DALLAS PROPERTY ADVISORS

OFFERING MEMORANDUM



1919 S HARWOOD ST

11,368 SF OWNER/USER OFFICE BUILDING OR LAND DEVELOPMENT PLAY





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DALLAS PROPERTY ADVISORS

EXECUTIVE SUMMARY

Dallas Property Advisors is pleased to present **1919 S Harwood Street**, an owner-user office and redevelopment opportunity located in The Cedars neighborhood, just south of Downtown Dallas.

The property consists of approximately 22,498 square feet of land improved with an existing 11,368-square-foot building. Its location offers flexibility for continued commercial occupancy or potential redevelopment. Zoned PD 137, Subdistrict 2, the property presents an opportunity for investors, developers, and owner-users. Future development is subject to applicable zoning regulations and municipal approvals. The property is also reported to be located within a federally designated Qualified Opportunity Zone, potentially offering capital gains tax benefits for eligible investors. This designation may provide additional incentives for long-term investment and redevelopment, subject to verification and applicable tax requirements.

With its existing improvements, central Dallas location, and redevelopment potential, 1919 S Harwood Street offers an opportunity for both immediate occupancy and long-term investment.

±22,498 SF LAND AREA

Approximately 0.52 acres positioned within The Cedars neighborhood.

±11,368 SF — EXISTING BUILDING

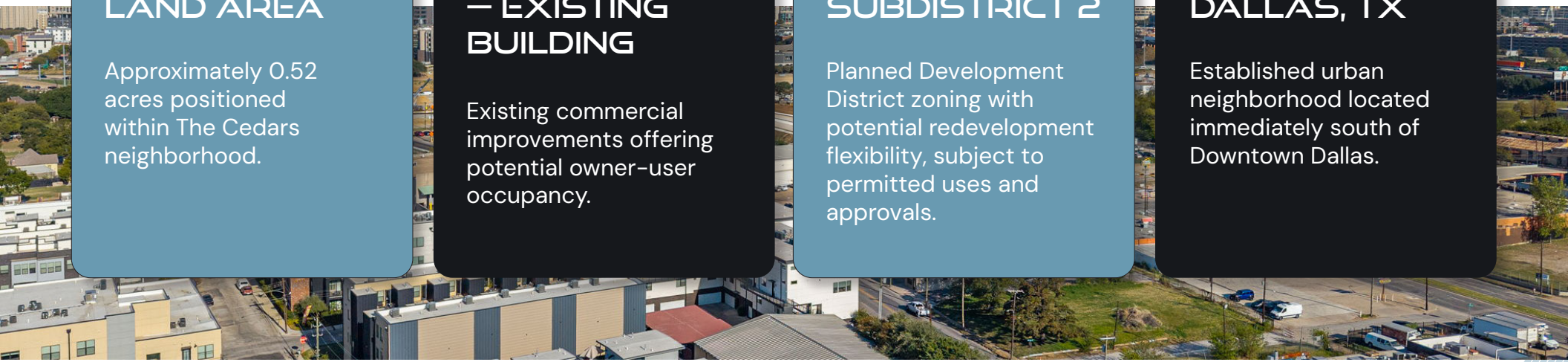
Existing commercial improvements offering potential owner-user occupancy.

PD 137 — SUBDISTRICT 2

Planned Development District zoning with potential redevelopment flexibility, subject to permitted uses and approvals.

THE CEDARS DALLAS, TX

Established urban neighborhood located immediately south of Downtown Dallas.



PROPERTY HIGHLIGHTS

1919 S HARWOOD ST. DALLAS, TX 75215

PROPERTY ADDRESS

22,498 SF

LAND AREA

THE CEDARS

AREA OVERVIEW

±11,368

BUILDING AREA

ACCORDING TO MARKET

ASKING PRICE

PD 137 SUB-DISTRICT 2

ZONING



PROPERTY DETAILS

SITE DESCRIPTION

Property Address:	1919 S Harwood St, Dallas, TX 75215
Land Area:	±22,498 SF
Land Area (Acres):	±0.52 Acres
Lot Dimensions:	206.94’ x 129’
Building Area:	±11,368 SF
Submarket:	The Cedars
Zoning:	PD 137, Subdistrict 2
Property Type:	Commercial / Office
Investment Strategy:	Owner-User / Redevelopment
Asking Price:	According to Market
Opportunity Zone:	Reported; verification pending







