



COURTESY OF MICHAEL-CHASE EATON, AERIAL PHOTOGRAPHY INC.

A

Camden Property Trust

The Houston-based apartment property owner has more than 13 acres of land adjacent to I-345, which is primarily used for apartments. The apartments are part of the overall vision of redeveloping the corridor into a live-work-play hub.

B

City of Dallas

The city owns a 2.05-acre empty concrete slab at 700 S. Good Latimer, which could make sense to a developer seeking to put apartments or offices on the site.

C

510 S. Good Latimer LLC

A Dallas-based property owner (or P.O. Box) owns a 29,716-square-foot industrial building on about half an acre of land. Industrial space isn't the best use of land in the city's urban core, real estate sources say. The property could ultimately be redeveloped into apartments, offices or retail.

D

B&G Warehouse Services Inc.

The 21,905-square-foot industrial building includes a small 6,915-square-foot parcel of land on the north end of the building. Long term, the industrial property could be redeveloped into an apartment property.

E

SDL Partners Ltd.

The affiliated Madison Partners LLC ownership group owns the storefront property at 2622 Commerce St., which houses retail mainstays: Cane Rosso, Adair's Saloon and The Freeman.

F

Affiliates of Westdale Real Estate and Asset Management

The real estate investment group owns the iconic Adam Hats Lofts building at 2700 Canton, which is one of the older apartment complexes in Deep Ellum. The apartment building has historically had a high occupancy rate.

G

42 Deep Ellum LP

Scott Rohrman's Main Street retail properties, which he's bringing back to their 1920-era glory. Rohrman has signed award-winning barbecue joint Pecan Lodge, as well as a number of other restaurants, to his Deep Ellum properties.

Source: Venture Commercial

Making dollars and cents of I-345

CONTINUED FROM PAGE 5

Meadows Foundation also owns a tremendous amount of dirt and the value of their land would increase substantially."

A hazy future

What may happen down the road is still uncertain.

Mayor Mike Rawlings said he believes the I-345 debate is a much lengthier discussion than most residents realize.

"It takes a long time to build roads," he said, "and it will take a long time to tear them down." Rawlings added that the Texas Department of Transportation has deemed I-345 unsafe and is readying to repair the busy roadway.

TxDOT owns the highway span and officials there won't be anxious to tear it down after spending millions of dollars — \$242 million at last count — to shore it up, Rawlings noted.

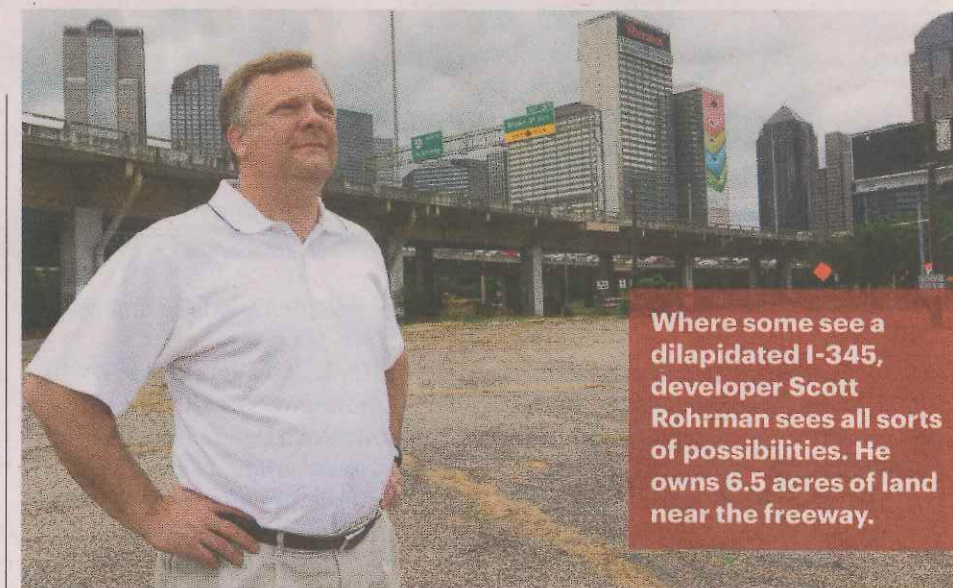
If city officials want to talk about

thing different, such as depressing the freeway lanes, I'd be more than happy to talk about it — but not about eliminating the freeway lanes," Morris said. "With all the trips occurring on I-345, the mechanics of getting rid of the roadway has me sort of scratching my head. You have a whole system of streets."

The council estimates there are more than 203,000 vehicles that travel I-345 each day. The majority is commuter traffic; trucks account for only 8.7 percent.

The Real Estate Council plans to work with the city to study I-345's utility, as well as that of the other roadways corraling Dallas' central business district. Their analysis will act as a catalyst for a long-haul discussion focused on real estate values.

The group has pledged \$125,000 to fund the study and has agreed to raise additional money if the review costs more than expected. The study will help the city and the real estate community to better understand how I-345 works with



Where some see a dilapidated I-345, developer Scott Rohrman sees all sorts of possibilities. He owns 6.5 acres of land near the freeway.

JAKE DEAN

which quickly became a popular destination once completed in 2012. In June, the coveted 1.5-acre JPMorgan Chase Bank site at the northwest corner of Pearl Street and Woodall Rodgers Freeway was reportedly sold for about \$300 per square foot, according to real estate sources with

place. The land acquisition, or what could be donated to the city, are all questions that are really putting the cart before the horse. We need to have a great city in the next five years and we need to start planning."

In the short term, creating green

► Releases of federal tax liens

The following businesses have been released from tax liens totaling more than \$2 million. These releases are public documents filed with the federal revenue official's records. This information is available on diskette. For cost and more information call 877-593-4157.

COLLIN

Cara L. Sorensen, 2601 Oaks Lane, Prosper 75074, (941), Book/Page D214148319, 07/14/14.

TARRANT

Allen Felton dba Service 110 S. Collins No. 110, 76010, \$29,443, (672) Book/Page D214148319, 07/14/14.

Ashton Holdings Inc., 110 S. Collins No. 110, 76010, \$29,443, (672) Book/Page D214148319, 07/14/14.

Choctaw Erectors Inc. 156506, Fort Worth 76120, \$21,833, (672) Book/Page D214148319, 07/14/14.

Code-3 Alarm Systems John T. White Road 76120, \$21,833, (672) Book/Page D214148319, 07/14/14.

David J. Rotman, Hilltop Drive, Fort Worth 76120, \$21,833, (672) Book/Page D214148319, 07/14/14.

George M. Fetting Manager Pioneer Parkway 76013, \$60,359, (672) Book/Page D214148319, 07/14/14.

Legacy Relations 671, Colleyville 76010, \$34, (672) Book/Page D214148319, 07/14/14.

United Commercial Inc., 7001 Prentiss 410, Dallas 75212, \$34, (672) Book/Page D214148319, 07/14/14.

Zachary P. G. Wedgewood 76051, \$34, (672) Book/Page D214148319, 07/14/14.

► Sta

New liens filed sales and us recorded with liens against more. The order, type of lien, type page number information available more info

COLLI

Guy He... Harbor... \$93,46... Book/P... 06/26

DALI

Khair... Sprin... 7508... Use),... 07/0

S&W... Milt... \$99... Boe... 06/

Sui