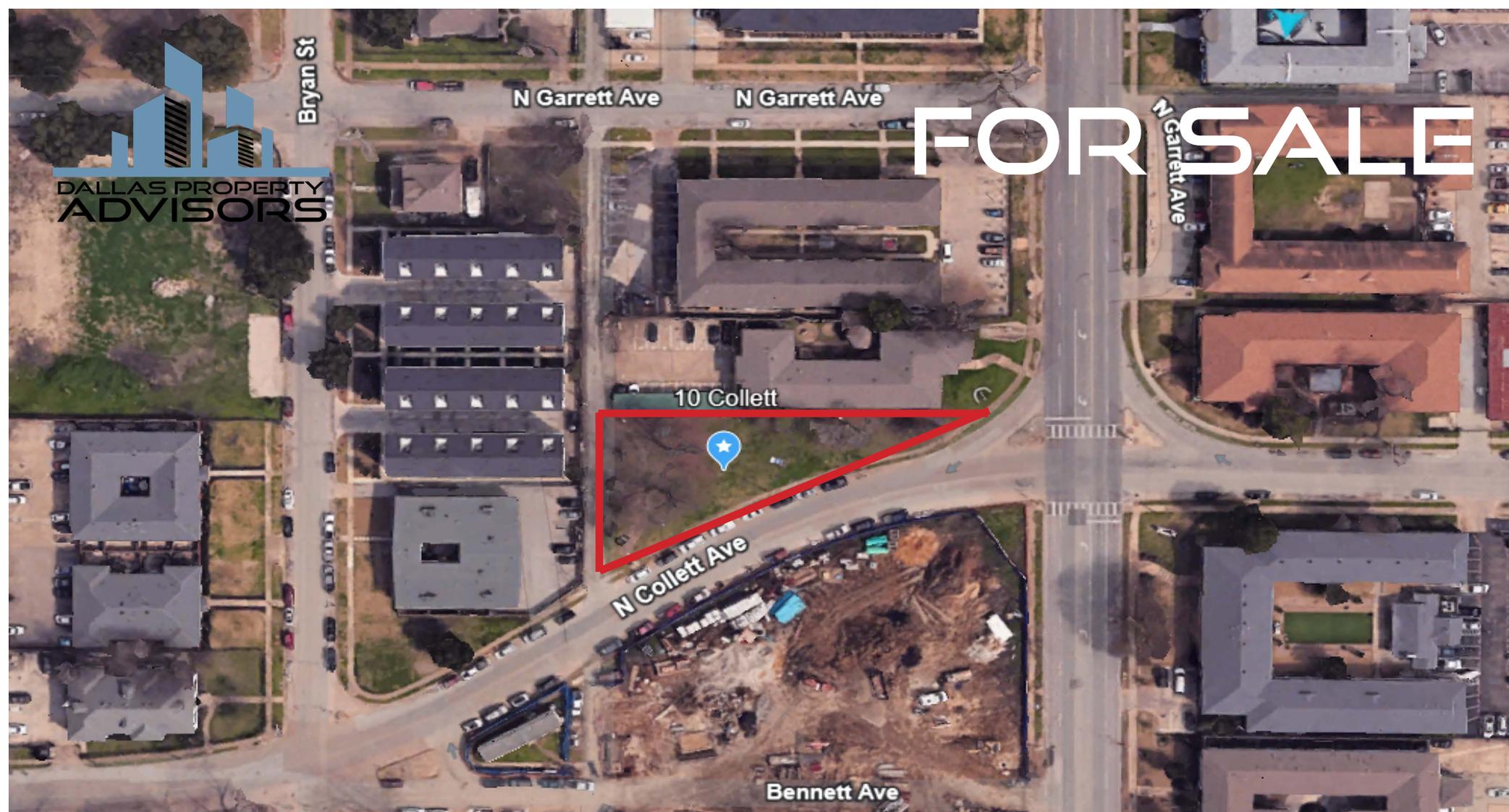




FOR SALE



MULTI FAMILY DEVELOPMENT OPPORTUNITY

10 COLLETT DALLAS, TX 75206

OLD EAST DALLAS

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Property Dashboard

Property Overview

Property Address	10 Collett Ave. Dallas, TX 75206
Price	\$995,000
Land Size	15,030 sf
Price/SQ FT	\$66
Zoning:	MF 2A
Location	Old East Dallas, TX



10 Collett represents a rare multifamily development opportunity located in the heart of Old East Dallas, one of the city’s most dynamic and rapidly evolving urban neighborhoods. Situated at 10 N Collett Avenue, the property consists of approximately 15,028 square feet (0.34 acres) and is ideally positioned near the intersection of Collett Avenue and Live Oak Street, providing immediate access to Downtown Dallas, Lower Greenville, and the Baylor Medical District.

