



OAK & ELLUM

DALLAS, TEXAS

424 UNITS | 2015 YEAR BUILT
ADJACENT TO TOM THUMB GROCERY STORE



Investment Overview

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate has been exclusively retained to offer an opportunity for qualified investors to purchase the fee simple interest Oak & Ellum (the “Property”) a 424-unit luxurious Class A asset in Dallas, TX. Located across the street from a Tom Thumb grocery store in a trendy neighborhood within the Dallas urban core, Oak & Ellum is positioned adjacent to the CBD providing residents with a true live, work, play environment. Built in 2015 with 29% of the units reconstructed in 2022, the Property is located along US-75, one of Dallas’ most heavily traveled thoroughfares, quickly connecting residents to some of the most desirable destinations in the city including Uptown, Victory Park, Deep Ellum, and the Arts District in addition to being located adjacent to a Tom Thumb grocery store. Offering premier interior finishes and luxurious amenity space, Oak & Ellum represents an extraordinary opportunity to acquire an asset at a significant discount to replacement cost. Furthermore, the Property recently completed a full roof replacement.



Investment Highlights

LIVE, WORK, PLAY LIFESTYLE – Oak & Ellum’s proximity to lifestyle-oriented amenities seamlessly extends the downtown live-work play narrative. Nearby amenities include, the Arts District, Klyde Warren Park, Uptown, Dallas Farmers Market, Deep Ellum, and American Airlines Center, all within walking distance. Additionally, Dallas’s CBD is home to over 135,000 jobs, all within walking distance of Oak & Ellum. This location at the heart of downtown Dallas has and will continue to attract lifestyle-driven renters seeking the downtown experience.

AMENITY RICH, WALKABLE LOCATION – Oak & Ellum has a one-of-a-kind location providing residents walkability to numerous restaurants and bars, music venues, galleries, coffee shops, and trendy retailers. The Property enjoys a natural competitive edge over urban communities of similar profile not located within this dynamic corridor as it sits adjacent to a Tom Thumb grocery store. The direct area is favored by affluent residents seeking a more refined urban lifestyle. Oak & Ellum is walkable to the Dallas Farmers Market, Deep Ellum, and more, resulting in a Walkscore of 90, which will fuel future rental demand.