THE THREE MAJOR TAX BENEFITS

BENEFIT	CURRENT RULES THROUGH 2026	NEW RULES BEGINNING IN 2027
Capital-gains tax deferral.	Deferred gain generally becomes taxable by December 31, 2026.	Rolling five-year deferral for qualifying new investments.
Reduction of original capital gain.	The old 10% and 15% benefits are no longer attainable for new 2026 investments.	10% basis increase after five years for qualifying investments.
Tax-free appreciation.	Potential exclusion of qualifying investment appreciation after 10 years.	Ten-year appreciation exclusion continues.

EXAMPLE: INVESTING $1 MILLION IN A DALLAS OPPORTUNITY ZONE IN 2027

Assume an investor sells another property, realizes a $1 million eligible capital gain, and reinvests that gain in a qualifying Dallas Opportunity Zone fund under the new rules. Illustrative investment scenario.

$1,000,000
ORIGINAL CAPITAL GAIN INVESTED

$2,500,000
VALUE AFTER 10 YEARS (ASSUMED)

$100,000
ORIGINAL GAIN POTENTIALLY EXCLUDED AFTER FIVE YEARS

$1,500,000
NEW APPRECIATION POTENTIALLY EXCLUDED

Under this simplified example, the investor would generally recognize $900,000 of the original deferred gain after five years, but potentially exclude the $1.5 million of new investment appreciation after a qualifying ten-year hold.



VALUE-ADD OPPORTUNITIES

- Potential for Adaptive Reuse or Property Repositioning
- Flexibility for Owner-Occupancy or Investment
- Opportunity to Modernize Existing Improvements
- Potential for Long-Term Property Appreciation
- Explore Alternative Development Strategies

PROPERTY FEATURES

- Existing Office and Warehouse Space
- Open Interior Areas
- High-Ceiling Warehouse Areas
- Multiple Overhead Doors
- On-Site Parking
- Secured Property Access











