

DALLAS, TEXAS



THE EPIC III

• DALLAS •

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Rising from the intersections of Downtown, Deep Ellum and the Dallas Farmers Market, **The Epic II** provides an eight-acre cultural gateway from the city's Central Business District to its most creative streets. Designed to amplify the spirit of the surrounding areas, the development provides engaging new business, hospitality, living and recreational destinations aligned with the dynamic makeup of the neighborhood.

LOCATION: 2500 Pacific Ave
Dallas, TX 75226

DEMOGRAPHICS (3 mile radius):

- Total Population: 180,151
- Daytime Population: 318,581
- Average HH Income: \$87,428
- Total Households: 98,766

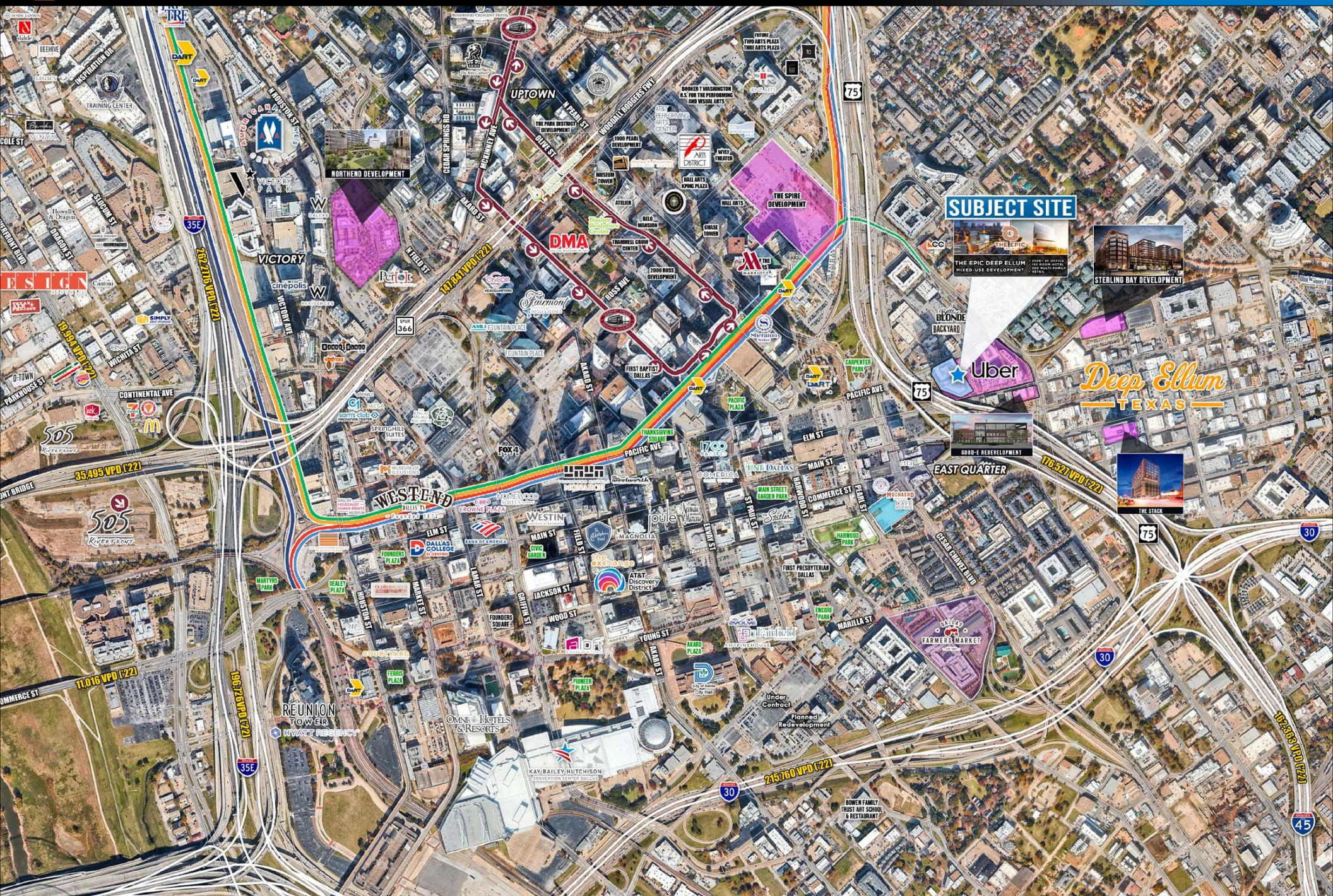
TRAFFIC COUNTS (2023 bi-directional):