480+

BARS & RESTAURANTS

300+

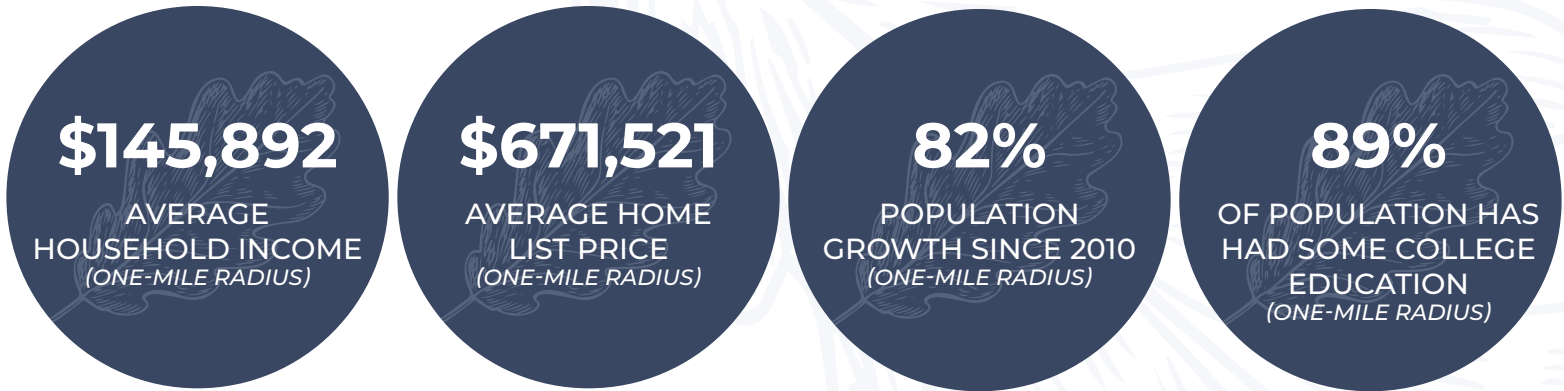
RETAILERS

15

PARKS & PLAZAS

1

GROCERY STORE



HEART OF DALLAS EMPLOYMENT – Conveniently located at the heart of over 135,00 jobs throughout the Dallas CBD, Oak & Ellum offers tremendous access to a number of the city’s top employers and high-growth commercial nodes. In addition to Downtown Dallas, the Property sits just blocks from Uptown Dallas (88,000 employees) and the Baylor University Medical Center (4,900 employees), which is Baylor’s Flagship Hospital. Additionally, according to the most recent activity report from the Dallas Regional Chamber, Dallas is the #1 city for corporate HQ relocations in the United States, experiencing more than 222 corporate headquarter relocations since 2010. Major Fortune 500 employers include Comerica, Southwest, HF Sinclair, McKesson, and more.

ATTRACTIVE BASIS WITH LIMITED COMPETING SUPPLY – Oak & Ellum offers potential buyers the ability to acquire a well-located asset that neighbors the Dallas CBD. Due to high land costs, scarce site availability, and rising construction costs, Oak & Ellum is at a significant discount to replacement cost that would not be duplicable in the marketplace today. The Property is insulated from new like-kind development as costs and market conditions would require construction of new high-rise product with rents approximately 58% above current effective rents at Oak & Ellum. Moreover, there are only two mid-rise properties under construction east of US-75 in the immediate area.





The Asset

Address:	2627 Live Oak Street, Dallas, Texas 75204
Year Built:	2015
Year Renovated:	2022
Current Occupancy:	93.2% as of 8/4/26
Current Leased:	95.2% as of 8/4/26
Total Units:	424
Average Unit Size:	755 square feet
Rentable Square Footage:	319,917 square feet
Number of Buildings:	1
Number of Stories:	5
Land Area:	3.87 acres
Density:	109.56 units per acre
Parking:	502 garage spaces 134 reserved spaces (\$60 / month) 636 total parking spaces or 1.50 spaces/unit



Unit Mix Summary

UNITS	%	UNIT TYPE	SF	MARKET RENT	MARKET RENT PSF	EFFECTIVE RENT	EFFECTIVE RENT PSF
19	4%	Studio	480	\$1,332	\$2.78	\$1,089	\$2.27
315	74%	One Bedroom	672	\$1,535	\$2.28	\$1,295	\$1.93
90	21%	Two Bedroom	1,102	\$2,236	\$2.03	\$1,824	\$1.66
424	100%		755	\$1,674	\$2.22	\$1,394	\$1.85

COMMUNITY FEATURES:

- Saltwater Swimming Pool
- 24-Hour Fitness Center with Cardio, Strength, and FITNESS MIRROR
- Private Movie Theater Room
- Individual Micro Work Spaces
- Conference Room
- Tranquil Hammock Lounge
- Dog Park
- Pet Spa & Washing Station
- Fetch Package Delivery Concierge
- Adjacent to Tom Thumb
- Walking Distance to Downtown, Deep Ellum, & Arts District

UNIT FEATURES:

- Stainless-Steel Appliances
- Wood-Style Plank Flooring
- Andromeda White Granite Countertops
- Designer Backsplash
- Spa-Style Bathroom with Stand-Up Showers*
- Wine Fridge*
- Custom Cabinetry
- Brushed Nickel Fixtures & Hardware
- Full-Size Washer & Dryer
- Urban Mudroom*
- Private Fenced Yards
- Walk-In Closets with Built-In Wood Shelving*
- Downtown Views

*In select units



ADDITIONAL INFORMATION

If you have any questions or require additional information, please contact any of the individuals below.

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ADJACENT TO TOM THUMB GROCERY STORE



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