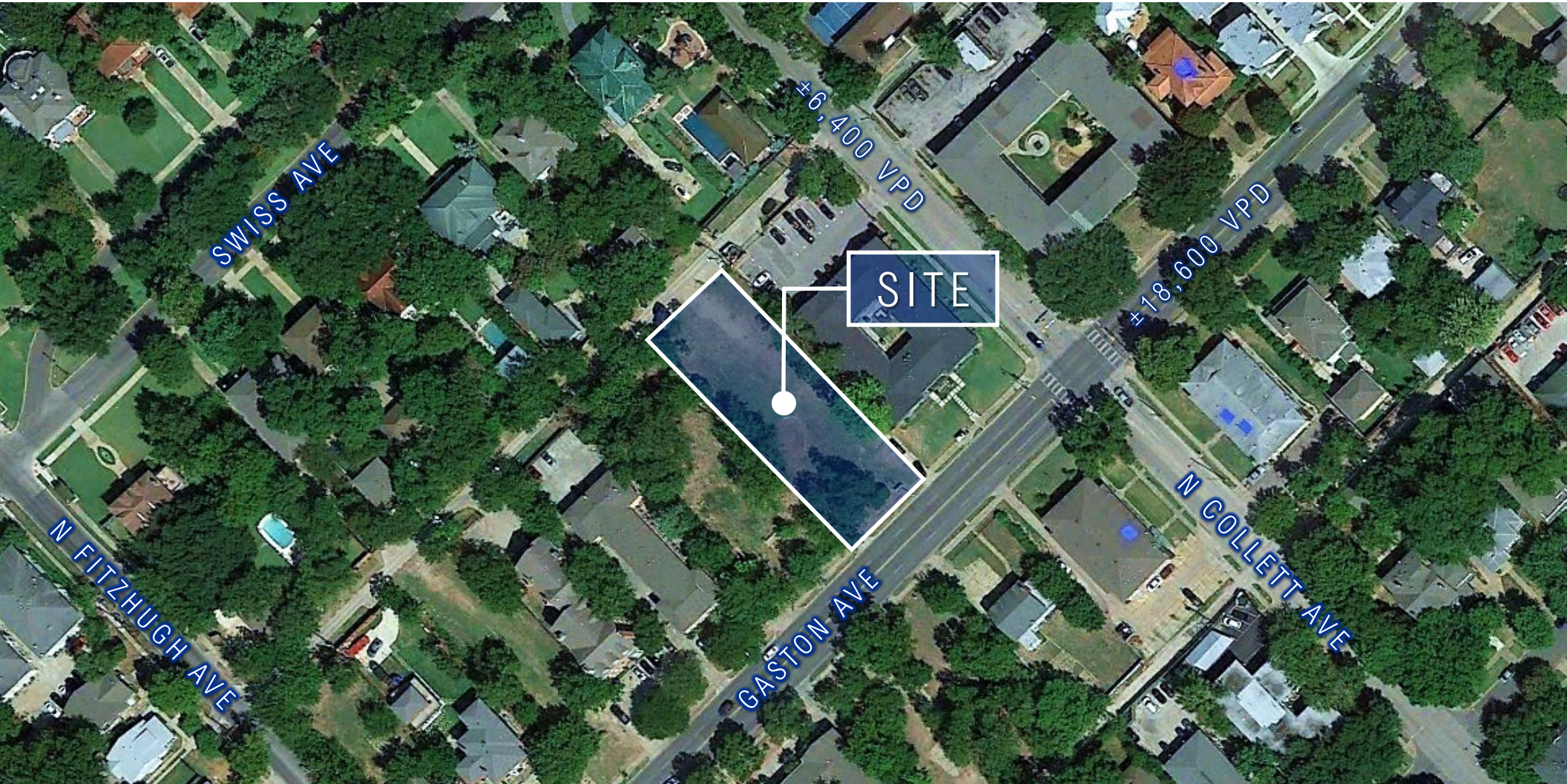


# EAST DALLAS MULTIFAMILY SITE

4927 GASTON AVENUE, DALLAS, TEXAS 75214



EXCLUSIVELY OFFERED BY

**TY UNDERWOOD**

214.520.8818 x 4

[tyunderwood@sljcompany.com](mailto:tyunderwood@sljcompany.com)

