



FOR SALE



MULTI FAMILY DEVELOPMENT OPPORTUNITY

**1910 AL LIPSCOMB WAY
DALLAS, TX 75215**

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Property Dashboard

Property Overview

Property Address	1910 Al Lipscomb Way Dallas, TX 75215
Price	\$181,900
Land Size	8,850 sf
Price/SQ FT	\$20.55
Zoning:	PD 595 - MF 2A
Location	The Cedars Dallas, TX

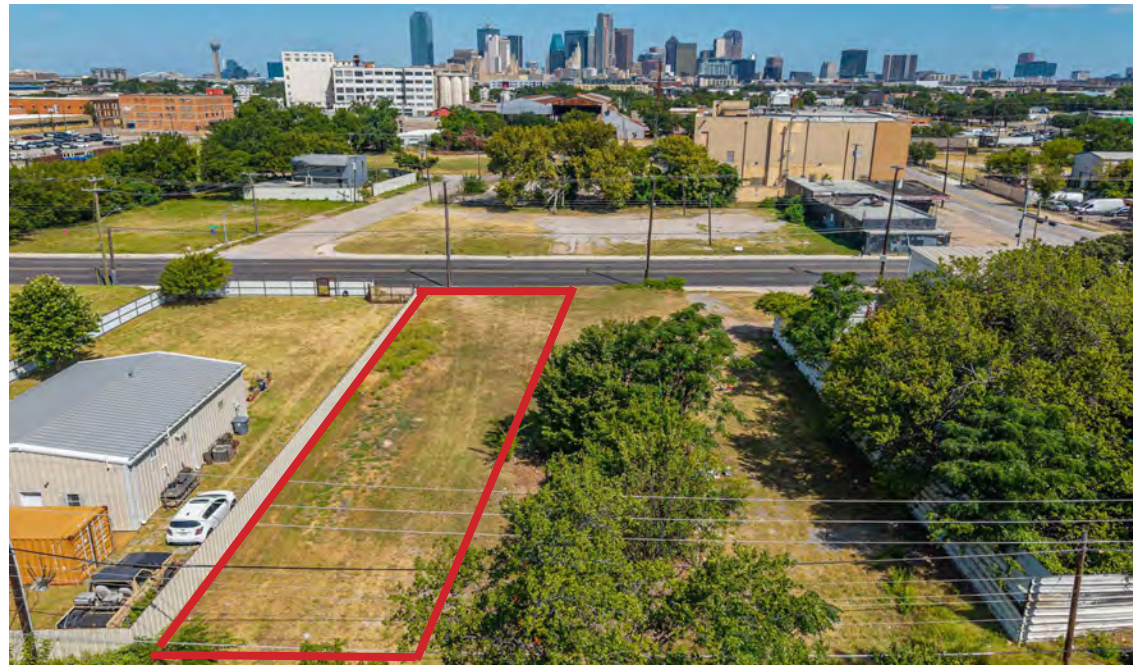
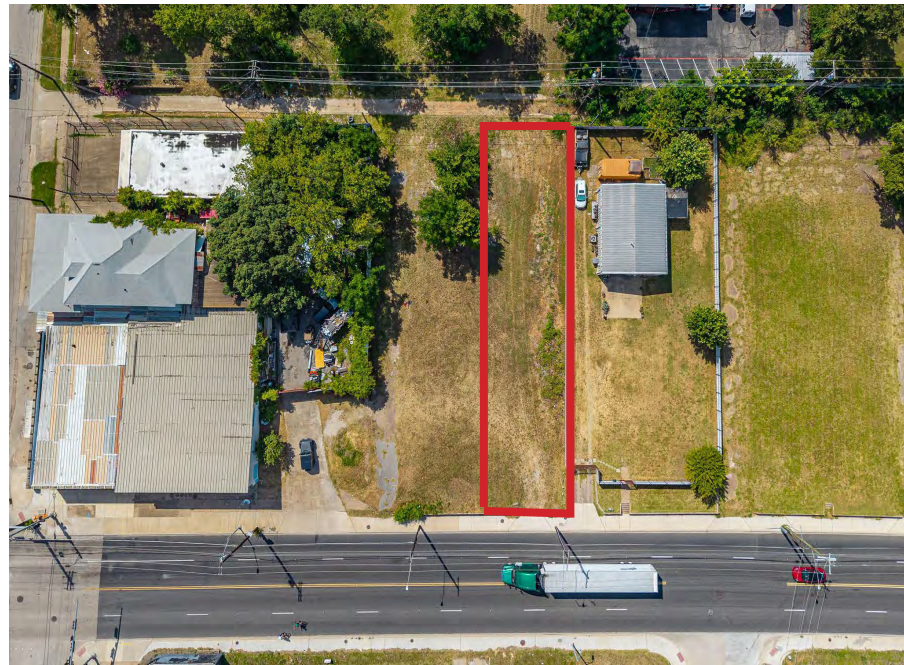


