

City Real Estate for Development and Redevelopment



City of Dallas

**Government Performance and Financial
Management Committee**

April 22, 2025

Donzell Gipson, Assistant City Manager
City Manager's Office

Presentation Purpose/Overview



- Review priority properties currently under consideration
- Officially transfer the oversight of two properties from the Housing and Homelessness Committee to the Government Performance and Financial Management Committee
 - 4150 Independence
 - 2929 S. Hampton
- Provide an update on other properties of focus



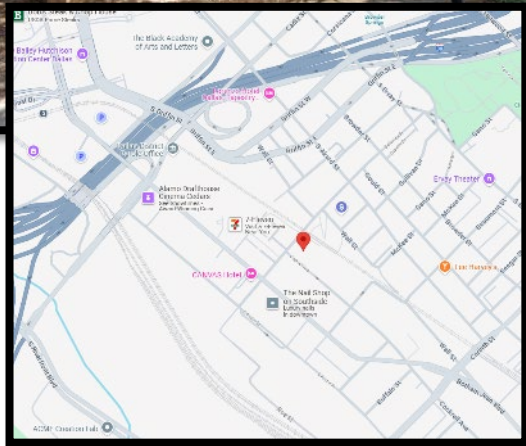
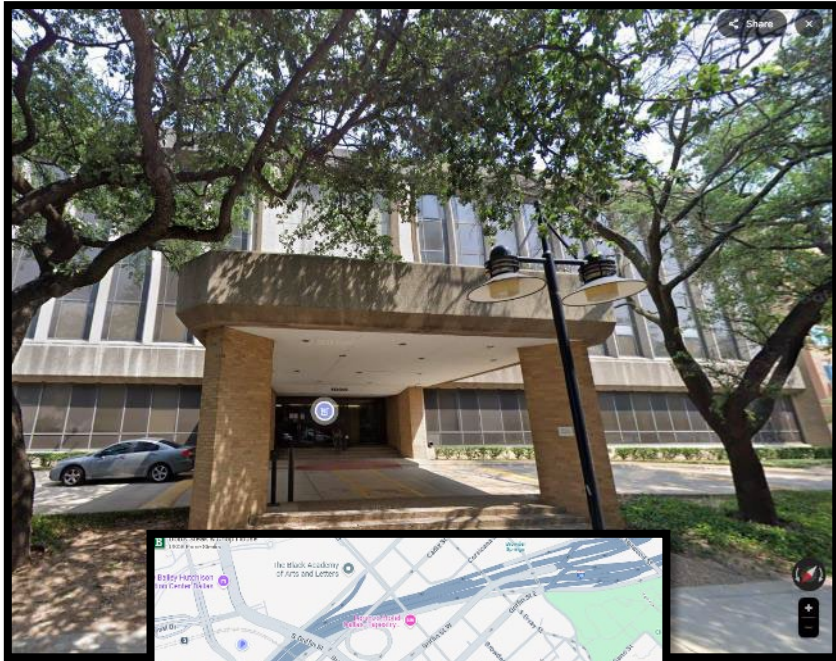


Priority Properties

(Next steps and due diligence will proceed with guidance and support from CBRE)