The site offers flexible development potential with zoning that allows for a multifamily or townhome project, creating multiple exit strategies for investors and developers. With its generous lot size and strong surrounding rental demand, the property is well-suited for the development of boutique apartments, luxury townhomes, or an urban infill multifamily community designed to meet the growing demand for walkable urban housing in East Dallas.

Old East Dallas has experienced significant reinvestment in recent years, driven by its proximity to major employment centers and entertainment districts, including Downtown Dallas, Deep Ellum, and Uptown. Residents benefit from easy access to major thoroughfares such as Ross Avenue, Live Oak Street, and US-75, as well as nearby retail, dining, and lifestyle amenities.

Surrounded by a mix of renovated historic homes, modern multifamily developments, and new townhome communities, 10 Collett presents a compelling opportunity to develop a project that aligns with the continued transformation of the neighborhood. The property’s location within a high-demand urban infill submarket positions it to capitalize on strong population growth, increasing rental demand, and ongoing redevelopment throughout East Dallas.

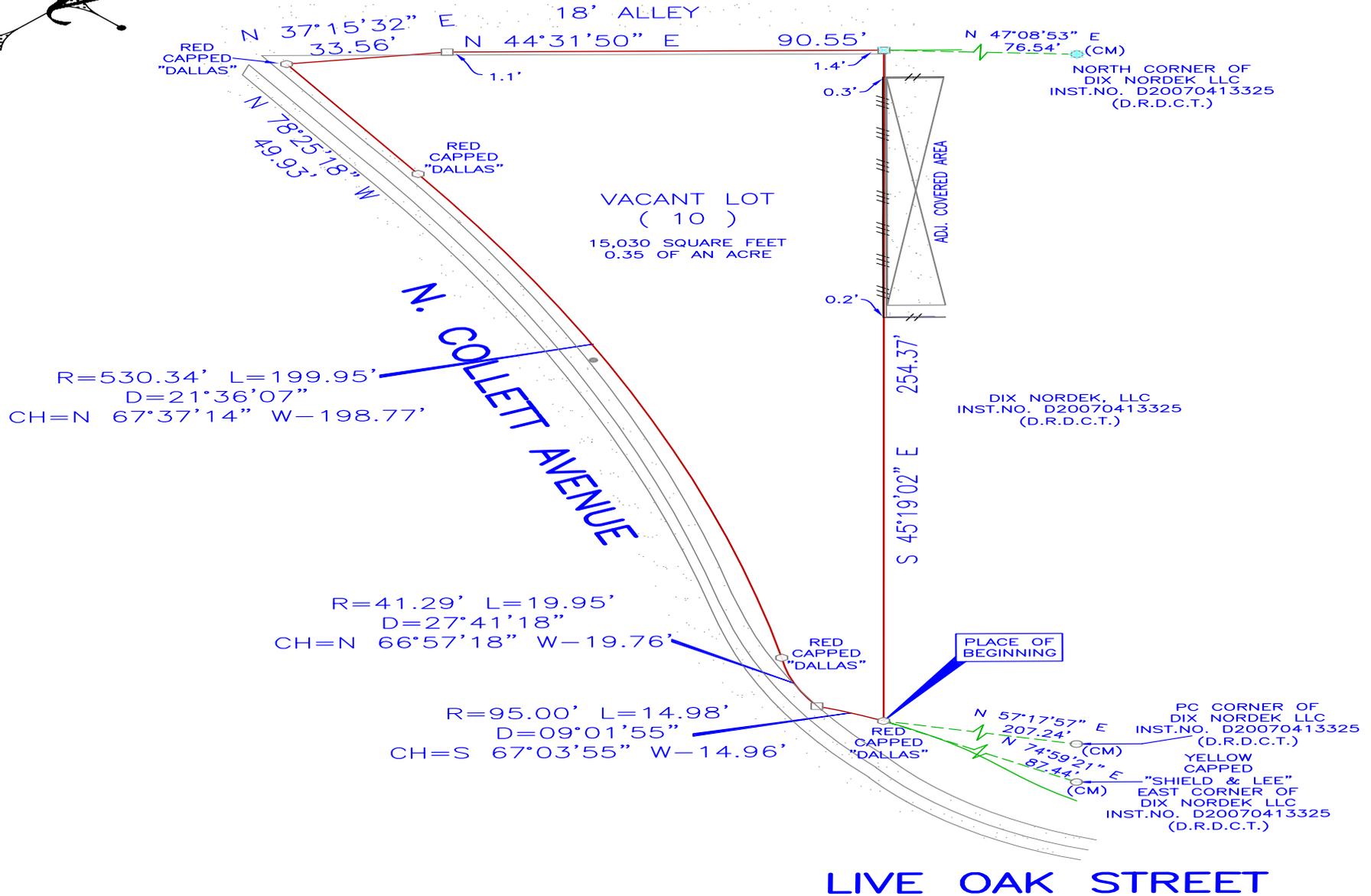
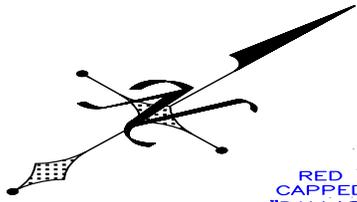
With limited remaining development sites of this scale in the immediate area, 10 Collett offers investors the opportunity to acquire a strategically located infill parcel with multiple development paths in one of Dallas’ most desirable urban neighborhoods.

