

OFFERING SUMMARY

7515 Chaucer Place | Dallas, Texas 75237

62-Unit Build-to-Rent Condominium Development — Land Sale

■ **PRICE REDUCED | Now Offered at \$1,250,000** ■

\$1,250,000 Asking Price Reduced from \$1,500,000	62 Condos Units Approved 2 Bed / 2 Bath Avg. 1,385 SF	2.687 Acres Site Area MF-2(A) City of Dallas
\$14M-\$15M Est. Dev. Cost Excl. land	~\$2,000/mo Target Rent Market median \$2,600/mo	\$465/Acre Price/Acre Full entitlements included

PROPERTY SNAPSHOT

Address	7515 Chaucer Place, Dallas, TX 75237
Submarket	Wolf Creek, Southwest Dallas
Site Area	2.687 Acres
Zoning	MF-2(A) — Multifamily, City of Dallas
Approved Units	62 Condominium Units
Unit Type	2 Bed / 2 Bath Avg. ~1,385 SF 2-Car Garage per Unit
Entitlements	Fully Entitled — Vertical and Horizontal Plans Approved
Permit Status	Permit-ready; fees est. under \$8,000
Asking Price	\$1,250,000 — PRICE REDUCED (incl. all dev work to date)
Est. Total Cost	\$15.25M – \$16.25M (land + construction)
Owner	Maitri Partners, LLC
GC	Fortex Construction, LLC — reviewed plans, ready to mobilize
Architect	Design Balance, Inc. — Rockwall, TX

WHY THIS SITE STANDS OUT

Entitlement and Value

- Price reduced \$250K — motivated seller
- Competing site at I-20/67 (13 AC) asks \$231K/acre with NO plans
- Chaucer at \$465/acre includes full entitlements, drawings and permits
- Zero entitlement risk — skip 12–24 months of pre-dev work
- All soft costs absorbed — included in asking price

Location

- 2 min to Hwy 67 and I-20 | 15 min to Downtown Dallas
- 191K CPD on I-20 | 104K CPD on US-67
- Direct access to I-35E — Fort Worth, Arlington, Irving under 1 hr
- Adjacent to Shops at RedBird, Daniieldale Park, Dallas ISD schools

Market and Financing

- Site may be in QCT — may qualify for 4% LIHTC financing (verify independently)
- South Dallas: 23% population growth, limited modern inventory
- Submarket occupancy above 93% | 10%+ rent growth
- Target rent \$2,000/mo — 23% below market median of \$2,600/mo
- Dallas Housing Authority active — stable long-term renter base

Whats Included

- Full architectural, civil, MEP, SWPPP, CAD and plat
- City of Dallas-approved vertical and horizontal entitlements
- Permits issued — ready to pull for under \$8,000
- GC in place — Fortex Construction ready to mobilize
- Pro forma and investor deck available on request

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CONFIDENTIALITY: This summary is for informational purposes only. All figures are estimates. Buyers should conduct independent due diligence. No soil report or as-built appraisal has been completed. Market study is AI-generated. QCT eligibility should be independently verified.