- I-30: 188,685 VPD
- NCX (US-75): 171,154 VPD
- Plano Rd: 14,472 VPD





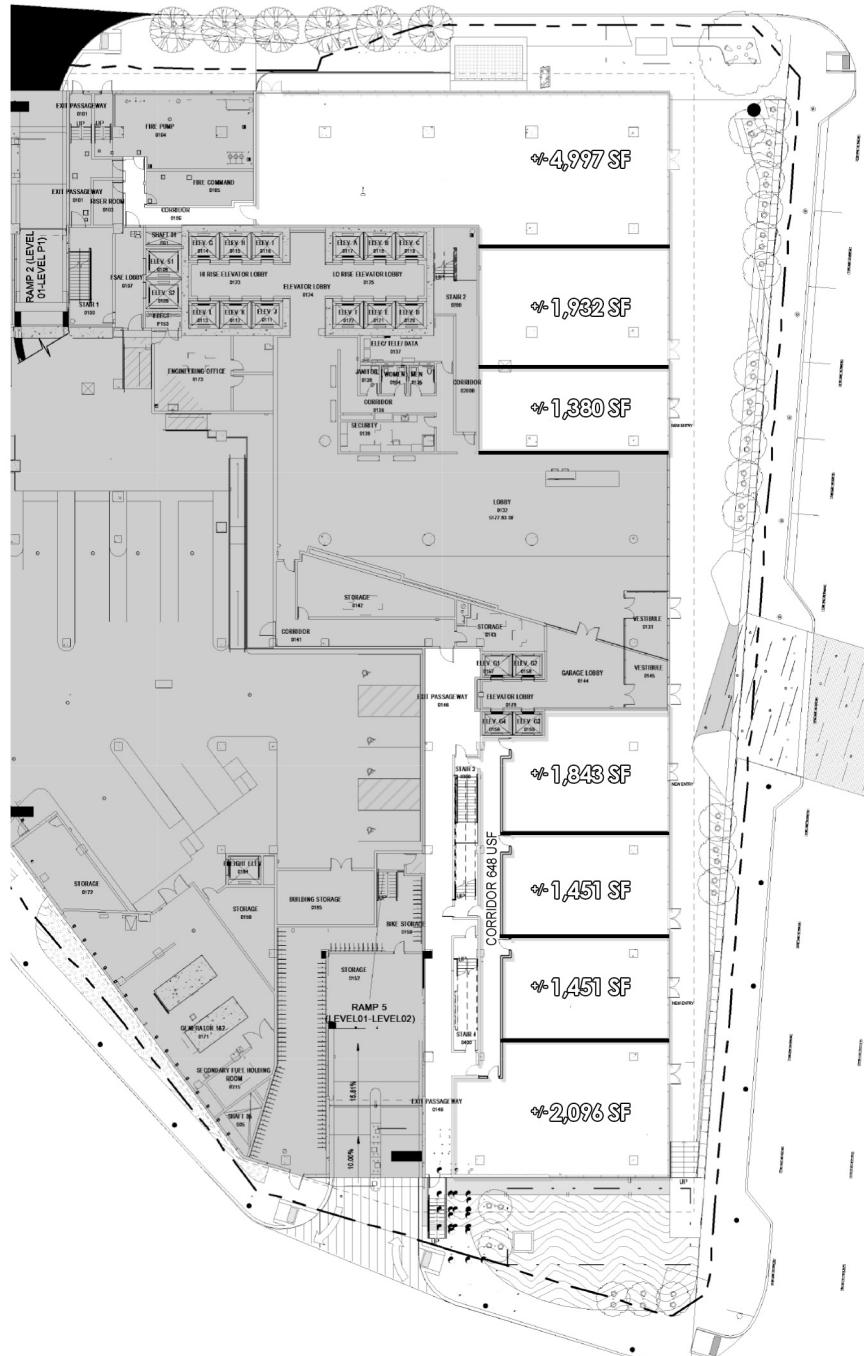
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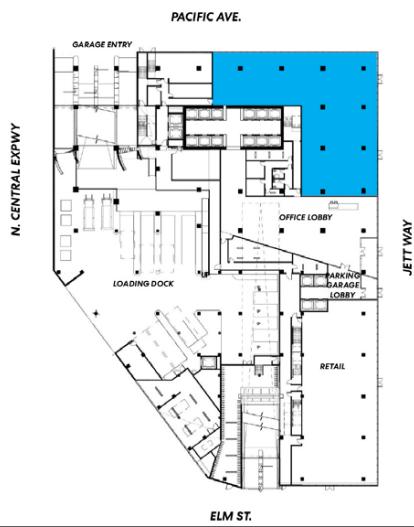