Potential Site Plan



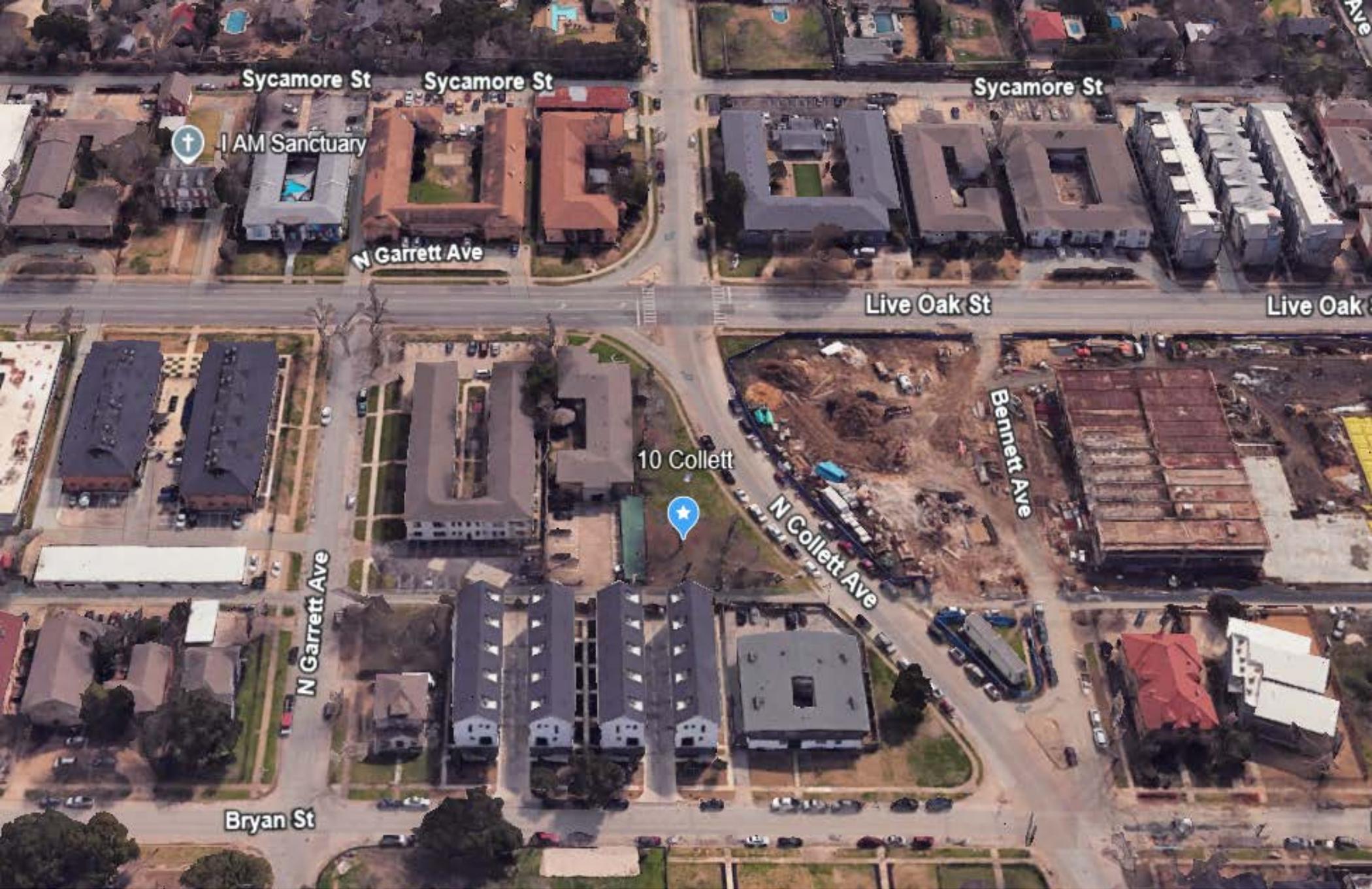
parmadesign
architecture . art . sculpture