**SLJ**

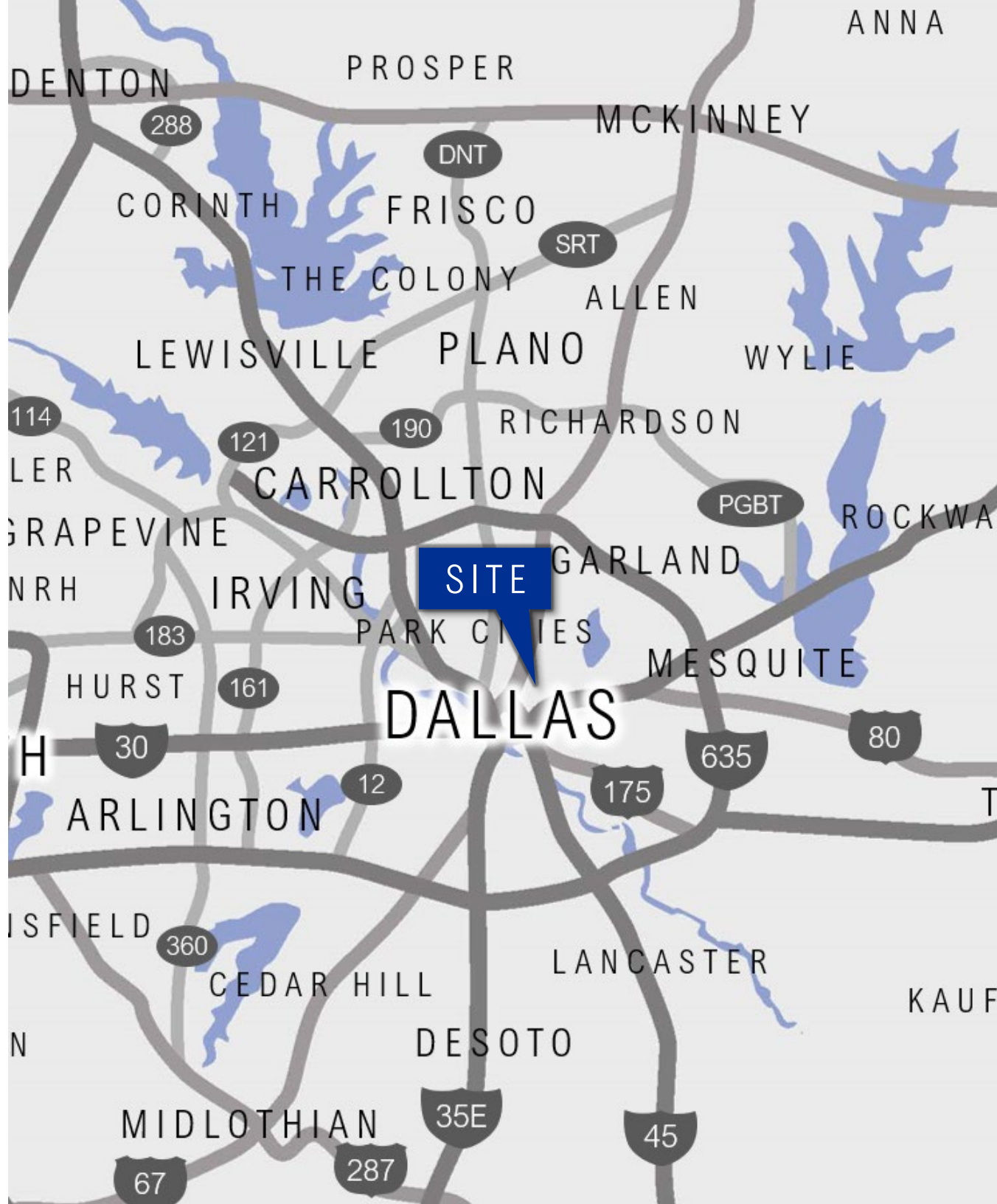
SLJ Company, LLC  
4311 West Lovers Lane, Suite 200  
Dallas, Texas 75209  
[www.sljcompany.com](http://www.sljcompany.com)



