



Offering Memorandum

# BOARDWALK HEIGHTS

3317 SAINT JAMES, LANCASTER TX 75134

# Boardwalk Heights

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*Exclusively Marketed by:*



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01

Executive Summary

Investment Summary

BOARDWALK HEIGHTS

## OFFERING SUMMARY

ADDRESS	3317 Saint James Lancaster TX 75134
COUNTY	Dallas
BUILDING SF	11,250 SF
NUMBER OF UNITS	5
YEAR BUILT	2024
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$2,100,000
PRICE PSF	\$186.67
PRICE PER UNIT	\$420,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	8,227	64,074	155,907
2025 Median HH Income	\$102,740	\$57,342	\$53,279
2025 Average HH Income	\$112,354	\$77,883	\$75,970



## Portfolio Package - 5 SFR Homes

- Onyx Legacy Group is proud to bring to you a portfolio package of 5 new construction homes.  
Located in Lancaster Texas.

Invest in one of the fastest-growing areas in Southern Dallas County with this rare opportunity to acquire a package of five custom-built homes.

Lancaster is known for its blend of suburban tranquility and urban accessibility.

This portfolio of five homes offers an excellent opportunity for cash flow and equity growth in a rapidly developing submarket. Ideal for investors looking to secure high-demand single-family rentals in a strategic location with long-term upside.

### Property Highlights:

All homes are 4 Bedrooms | 2.5 Bathrooms with Bonus Rooms  
Custom-Built Construction – High-quality finishes and modern layouts

Located in established residential neighborhoods with strong owner-occupancy rates

Convenient access to I-35E and I-20, making downtown Dallas just a 20-minute drive

### Area Overview:

Lancaster is a thriving suburb of Dallas that offers a family-friendly atm



# BOARDWALK HEIGHTS

## 02 Location

Location Summary

02



## Portfolio Package - 5 SFR Homes

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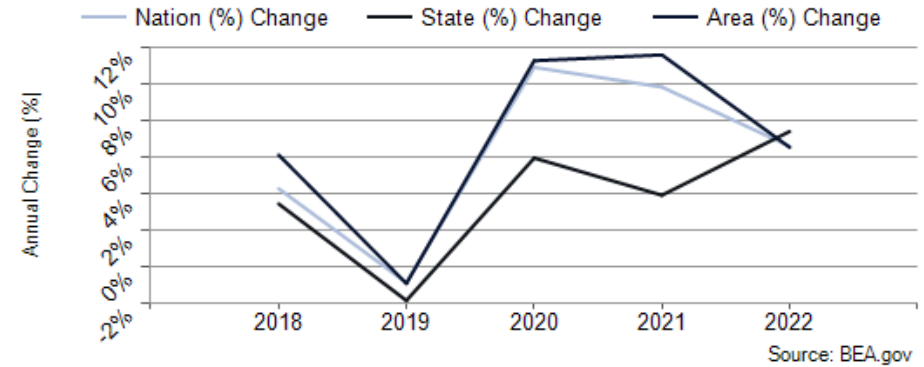
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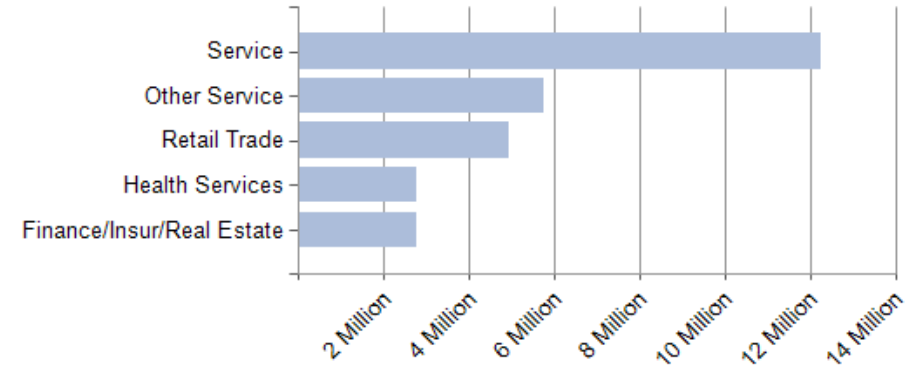
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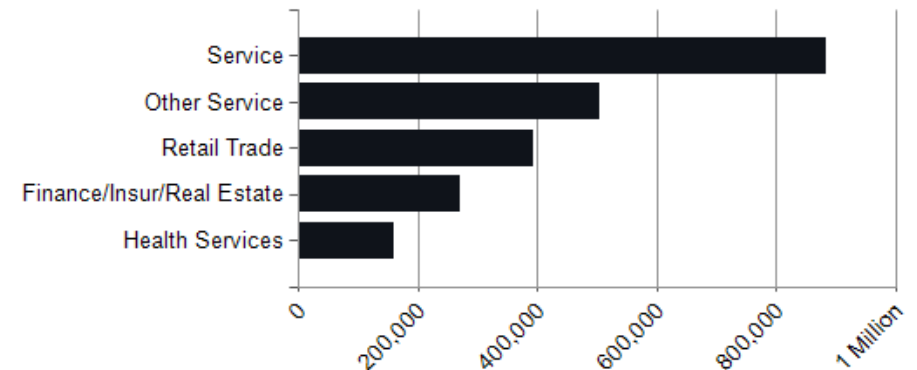
## Dallas County GDP Trend



