

ROSS AVENUE INFILL PAD SITES

AVAILABLE FOR GROUND LEASE | ±1.14 ACRES | DIVISIBLE

4201-4219 ROSS AVENUE, DALLAS, TEXAS 75204



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

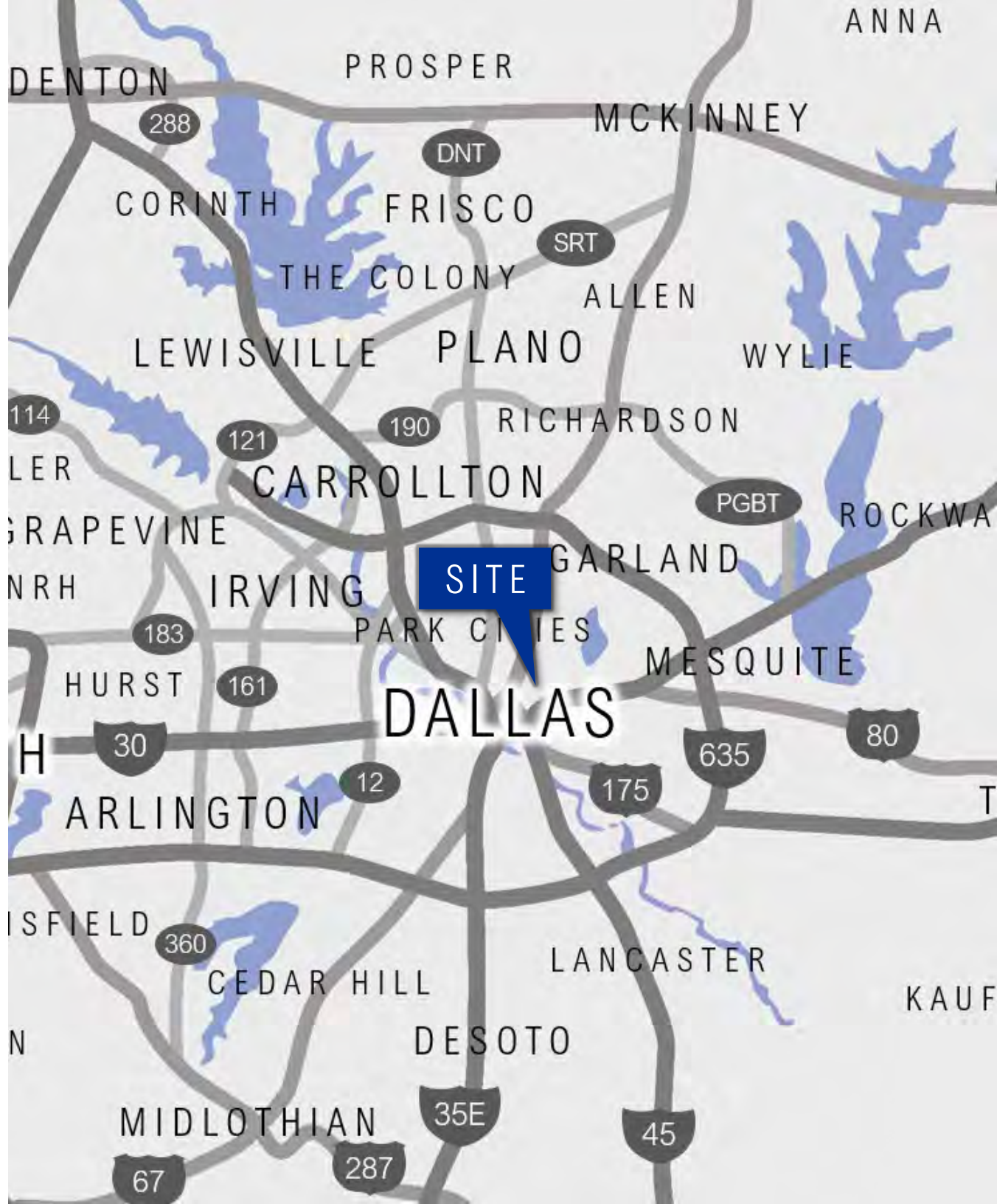
SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209

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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.