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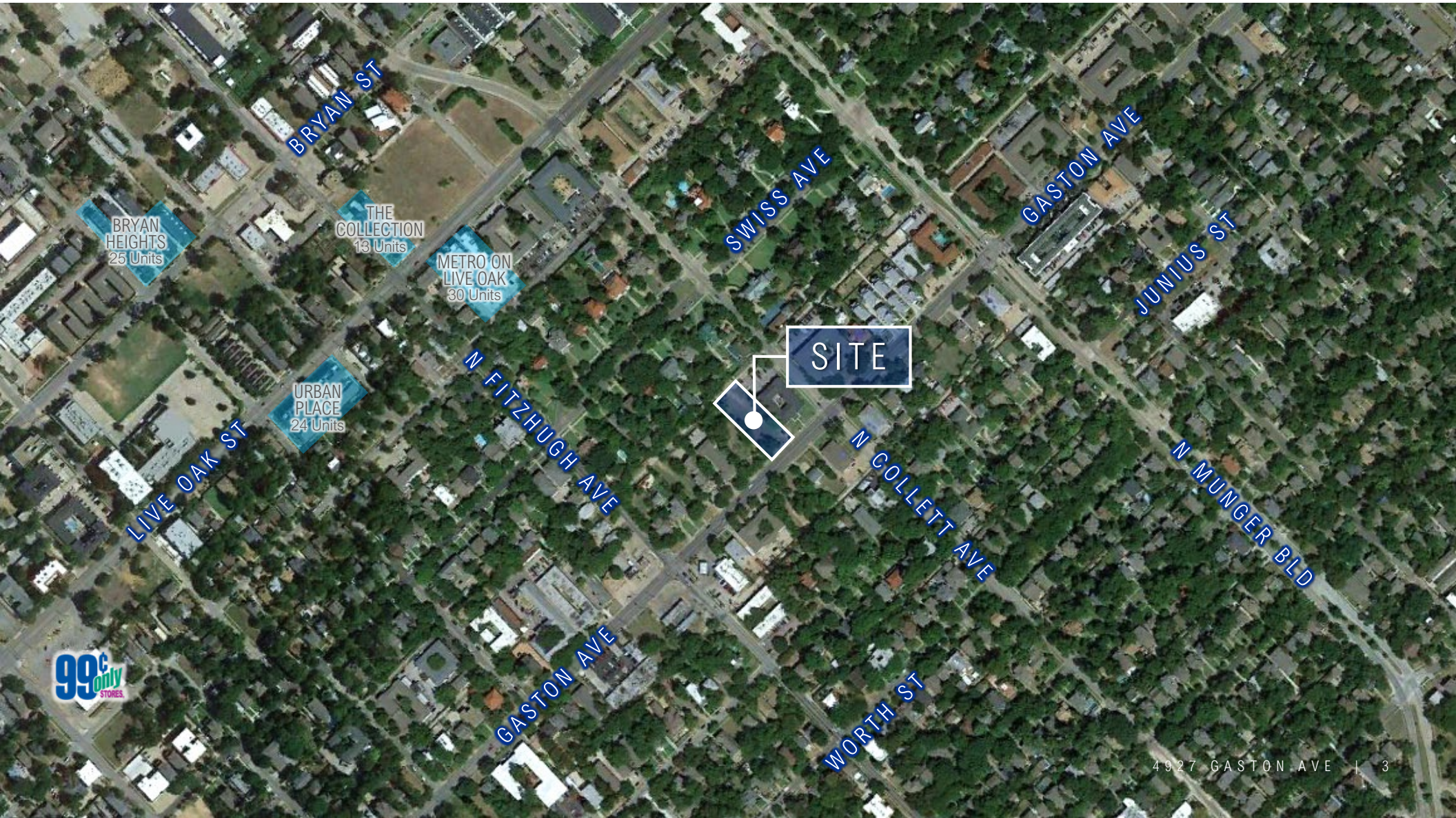


Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, 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.

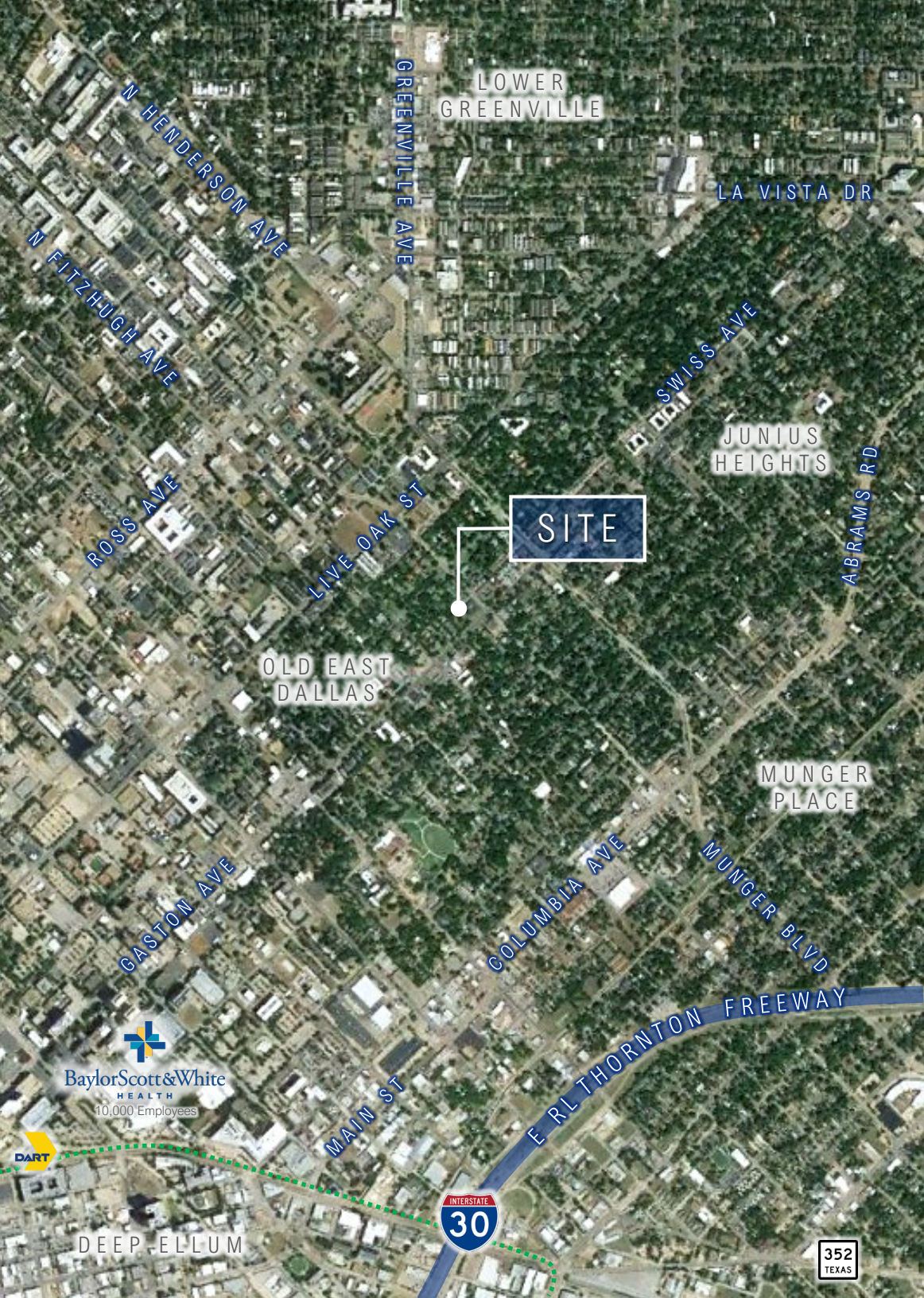


# EXECUTIVE SUMMARY

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.