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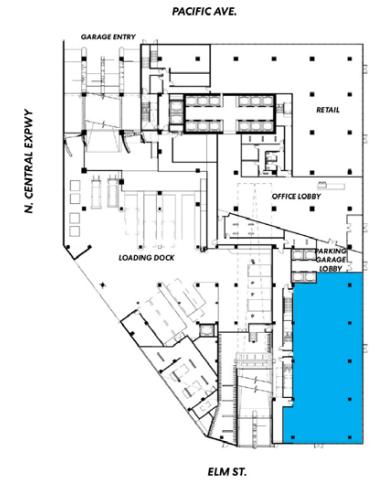
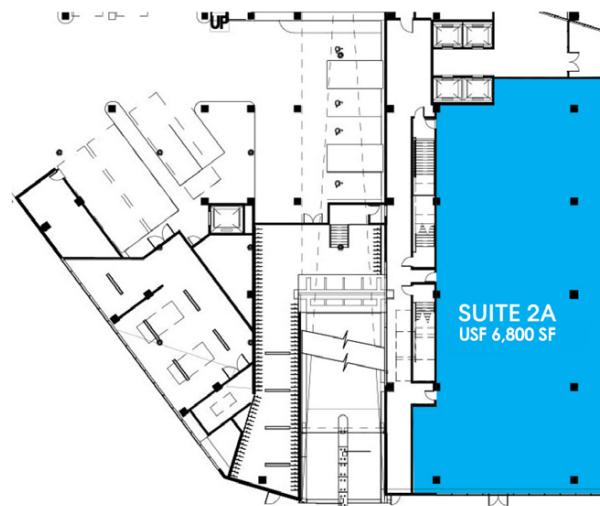


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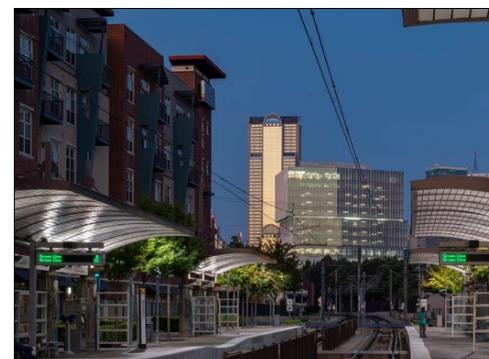