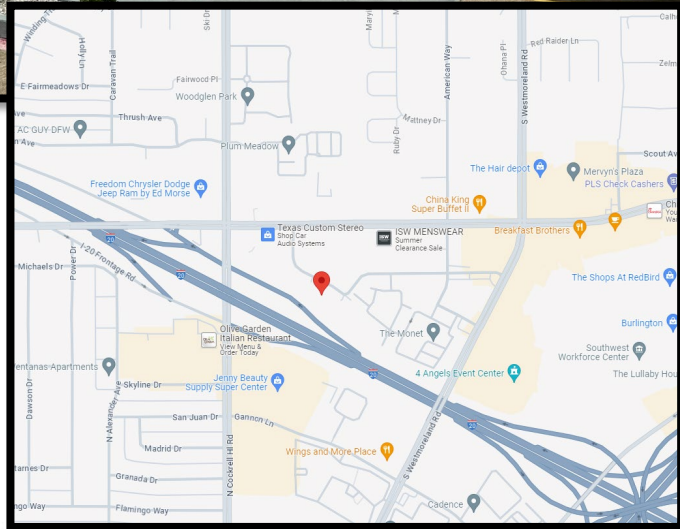
1000 Bellevue



Department	Information Technology Services
Council District	2
Status	Active/Private Tenant
Update	Assessments for data center MEP infrastructure related to potential certification level and facility condition assessment are underway.
Recommendations	Pending outcome of facility condition assessment.
Acres	5
Zoning	PD-317 (Industrial use, institutional and community services, miscellaneous uses, office, residential, retail and personal services, transportation uses, utility and public services)



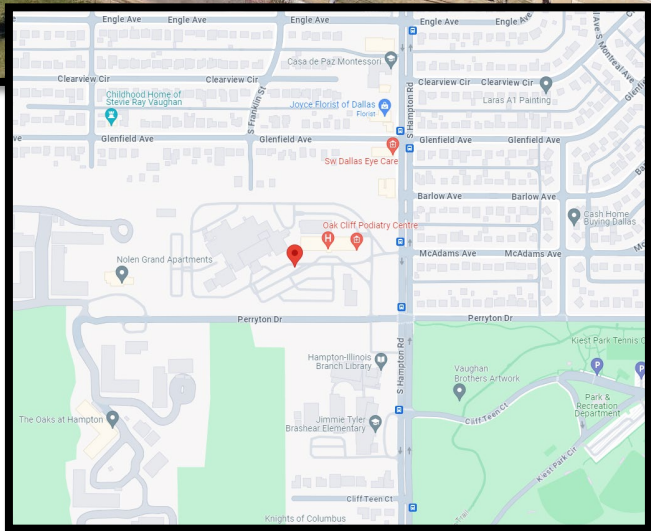
4150 Independence



Department	Office of Homeless Solutions
Council District	3
Status	Active
Update	Property moved to the GPFM Committee to prioritize under the City's Real Estate for Development and Redevelopment framework
Recommendations	Dallas Fire-Rescue is currently evaluating this property for consideration as a future fire station.
Acreage	1.88
Zoning	MU-2 (Mixed Use)



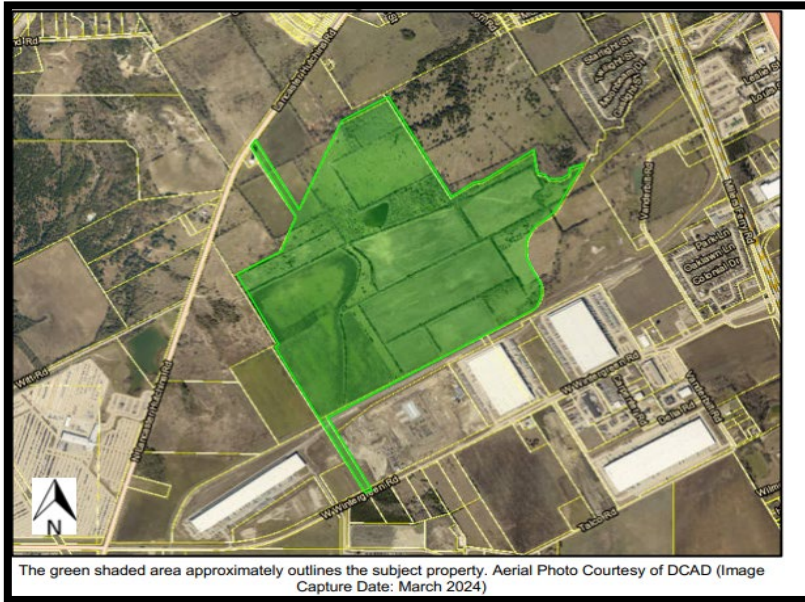
2929 South Hampton Road



Department	Office of Homeless Solutions
Council District	3
Status	Active – Vacant
Update	Property moved to the GPFM Committee to prioritize under the City's Real Estate for Development and Redevelopment framework
Recommendations	Follow guidance provided in CBRE Market Analysis and test the property on the real estate market.
Acreage	12.5
Zoning	PD-128 (Hospital, medical education, existing mechanical plant, office, medical clinic, ambulatory surgical center)