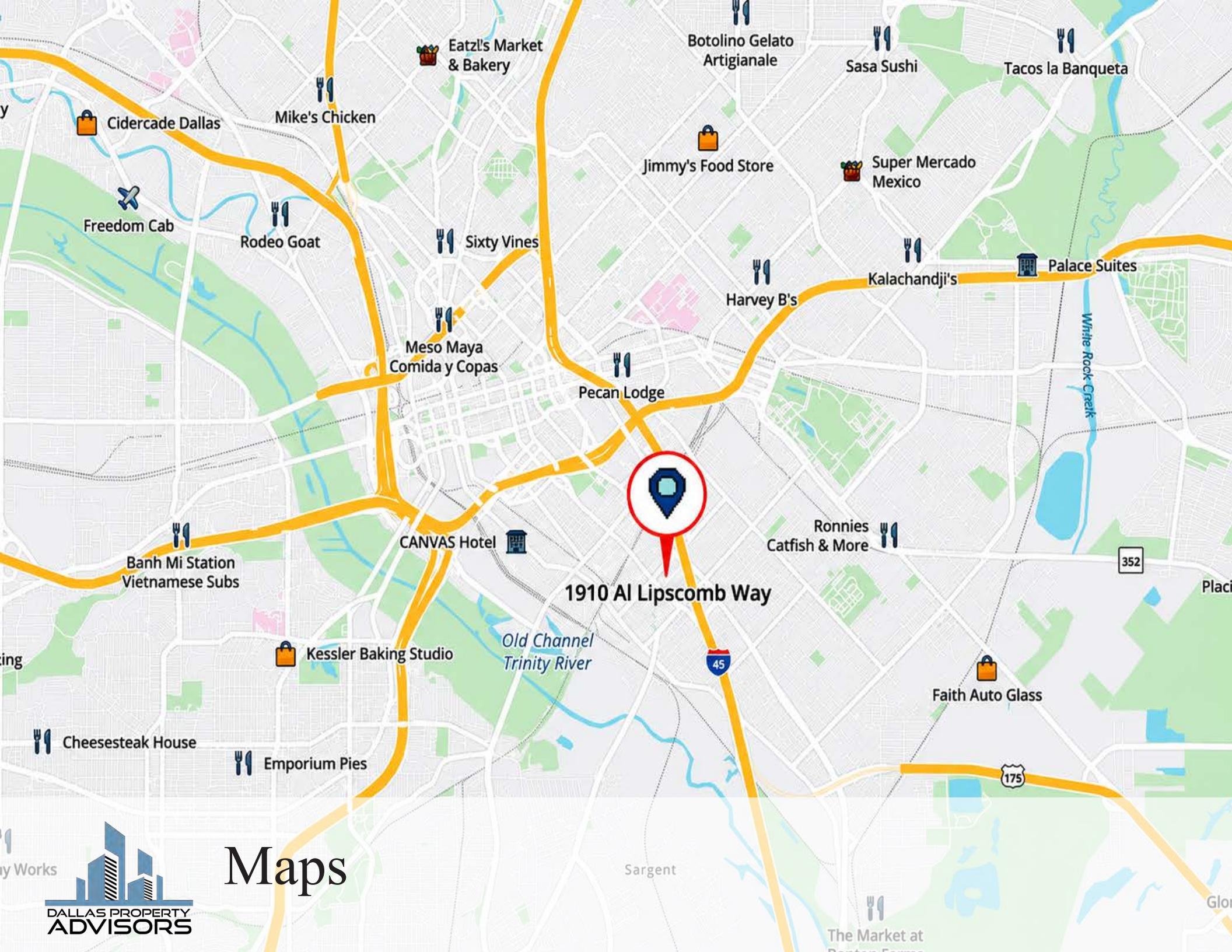
Located at 1910 Al Lipscomb Way, Dallas, Texas, this vacant land offering presents an exceptional opportunity to develop townhomes in one of Dallas' fastest-evolving urban neighborhoods. Encompassing approximately 8,850 square feet (0.20 acres), the site is zoned PD 595 MF-2A, providing an attractive foundation for a boutique residential development in an area experiencing significant infill investment and redevelopment. The property's competitive acquisition basis, at approximately \$20.55 per square foot of land, offers developers an opportunity to secure well-located urban infill at an attractive price relative to the surrounding market.