THE EPIC II
SUITE 1A
SPACE PLAN



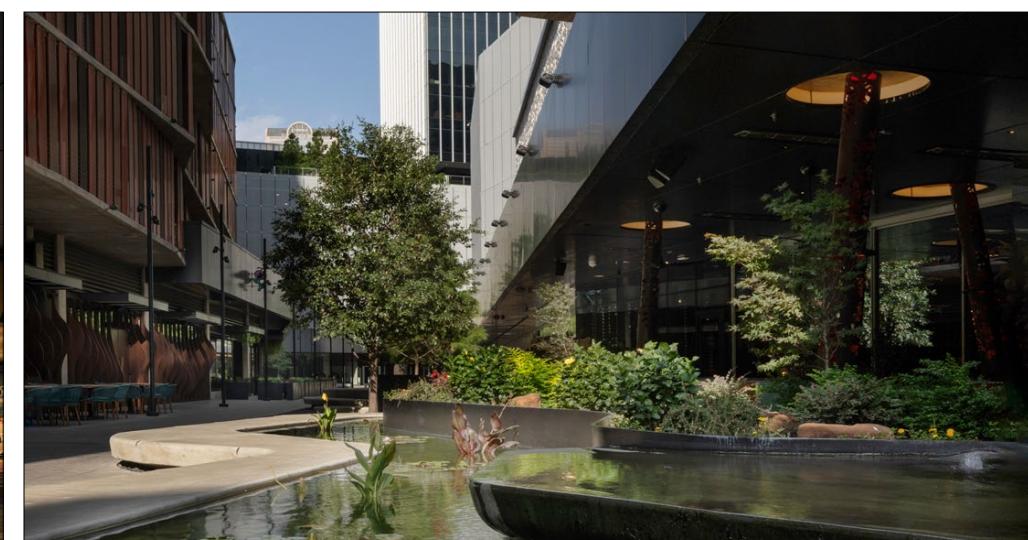
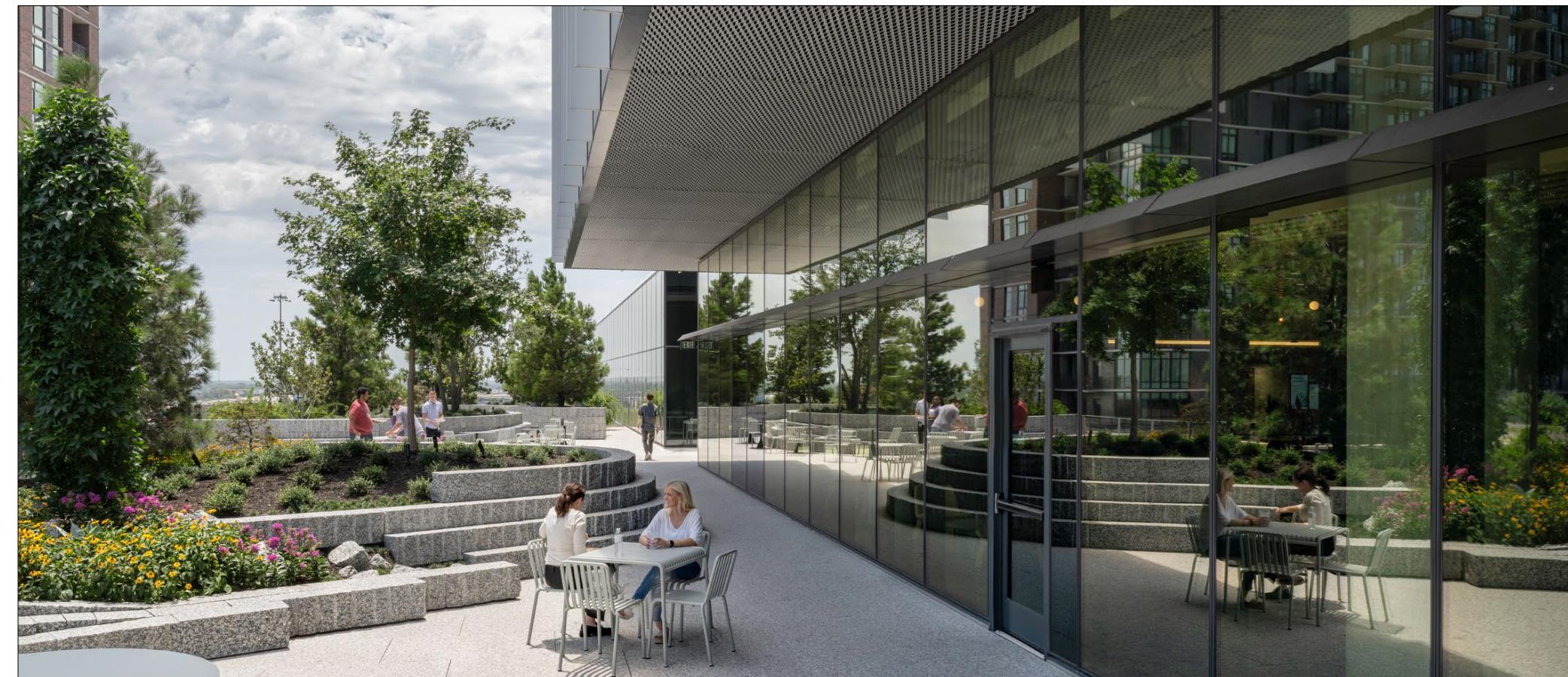
THE EPIC II
SUITE 2A
SPACE PLAN