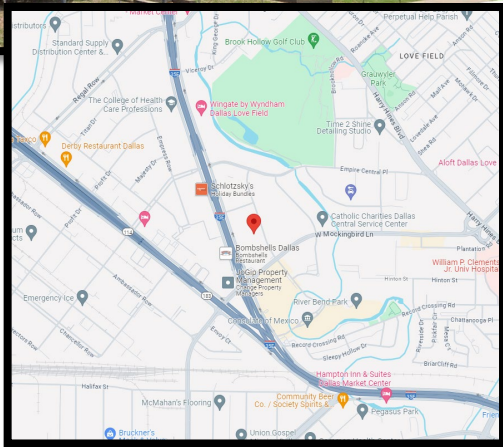
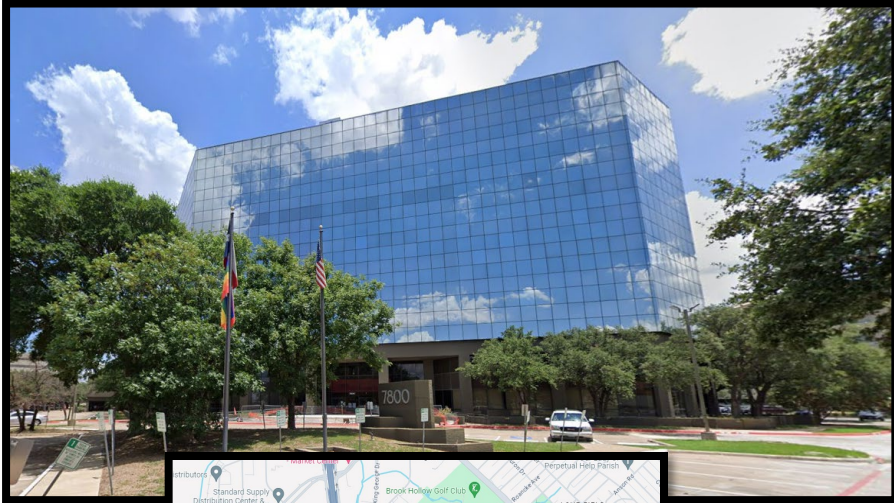
DWU – Hutchins, Texas Parcel



Department	Dallas Water Utilities
Council District	N/A
Status	Active
Update	CMO and CAO are managing options for this asset. A new appraisal has been requested and expected on April 30 th
Recommendations	Utilize CBRE to provide highest and best use of the property for consideration and communicate with City of Hutchins on potential partnerships
Acreage	313
Zoning	LI (Light Industrial District)



7800 Stemmons



Department	Multi-Department
Council District	2
Status	Active
Update	Remaining tenant to vacate by April 30 th
Recommendations	Declare as surplus and test the property on the real estate market
Acreage	5
Zoning	MU-3 (Mixed Use)





Other Property under Active Due Diligence



Bullington Truck Terminal



Department	Facilities and Real Estate Management
Council District	14
Status	Active
Update	Collaborating with Thanks-Giving Foundation on renegotiating City's annual lease contract.
Recommendations	Renegotiate City contract and turnover operation of terminal and return concourse to Thanks-Giving Foundation.
Acreage	1.3
Zoning	CA-1(A) (Central Area)

