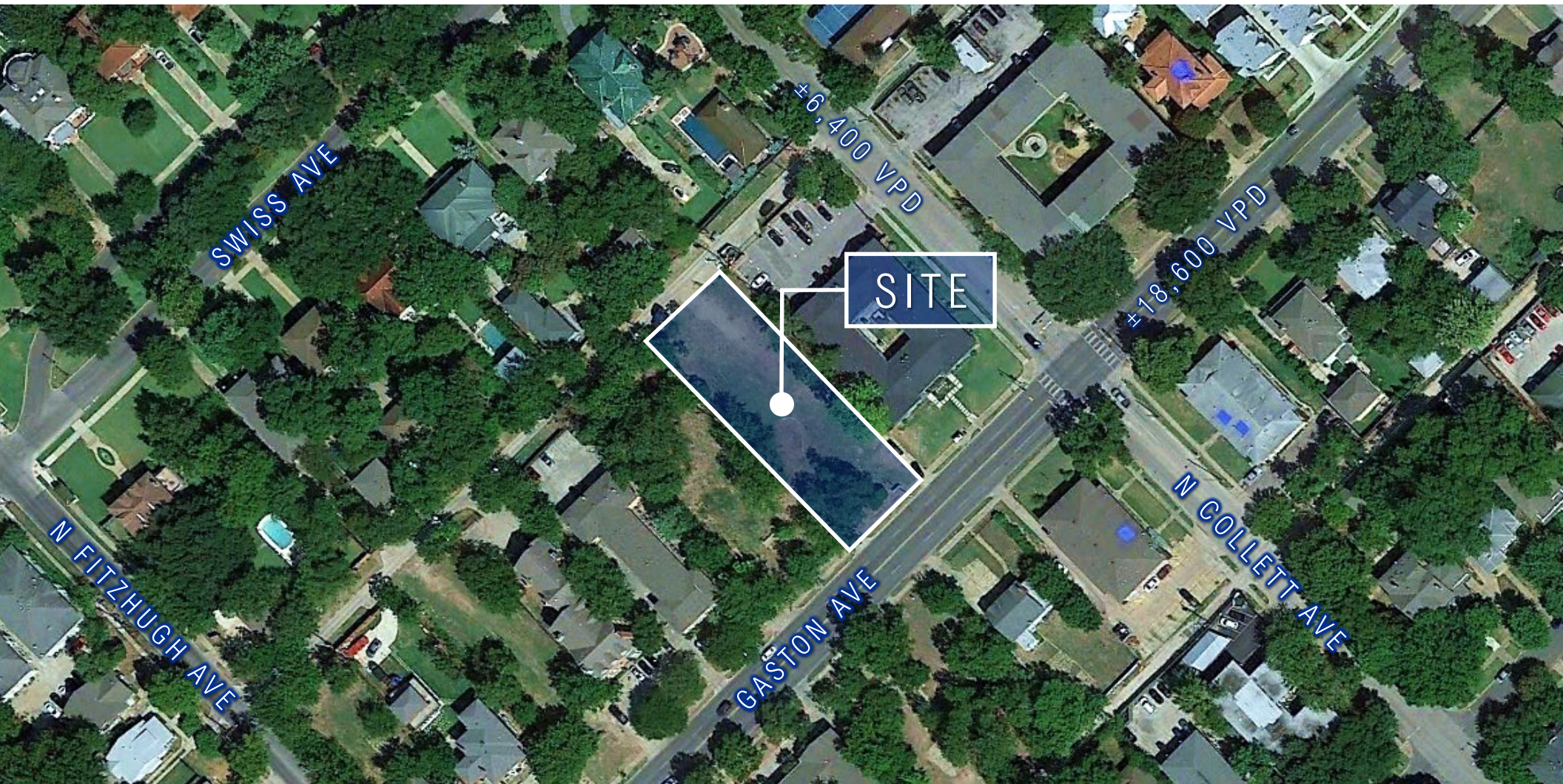


EAST DALLAS MULTIFAMILY SITE

4927 GASTON AVENUE, DALLAS, TEXAS 75214



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209
www.sljcompany.com

EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

PROPERTY PROFILE

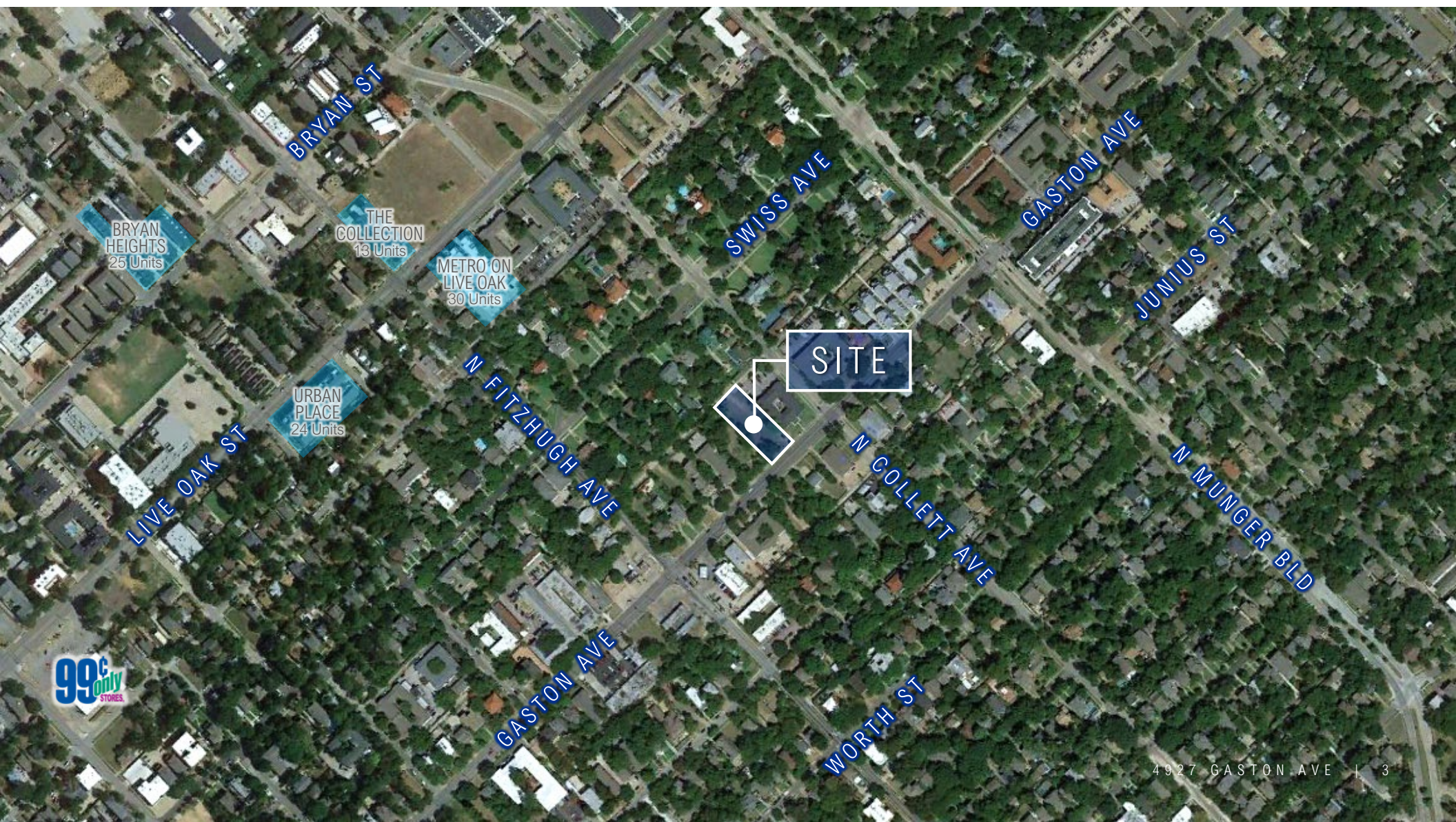