Survey



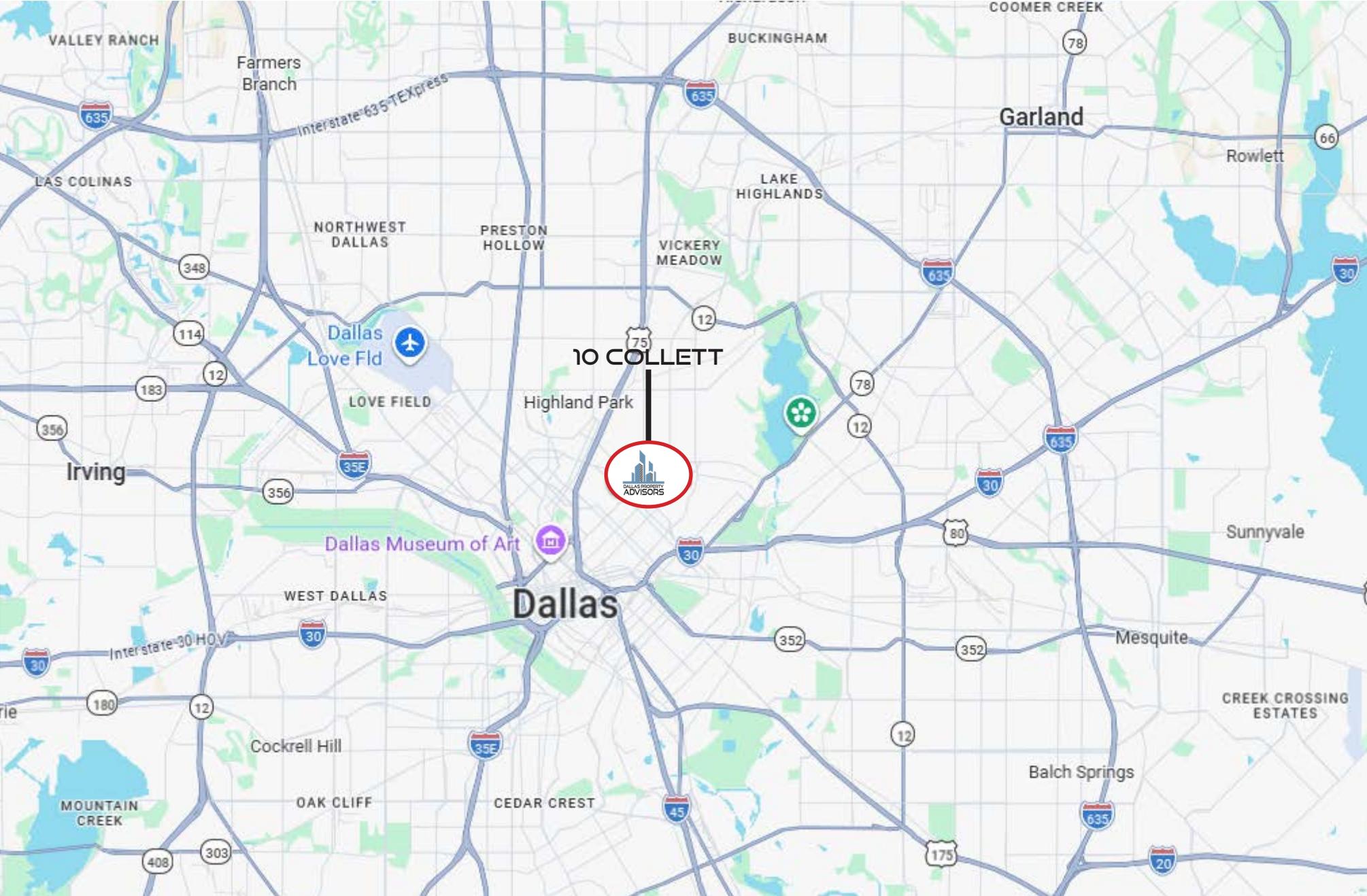
Additional Renderings

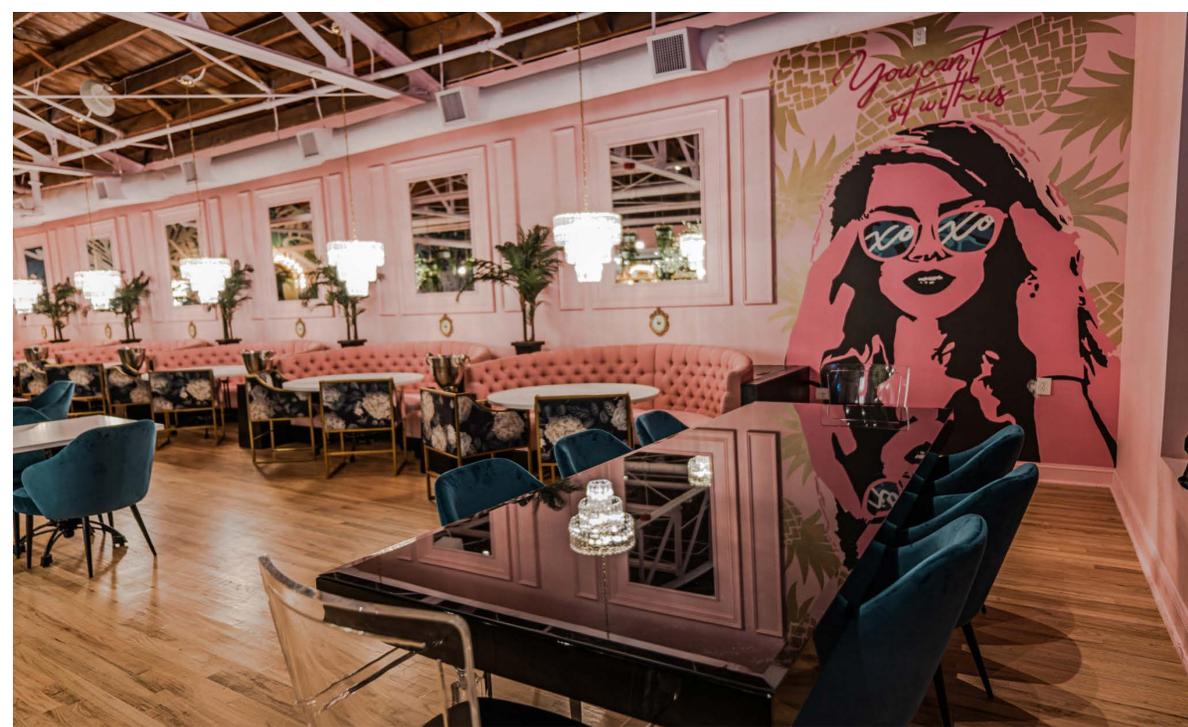




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Maps





AREA OVERVIEW

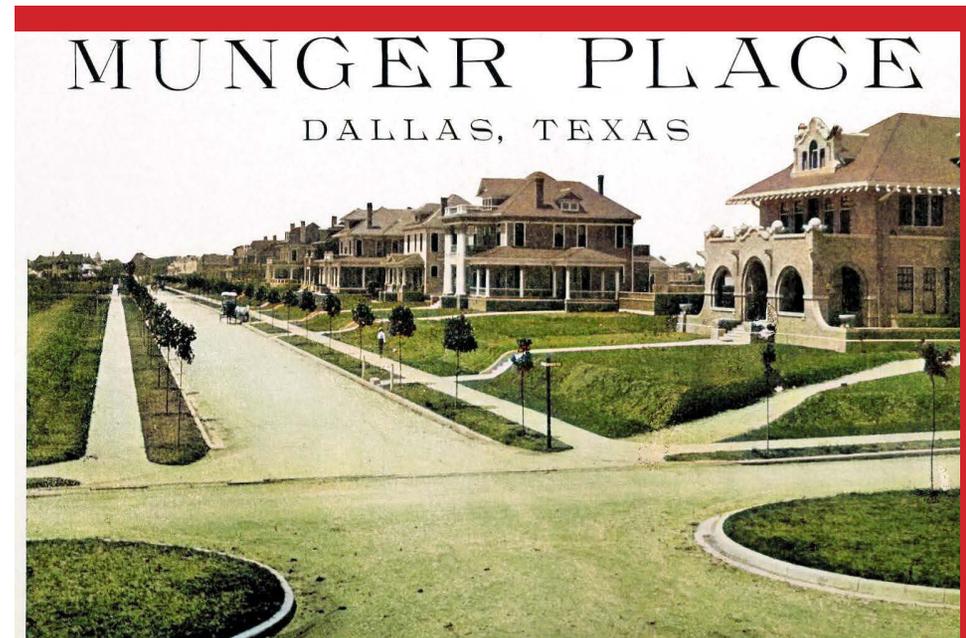
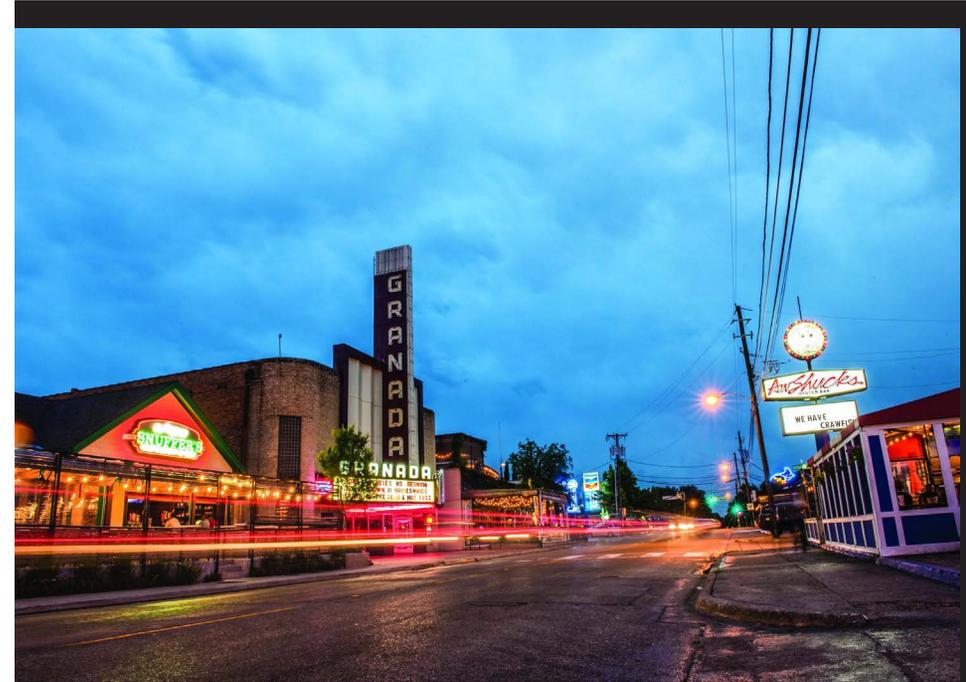
Old East Dallas

Old East Dallas is a highly desirable in-town neighborhood located immediately east of Downtown Dallas. The submarket offers direct access to Downtown, Uptown, Deep Ellum, and the Baylor University Medical District, positioning it to capture demand from healthcare professionals, young professionals, and urban workforce renters.

Anchored by Baylor Scott & White Medical Center—one of the largest employment hubs in North Texas—the area benefits from a stable and diverse employment base that supports consistent renter demand. Its infill location provides residents with walkable access to neighborhood retail, dining, entertainment, and green space while maintaining convenient connectivity via major thoroughfares and DART transit.

Over the past decade, Old East Dallas has experienced significant reinvestment, including adaptive reuse projects, boutique multifamily developments, and infrastructure improvements. The neighborhood's historic character and limited remaining development sites create natural supply constraints that support long-term occupancy stability and rent growth.

