

Offering Memorandum

2308 Britton Ave – Dallas, TX 75216

Executive Summary

Prime 5-unit multifamily investment opportunity located in the revitalizing Cedar Crest Corridor, just minutes from Downtown Dallas, Bishop Arts District, and Trinity Groves. Built in 1925, this two-story property offers strong rental demand drivers, walkable lifestyle amenities, and proximity to major employment centers.

Property Details

- Property Type: 5-Unit Multifamily (6 Beds / 5 Baths)
- Approx. Size: ~2,780 SF
- Year Built: 1925
- Lot Size: ~8,850 SF (50' x 182')

Property Photos









Location Highlights

- ~10 minutes to Downtown Dallas, Bishop Arts District, and Trinity Groves
- Near Cedar Crest Golf Course, Dallas Zoo, and Trinity River trail systems
- Access to major parks, pickleball courts, gyms, dining, and retail

Investment Appeal

This centrally located multifamily asset offers investors an attractive opportunity to acquire a stabilized or value-add property in a growing corridor of Dallas. With strong renter demand, proximity to lifestyle amenities, and limited nearby competing supply, the property is well-positioned for long-term appreciation and consistent cash flow.

Listing Information

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