ZONING INFORMATION

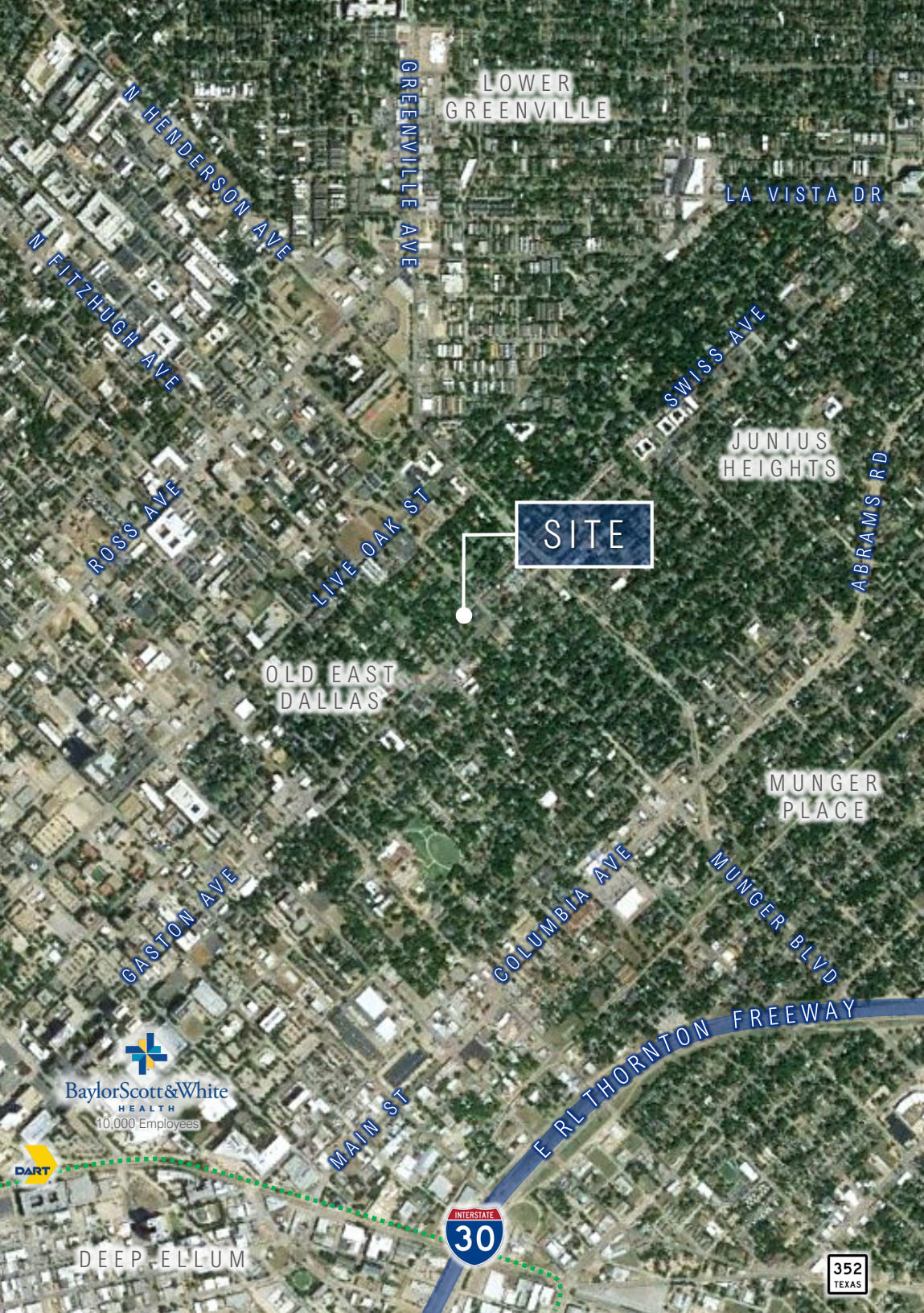
SURVEY

DEMOGRAPHICS

EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer this 21,706 square foot multifamily development site at 4927 Gaston Ave in Dallas, Texas. Located east of Hwy 75 and north of Interstate 30, this site has exposure to rapidly improving demographics and easy access to many area traffic drivers. The Property's prime location offers the opportunity to participate in the area's transformation along with developers such as Trammell Crow Residential, JLB Partners, Alliance Residential, Mill Creek Residential Trust among others.





PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

Located on Gaston Ave between N Fitzhugh Ave and N Munger Blvd, the Property sits on a major traffic artery in East Dallas. The area is quickly redeveloping with over 4,600 new multifamily, condo and townhome units in developments such as Alexan Ross, Encore Swiss Ave and Modera Hall Street, among others. The Property is just minutes from Downtown Dallas, Baylor University Medical Center, Deep Ellum and Dallas' Uptown and East Dallas Neighborhoods.

MULTIFAMILY SITE

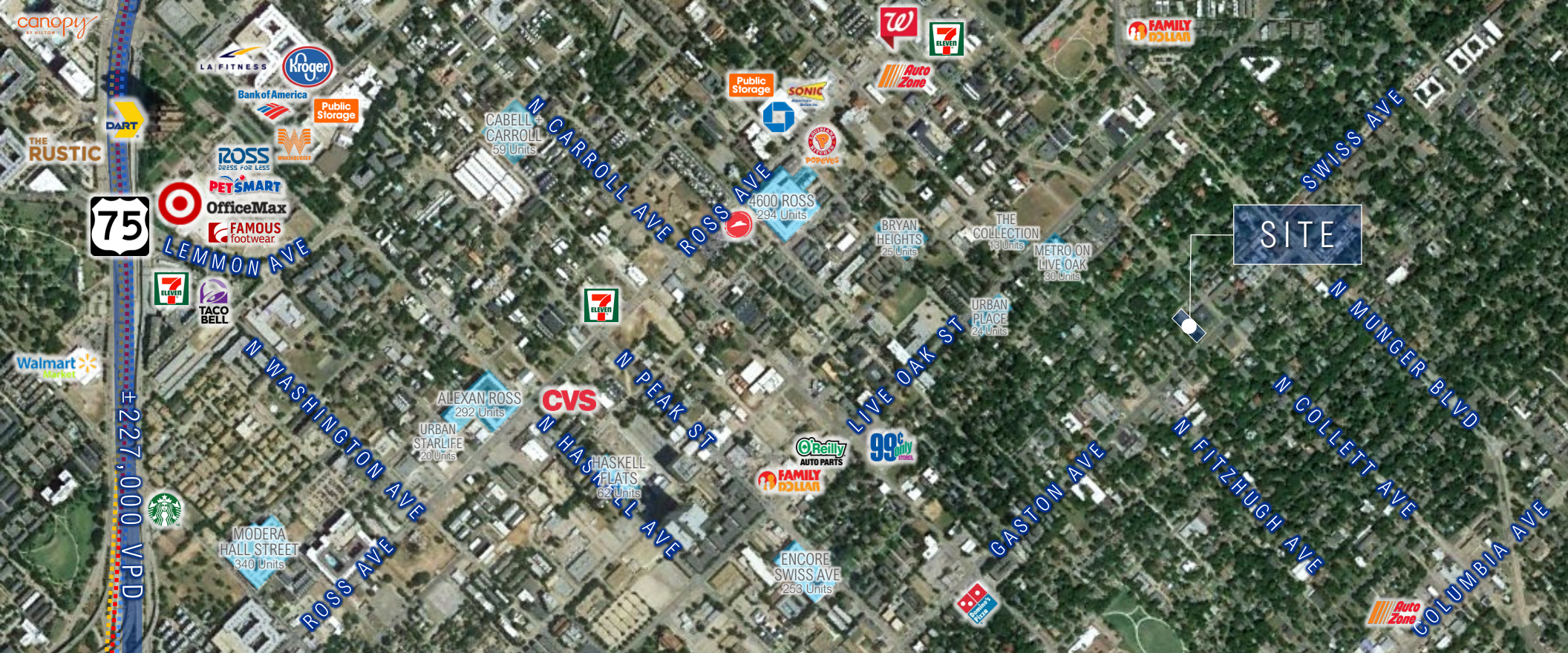
The Property is 21,706 square feet with high visibility and excellent access. This site is zoned for multifamily, duplex and single family uses.