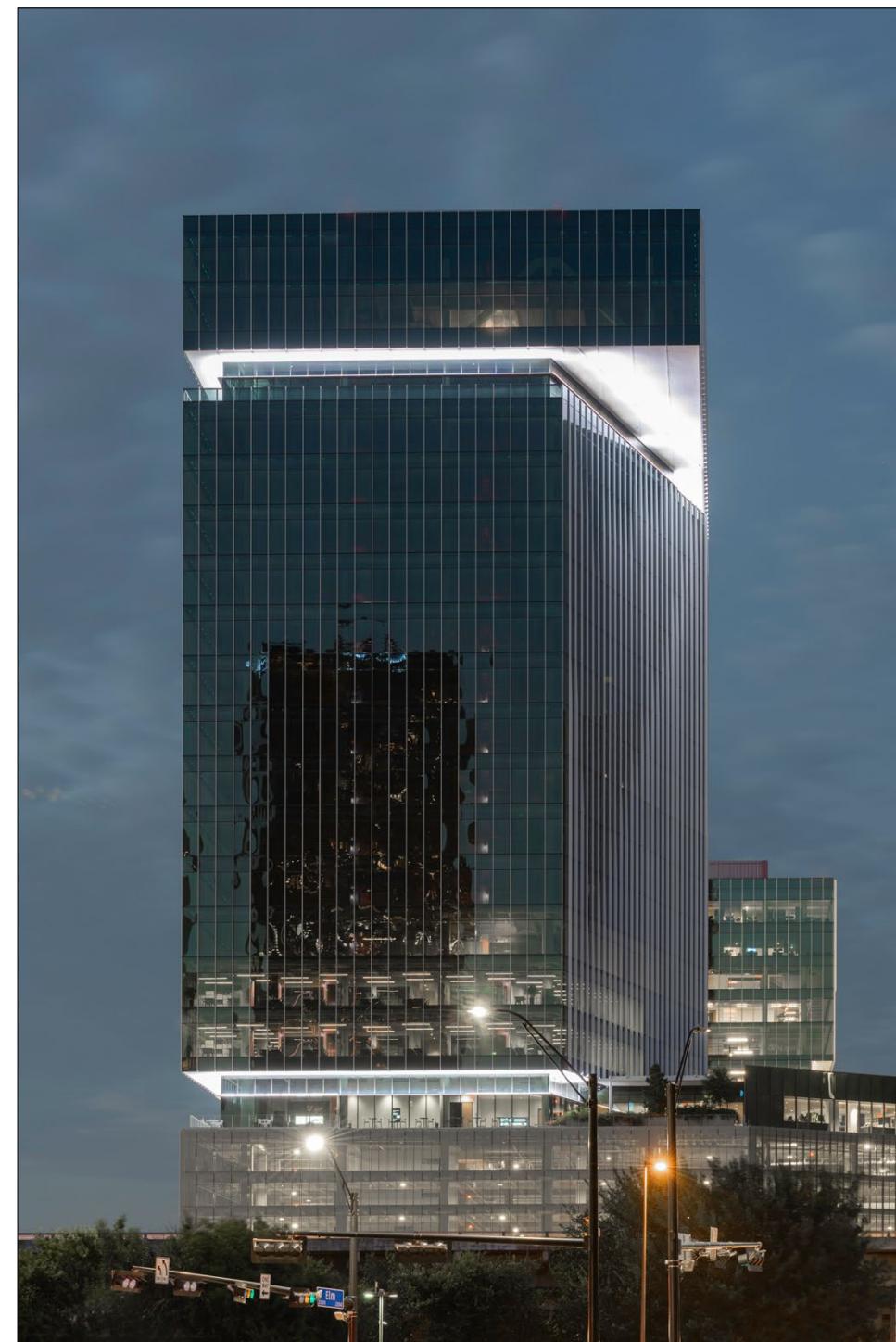
