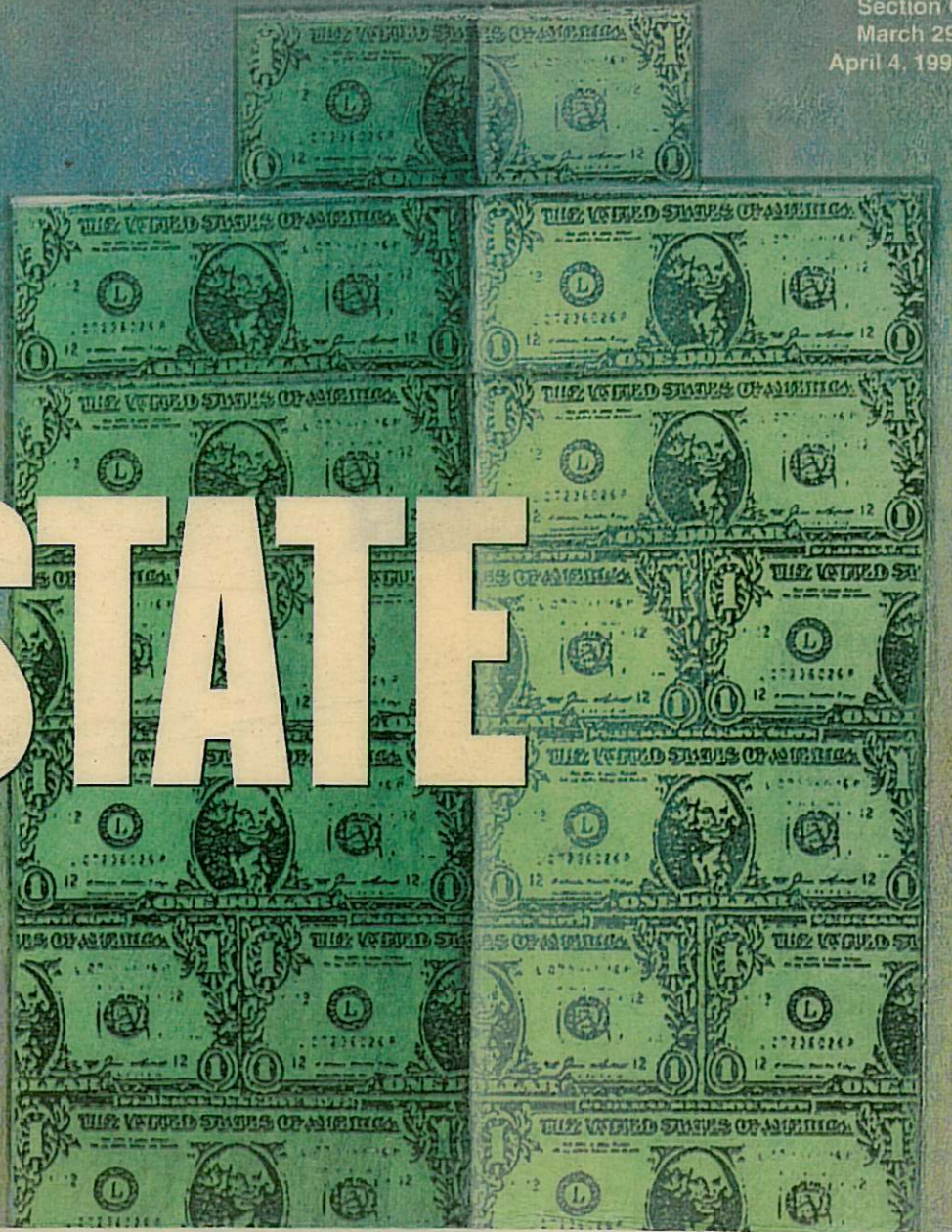
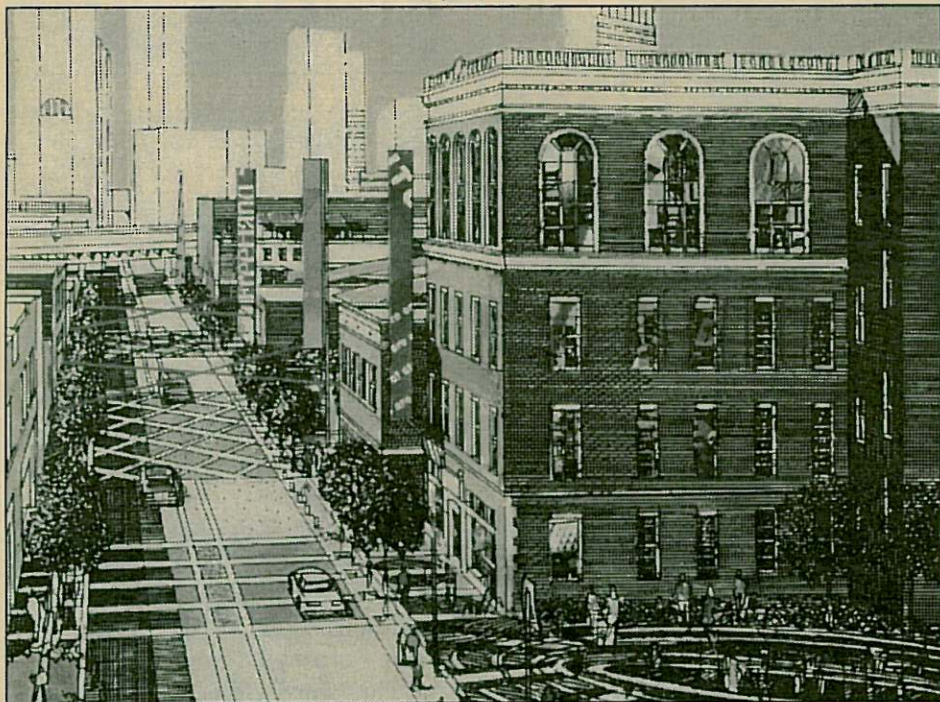


BEST REALESTATE DEALS OF 1995



BEST DEAL ANNOUNCED IN 1995

RUNNER-UP



2500 Deep Ellum

2500 Deep Ellum is a restoration and renovation of eight buildings comprising the Union Bankers complex totaling 160,000 square feet in Deep Ellum.

The \$15 million project encompasses an entire city block just west of Good Latimer Expressway and east of Central Expressway in historic Deep Ellum.

In the 1920s and '30s, Deep Ellum was one of the city's most active entertainment and shopping districts. At the center was the Knights of Pythias Temple, which was designed by African-American architect William Sydney Pittman. As part of the 2500 Deep Ellum redevelopment, the tem-

ple will be restored to its original condition.

Included will be retail, restaurant and office space. The restoration of the block, which now is being considered for historical designation, was key to making the purchase of the site possible. Its restoration is anticipated to be an integral part of the revitalization effort of the area.

Jeff Swaney of the Delphi Group brokered the sale from Union Bankers Insurance to Southwest Properties Group Inc. The 2500 Deep Ellum architect is RTKL Associates.

Developers are Cliff Booth, Randy Moses and John Tatum of Southwest Properties Group.