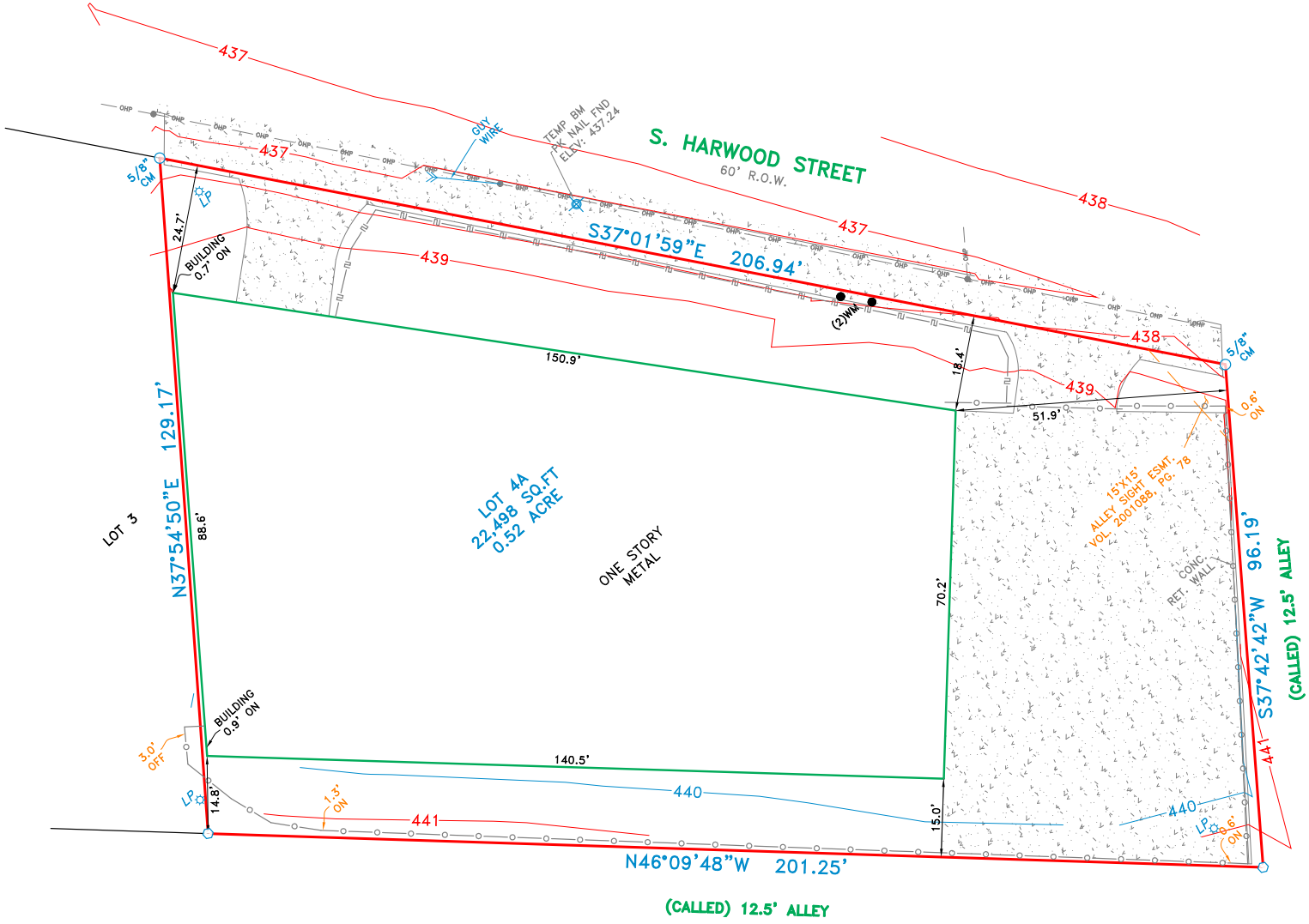






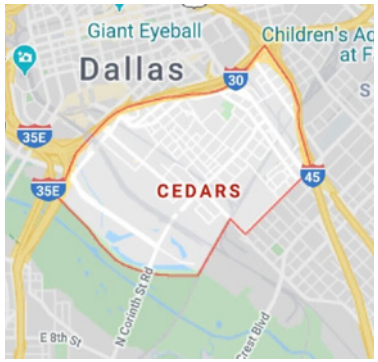


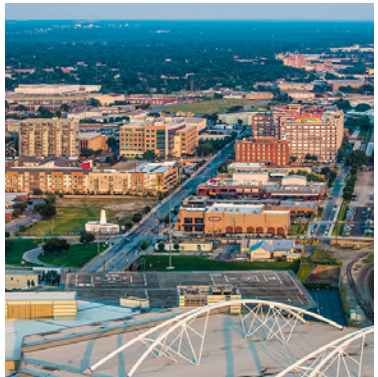
SITE SURVEY


S. HARWOOD STREET
60' R.O.W.
S37°01'59"E 206.94'
N37°54'50"E 129.17'
S37°42'42"W 96.19'
N46°09'48"W 201.25'
(CALLED) 12.5' ALLEY
(CALLED) 12.5' ALLEY
LOT 4A
22,498 SQ.FT
0.52 ACRE
LOT 3
ONE STORY
METAL
BUILDING
0.7' ON
BUILDING
0.9' ON
15'X15'
ALLEY SIGHT ESMT.
VOL. 2001088, PG. 78
CONC.
RET. WALL
GUY
WIRE
TEMP. BM
PK NAIL FND
ELEV: 437.24
5/8"
CM
LP
(2)WM
150.9'
140.5'
88.6'
70.2'
51.9'
18.4'
24.7'
14.8'
15.0'
437
438
439
440
441