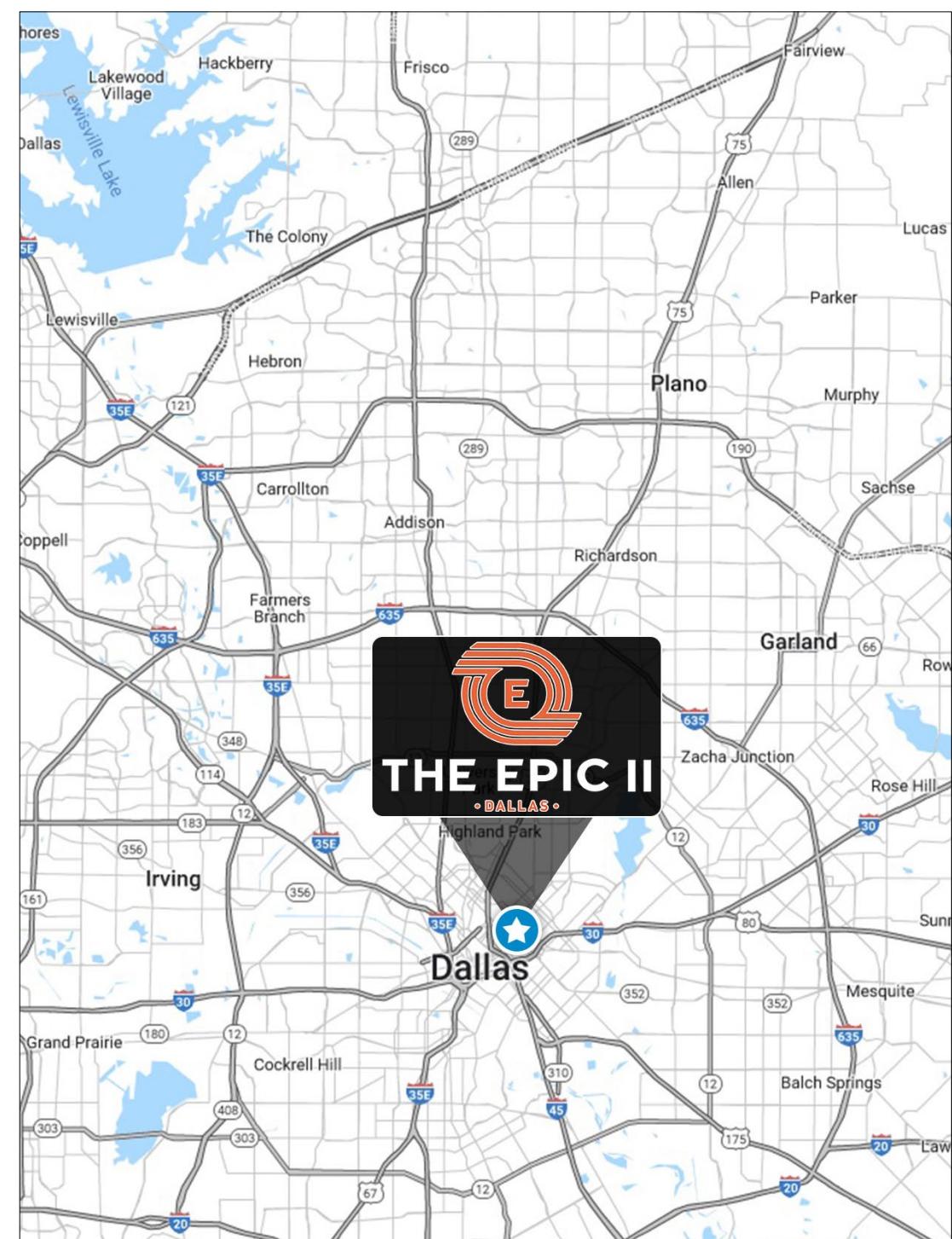