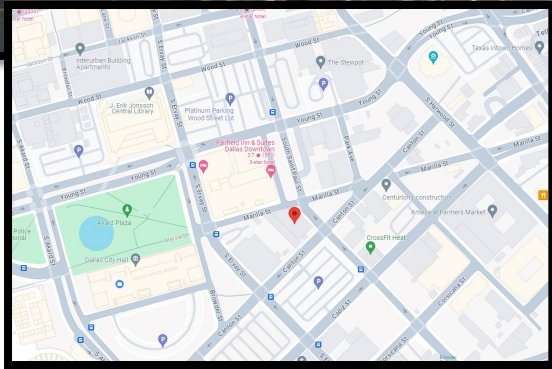
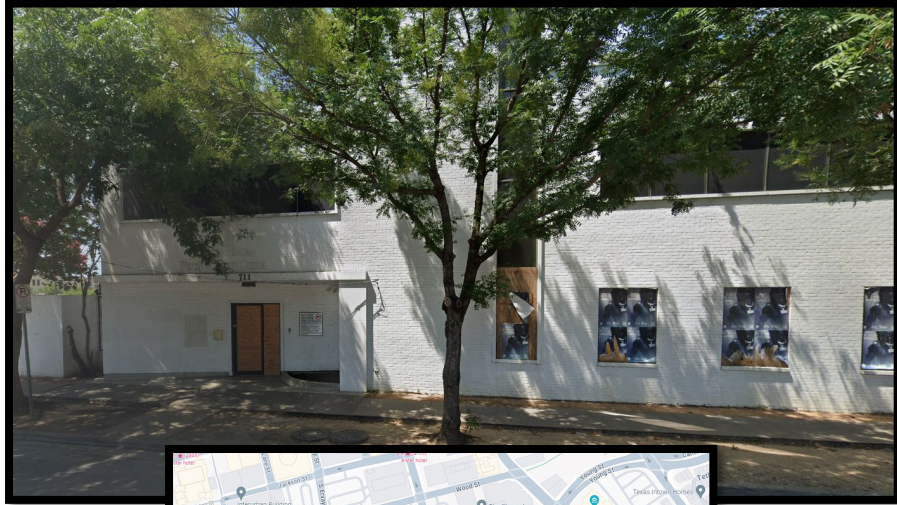




Completed Properties



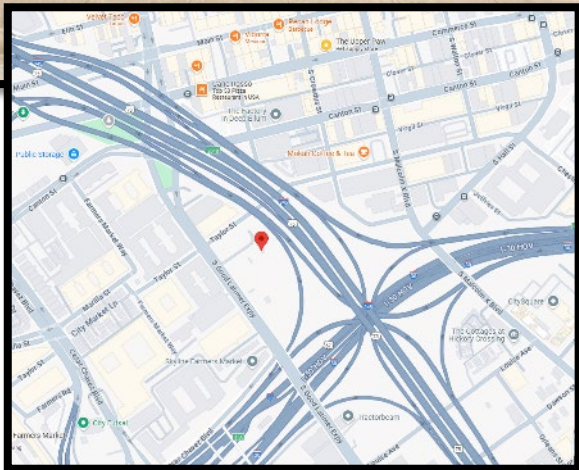
711 South St. Paul



Department	Office of Homeless Solutions
Council District	2
Status	Divested/Sold
Update	Demolished
Recommendations	N/A
Acreage	0.4
Zoning	CA-1(A) (Central Area)



606 and 700 S. Good Latimer



Department	Parks and Recreation
Council District	14
Status	Removed from consideration for divestiture and development.
Update	Park and Recreation confirmed current plans and bond funding to develop greenspace.
Recommendations	N/A
Acreage	2.1
Zoning	PD-357 (Commercial and business services, institutional and community services, lodging, office, recreation, residential, retail and personal services, transportation, utility and public services, wholesale, distribution, and storage uses)





Properties On Hold



Oak Cliff Municipal Center



Department	Multi-Department
Council District	1
Status	Hold
Update	N/A
Recommendations	1) Hold on future actions of property. 2) Additional data will help with informed decision-making once the real estate master plan is completed, which can inform the future of OCMC.
Acreage	6.5
Zoning	PD-221 (Government installation for municipal services, surface parking, and limited office)