TABLE OF CONTENTS

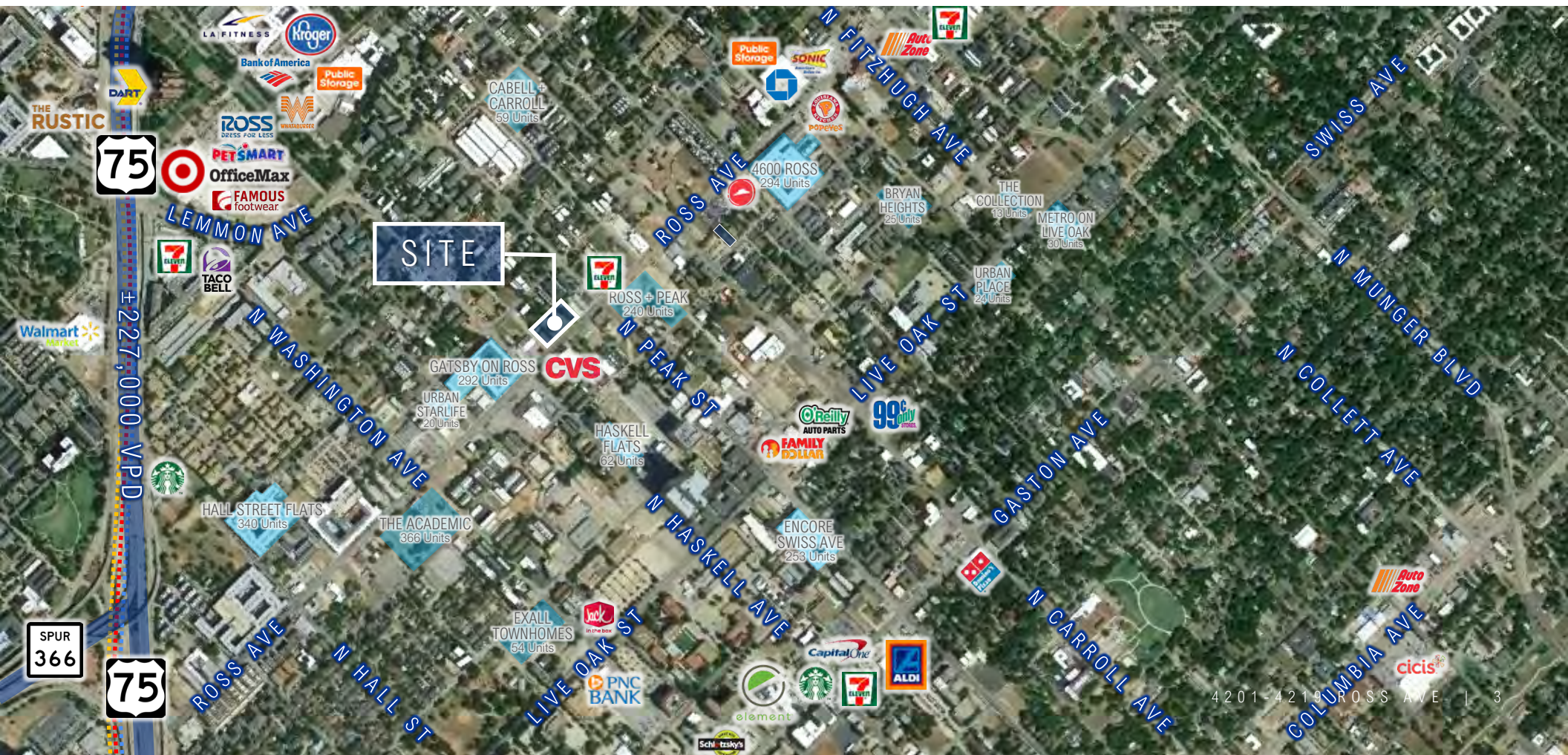
EXECUTIVE SUMMARY
PROPERTY HIGHLIGHTS
PROPERTY PROFILE
ZONING INFORMATION
SURVEY
SITE PLAN
DEMOGRAPHICS



EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer for ground lease this ±1.14-acre Ross Avenue Infill Pad Site opportunity located at 4201-4219 Ross Ave in Dallas, Texas. Located just east of N Central Expressway (Hwy 75), at the northeast corner of Ross Ave. and Ripley St., the site has high visibility, excellent access, strong demographics and heavy traffic counts. A conceptual site plan has been completed dividing the Property into two quick-serve restaurant pad sites. The Property's prime location offers the opportunity to participate in the area's transformation along with multifamily developers such as Trammell Crow Residential, JLB Partners, Alliance Residential, Mill Creek Residential Trust, among others.

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PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

Located at the northeast corner of Ross Ave. and Ripley St., between N Peak St. and N Haskell Ave., the Property is well positioned in the heart of East Dallas. The area is quickly redeveloping with over 4,600 new multifamily, condo and townhome units in developments such as Gatsby on Ross, Hall Street Flats, and the Academic, among others. The Property is just minutes from Downtown Dallas, Baylor University Medical Center, Deep Ellum and Dallas' Uptown and East Dallas Neighborhoods.

IDEAL QSR PAD SITE

The Property is a ± 1.14 -acre infill pad site with high visibility and excellent access. A conceptual site plan has been completed dividing the Property into two quick-serve restaurant pads. The liberal PD 298 (Subarea 1) zoning district permits a variety of office, retail, and residential uses. Drive-throughs are permitted by SUP and/or Development Impact/Residential Adjacency reviews.

STRONG DEMOGRAPHICS

With a population of approximately 41,271 and 201,487 living within a one- and three-mile radii of the Property respectively, the Property benefits from a dense pool of consumers in close proximity. The population within a one-mile radius of the Property has experienced a dramatic 17.27% increase since 2010. Additionally, the average household income within a three-mile radius of the property is \$111,576.

MANY AREA TRAFFIC DRIVERS

Retailers in close proximity to the Property include CVS Pharmacy, Walmart Neighborhood Market, Target, OfficeMax, Ross and Starbucks, among many others.



PROPERTY PROFILE

LOCATION

The subject property is located at the northeast corner of Ross Ave. and Ripley St. in Dallas, Texas 75204.

LAND AREA

±1.14 Acres (49,484 SF)

ZONING

Bryan Area Special Purpose District – PD 298 (Subarea 1)

LOT DIMENSIONS

Frontage on Ross Ave:	±300 Feet
Frontage on Ripley St:	±165 Feet

TRAFFIC COUNTS

Ross Ave:	±17,500 VPD (2022)
N Haskell Ave:	±9,900 VPD (2022)

ZONING INFORMATION

PRIMARY USES

Retail, restaurant, office, hotel and/or multifamily residential. Drive-through permitted with SUP and/or Development Impact and/or Residential Adjacency Reviews

MAXIMUM LOT COVERAGE

60%

MAXIMUM FLOOR AREA RATIO

4:1

MINIMUM LOT SIZE

2,000 Square Feet

MAXIMUM HEIGHT

36 Feet / 2 Stories

MINIMUM SETBACKS

Front: 5 Feet (15 Feet max.)