THE EPIC II
• DALLAS •

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DEMOGRAPHIC SUMMARY

3 Mile Radius

The Epic

Ring of 3 miles

KEY FACTS



180,151

Population



318,581

Daytime Population



2.03%

'23-'28 Compound Annual Growth Rate



98,766

Households



\$479,554

Median Home Value



33.6

Median Age

INCOME



\$87,428

Median Household Income



\$130,370

Average Household Income



\$71,152

Per Capita Income



\$54,464

Median Net Worth



18,220

Total Businesses



235,020

Total Employees

BUSINESS



21.31%

Blue Collar Occupation



78.68%

White Collar Occupation

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$114,713

Total Annual Expenditures



\$4,811

2024 Meals at Restaurants



\$8,801

2024 Meals at Home



\$35,564

Retail Goods



\$4,527

Entertainment



\$1,252

Personal Care



\$7,900

Health Care



3B Metro Renters

52,160 households



13C NeWest Residents

8,635 households



11B Young and Restless

6,631 households

EDUCATION



10%

High School Diploma



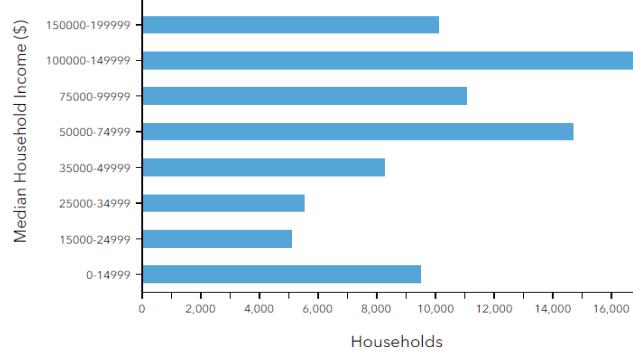
13%

Some College



59.45%

Bachelor's Degree or Graduate Degree



2024 Race and ethnicity (Esri)

The largest group: White Alone (49.29)

The smallest group: Pacific Islander Alone (0.07)

Indicator ▲	Value	Diff
White Alone	49.29	+0.22
Black Alone	19.75	+4.25
American Indian/Alaska Native Alone	0.98	-0.01
Asian Alone	4.71	-3.37
Pacific Islander Alone	0.07	-0.06
Other Race	11.69	-0.42
Two or More Races	13.52	-0.60
Hispanic Origin (Any Race)	28.88	-0.38

Bars show deviation from Dallas-Ft. Worth, TX

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FOR LEASING INFORMATION, CONTACT:

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INFORMATION ABOUT BROKERAGE SERVICES

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.

Falcon Realty Advisors

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

497539

License No.

Timothy Hughes

Designated Broker of Firm

335775

License No.

Sales Agent / Associate's Name

License No.

Buyer / Tenant / Seller / Landlord Initials

Date

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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