1505 SOUTH AKARD STREET • DALLAS, TEXAS 75215

THE AG

AKARD GANO

AKARDGANO.COM

Australian Development Consortium

REVITALIZED

In the heart of the Cedars — one of Dallas' most historic neighborhoods — the AG Dallas is a haven for creatives and investors wanting to be part of the revitalization of South Dallas' favorite district. Within walking distance to all your entertainment, food, and drink needs, this eclectic community also plays host to some of Texas' most renowned artists.

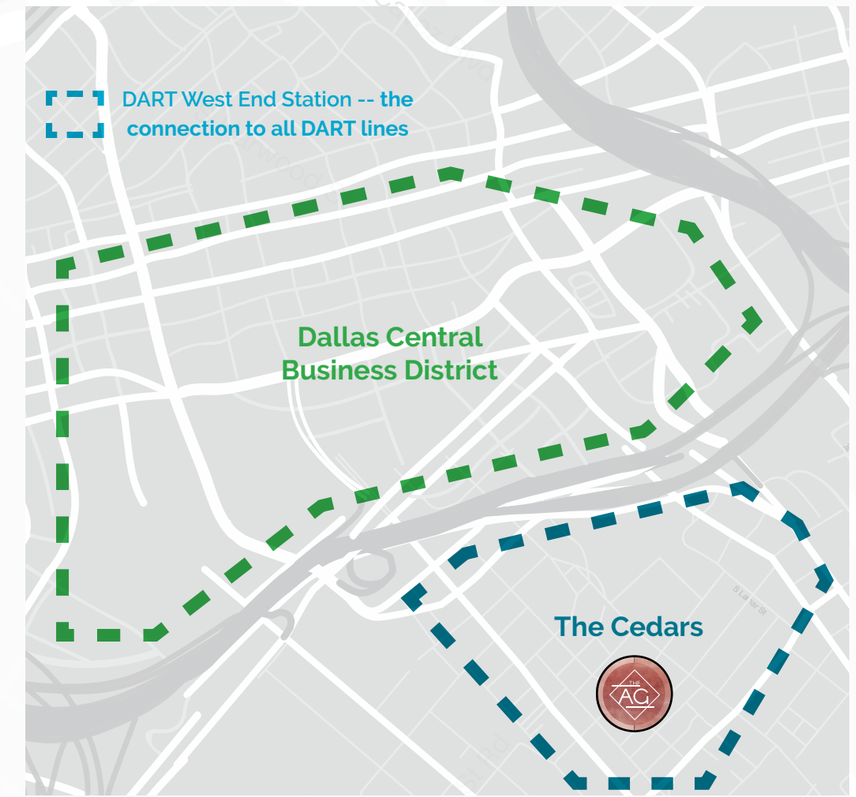
YOUR DEVELOPER

Australian Development Consortium is committed to creating unique residential developments of the highest quality. Its combination of contemporary European design and unrivaled features are unseen in both this community and this price range, making Akard Gano not only a prestigious residence but, also, an unparalleled investment opportunity.

THE CEDARS

The transformation of The Cedars is, perhaps, Dallas' most vibrant, exciting and redefining urban project. Located just footsteps from the central downtown business district, this once-overlooked neighborhood is now home to some of the city's most iconic restaurants and pubs, a key stop for two of the DART commuter-rail lines, the address of the Dallas Police Headquarters, and within easy access to countless points of interest around the Metroplex, including:

- Shopping
- Sports venues
- Museums and other destinations of art, culture & history
- Cinemas, theatres, and other entertainment
- Parks, trails, and other outdoor destinations
- DFW Airport, Love Field Airport & Union Station (connection to Amtrak & the TRE Line to Ft. Worth)
- Hospitals and healthcare services
- Primary/Secondary schools, Colleges/Universities, and other educational institutions



To	Time	
Dallas Police Headquarters	5-8 min walk	--
Dallas Central Business District	8-10 min walk	10 min... Red line to Akard St. Station
Dart West End Station	10-15 min walk	8 min... Red or Blue Line from Cedars Station
Fort Worth	35-45 min drive	5 min... Red line to Union Station 1 hr. 1 min... Trinity Rail Express (TRE) to Fort Worth
Frisco	35-45 min drive	--
Plano	25-30 min drive	46 min... Red line to Downtown Plano Station
Richardson	20-30 min drive	--

WELCOME HOME

Modern comfort in a unique, eclectic neighborhood. Open floorplans, spacious living spaces, and soaring ceilings — all designed with your needs in mind.