Side: None

Rear: 5 Feet

LINKS

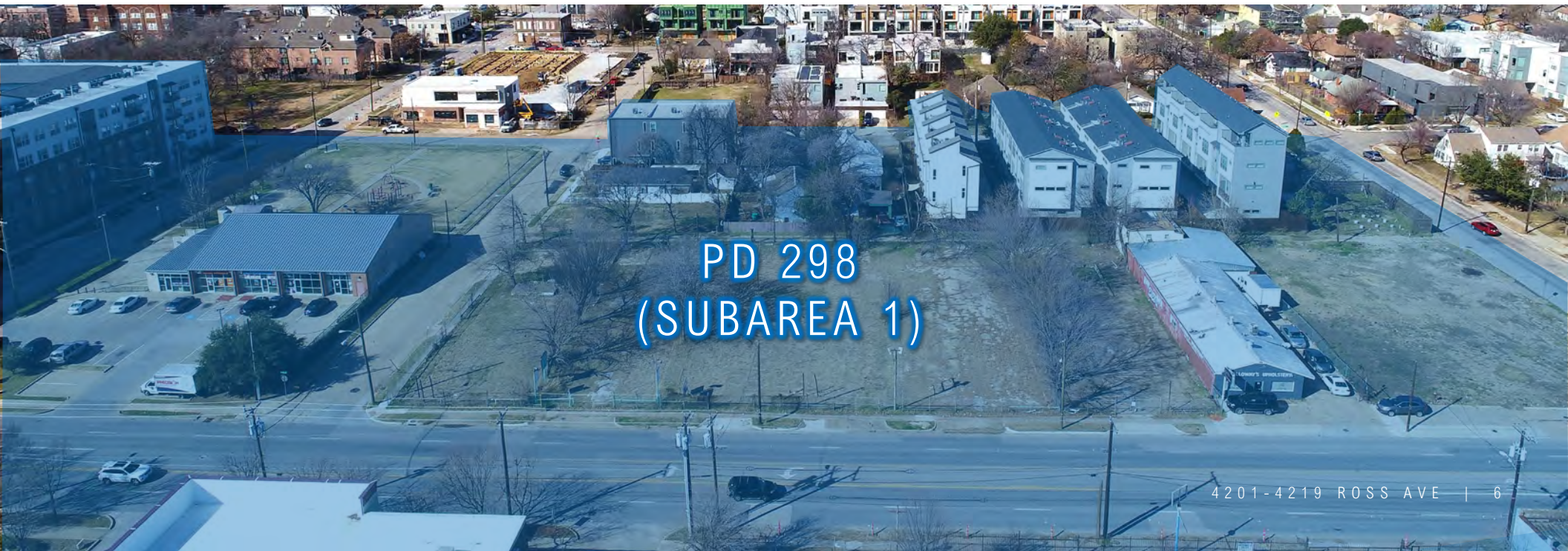
[Link to Dallas Zoning Map](#)

[Link to Dallas PD 298](#)

[Link to PD 298 Subarea Map](#)