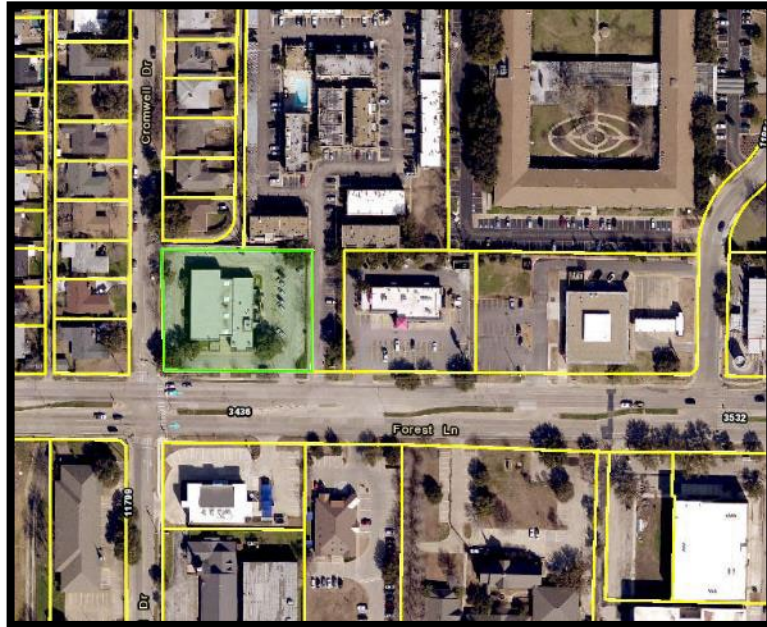
North Oak Cliff Library



Department	Library
Council District	1
Status	Hold
Update	Met with Councilmembers on vision and direction. Immersion, site review, and due diligence underway for mixed-use development project.
Recommendations	Stop work at the completion of due diligence phase
Acreage	1.2
Zoning	PD-830 (Agriculture, institutional and community services, miscellaneous uses, office, recreation, residential, retail and personal services, transportation, utility and public service, wholesale, distribution and storage)



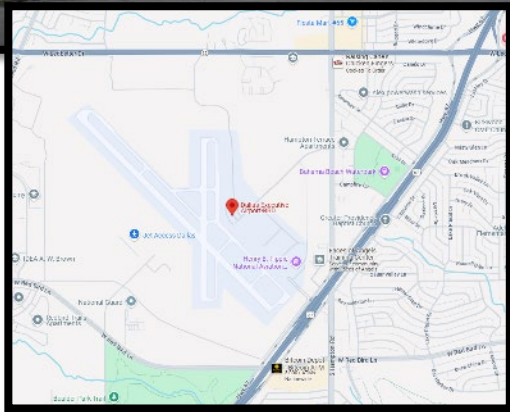
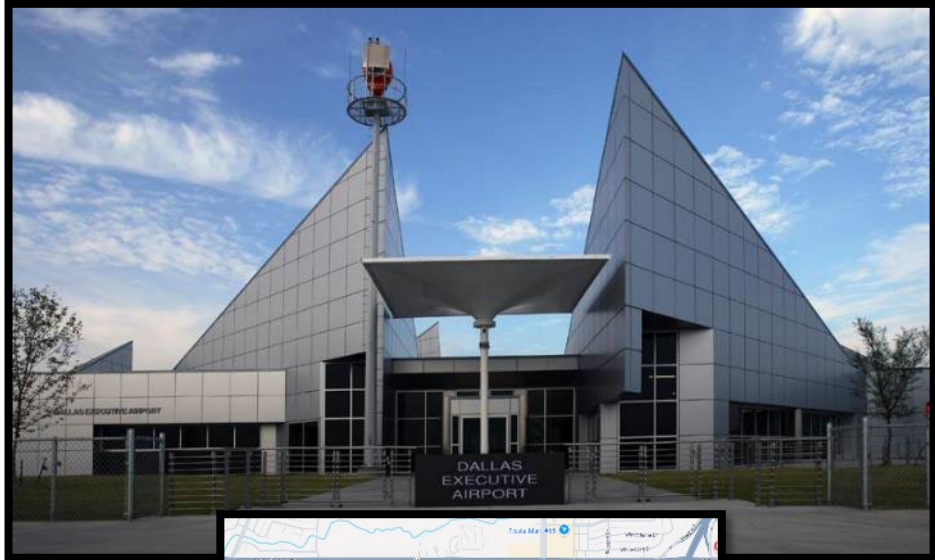
Park Forest Library



