks Master Plan
- 18 Parcels of Land Acquired Between 2014-2018 to Become a Public Park
- Spans 3.8 Acres Total
- Located in the East Quarter and Dallas Farmers Market Neighborhoods

<https://downtowndallasparks.org/harwood-park/>

Reunion Tower Redevelopment plan

20

Acres Of
Development

\$5B

Investment



1823 Cadiz Street
is Approximately
32 Blocks From
Reunion Tower

- Revitalization of a 20-Acre Area Around Reunion Tower
- Mixed-Use Development Including 3,000 Apartment Units, A Hotel Featuring 600 to 1000 Rooms, 150,000 Square Feet of Retail Space, 2 Million Square Feet of Office Space, and a 3-4 Acre Park
- The Project Aims to Provide Housing for 5,000 People and 1,500 Units of Workforce Housing

<https://www.dallasnews.com/business/real-estate/2023/12/15/hunt-realty-rolls-out-a-new-5-billion-redevelopment-plan-for-downtown-dallas-reunion/>



Dallas Farmers Market District

Anchored by the Dallas Farmers Market, which has been providing the people of Dallas with fresh fruits, vegetables, and meats for more than six decades is the Dallas Farmers Market District. This district encompasses a large area bounded by Jackson Street, North Central Expressway, R.L. Thornton Freeway, and St. Paul Street. Not only does the Dallas Farmers Market District offer unique food and specialty vendors, but it is also home to a collection of historic buildings, contemporary townhomes, and apartments.

District Highlights:

- Features a mix of historic buildings and contemporary townhomes
 - Boasts a Variety of Shops, Restaurants, and Food Halls
- Experiencing growth with new residential projects, including lofts and townhomes
- Located Near Major Attractions Like the Dallas Convention Center, City Hall, and Reunion Tower

In the Headlines

BISNOW



One of Nation's Largest Convention Centers Starts \$3.7 Billion Revamp As Rivalry Heats Up Between US Cities

Renovated Space in Downtown Dallas Designed To Lure Big Meetings

'City Is On Fire': Hard-Won Identity Has Made DFW Hospitality A Hot Commodity

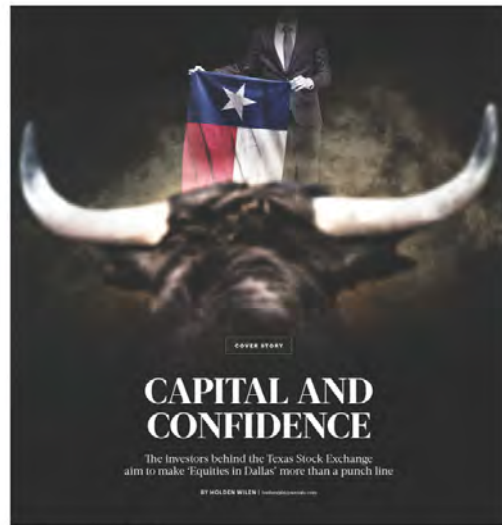
December 03, 2024 | Billy Waduck | Dallas | 191 Views

The Dallas Morning News

Mavs CEO holds firm on new arena, entertainment district in Dallas

These sites include near the Dallas convention center project, the former Valley View Center site, the current Dallas County jail and others.

Two Texas cities ranked among the best for headquarters projects: Dallas (No. 1) and Austin (No. 6, tied with Chicago).
- The Dallas Business Journal



Commercial Real Estate

Dallas No. 1 city in U.S. for headquarter relocations, Site Selection Magazine finds

Texas among top states for business climate but no longer No. 1, site selectors say

**DALLAS
BUSINESS JOURNAL**

Texas is "an absolutely perfect environment for business entities that want to grow and use the capital markets"
-The Dallas Business Journal

The Dallas City Council approved a \$49 million incentive package for the development of the **West End Lofts Project**, a proposed mixed-use, mixed-income, and transit-oriented development project.

culturemap
DALLAS

Offering Memorandum

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