Situated in The Cedars, just minutes from Downtown Dallas, Deep Ellum, the Dallas Farmers Market, Bishop Arts District, and major employment centers, the property benefits from one of the city's strongest growth corridors. The neighborhood continues to attract substantial public and private investment, with new residential, mixed-use, and commercial developments transforming the area into a highly desirable live-work destination. Excellent connectivity to I-30, I-35E, I-45, and US-75 further enhances the site's appeal for future residents.

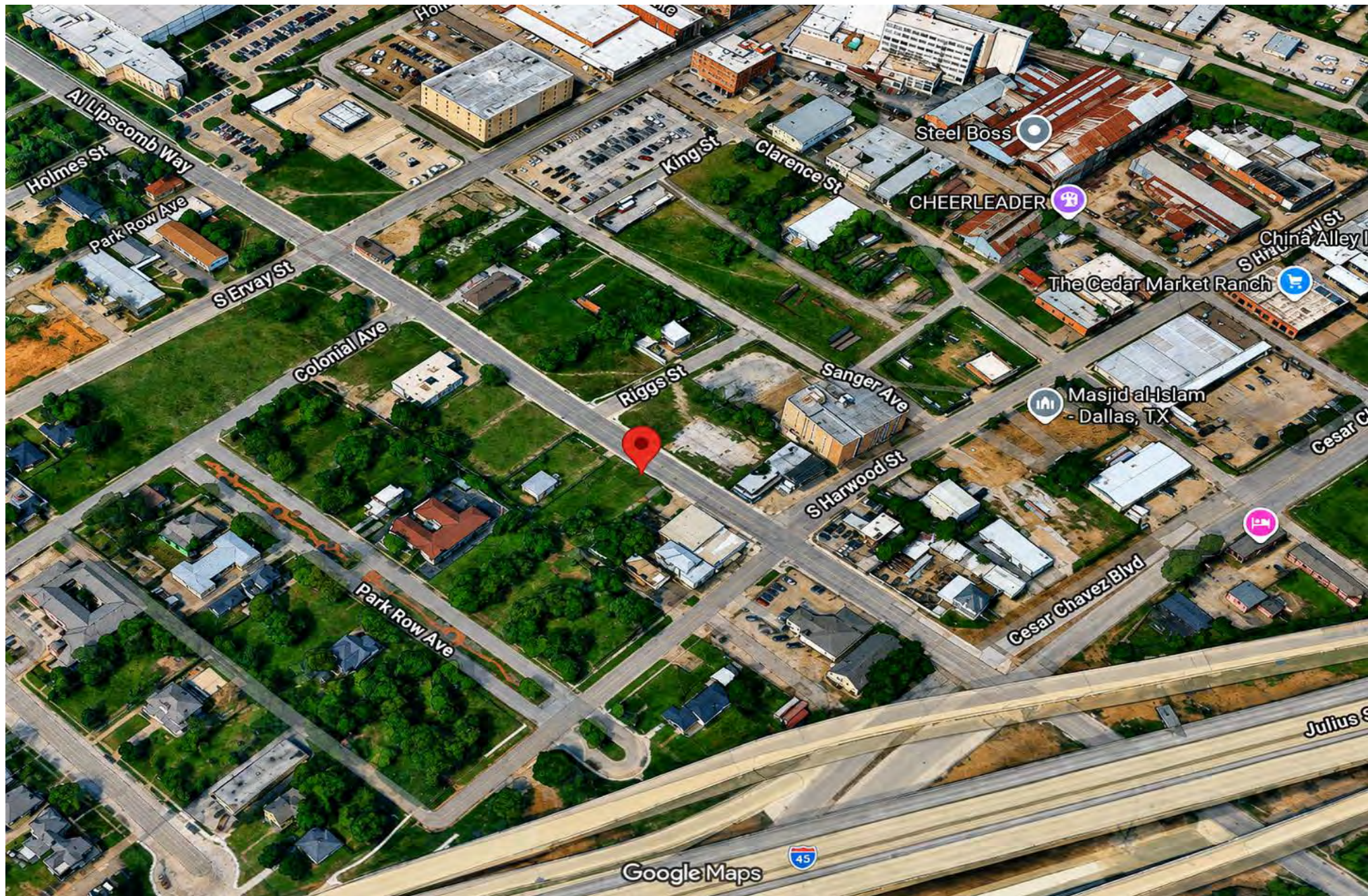
With strong fundamentals, an attractive price per square foot, and a premier infill location, 1910 Al Lipscomb Way represents an outstanding opportunity for developers seeking to capitalize on the continued growth and revitalization of The Cedars through a thoughtfully designed townhome community.