Department	Library
Council District	13
Status	Hold
Update	Met with Councilmembers on vision and direction. Immersion, site review, and due diligence underway for mixed-use development project.
Recommendations	Stop work at the completion of due diligence phase
Acreage	1.2
Zoning	R-10(A) (Residential/Single Family)



Dallas Executive Airport



Department	Department of Aviation
Council District	3
Status	Hold
Update	AVI to brief GPFM on 4/22/25 by memorandum.
Recommendations	N/A
Acreage	992, ~300 acres are non-aviation and potentially developable
Zoning	IR (Industrial Research)



Vilbig Auto Pound + Adjacent Lot



Department	Dallas Police Department
Council District	6
Status	Hold
Update	DPD exploring available options and pricing for facility relocation.
Recommendations	Determine feasibility of declaring the adjacent lot (24.4 acres) as surplus and test the real estate market.
Acreage	47/24
Zoning	PD-256 (Auto auction, salvage and reclamation, utility or government installation)



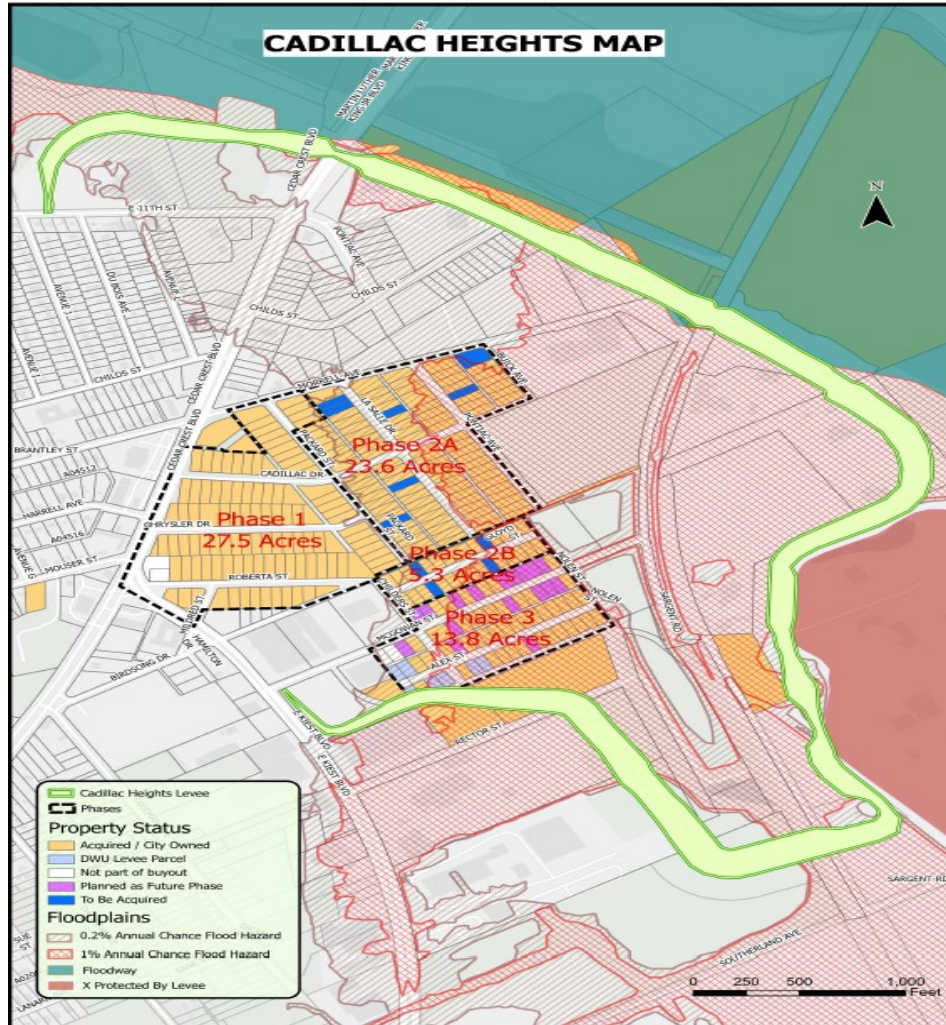
Central Service Center



Department	Multi-Department
Council District	2
Status	Hold
Update	Met with EDC in December 2024 to develop a proposal to determine the cost of potential relocation and replacement facility.
Recommendations	Hold on any development agreements until the strategic real estate plan is completed and/or funding is located to support full replacement and relocation of existing assets and City services. However, complete due diligence on the costs associated with replacing this facility.
Acreage	20
Zoning	PD-269 (Agricultural, animal related use, bar and restaurants, commercial uses, community service uses, educational, industrial and manufacturing, medical, motor vehicle related, professional, personal service, and custom craft, recreation and entertainment, religious, residential, retail, storage and waste disposal, transportation, utility and service uses, accessory uses)



Cadillac Heights



Department	Multi-Department