STRONG DEMOGRAPHICS

With a population of approximately 34,546 and 183,983 living within a 1 and 3 mile radii of the Property respectively, the Property benefits from a dense pool of consumers in close proximity. The population within a 3 mile radius of the Property has experienced a dramatic 24.62% increase since 2010. Additionally, the average household income within a 3 mile radius of the property is \$103,360.

MANY AREA TRAFFIC DRIVERS

Retailers in close proximity to the Property include Aldi, CVS Pharmacy, AutoZone, Family Dollar, Schlotzsky's and Starbucks, among many others.



PROPERTY PROFILE

ADDRESS

4927 Gaston Ave, Dallas, TX 75214

LAND AREA

±21,706 Square Feet (0.498 Acres)

*No minerals are included in the proposed transaction

ZONING

Planned Development District 99 (Area I)

Primary Uses: Multifamily, Duplex & Single Family Uses

LOCATION

The subject property is located on Gaston Ave, between N Fitzhugh Ave and N Collett Ave, in Dallas, Texas.

LOT DIMENSIONS

Frontage on Gaston Ave:

Approximately 90 Feet

Maximum Depth:

Approximately 241 Feet

TRAFFIC COUNTS

Gaston Ave:

18,606 VPD (2018)

N Collett Ave:

6,429 VPD (2018)

ZONING INFORMATION

USES

Institutional/Community Service: Child-care Facility, Church
Residential: Single Family, Duplex, Multifamily,
Retirement Housing, Handicapped Group
Dwelling Unit

DENSITY

Maximum Dwelling Unit Density: None
Maximum Floor Area Ratio: 0.5:1

LOT SIZE

Minimum Lot Area Per Dwelling Unit
Single Family: 10,000 SF
Duplex: 5,000 SF
Townhouses: 2,000 SF with a Minimum of 25 Feet of
Street Frontage
Multifamily: Efficiency – 1,000 SF
1 Bedroom – 1,400 SF
2 Bedroom – 1,800 SF
Over 2 Bedroom – Add 200 SF for Each
Bedroom Over Two

MAXIMUM LOT COVERAGE

Single Family & Duplex: 45%
Townhouses: 65%
Multifamily: 50%
Nonresidential Structures: 40%

BUILDING HEIGHT

Maximum Height: 26 Feet at the Eaves; 36 Feet Overall
Stories: 2 Stories Minimum; 3 Stories Maximum

BUILDING DISPOSITION

Front Setback: 25 Feet Minimum
Side Setback: 8 Feet Minimum (0 For Townhouses)
Cornerside Setback: 8 Feet Minimum
Rear Setback: 15 Feet Minimum



4927 GASTON AVE | 7



2019 DEMOGRAPHICS

1 MILE

OF
BUSINESSES

1,633

OF
EMPLOYEES

14,241

CONSUMER
SPENDING
(\$000S)