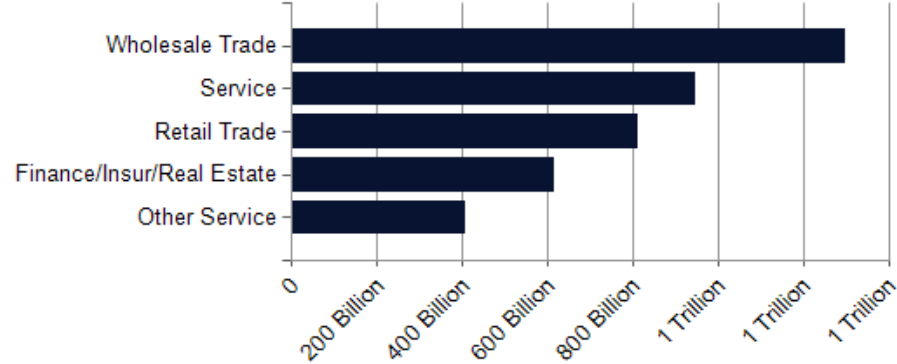
## Major Industries by Employee Count



## Major Industries by Business Count



Major Industries by Sales Amount





# BOARDWALK HEIGHTS

Property Description  
Property Features

03

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## PROPERTY FEATURES

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NUMBER OF UNITS	5
BUILDING SF	11,250
YEAR BUILT	2024
NUMBER OF BUILDINGS	5
NUMBER OF PARKING SPACES	10

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## CONSTRUCTION

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FOUNDATION	slab
EXTERIOR	brick

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# BOARDWALK HEIGHTS

## 04 Financial Analysis

Income & Expense Analysis

Cash Flow Analysis

Financial Metrics

## REVENUE ALLOCATION

PRO FORMA

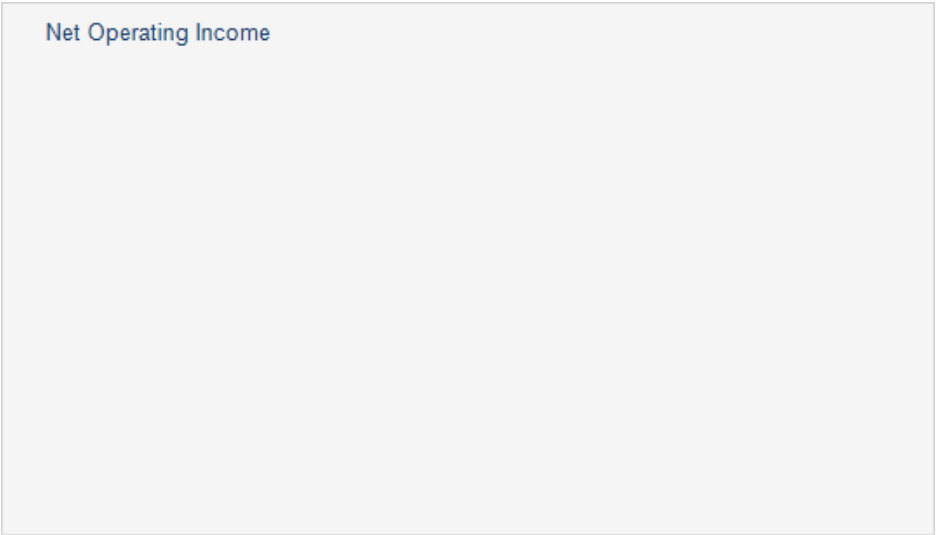
## DISTRIBUTION OF EXPENSES

PRO FORMA





Calendar Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue									
Operating Expenses									



Calendar Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Price / SF	\$186.67	\$186.67	\$186.67	\$186.67	\$186.67	\$186.67	\$186.67	\$186.67	\$186.67
Price / Unit	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000