MARKET OVERVIEW

THE CEDARS

DALLAS, TEXAS

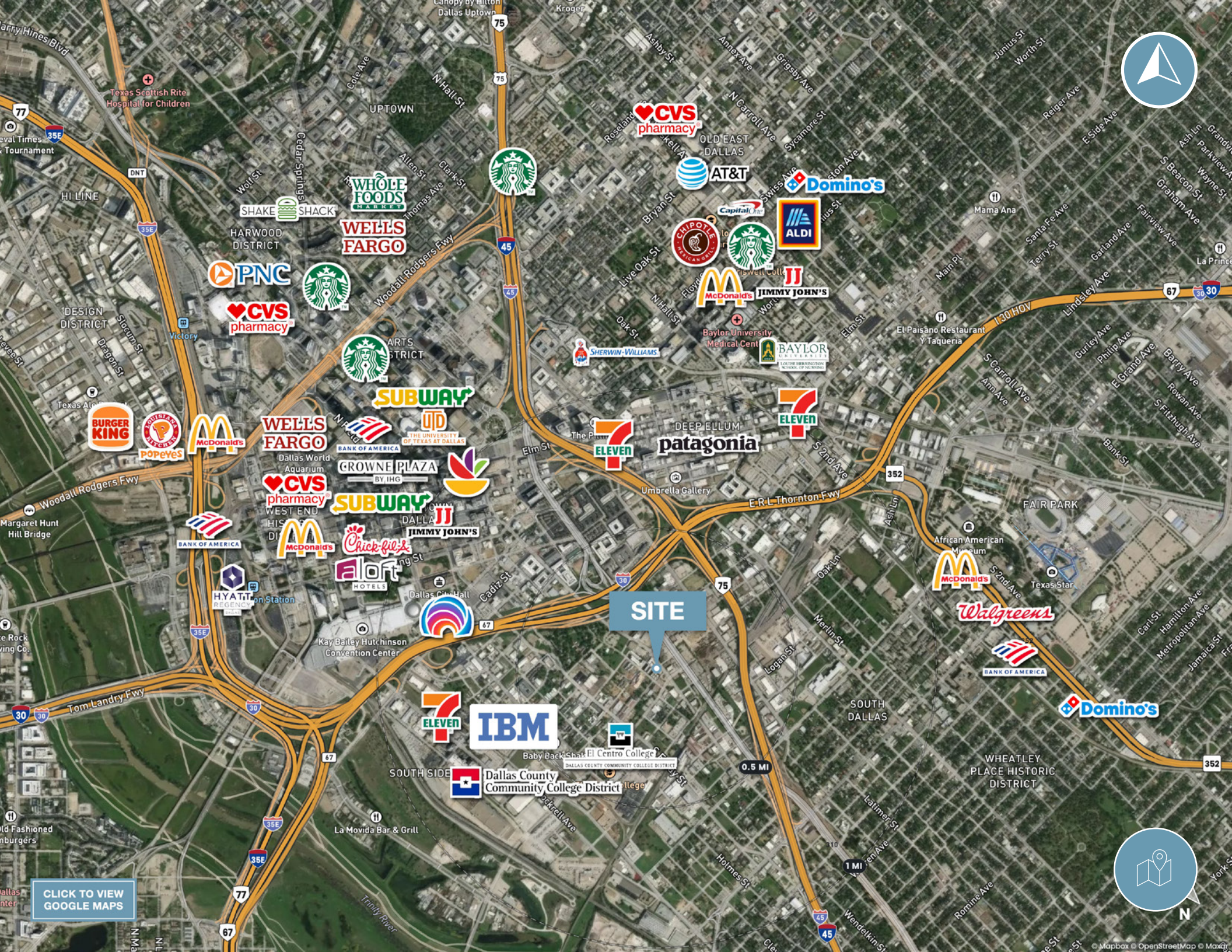
Located immediately south of Downtown Dallas, The Cedars is an established urban neighborhood featuring a mix of commercial, residential, industrial, and creative spaces. Its proximity to the city's central business district provides access to major employment centers, entertainment destinations, and transportation corridors.