Photos





Maps





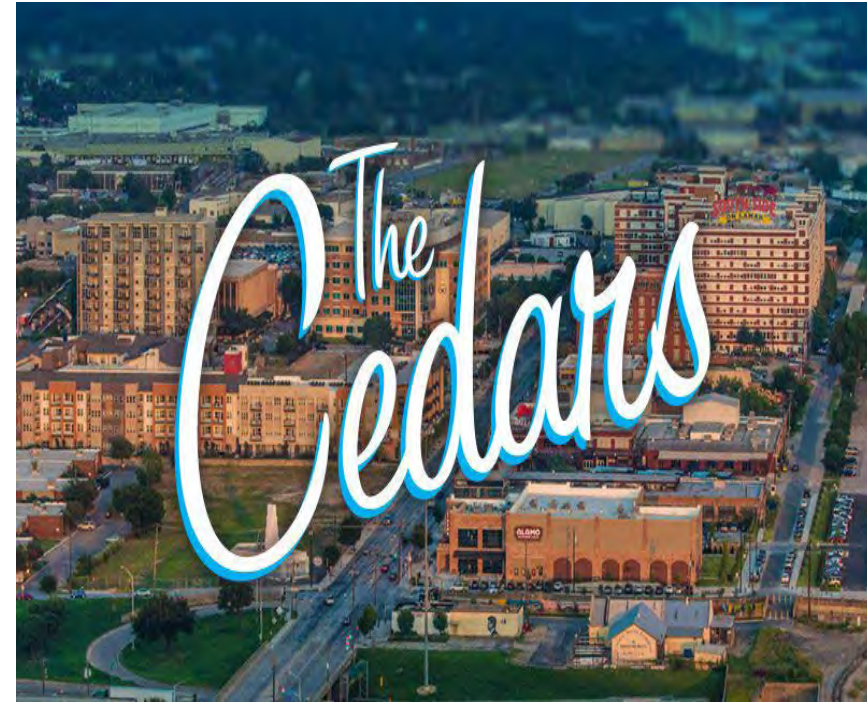
AREA OVERVIEW

The Cedars-Dallas, TX

The Cedars is a rapidly evolving urban submarket located immediately south of Downtown Dallas, bordered by I-30, I-45, and the Trinity River corridor. Formerly an industrial district, the area has seen significant revitalization driven by adaptive-reuse projects, new multifamily development, and expanding entertainment and creative office uses.

The submarket benefits from direct access to Downtown Dallas, Deep Ellum, and major employment centers, supported by proximity to major highways and DART rail service. Recent investment has established The Cedars as a mixed-use district featuring modern multifamily communities, renovated loft and office spaces, and destination entertainment venues including Gilley's Dallas and South Side Ballroom.

Relative to surrounding downtown neighborhoods, The Cedars offers a compelling basis opportunity with flexible zoning and strong demand drivers. Continued urban infill development and infrastructure investment position the submarket for sustained growth and long-term value appreciation.



