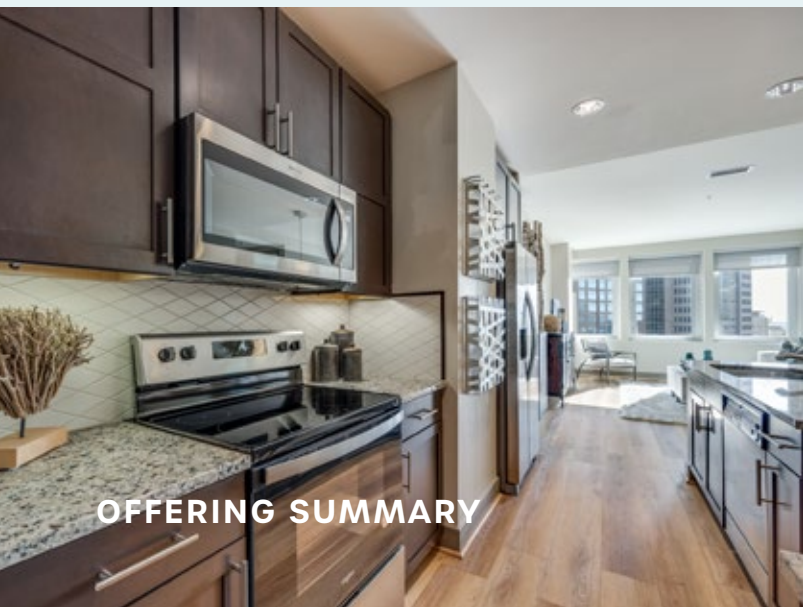




**GABLES**  
REPUBLIC TOWER

DALLAS, TX

**Highly Walkable, 229-Unit Class A Apartment High-Rise in the Heart of Downtown Dallas**



**OFFERING SUMMARY**



 **JLL**





Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate has been exclusively retained to offer an opportunity for qualified investors to purchase Gables Republic Tower (the "Property"), a 229-unit, 35-story, high-rise Class A community in the heart of Downtown Dallas. Situated in the central business district of Dallas, Gables Republic Tower benefits from its prime location within North Texas' most substantial employment hub, boasting a workforce exceeding 114,000 individuals, and the presence of seven Fortune 500 corporations. This investment presents a unique opportunity for prospective buyers to acquire an institutional quality asset at a price considerably below replacement cost.

# Investment Highlights

## EXCEPTIONAL CORE ASSET WITH INSTITUTIONAL QUALITY FINISHES AND AMENITIES

Originally constructed in 1954, Gables Republic Tower was the headquarters for Republic National Bank and, at the time, was the tallest building west of the Mississippi River. Gables Residential purchased the building in 2005 and completed the redevelopment of the tower for residential use in 2007. As one of the most notable multifamily owners in the U.S., Gables produced an institutional quality redevelopment with high-level interior finishes and distinctive amenity spaces. Unit features include granite countertops, smart thermostats, stainless steel appliances and beautiful downtown views. New ownership has the opportunity to invest in the enhancement of the unique amenity spaces. Gables Republic Tower has continually outperformed the downtown market with an average five-year occupancy of 94%.

## LOCATED IN THE HEART OF DALLAS' MAIN EMPLOYMENT CENTER

Gables Republic Tower is strategically positioned in the center of Downtown Dallas, Dallas' largest employment hub. Boasting over 114,000 jobs, Downtown employment grew 13% from 2012-2021 while the number of residents increased 73%. Strong growth, a low cost of living, and business-positive governmental structure combined to catapult Dallas to the 4th largest metroplex in the United States and the leading metro for 3-year job growth.

Gables Republic Tower is listed in the Nation Register of Historic Places and is eligible for the Texas Historic Preservation Tax Credit Program which provides franchise tax credits equal to 25% of the renovation, repairs and maintenance costs that can be used or sold by ownership.



## PROPERTY DESCRIPTION

ADDRESS:	350 N Ervay Street Suite 100 Dallas, TX 75201
YEAR BUILT:	1954 / 2007
TOTAL UNITS:	229
APT OCCUPANCY:	95.6% (as of 6/9/25)
AVG UNIT SIZE:	1,165 Square Feet
STORIES:	35 Total
MF FLOORS:	1; 9-35
OFFERING:	Air Rights Inclusive of Floor 1 & Floors 9-35
PARKING:	352 Total Parking Spaces (1.54 Spaces / Unit) on Levels 4-6

## DESIRABLE LIVE-WORK-PLAY LOCATION WITH GREAT ACCESSIBILITY

Gables Republic Tower has an unrivaled walkable urban location providing residents a vibrant urban environment where they can enjoy the convenience of Downtown Dallas. Positioned at St. Paul and Bryan Streets, the property provides residents easy access to major routes like US-75/I-45, Dallas North Tollway, and I-35E. Its transit-oriented location is enhanced by the nearby St. Paul DART Station and the M-Line Trolley, offering free daily travel between Uptown and Downtown Dallas. Boasting a walk score of 96, the Property enjoys the benefits of a true live-work-play location, with all the standards of high-quality urban living just minutes from its doorstep.

**96**  
WALK SCORE

**480+**  
RESTAURANTS & BARS

**300+**  
SHOPS

**40+**  
PARKS



DOWNTOWN DALLAS REVITALIZATION

Investments by the public and private sectors have spurred the transformation of Downtown Dallas from a major employment center to an increasingly vibrant live-work-play environment. Since 2000, more than \$4 billion has been invested or is planned including:



\$3-BILLION

NEW 2.5M SF CONVENTION CENTER (EST. 2029)

AT&T  
PERFORMING  
ARTS  
CENTER

\$350-MILLION

AT&T PERFORMING ARTS CENTER



\$500-MILLION

GOLDMAN SACH'S NORTHEND CAMPUS (EST. 2027)



\$100-MILLION

AT&T DISCOVERY DISTRICT

INTERIOR FINISHES

- Stainless Steel Appliances
- Granite Countertops
- Smart Thermostat
- Washer/Dryer Included\*
- Modern Lighting and Fixtures
- 9’ Ceilings
- Spacious Walk-In Closets
- Kitchen Tile Backsplash

*\*In select units*



COMMUNITY AMENITIES

- Bike Racks
- Storage Lockers
- Immediate Access to Public Transportation

35TH FLOOR

- Sparkling Resident Pool with Sun Beds
- Outdoor Resident Lounge Spaces with TVs
- Grilling Stations
- Demonstration Kitchen with Bistro Tables

9TH FLOOR

- Expansive and Modern Fitness Center
- Resident Business Center and Theater



UNIT MIX

UNITS	%	UNIT DESCRIPTION	SF	MARKET		EFFECTIVE	
				RENT	PSF	RENT	PSF
138	60%	One Bedroom	901	\$1,810	\$2.01	\$1,789	\$1.99
87	38%	Two Bedroom	1,514	\$2,535	\$1.67	\$2,454	\$1.62
2	1%	Two Bedroom PH	2,433	\$4,679	\$1.92	\$4,504	\$1.85
2	1%	Three Bedroom PH	2,908	\$5,080	\$1.75	\$4,672	\$1.61
229	100%		1,165	\$2,139	\$1.84	\$2,092	\$1.80







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