LIVING REFINED

Enjoy stunning views of Dallas in your privately accessed yard or rooftop patio — perfect for entertaining guests or a getaway retreat for one.

ATTENTION TO EVERY DETAIL

Designed and built with the utmost care and precision, each property is created to meet your day-to-day needs now and for years to come, stylishly and with long-term sustainability.

- Italian tiling
- Wall-hung vanities
- Recessed medicine cabinets
- Recessed water tanks in bathrooms for better use of space and contemporary design
- Infinity drains in showers

THE ULTIMATE IN GOOD TASTE

- High-end, sleek finishes
- Custom designed kitchen cabinets
- Stainless-steel appliances and integrated dishwashers
- Quartz countertops, backsplash and waterfall islands
- 100% French Oak, pre-finished hardwood floors

PLACES OF INTEREST

01 Full City Rooster .2 mile | 6 min walk

It's not just a coffee shop. It's a roasting studio and coffee mecca featuring the finest, most distinctive coffees from micro-lot growers and socially responsible farms around the world. From bold-and-smoky to smooth-and-chocolately, bright-and-fruity, light-and-flowery, and more, Full City Rooster has them all. Discover your perfect cup!

02 Lee Harvey's .2 mile | 6 min walk

Southern Living magazine declared this legendary, 50-year-old bar "a roaring good time!" But that's just one of its many "Best of Dallas" accolades. Snag a fireside picnic table with friends and share the fun!

03 Cedars Social .3 mile | 7 min walk

It's a hip, welcoming setting that you'll never want to leave. Not just because of the décor and vibe, but also because of the unbelievable menu of comfort-food classics and handcrafted cocktails. You just might end up calling this your home away from AG home.

04 **Poor David's Pub** .4 miles | 8 min walk

For over 40 years, Poor David's Pub has been a destination for music lovers in Dallas. Over the decades, it's hosted iconic artists such as Johnny Lee Hooker, Lyle Lovett, Jerry Jeff Walker, Leon Redbone, The Dixie Chicks, Arlo Guthrie and so many more. No food is served, but deliveries or "bring in" are allowed, along with attentive listeners of all ages. Here, it's all about the performance. And how!

05 **Gilly's** .5 mile | 9 min walk

The namesake of recording star Mickey Gilley, this unpretentous watering hole is home of the Urban Cowboy legacy, a legendary mechanical bull and a menu of burgers, BBQ and sandwhiches second-to-none.

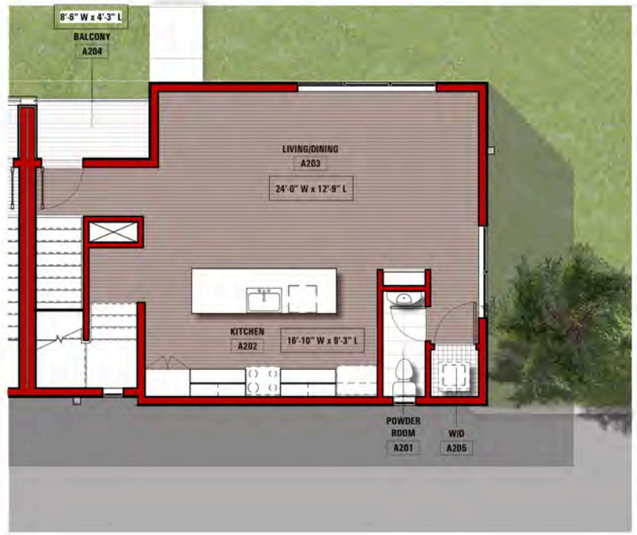
06 **Alamo Drafthouse Cinema** .6 mile | 10 min walk

Cold beer, hot movies, delicious snacks and meals - and zero tolerance for talking or cell phone use of any kind during the movie so that YOU can enjoy every minute of the show! No wonder Alamo Drafthouse has earned accolades from the likes of Entertainment Weekly ("#1 theatre in America"), Wired.com ("Coolest Movie Theatre in the World"), Fandango.com ("One of the Best Theatres in the Country") and movie fans everywhere!

07 **House of Blues** 2.5 mile | 4 min drive

One of Dallas' most iconic rock-&-blues concert halls, this is "where music feeds the soul," and a chef-inspired menu, top-shelf spirits and unbeatable craft brews feed your belly.