# BOARDWALK HEIGHTS

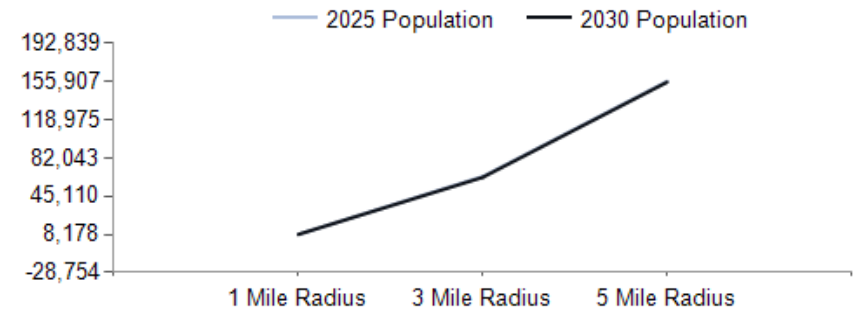
Demographics  
Demographics

05

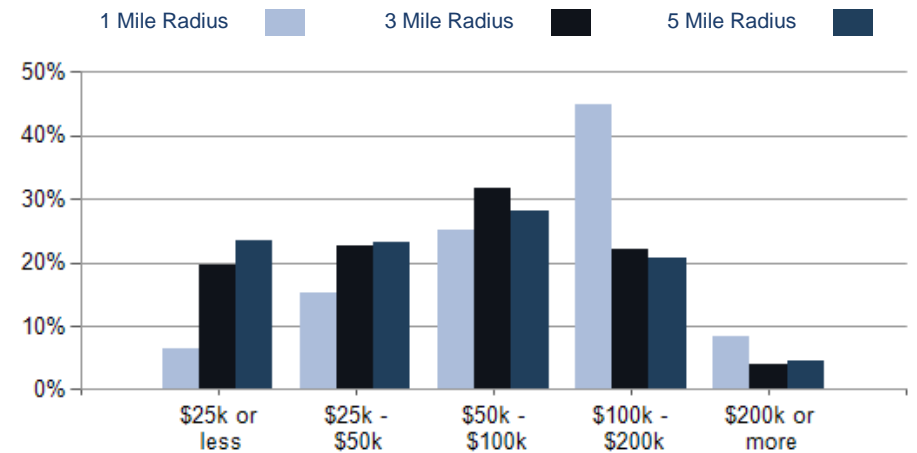
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,982	42,690	118,064
2010 Population	7,128	58,007	139,596
2025 Population	8,227	64,074	155,907
2030 Population	8,178	63,308	155,235
2025-2030: Population: Growth Rate	-0.60%	-1.20%	-0.45%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	71	2,643	8,027
\$15,000-\$24,999	95	1,544	4,631
\$25,000-\$34,999	195	2,131	5,286
\$35,000-\$49,999	188	2,713	7,213
\$50,000-\$74,999	367	4,269	9,473
\$75,000-\$99,999	269	2,468	5,579
\$100,000-\$149,999	852	3,188	7,706
\$150,000-\$199,999	292	1,539	3,422
\$200,000 or greater	214	866	2,470
Median HH Income	\$102,740	\$57,342	\$53,279
Average HH Income	\$112,354	\$77,883	\$75,970

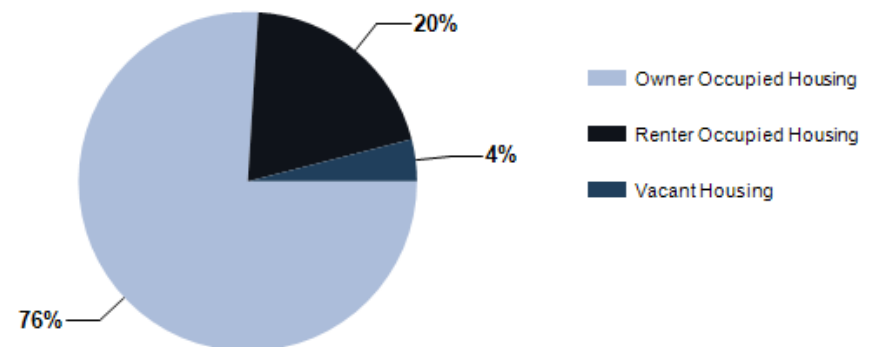
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	647	15,366	43,419
2010 Total Households	2,223	19,539	49,347
2025 Total Households	2,543	21,362	53,807
2030 Total Households	2,550	21,284	53,926
2025 Average Household Size	3.23	2.98	2.88
2025-2030: Households: Growth Rate	0.25%	-0.35%	0.20%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