Dallas, Texas

Dallas, Texas is one of the fastest-growing and most economically dynamic cities in the United States. As the core of the Dallas–Fort Worth metroplex, it serves as a major hub for finance, technology, healthcare, logistics, and corporate headquarters. The city offers a diverse economy supported by Fortune 500 companies, a pro-business climate, and no state income tax, which continues to attract both employers and residents. Dallas is also known for its vibrant cultural scene, including the nation's largest urban Arts District, professional sports franchises, and an expanding dining and entertainment landscape. Its central location and extensive transportation infrastructure, including DFW International Airport, provide strong national and global connectivity. Combined with steady population growth and ongoing development, Dallas remains one of the most attractive markets for business investment and real estate growth in the country.

Major Employers

Employer	Employee Count
Walmart	34,000
American Airlines	27,000
Exxon Mobil	72,000
Southwest Airlines	56,000
Charles Schwab	32,000
Texas Health Resources	22,000
Dallas ISD	21,000
Texas Instruments	30,000
Mckesson	70,000
UT Southwestern	23,000

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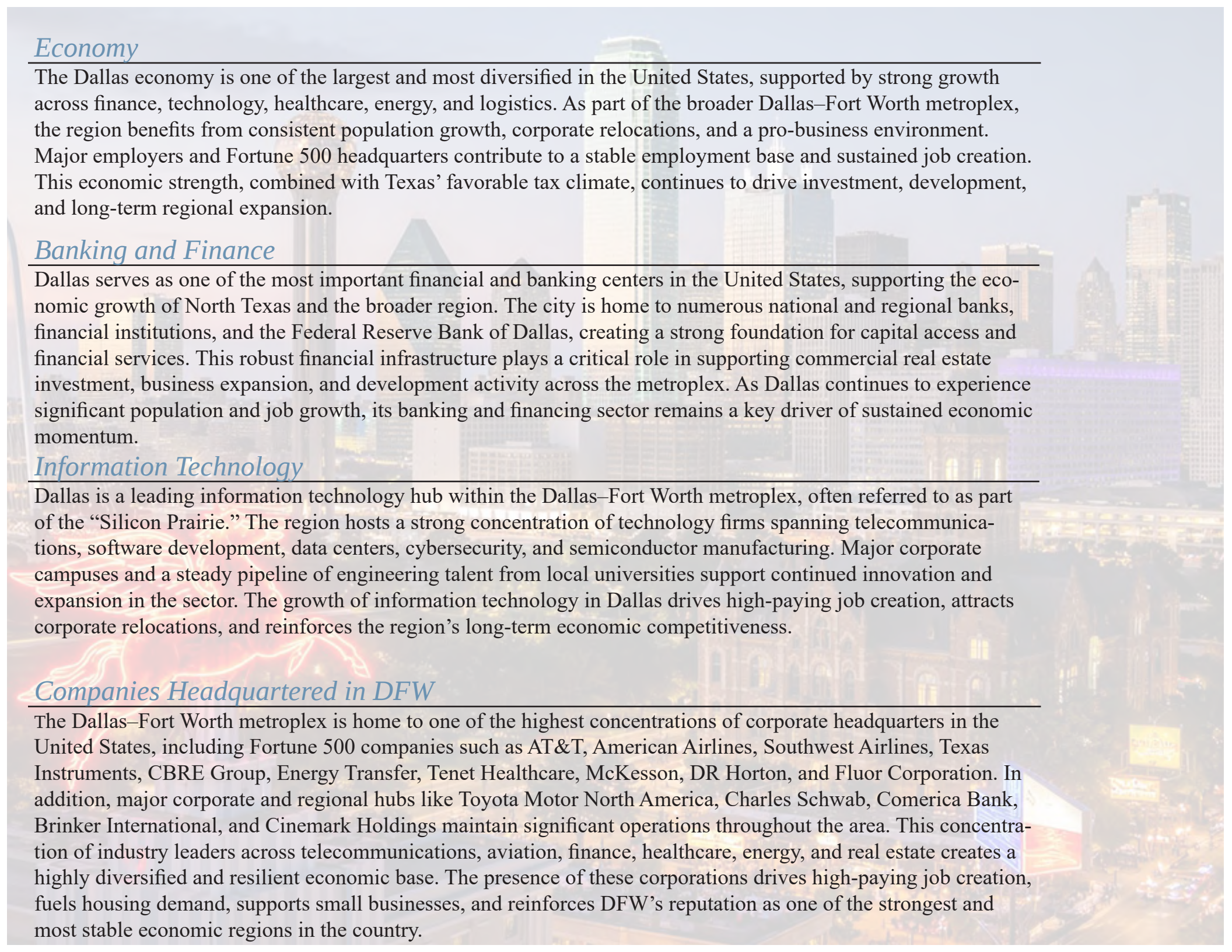
BEST PLACES TO LIVE IN TEXAS