With its proximity to major employment drivers, established residential appeal, and ongoing revitalization, Old East Dallas remains one of the most compelling urban multifamily submarkets in Dallas.



Henderson Development

A significant development is underway on Dallas' Henderson Avenue, spearheaded by Acadia Realty Trust and Ignite-Rebees. The project, designed by GFF, will cover a quarter-mile and feature 10 unique buildings with retail, restaurants, and office spaces, including 500 subgrade parking spots.

The development is expected to be completed by fall 2026. Key figures in the project include Tristan Simon, a prominent Dallas restaurateur turned real estate developer, and Mark Masinter, founder of Open Realty. The project aims to transform Henderson Avenue into a premier retail and dining destination, elevating its urban-cultural significance. The development will offer 12,000 square feet of restaurant space, 75,000 square feet of retail space, and 74,000 square feet of office space, with management and leasing handled by Open Realty and Newmark. Henderson East will be North Texas's first fully "hotelized" office project, providing high-end amenities to attract employees back to office spaces.

The development promises to turn Henderson Avenue into a vibrant, walkable retail area with contemporary brands and a unique community environment.





Dallas, Texas

Dallas, Texas is one of the fastest-growing and most economically dynamic cities in the United States. As the core of the Dallas–Fort Worth metroplex, it serves as a major hub for finance, technology, healthcare, logistics, and corporate headquarters. The city offers a diverse economy supported by Fortune 500 companies, a pro-business climate, and no state income tax, which continues to attract both employers and residents. Dallas is also known for its vibrant cultural scene, including the nation’s largest urban Arts District, professional sports franchises, and an expanding dining and entertainment landscape. Its central location and extensive transportation infrastructure, including DFW International Airport, provide strong national and global connectivity. Combined with steady population growth and ongoing development, Dallas remains one of the most attractive markets for business investment and real estate growth in the country.

#2
BEST PLACES TO LIVE IN TEXAS
(U.S. News, 2022)

#20
25 BEST PLACES FOR YOUNG PROFESSIONALS
(U.S. News, 2022)

Major Employers

Employer	Employee Count
Walmart	34,000
American Airlines	27,000
Exxon Mobil	72,000
Southwest Airlines	56,000
Charles Schwab	32,000
Texas Health Resources	22,000
Dallas ISD	21,000
Texas Instruments	30,000
Mckesson	70,000
UT Southwestern	23,000



Economy

The Dallas economy is one of the largest and most diversified in the United States, supported by strong growth across finance, technology, healthcare, energy, and logistics. As part of the broader Dallas–Fort Worth metroplex, the region benefits from consistent population growth, corporate relocations, and a pro-business environment. Major employers and Fortune 500 headquarters contribute to a stable employment base and sustained job creation. This economic strength, combined with Texas’ favorable tax climate, continues to drive investment, development, and long-term regional expansion.

Banking and Finance

Dallas serves as one of the most important financial and banking centers in the United States, supporting the economic growth of North Texas and the broader region. The city is home to numerous national and regional banks, financial institutions, and the Federal Reserve Bank of Dallas, creating a strong foundation for capital access and financial services. This robust financial infrastructure plays a critical role in supporting commercial real estate investment, business expansion, and development activity across the metroplex. As Dallas continues to experience significant population and job growth, its banking and financing sector remains a key driver of sustained economic momentum.

Information Technology

Dallas is a leading information technology hub within the Dallas–Fort Worth metroplex, often referred to as part of the “Silicon Prairie.” The region hosts a strong concentration of technology firms spanning telecommunications, software development, data centers, cybersecurity, and semiconductor manufacturing. Major corporate campuses and a steady pipeline of engineering talent from local universities support continued innovation and expansion in the sector. The growth of information technology in Dallas drives high-paying job creation, attracts corporate relocations, and reinforces the region’s long-term economic competitiveness.

Companies Headquartered in DFW

The Dallas–Fort Worth metroplex is home to one of the highest concentrations of corporate headquarters in the United States, including Fortune 500 companies such as AT&T, American Airlines, Southwest Airlines, Texas Instruments, CBRE Group, Energy Transfer, Tenet Healthcare, McKesson, DR Horton, and Fluor Corporation. In addition, major corporate and regional hubs like Toyota Motor North America, Charles Schwab, Comerica Bank, Brinker International, and Cinemark Holdings maintain significant operations throughout the area. This concentration of industry leaders across telecommunications, aviation, finance, healthcare, energy, and real estate creates a highly diversified and resilient economic base. The presence of these corporations drives high-paying job creation, fuels housing demand, supports small businesses, and reinforces DFW’s reputation as one of the strongest and most stable economic regions in the country.

