

**FOR
SALE**



4718-4722 Reiger Ave
Dallas, TX 72546

**INCOME PRODUCING
38 UNIT MULTI-FAMILY**



www.corproptx.com



\$5.1M

FOR SALE

95% Occupancy, Situated in a high-demand rental area, attracting both local residents and newcomers seeking Dallas's urban appeal. Proven income history with solid ROI potential for investors.

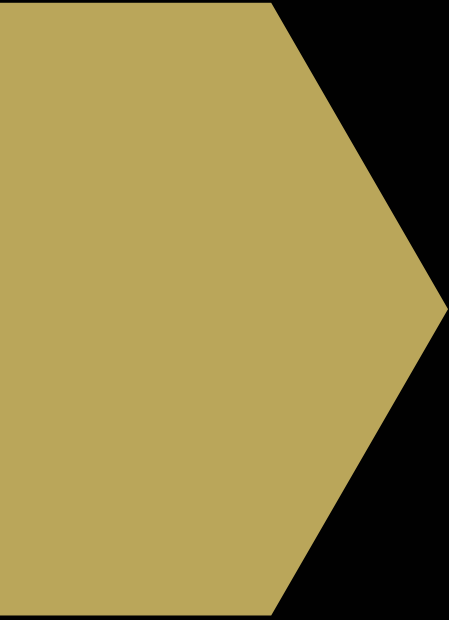


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Opportunity to invest in a prime multifamily complex located in the vibrant heart of Dallas. This 38-unit income-producing property is strategically situated at 4718-4722 Reiger Ave, offering unbeatable accessibility to Dallas's thriving business, cultural, and entertainment hubs.

Dallas has experienced significant growth over recent years, establishing itself as a powerhouse in both economic development and residential appeal. With a steady population increase and a booming job market, Dallas ranks as one of the top metro areas for business and employment growth, fueled by expansions in technology, finance, healthcare, and real estate sectors. This trend has driven high demand in the rental market, making properties like Paragon Apartments exceptionally valuable for investors looking to capitalize on Dallas's sustained growth.

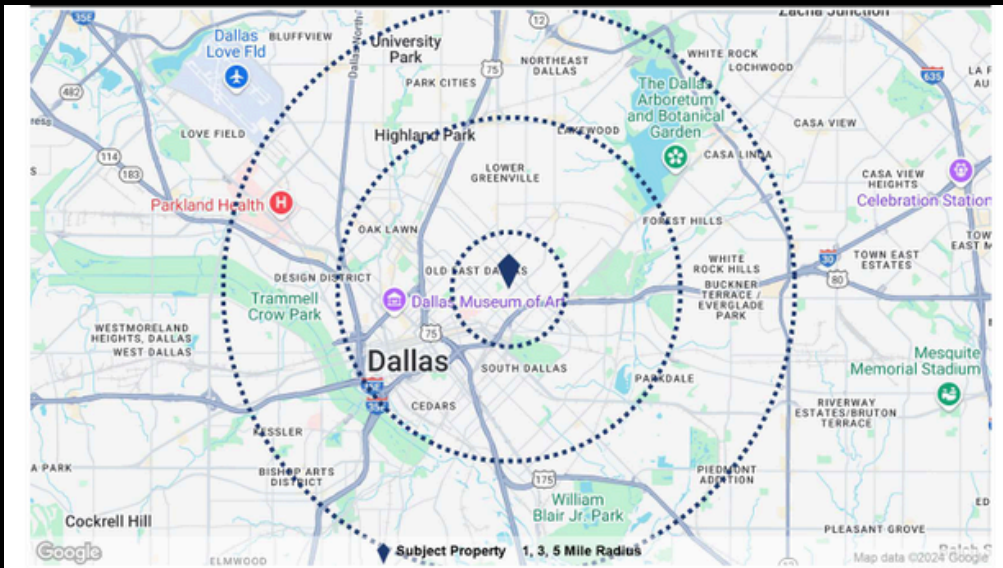


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DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
Population			
2024 Population	24,700	191,298	399,353
2029 Population	25,139	194,037	403,007
Pop Growth 2024-2029	1.8%	1.4%	0.9%
2024 Average Age	37	37	37
Households			
2024 Households	11,248	101,405	189,628
2029 Households	11,487	102,931	191,546
Household Growth 2024-2029	2.1%	1.5%	1.0%
Median Household Income	\$51,812	\$78,262	\$71,524
Average Household Size	2.1	1.8	2.0
Average HH Vehicles	1	1	2
Housing			
Median Home Value	\$339,885	\$459,181	\$439,527
Median Year Built	1970	1995	1989



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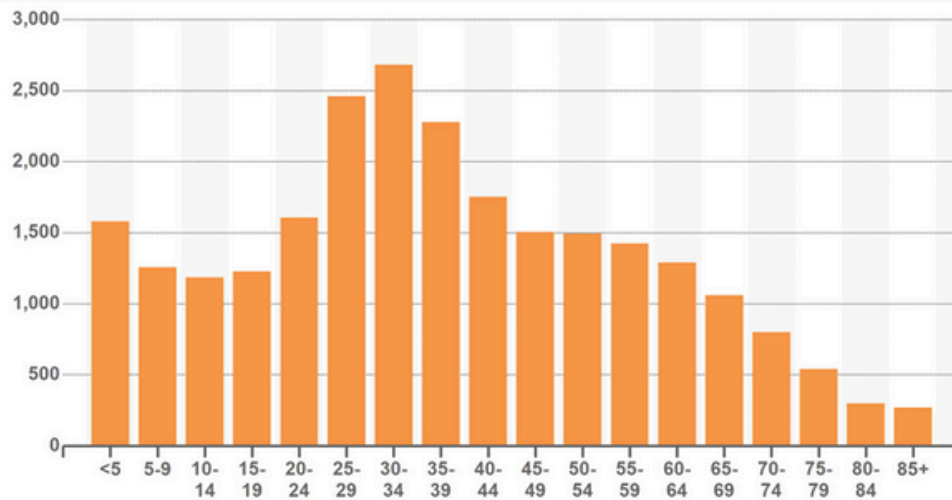
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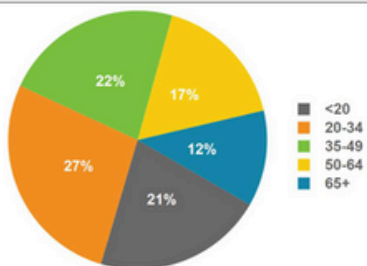
Age & Education

4718-4722 Reiger Ave - Paragon Apartments

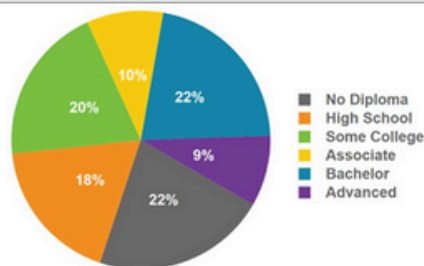
POPULATION BY AGE GROUP IN 1 MILE RADIUS



POPULATION BY AGE IN 1 MILE RADIUS



POPULATION BY EDUCATION IN 1 MILE RADIUS



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