

MULTIFAMILY PROPERTY FOR SALE



5005 SAN JACINTO

DALLAS, TX 75204

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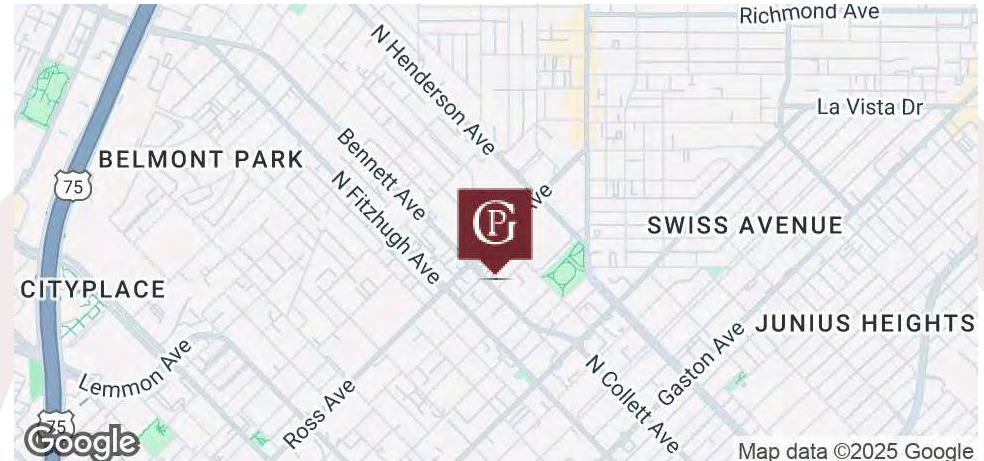
PERRY GUEST COMPANY

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5005 SAN JACINTO

DALLAS, TX 75204

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$2,095,000

Number Of Units: 16

Lot Size: 0.36 Acres

Building Size: 10,207

PROPERTY OVERVIEW

5005 San Jacinto is a fully gut renovated 16 unit Apartment Building in the vibrant East Dallas/Knox-Henderson/Lower Greenville submarket of Dallas. The property offers studio, 1 and 2 bedroom floor plans with an open middle courtyard, and gated parking. Updates and interior finishes feature wide plank grey wash floors, in-unit laundry, quartz countertops, premium stainless appliances, recessed lighting, modern ceiling fans and fixtures, and designer baths. Located just minutes from the night-life of Knox-Henderson, Lower Greenville and Uptown. A short commute to Downtown, The Baylor Medical Center, and quick access to Central Expressway to get anywhere in the Metroplex.

PROPERTY HIGHLIGHTS

- 16 Units (mix of Studio, 1B1B, 2B2B)
- Turnkey Building (Fully Renovated in 2020)
- Located on a Hard Corner
- Located in the the popular professional neighborhood of East Dallas, Knox-Henderson, and Lower Greenville

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PROPERTY SUMMARY



OFFERING SUMMARY

Number of Units:	16
Building Size:	10,207 SF
Land Size:	15,750 SF
Year Built:	1961

BUILDING DETAILS

Wiring:	Copper
Plumbing:	PVC
HVAC:	Individual
Roof:	Composition
Foundation:	Pier and Beam
Electric Metering:	Separate
Gas Metering:	Master
Water Metering:	Master
Parking Spots:	20 Spots

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INTERIOR PHOTOS



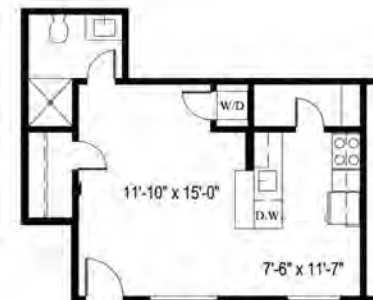
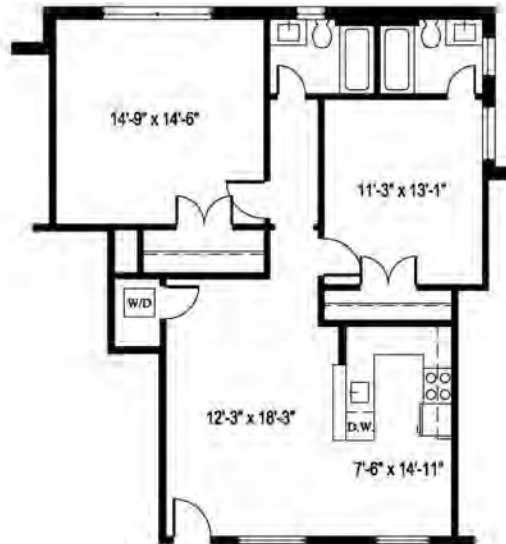
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EXTERIOR PHOTOS



FLOOR PLANS



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REGION MAP



HENDERSON DEVELOPMENT



HENDERSON DEVELOPMENT

The Henderson Avenue Development is a transformative, mixed-use project. Spearheaded by Ignite/REBEES with financial backing from Acadia Realty Trust, this walkable quarter-mile development will deliver 10 boutique-style buildings totaling 75,000 SF of retail, 74,000 SD of Office, and three chef-driven restaurants, all supported by under ground parking. Scheduled for completion in October 2026, the project is poised to elevate the neighborhood even more, cementing Knox-Henderson as one of the city's most vibrant and desirable urban neighborhoods. For multifamily owners and tenants alike, this development will bring premium walkability, upscale amenities, and long-term value growth.