Council District	4
Status	Active/Hold
Update	Phase I acquisitions are complete and designated for Park development (Roland G Parrish Park). Previous City administration halted acquisitions. Phase II and Phase III acquisitions are again underway using bond funds. Select properties will require eminent domain.
Recommendations	Complete remaining acquisitions. Determine all possible uses per bond ordinances, deconflict stakeholder interests, review funding for projects and decide on highest best use.
Acreage	70
Zoning	TH-3(A), R-5(A), IR (Townhouse, Single Family, Industrial Research)





Questions



City Real Estate for Development and Redevelopment



City of Dallas

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Management Committee**

April 22, 2025

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Appendix



Appendix



Property	Current Zoning	Size	Council District	Purchase Price	Notes
3700 Lancaster-Hutchins (DWU)	LI	313.3 acres	Outside City limits	Unavailable	Priority Property
Dallas Executive Airport (AVI)	IR	992.4 acres	3	Unavailable	On Hold
Central Service Center	PD-269	20.4 acres	2	Unavailable	On Hold
Vilbig Auto Pound	PD-256	47.7 acres	6	Unavailable	On Hold
Adjacent vacant land	PD-256	24.4 acres	6	Unavailable	On Hold
Oak Cliff Municipal Center	PD-221	6.5 acres	1	Unavailable	On Hold
North Oak Cliff Library	PD-830	1.2 acres	1	Unavailable	On Hold
Park Forest Library	R-10(A)	1.2 acres	13	Unavailable	On Hold
4150 Independence	MU-2	1.88	3	\$4.9M	Priority Property
2929 S. Hampton	PD-128	12.5	3	\$6.5M	Priority Property
Bellevue/Former IBM Data Center	PD-317	5.145 acres	2	\$1	Priority Property
Cadillac Heights	TH-3(A), R-5(A), IR	70	4	Unavailable	On Hold
7800 Stemmons	MU-3	5	2	\$14.1M	Priority Property



Appendix – Continued



Property	Current Zoning	Size	Council District	Purchase Price	Notes
Bullington Truck Terminal	CA-1(A)		14	N/A	Other
711 South St. Paul	CA-1(A)	.4 acres	2	-	Divested/Complete
606 & 700 S. Good Latimer	PD-357	2.1 acres	2	-	Removed/Complete