(U.S. News, 2022)

#20

25 BEST PLACES FOR YOUNG PROFESSIONALS

(U.S. News, 2022)

A background image of the Dallas skyline at night, with various skyscrapers and city lights visible. The image is slightly faded to serve as a backdrop for the text.

Economy

The Dallas economy is one of the largest and most diversified in the United States, supported by strong growth across finance, technology, healthcare, energy, and logistics. As part of the broader Dallas–Fort Worth metroplex, the region benefits from consistent population growth, corporate relocations, and a pro-business environment. Major employers and Fortune 500 headquarters contribute to a stable employment base and sustained job creation. This economic strength, combined with Texas’ favorable tax climate, continues to drive investment, development, and long-term regional expansion.

Banking and Finance

Dallas serves as one of the most important financial and banking centers in the United States, supporting the economic growth of North Texas and the broader region. The city is home to numerous national and regional banks, financial institutions, and the Federal Reserve Bank of Dallas, creating a strong foundation for capital access and financial services. This robust financial infrastructure plays a critical role in supporting commercial real estate investment, business expansion, and development activity across the metroplex. As Dallas continues to experience significant population and job growth, its banking and financing sector remains a key driver of sustained economic momentum.

Information Technology

Dallas is a leading information technology hub within the Dallas–Fort Worth metroplex, often referred to as part of the “Silicon Prairie.” The region hosts a strong concentration of technology firms spanning telecommunications, software development, data centers, cybersecurity, and semiconductor manufacturing. Major corporate campuses and a steady pipeline of engineering talent from local universities support continued innovation and expansion in the sector. The growth of information technology in Dallas drives high-paying job creation, attracts corporate relocations, and reinforces the region’s long-term economic competitiveness.

Companies Headquartered in DFW

The Dallas–Fort Worth metroplex is home to one of the highest concentrations of corporate headquarters in the United States, including Fortune 500 companies such as AT&T, American Airlines, Southwest Airlines, Texas Instruments, CBRE Group, Energy Transfer, Tenet Healthcare, McKesson, DR Horton, and Fluor Corporation. In addition, major corporate and regional hubs like Toyota Motor North America, Charles Schwab, Comerica Bank, Brinker International, and Cinemark Holdings maintain significant operations throughout the area. This concentration of industry leaders across telecommunications, aviation, finance, healthcare, energy, and real estate creates a highly diversified and resilient economic base. The presence of these corporations drives high-paying job creation, fuels housing demand, supports small businesses, and reinforces DFW’s reputation as one of the strongest and most stable economic regions in the country.

Dallas Culture and Attractions

ARTS DISTRICT

The Dallas Arts District is the largest contiguous urban arts district in the United States, spanning 68 acres in the heart of Downtown. Home to world-class institutions such as the Dallas Museum of Art, the Nasher Sculpture Center, and the Winspear Opera House, it serves as a cultural anchor for the city. The district enriches the community by fostering creativity, attracting tourism, supporting local businesses, and providing accessible arts programming that enhances Dallas' quality of life and economic vitality.

MAJOR LEAGUE SPORTS

Dallas is home to several major professional sports franchises, including the Dallas Cowboys (NFL), Dallas Mavericks (NBA), Texas Rangers (MLB), and Dallas Stars (NHL), making it one of the premier sports markets in the country. These teams generate significant economic impact through ticket sales, media rights, tourism, hospitality spending, and year-round event activity. Major sporting events attract national attention and visitors, driving revenue for hotels, restaurants, retail, and transportation sectors. The strength of Dallas' professional sports presence contributes to job creation, regional branding, and sustained economic activity across the metro area.