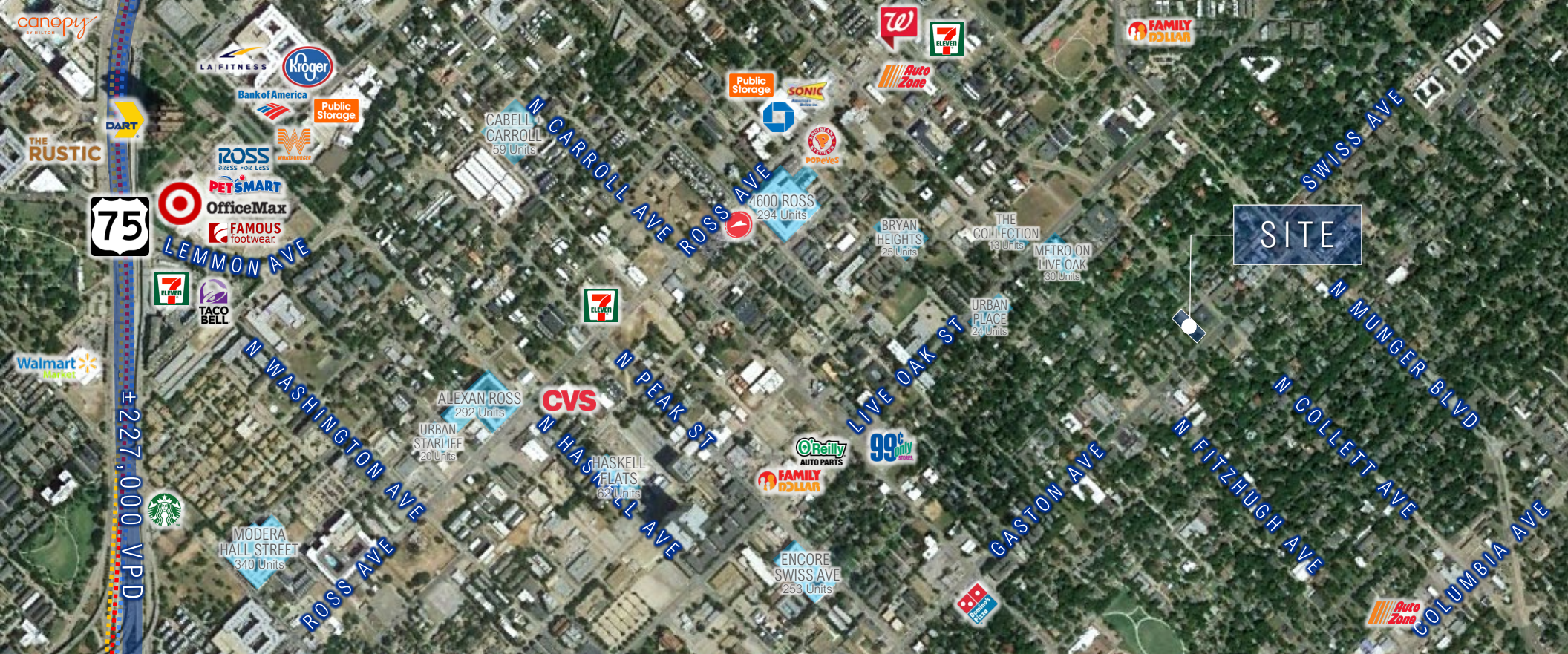
## STRONG DEMOGRAPHICS

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



PD 99  
AREA I

# SURVEY

Survey Completed By:



