



# The Flats on Columbia Ave - 4532 Columbia Ave Dallas, Texas 75226

Prime Multi-Family redevelopment opportunity in Dallas, TX. Zoned for high-density Multi-Family with potential for 16 units. Asking Price: \$1,625,000

# Location & Zoning Snapshot



## Urban Living

Located in the heart of East Dallas. Close proximity to retail, public transit, and major job centers

**16K**

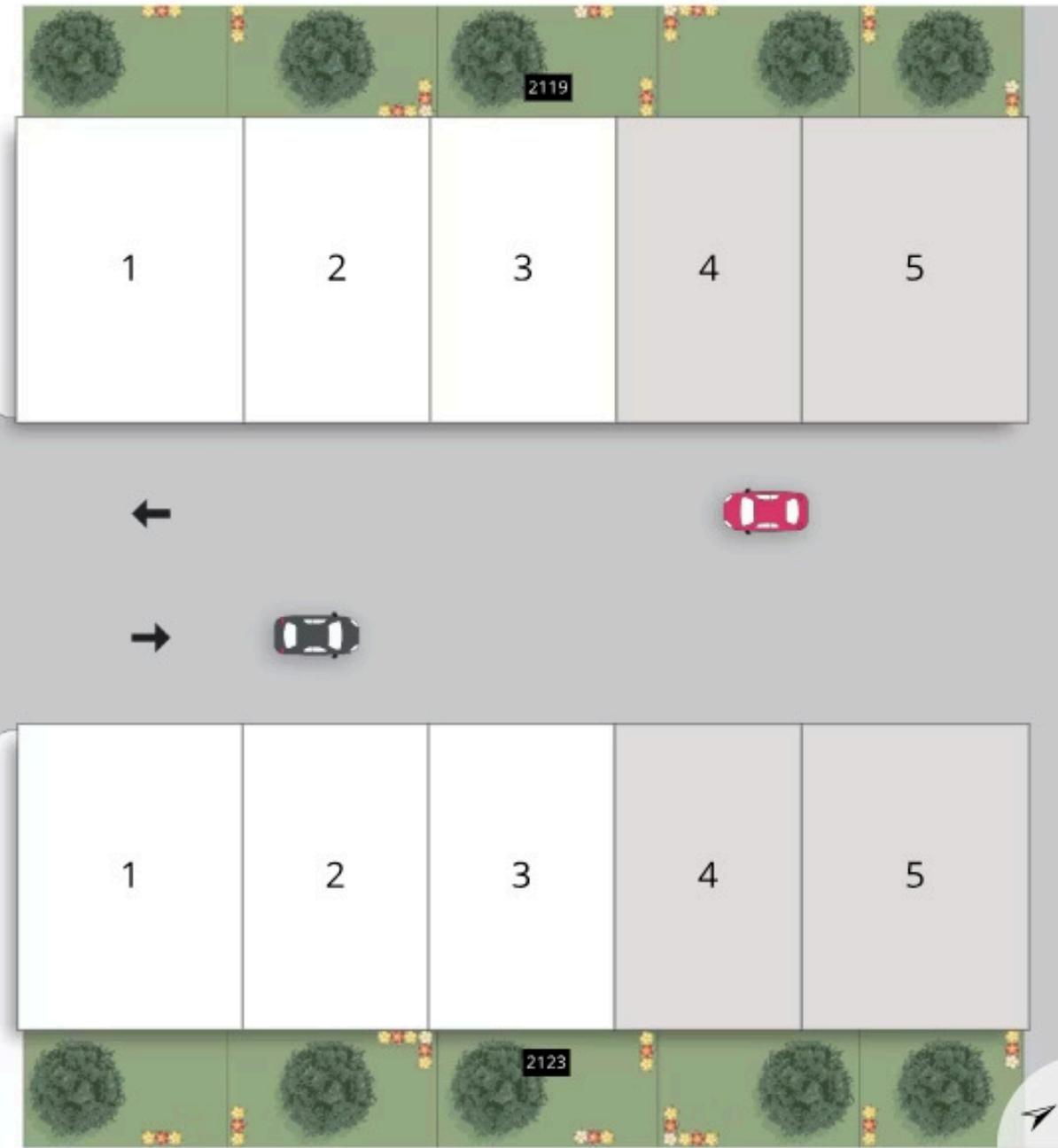
Sq Ft Lot

Rare lot in East Dallas, ripe for transformation.