SHOPPING AND ENTERTAINMENT DISTRICTS

Dallas offers a diverse shopping and entertainment landscape, highlighted by iconic destinations such as Highland Park Village, the nation's first planned shopping center and a premier luxury retail hub. Complemented by major centers like NorthPark Center and vibrant districts including Uptown, Deep Ellum, and Lower Greenville, the city provides a dynamic mix of retail, dining, live music, and nightlife. This concentration of high-end and experiential destinations attracts both residents and visitors year-round, driving tourism and supporting local businesses. The strength of Dallas' shopping and entertainment ecosystem enhances quality of life while contributing meaningfully to the region's economic vitality.

Klyde Warren Park

Klyde Warren Park is a vibrant 5.2-acre urban green space built over the Woodall Rodgers Freeway in the heart of Dallas. The park seamlessly connects Uptown and Downtown, serving as a central gathering place for residents and visitors alike. It features daily programming including fitness classes, live music, food trucks, outdoor games, and family-friendly events. With skyline views, shaded seating areas, and a lively atmosphere, Klyde Warren Park has become one of Dallas' most iconic civic destinations.



Higher Education

Dallas is home to a diverse and growing higher education ecosystem that supports both workforce development and regional innovation. Major institutions such as Southern Methodist University (SMU), the University of Texas at Dallas (UTD), and Dallas College provide strong academic programs across business, engineering, healthcare, and technology. These universities attract students from across the country and internationally, contributing to a steady pipeline of educated talent for the region's major employers. The presence of medical and research-focused institutions also strengthens Dallas' position as a hub for healthcare and advanced industries. Collectively, higher education plays a critical role in driving economic growth, fostering entrepreneurship, and sustaining long-term demand for housing throughout the metro area.

Southern Methodist University

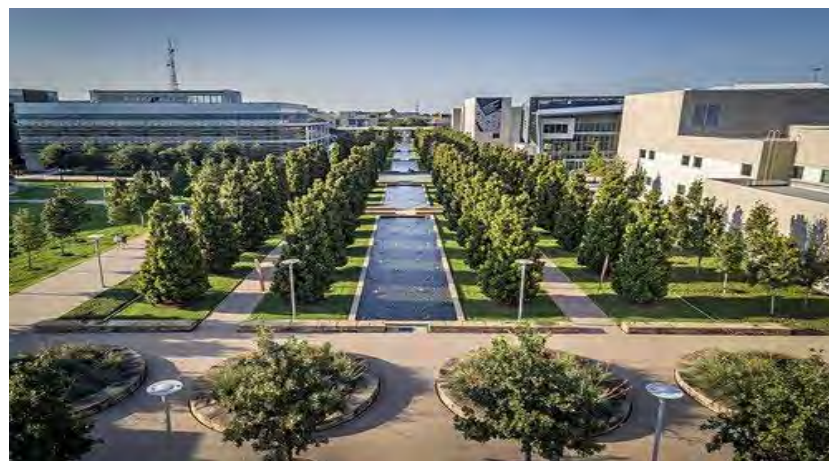
Southern Methodist University (SMU) is a nationally recognized private university located in the heart of Dallas, known for its strong academic programs and vibrant campus community. The university is particularly respected for its Cox School of Business, Dedman School of Law, and programs in engineering, arts, and public policy. SMU's presence contributes significantly to the local economy by attracting students, faculty, research funding, and cultural programming to the Dallas area.

University of North Texas

The University of North Texas (UNT), located in the Dallas–Fort Worth metroplex, is one of the largest public universities in Texas and a major contributor to the region's workforce development. UNT is widely recognized for its programs in business, music, engineering, and health sciences, attracting a diverse student population from across the state and beyond. The university's research initiatives and strong ties to industry partners help support economic growth and talent retention throughout North Texas.

University of Texas, Dallas

The University of Texas at Dallas (UTD) is a nationally recognized public research university located in the heart of the North Texas technology corridor. Known for its strengths in engineering, computer science, business, and natural sciences, UTD plays a key role in supporting the region's innovation-driven economy. The university attracts a highly skilled student body and maintains strong partnerships with corporate employers, contributing to workforce development and sustained economic growth across the Dallas metro area.





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.

11-2-2015



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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