Dallas Culture and Attractions

ARTS DISTRICT

The Dallas Arts District is the largest contiguous urban arts district in the United States, spanning 68 acres in the heart of Downtown. Home to world-class institutions such as the Dallas Museum of Art, the Nasher Sculpture Center, and the Winspear Opera House, it serves as a cultural anchor for the city. The district enriches the community by fostering creativity, attracting tourism, supporting local businesses, and providing accessible arts programming that enhances Dallas' quality of life and economic vitality.

MAJOR LEAGUE SPORTS

Dallas is home to several major professional sports franchises, including the Dallas Cowboys (NFL), Dallas Mavericks (NBA), Texas Rangers (MLB), and Dallas Stars (NHL), making it one of the premier sports markets in the country. These teams generate significant economic impact through ticket sales, media rights, tourism, hospitality spending, and year-round event activity. Major sporting events attract national attention and visitors, driving revenue for hotels, restaurants, retail, and transportation sectors. The strength of Dallas' professional sports presence contributes to job creation, regional branding, and sustained economic activity across the metro area.

SHOPPING AND ENTERTAINMENT DISTRICTS

Dallas offers a diverse shopping and entertainment landscape, highlighted by iconic destinations such as Highland Park Village, the nation's first planned shopping center and a premier luxury retail hub. Complemented by major centers like NorthPark Center and vibrant districts including Uptown, Deep Ellum, and Lower Greenville, the city provides a dynamic mix of retail, dining, live music, and nightlife. This concentration of high-end and experiential destinations attracts both residents and visitors year-round, driving tourism and supporting local businesses. The strength of Dallas' shopping and entertainment ecosystem enhances quality of life while contributing meaningfully to the region's economic vitality.

Klyde Warren Park

Klyde Warren Park is a vibrant 5.2-acre urban green space built over the Woodall Rodgers Freeway in the heart of Dallas. The park seamlessly connects Uptown and Downtown, serving as a central gathering place for residents and visitors alike. It features daily programming including fitness classes, live music, food trucks, outdoor games, and family-friendly events. With skyline views, shaded seating areas, and a lively atmosphere, Klyde Warren Park has become one of Dallas' most iconic civic destinations.



Higher Education

Dallas is home to a diverse and growing higher education ecosystem that supports both workforce development and regional innovation. Major institutions such as Southern Methodist University (SMU), the University of Texas at Dallas (UTD), and Dallas College provide strong academic programs across business, engineering, healthcare, and technology. These universities attract students from across the country and internationally, contributing to a steady pipeline of educated talent for the region's major employers. The presence of medical and research-focused institutions also strengthens Dallas' position as a hub for healthcare and advanced industries. Collectively, higher education plays a critical role in driving economic growth, fostering entrepreneurship, and sustaining long-term demand for housing throughout the metro area.

Southern Methodist University

Southern Methodist University (SMU) is a nationally recognized private university located in the heart of Dallas, known for its strong academic programs and vibrant campus community. The university is particularly respected for its Cox School of Business, Dedman School of Law, and programs in engineering, arts, and public policy. SMU's presence contributes significantly to the local economy by attracting students, faculty, research funding, and cultural programming to the Dallas area.

University of North Texas

The University of North Texas (UNT), located in the Dallas–Fort Worth metroplex, is one of the largest public universities in Texas and a major contributor to the region's workforce development. UNT is widely recognized for its programs in business, music, engineering, and health sciences, attracting a diverse student population from across the state and beyond. The university's research initiatives and strong ties to industry partners help support economic growth and talent retention throughout North Texas.

University of Texas, Dallas

The University of Texas at Dallas (UTD) is a nationally recognized public research university located in the heart of the North Texas technology corridor. Known for its strengths in engineering, computer science, business, and natural sciences, UTD plays a key role in supporting the region's innovation-driven economy. The university attracts a highly skilled student body and maintains strong partnerships with corporate employers, contributing to workforce development and sustained economic growth across the Dallas metro area.





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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jaclyn Castano	645546	jaclyn@dallaspropertyadvisors.com	972-898-9399
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date





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