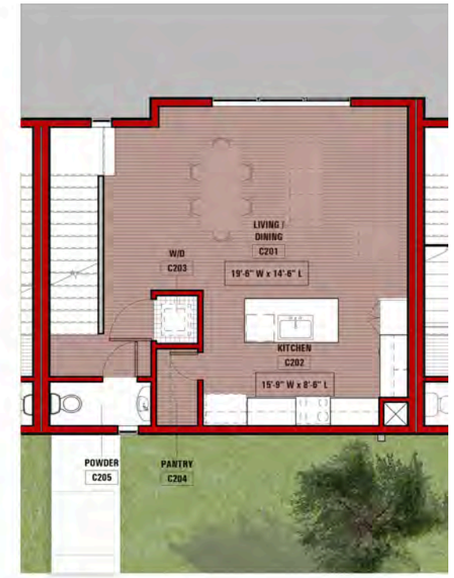
Building A



UNIT A/C SPACE - BLDG A

UNIT	AREA
BLDG A TYP - 1ST FLOOR	253 SF
BLDG A TYP - 2ND FLOOR	705 SF
BLDG A TYP - 3RD FLOOR	745 SF
BLDG A TYP - ROOF LEVEL	158 SF
BLDG A TYP - TOTAL	1861 SF

Building C



UNIT A/C SPACE - BLDG C

UNIT	AREA
BLDG C TYP - 1ST FLOOR	163 SF
BLDG C TYP - 2ND FLOOR	636 SF
BLDG C TYP - 3RD FLOOR	636 SF
BLDG C TYP - ROOF LEVEL	156 SF
BLDG C TYP - TOTAL	1591 SF

Building B

UNIT A/C SPACE - BLDG B

UNIT	AREA
BLDG B TYP - 1ST FLOOR	85 SF
BLDG B TYP - 2ND FLOOR	662 SF
BLDG B TYP - 3RD FLOOR	658 SF
BLDG B TYP - ROOF LEVEL	174 SF
BLDG B TYP - TOTAL	1579 SF

Building D

UNIT A/C SPACE - BLDG D

UNIT	AREA
BLDG D TYP UNIT - 1ST FLOOR	305 SF
BLDG D TYP UNIT - 2ND FLOOR	780 SF
BLDG D TYP UNIT - 3RD FLOOR	770 SF
BLDG D TYP UNIT - ROOF LEVEL	168 SF
BLDG D TYP UNIT - TOTAL	2023 SF

UNIT A/C SPACE - BLDG D

UNIT	AREA
BLDG D END UNIT - 1ST FLOOR	408 SF
BLDG D END UNIT - 2ND FLOOR	930 SF
BLDG D END UNIT - 3RD FLOOR	917 SF
BLDG D END UNIT - ROOF LEVEL	168 SF
BLDG D END UNIT - TOTAL	2423 SF

Building E

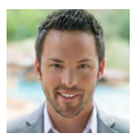
UNIT A/C SPACE - BLDG E UNIT	AREA
BLDG E TYP UNIT - 1ST FLOOR	258 SF
BLDG E TYP UNIT - 2ND FLOOR	729 SF
BLDG E TYP UNIT - 3RD FLOOR	768 SF
BLDG E TYP UNIT - ROOF LEVEL	158 SF
BLDG E TYP UNIT - TOTAL	1913 SF

UNIT A/C SPACE - BLDG E UNIT	AREA
BLDG E END UNIT - 1ST FLOOR	179 SF
BLDG E END UNIT - 2ND FLOOR	692 SF
BLDG E END UNIT - 3RD FLOOR	708 SF
BLDG E END UNIT - ROOF LEVEL	117 SF
BLDG E END UNIT - TOTAL	1696 SF

Building F

UNIT A/C SPACE - BLDG F UNIT	AREA
BLDG F TYP UNIT - 1ST FLOOR	254 SF
BLDG F TYP UNIT - 2ND FLOOR	818 SF
BLDG F TYP UNIT - 3RD FLOOR	818 SF
BLDG F TYP UNIT - ROOF LEVEL	175 SF
BLDG F TYP UNIT - TOTAL	2065 SF

Whether you're buying your first home, your dream home, or another investment property, we're ready to make it a great experience, every step of the way. Call us today to learn more or to schedule a tour!



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