TerraCorp Associates LLC #101858-00  
3960 Broadway Blvd.  
Suite 236  
Garland, TX 75043

www.terraCorpsurvey.com  
orders@terraCorpsurvey.com  
(P) 972-805-4526  
(F) 972-805-4527

Property Address:  
4927 Gaston Avenue, Dallas, TX 75214

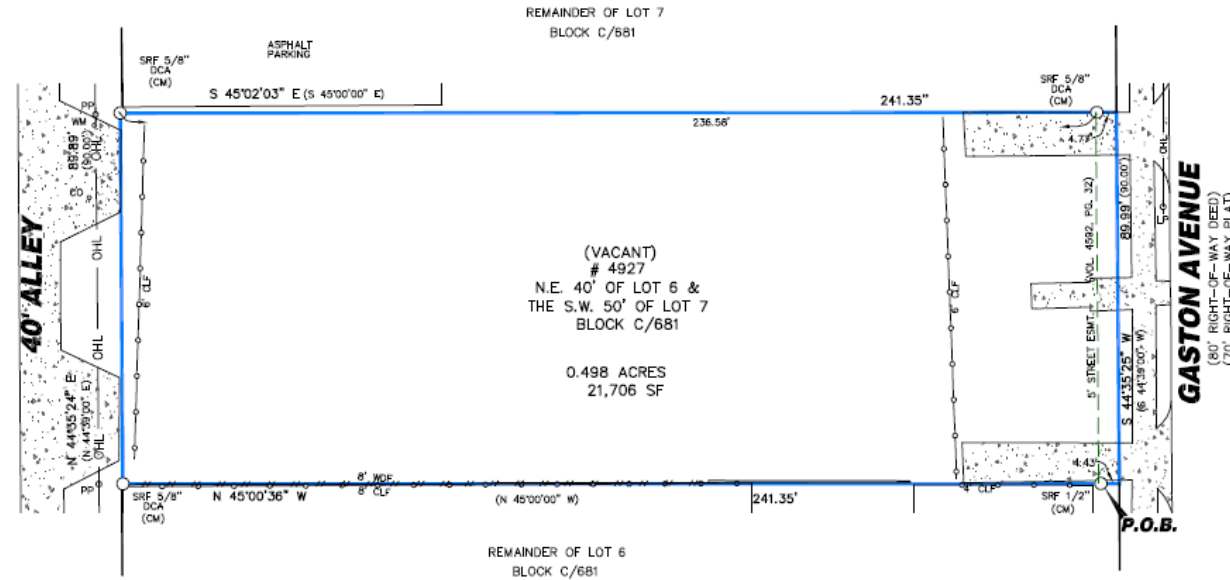
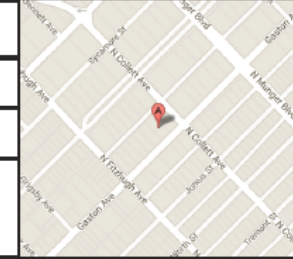
Client Order Number:  
1002-119028-RTT

Certified To:  
T&T Realty Corp.; Republic Title of Texas, Inc.