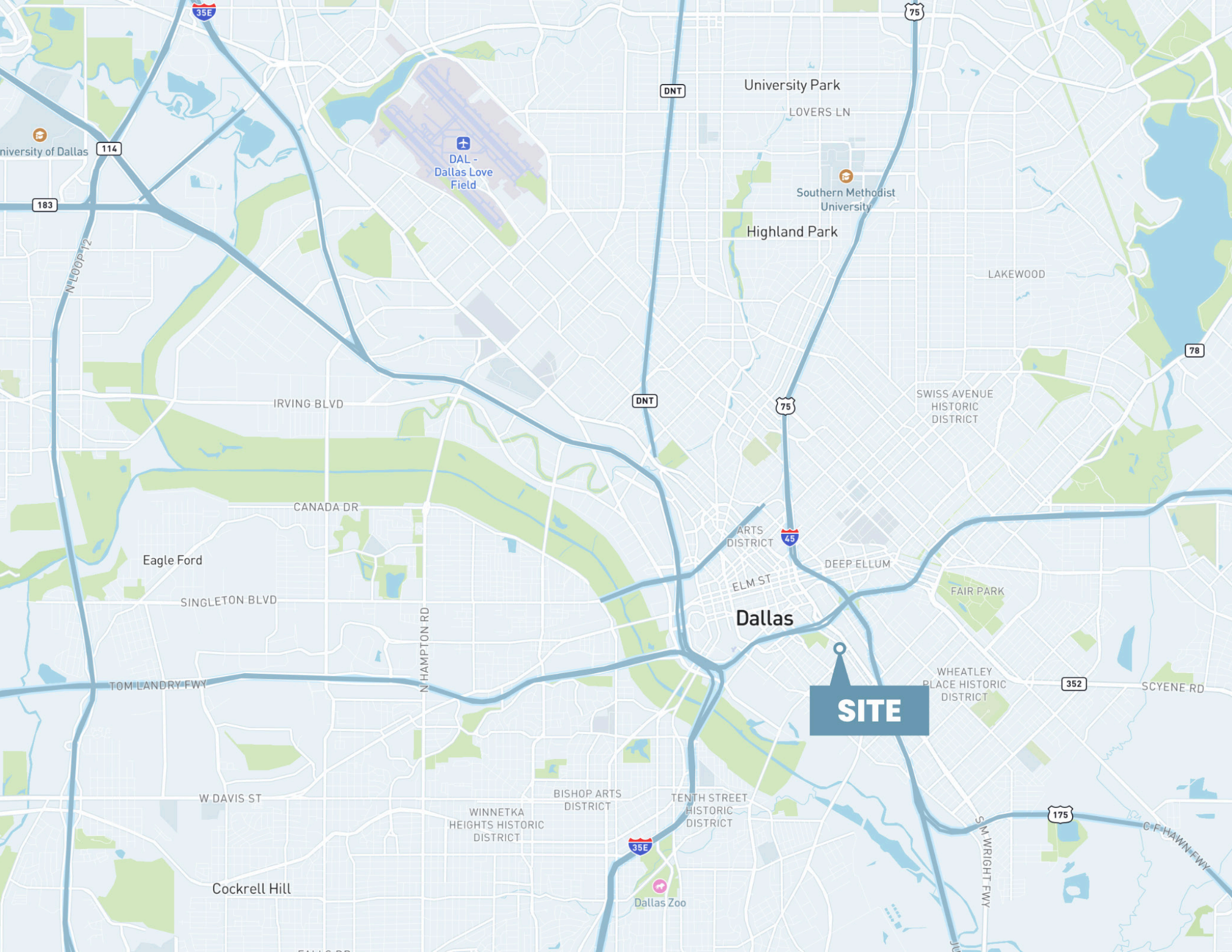
The neighborhood has experienced ongoing reinvestment and redevelopment, with former industrial properties and underutilized sites contributing to an evolving urban environment. The Cedars offers opportunities for businesses, property owners, and developers seeking a location near Downtown Dallas.

1919 S Harwood Street benefits from its position within this centrally located neighborhood, providing potential owner-users with an established commercial setting while offering investors the opportunity to evaluate future redevelopment possibilities.

DOWNTOWN DALLAS

CONVENIENT PROXIMITY TO THE CITY'S CENTRAL BUSINESS DISTRICT.