265,691

3 MILE

EMPLOYED
POPULATION

71.9%

COLLEGE
EDUCATED
POPULATION

73.9%

POPULATION
<30 MINUTE
COMMUTE

71.1%

5 MILE

POPULATION

412K

HOUSEHOLDS

179K

MEDIAN AGE

35.0

AVERAGE
HOUSEHOLD
INCOME

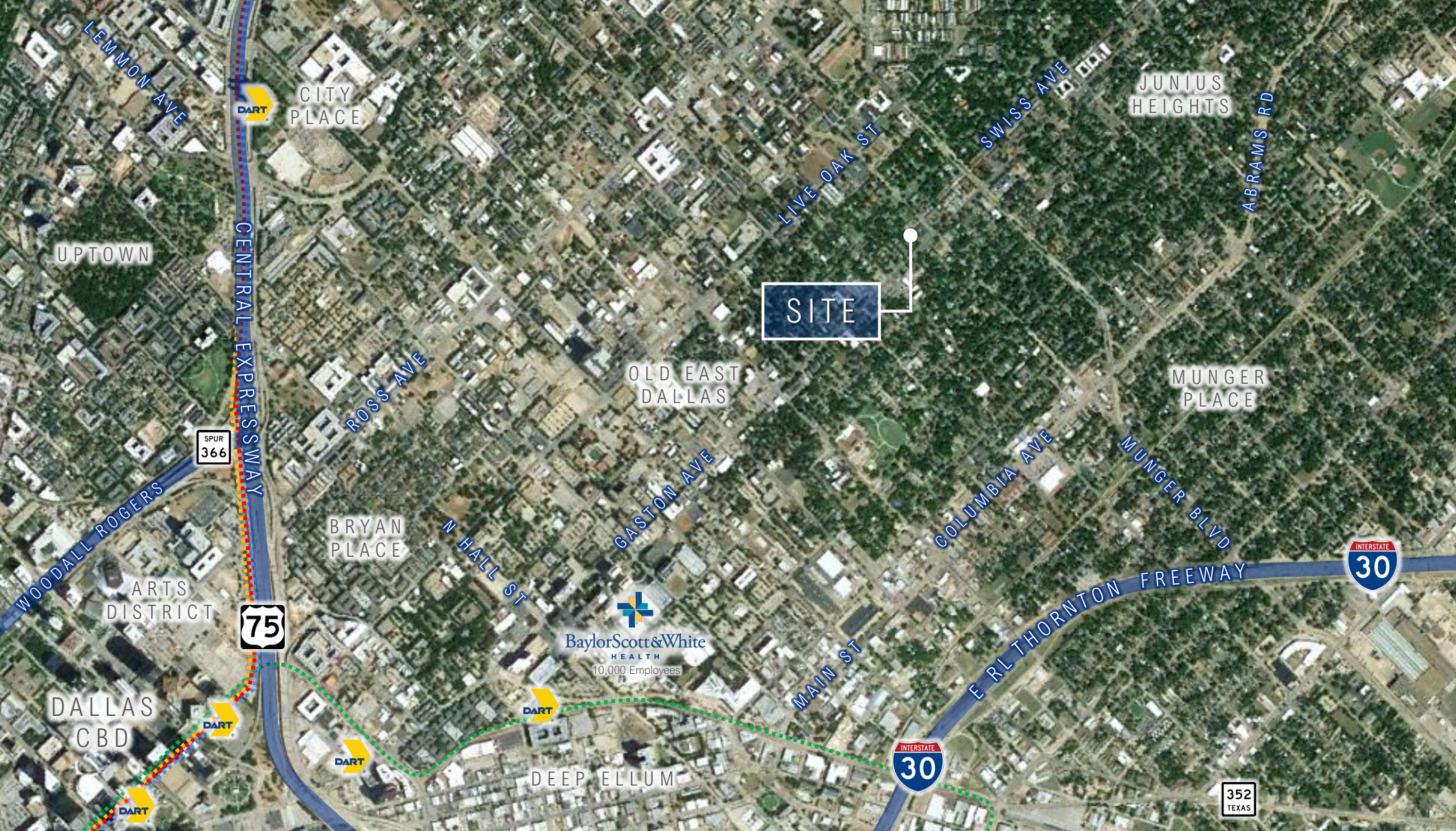
\$97K

MEDIAN
HOME
VALUE

\$345K

PROJECTED
POP. GROWTH
2019-2024

6.75%



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Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Fabio Ernesto Felix Vega	802044	fabio@sljcompany.com	214-520-8818
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date