Legal Description:  
Please See Drawing Below

TerraCorp Order No.:  
TX14081106

Completed Date:  
08/18/2014



### LEGEND

- A/C.....AIR CONDITION
- CLF.....CHAIN LINK FENCE
- CM.....CONTROLLING MONUMENT
- CO.....CLEANOUT
- LP.....LIGHT POLE
- OHL.....OVERHEAD UTIL LINES
- PP.....POWER POLE
- SRF.....STEEL ROD FOUND
- ( ).....PLAT/DEED CALLS
- WDF.....WOOD FENCE
- WM.....WATER METER
- WF.....WOOD FENCE
- CHAIN LINK FENCE

### EXHIBIT 'A'

BEING the Northeast 40 feet of Lot 6 and the Southwest 50 feet of Lot 7, Block C/681 of Munger Place Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 1, Page 138 of the Map Records of Dallas County, Texas, being all of a tract of land conveyed to Sandstone, Ltd., a Texas Limited Partnership by deed recorded in Instrument No. 200600059055 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the Northwest right-of-way line of Gaston Avenue (80 foot R.O.W.), said point being the East corner of a tract of land conveyed to Maroula Philippou by deed recorded in Volume 92001, Page 2387 of the Deed Records of Dallas County, Texas, same being the South corner of herein described tract;

THENCE North 45°00'36" West (North 45°00'00" West, deed) along the Northeast line of said Philippou tract passing a 1/2 Inch Iron rod found for a witness at 4.43 feet and continuing a total distance of 241.35 feet to a 5/8 Inch Iron rod found with a yellow plastic cap stamped (DC&A, INC.) for corner in the Southeast right-of-way line of a 40 foot alley, said point being the North corner of said Philippou tract, same being the West corner of herein described tract;

THENCE North 44°35'24" East (North 44°39'00" East, deed) along the Southeast right-of-way line of said alley, a distance of 89.89 (90.00, deed) feet to a 5/8 Inch Iron rod found with a yellow cap stamped (DC&A, INC.), said point being the West corner of a tract of land conveyed by Billingsley Family Limited Partnership by deed recorded in Volume 2002019, Page 267 of the Deed Records of Dallas County, Texas, same being the North corner of herein described tract;

THENCE South 45°02'03" East (South 45°00'00" East, deed) along the Southwest line of said Billingsley Family Limited Partnership tract, passing at a distance 236.58 feet to a 5/8 Inch Iron rod found with a yellow cap stamped (DC&A, INC.), then continuing for a total distance of 241.35 feet to a point in said Northwest right-of-way line of Gaston Avenue, said point being the South corner of said Billingsley Family Limited Partnership tract, same being the East corner of herein described tract;

THENCE South 44°35'25" West (South 44°39'00" West, deed) along the Northwest right-of-way line of said Gaston Avenue, a distance of 89.99 (90.00, deed) feet to the POINT OF BEGINNING and containing 21,706 square feet or 0.498 acres of land, more or less.

### NOTES

1. Bearings shown hereon are based on NAD83(CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Geoshack "GeoNet" RTK GPS Network.

2. The following items are from Schedule B, Commitment for Title Insurance, First American Title Insurance Company, GF No. 1002-119028-RTT, Issued August 12, 2014.

10e. MDU Broadband Services Agreement and Memorandum of Easement between Soucl 18, L.P. and TCI Cablevision of Dallas filed 06/25/2001, recorded in Volume 2001124, Page 1479, Real Property Records, Dallas County, Texas, includes the subject parcel, not plottable.

10f. Easement to the City of Dallas for street purposes filed 10/12/1956, recorded in Volume 4592, Page 32, Real Property Records, Dallas County, Texas, affects, shown on survey.

### FLOOD NOTE

According to the F.I.R.M. # 48113C0345J this property does lie in "Zone X" and does not lie within the 100-year flood zone.

I hereby certify that this plat represents the results of a survey made on the ground on the 16th day of August, 2014