RETAIL/OFFICE

- Prince Street Pizza (New York, New York Restaurant)
- Tecovas (Western Wear)
- Local Public Eatery (Canadian Based)
- Warby Parker (Eyewear)
- CorePower Yoga (Yoga Studio)
- Sprouts Grocery Store (Grocer)
- Tremble (Pilates Studio)
- Multiple Restaurants and Nightlife
- 74,000 sqft of Class A office

KNOX DEVELOPMENT



KNOX DEVELOPMENT

Nestled between Highland Park and Uptown, Knox Street is undergoing a landmark, 14-acre transformation led by BDT & MSD Partners alongside Trammell Crow Co., The Retail Connection and Highland Park Village Associates. Anchored by a \$619 million three-tower project at Knox & Travis, the district will debut boutique-style hotel rooms, luxury residences, 1 million SF of high-end retail and dining, and premium office space —while preserving the street's intimate, walkable character. Completion is slated for 2027.



5005 SAN JACINTO

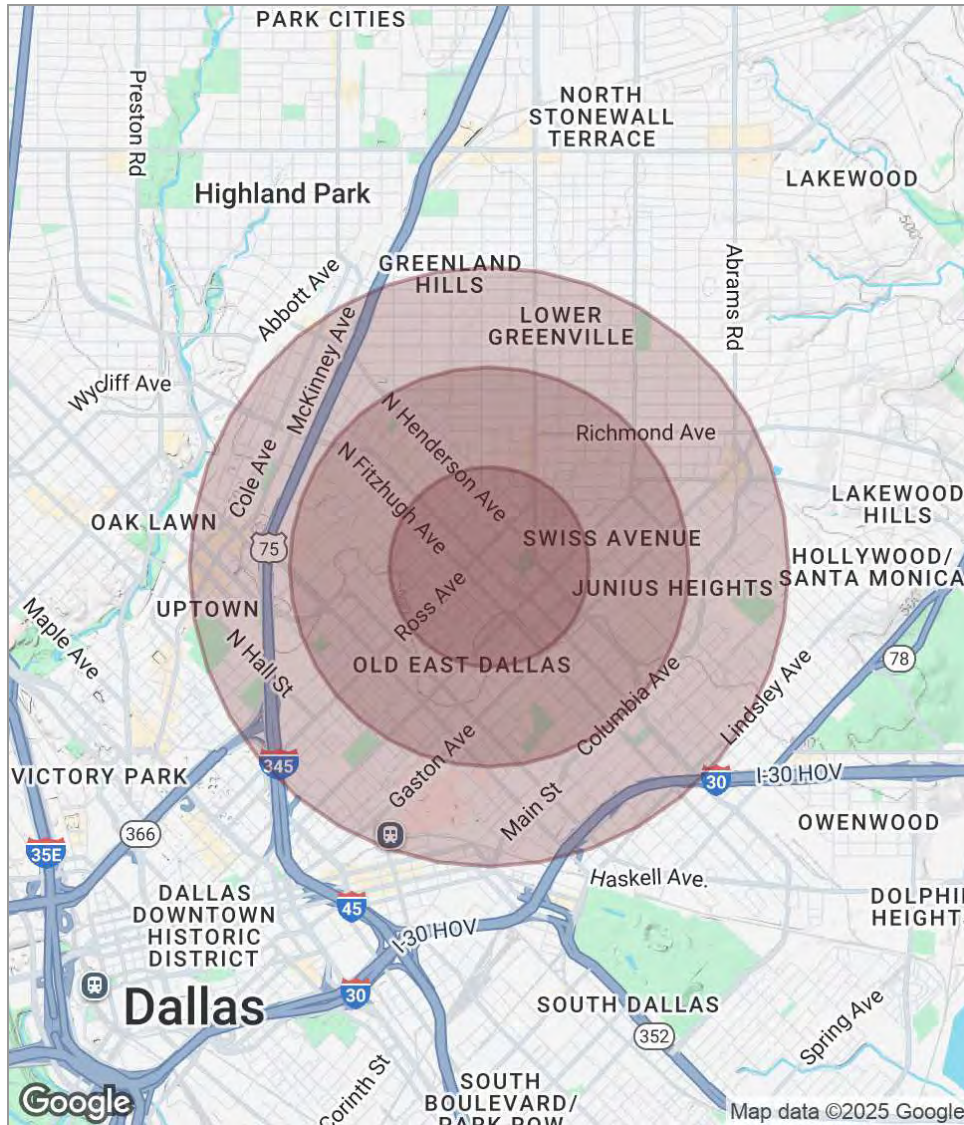
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DEMOGRAPHICS MAP



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	8,738	30,297	58,509
Median age	32.5	31.4	31.5
Median age (male)	33.2	32.1	32.0
Median age (Female)	31.0	29.9	30.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	3,601	12,701	26,039
# of persons per HH	2.4	2.4	2.2
Average HH income	\$46,984	\$54,670	\$66,956
Average house value	\$216,336	\$234,759	\$255,502

** Demographic data derived from 2020 ACS - US Census*

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