SITE
CLICK TO VIEW GOOGLE MAPS
UPTOWN
OLD EAST DALLAS
DEEP ELLUM
HARWOOD DISTRICT
DESIGN DISTRICT
ARTS DISTRICT
WEST END HISTORIC DISTRICT
DALLAS
SOUTH DALLAS
FAIR PARK
WHEATLEY PLACE HISTORIC DISTRICT
SOUTH SIDE
HI LINE
Texas Scottish Rite Hospital for Children
Kroger
Canopy by Hilton Dallas Uptown
Dallas World Aquarium
Dallas City Hall
Kay Bailey Hutchinson Convention Center
Umbrella Gallery
Baylor University Medical Center
El Paisano Restaurant Y Taqueria
Mama Ana
La Movida Bar & Grill
Baby Back Shack
Texas Star
African American Museum
Margaret Hunt Hill Bridge
Woodall Rodgers Fwy
E R L Thornton Fwy
Tom Landry Fwy
I 30 HOV
0.5 MI
1 MI
N
Trinity River
© Mapbox © OpenStreetMap © Maxar


SITE
Dallas
University Park
Highland Park
Southern Methodist University
DAL - Dallas Love Field
LOVERS LN
LAKEWOOD
SWISS AVENUE HISTORIC DISTRICT
IRVING BLVD
CANADA DR
Eagle Ford
SINGLETON BLVD
N HAMPTON RD
TOM LANDRY FWY
ARTS DISTRICT
DEEP ELLUM
ELM ST
FAIR PARK
WHEATLEY PLACE HISTORIC DISTRICT
SCYENE RD
W DAVIS ST
WINNETKA HEIGHTS HISTORIC DISTRICT
BISHOP ARTS DISTRICT
TENTH STREET HISTORIC DISTRICT
Cockrell Hill
Dallas Zoo
S M WRIGHT FWY
C F HAWN FWY
N LOOP 12
DNT
75
35E
45
114
183
78
352
175

PROVEN TRACK RECORD



MATTEO FAETH

With over 10 years of investment real estate experience and over $400M in transactional volume, Matteo Faeth is a proven negotiator, problem solver and deal maker. In his past role as Partner for Perry Guest Companies he oversaw leasing, management, and brokerage for the firm. Specializing in off-market transactions, Matteo was instrumental in sourcing in-house off-market opportunities that created investment opportunities for the equity partners. In 2020 Matteo received his state of Texas broker's license and later in 2021 he received his Certified Commercial Investment Manager (CCIM) designation.

Prior to this Matteo was rookie of the year at Keller Williams, Park Cities, and focused on investment properties working with builders, developers, and investors.

10+ YEARS INVESTMENT REAL ESTATE EXPERIENCE

$400M+ TRANSACTION VOLUME

CCIM DESIGNATION

CALL US

EMAIL US

COMMERCIAL REAL ESTATE EXPERTISE



JACLYN CASTANO

With over a decade of dedicated experience specializing in multifamily in the Dallas commercial real estate market, Jaclyn combines deep market knowledge with a client-centric approach. Her journey has seen her transition from advising REITs and institutional clients to guiding her own book of local investors in selecting the right deals that bring value to their portfolios.

Owning her own portfolio of properties totaling over 60 doors, she has gained experience on all sides, including development, property management, and leasing. This evolution has solidified Jaclyn's ability to navigate complex transactions as a leading expert and trusted advisor to her clients.



JIM MCNULTY

Jim has several years of experience in multifamily and land investment properties brokerage; he provides his extensive knowledge to his private and institutional clients. His market insight combined with his expertise in relationship building enables him to advise his investor and developer clients to make the most strategic investment decisions based on their objectives for both on and off market properties.


CEDARS VILLAGE MARKET

1919 S HARWOOD, DALLAS, TX 75215

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating, under contract for, or in escrow for a transaction is urged to verify all information and conduct its own inspections and investigations, including through appropriate independent third-party professionals selected by such party. All financial data should be independently verified, including through the review of applicable documents and reports and consultation with appropriate independent professionals.

Dallas Property Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Dallas Property Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance.

Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to those levels. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors, and other relevant issues, in determining achievable rental rates for the property.

Legal questions should be discussed with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, consultants, and governmental agencies.

All properties and services are marketed by Dallas Property Advisors in compliance with all applicable fair housing and equal opportunity laws.

11-2-2015

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matteo Faeth	0619346	matteo@dallaspropertyadvisors.com	469-554-0430
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jaclyn Castano	645546	jaclyn@dallaspropertyadvisors.com	972-898-9399
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date