Signed 18th day of August, 2014

*Neil D. Culver*

REVISED 8/21/2014





# 2019 DEMOGRAPHICS

1 MILE

# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
1,633	14,241	265,691

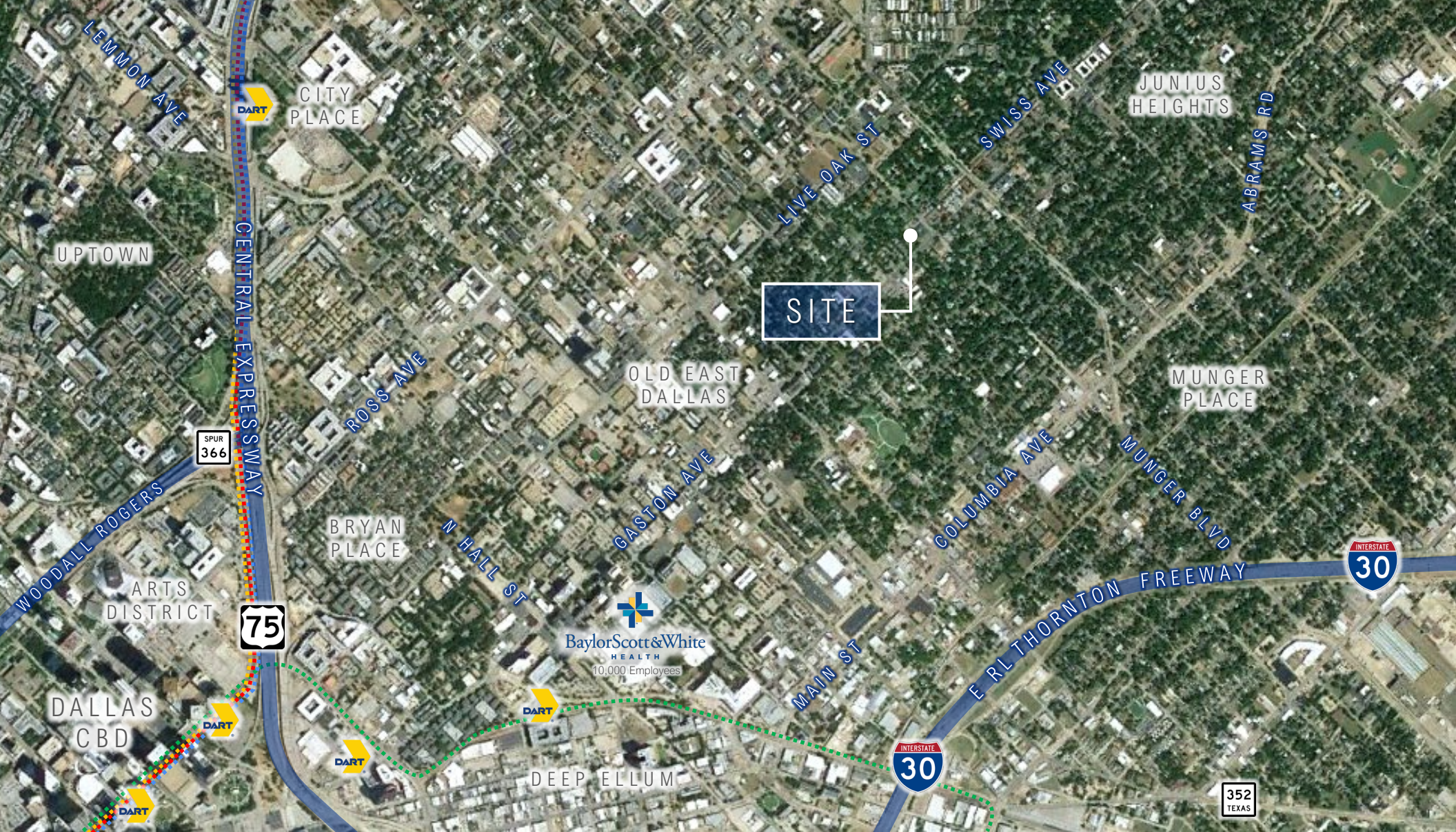
3 MILE

EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
71.9%	73.9%	71.1%

5 MILE

POPULATION	HOUSEHOLDS	MEDIAN AGE
412K	179K	35.0
AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	PROJECTED POP. GROWTH 2019-2024
\$97K	\$345K	6.75%





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**SLJ**

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