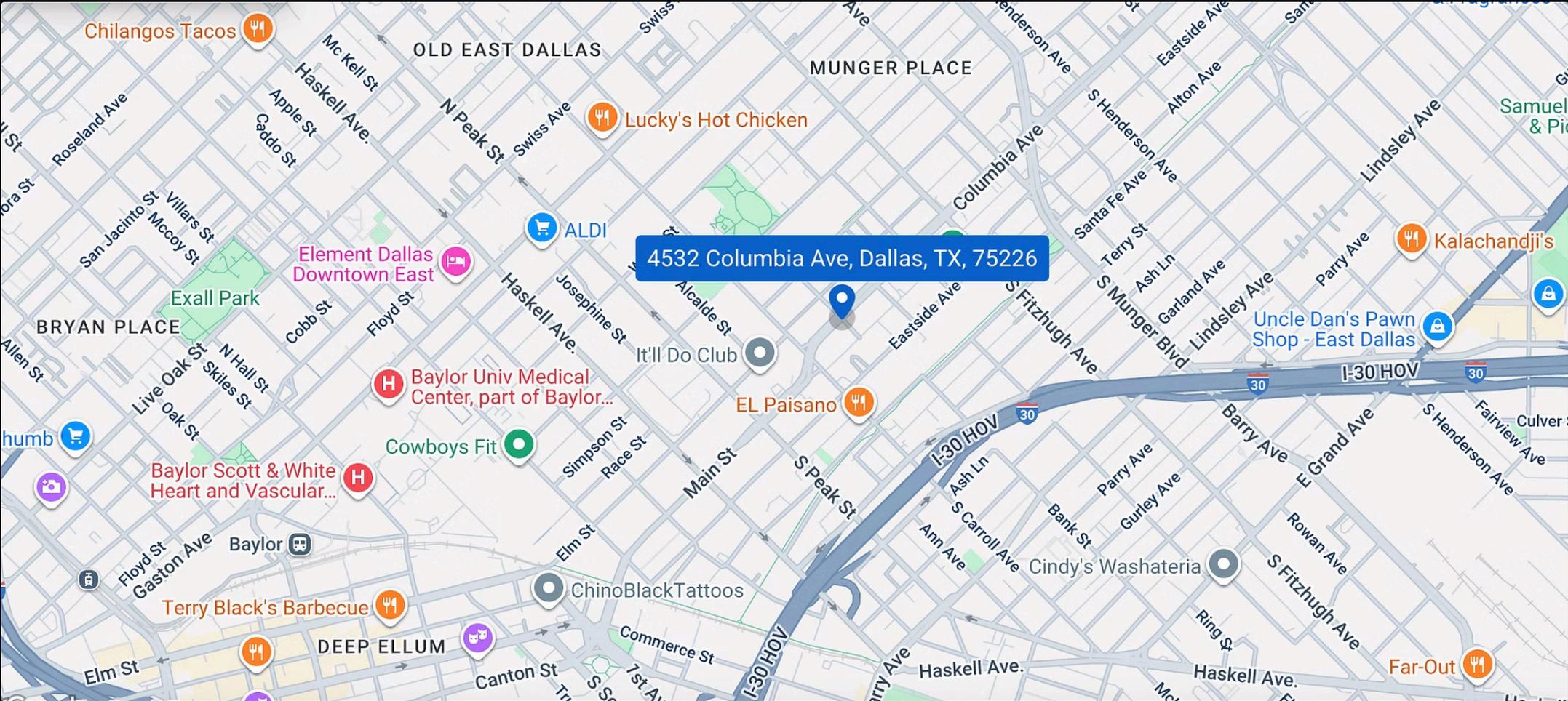
**4.8K**

Sq Ft Existing Dwelling

Recently re-zoned to Multi-Family.



# Neighborhood Snapshot



40000

50000



SALES COMP 88

\$11,994

PRICE TRENDS

\$15,267

Concordance Telecommunications Inc.

## Market Study & ARV

**\$360/ft<sup>2</sup>**

**Class B Comps**

Recent sales in immediate area

**\$630,000**

**Average Unit Value**

Projected ARV per 1,800 sq. ft. unit

**\$6.3M**

**Total Project Value**

Estimated sellout price for all 10 units



# Redevelopment Opportunity



## Asking price

\$1,625,000



## Site Visit

Schedule a tour of this 16,000 SF Multi-Family property



## Investment Decision

Capitalize on this prime development opportunity

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