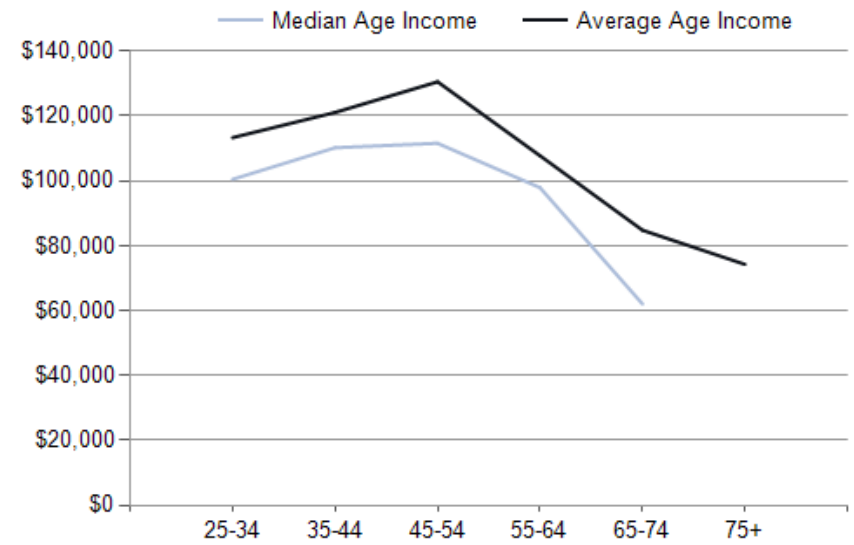
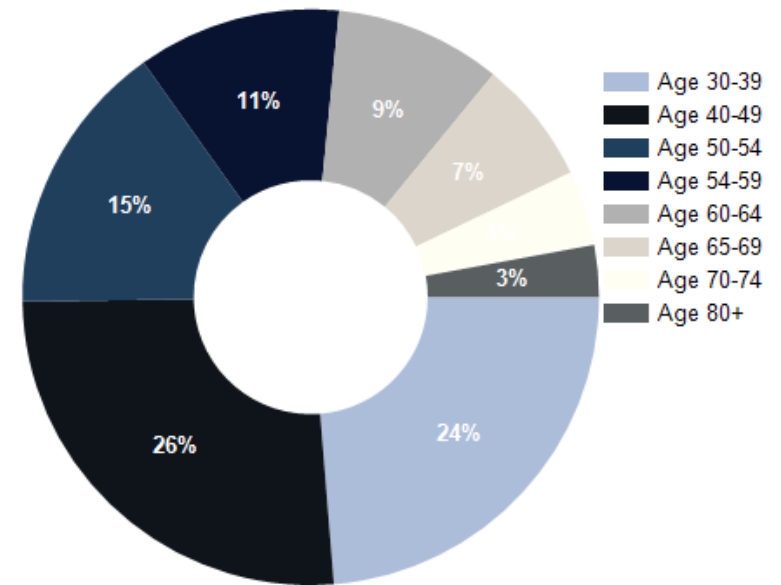
Source: esri





2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	535	4,329	10,486
2025 Population Age 35-39	523	4,292	10,172
2025 Population Age 40-44	559	4,306	10,142
2025 Population Age 45-49	602	3,945	9,245
2025 Population Age 50-54	687	4,295	9,819
2025 Population Age 55-59	509	3,684	9,021
2025 Population Age 60-64	417	3,545	8,959
2025 Population Age 65-69	310	2,992	7,764
2025 Population Age 70-74	188	2,312	6,234
2025 Population Age 75-79	130	1,570	4,794
2025 Population Age 80-84	59	822	2,802
2025 Population Age 85+	46	633	2,248
2025 Population Age 18+	6,130	47,511	116,594
2025 Median Age	34	35	37
2030 Median Age	35	36	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,469	\$57,696	\$54,047
Average Household Income 25-34	\$113,333	\$76,049	\$74,579
Median Household Income 35-44	\$110,216	\$69,647	\$63,769
Average Household Income 35-44	\$121,096	\$90,312	\$88,187
Median Household Income 45-54	\$111,589	\$70,040	\$66,389
Average Household Income 45-54	\$130,546	\$90,354	\$89,516
Median Household Income 55-64	\$97,904	\$59,068	\$56,911
Average Household Income 55-64	\$107,750	\$78,951	\$79,190
Median Household Income 65-74	\$62,038	\$45,634	\$43,569
Average Household Income 65-74	\$84,788	\$63,971	\$64,886
Average Household Income 75+	\$74,254	\$50,985	\$52,733



# Boardwalk Heights

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