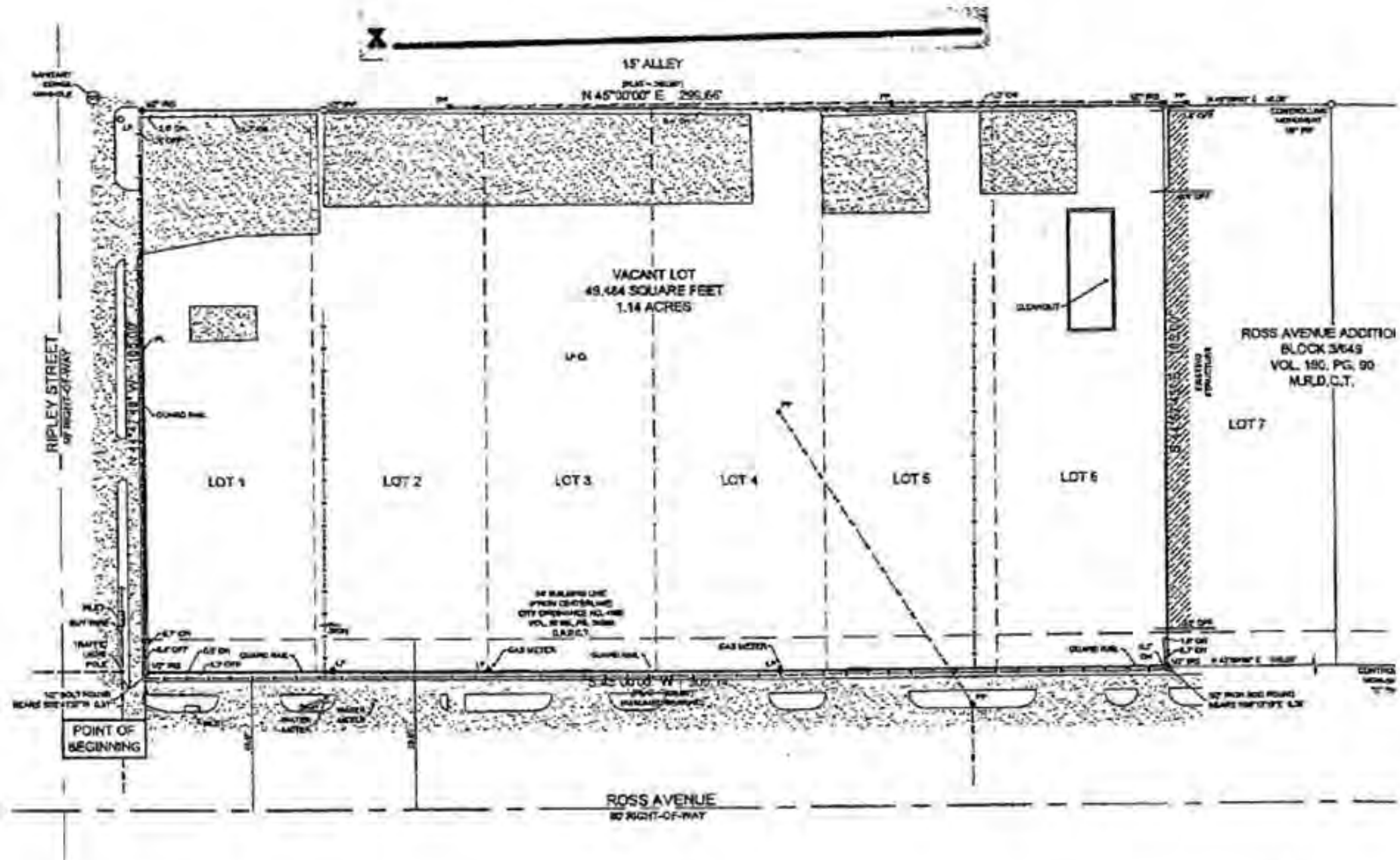
[Link to PD 298 Subarea 1 Description](#)

[Link to PD 298 Use Chart](#)



SURVEY

[LINK TO SURVEY PDF](#)



SITE PLAN

[LINK TO SITE PLAN PDF](#)



LOT 1:

- LOT AREA: 26,987 SF (0.62 ACRES)
- RESTAURANT: 1/100 SF
- BUILDING SF: 2,342 SF
- MIN. PARKING SPACES REQ.: 24 SPACES
- PARKING SPACES PROVIDED: 30 SPACES

LOT 2:

- LOT AREA: 22,516 SF (0.52 ACRES)
- RESTAURANT: 1/100 SF
- BUILDING SF: 2,342 SF
- MIN. PARKING SPACES REQ.: 24 SPACES
- PARKING SPACES PROVIDED: 31 SPACES

01 SITE PLAN

1" = 40'-0"



RIPLEY ST & ROSS AVE

DALLAS, TEXAS
SLJ COMPANY

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

SP01

JOB NO: 15-025
ISSUE DATE: 05/04/2022
SCALE: AS NOTED



2022 DEMOGRAPHICS

1 MILE

OF
BUSINESSES

3,363

OF
EMPLOYEES

25,001

CONSUMER
SPENDING
(\$000S)

536,032

3 MILE

EMPLOYED
POPULATION

70.0%

COLLEGE
EDUCATED
POPULATION

58.9%

POPULATION
<30 MINUTE
COMMUTE

68.7%

5 MILE

POPULATION

394K

HOUSEHOLDS

171K

MEDIAN AGE

36.4

AVERAGE
HOUSEHOLD
INCOME

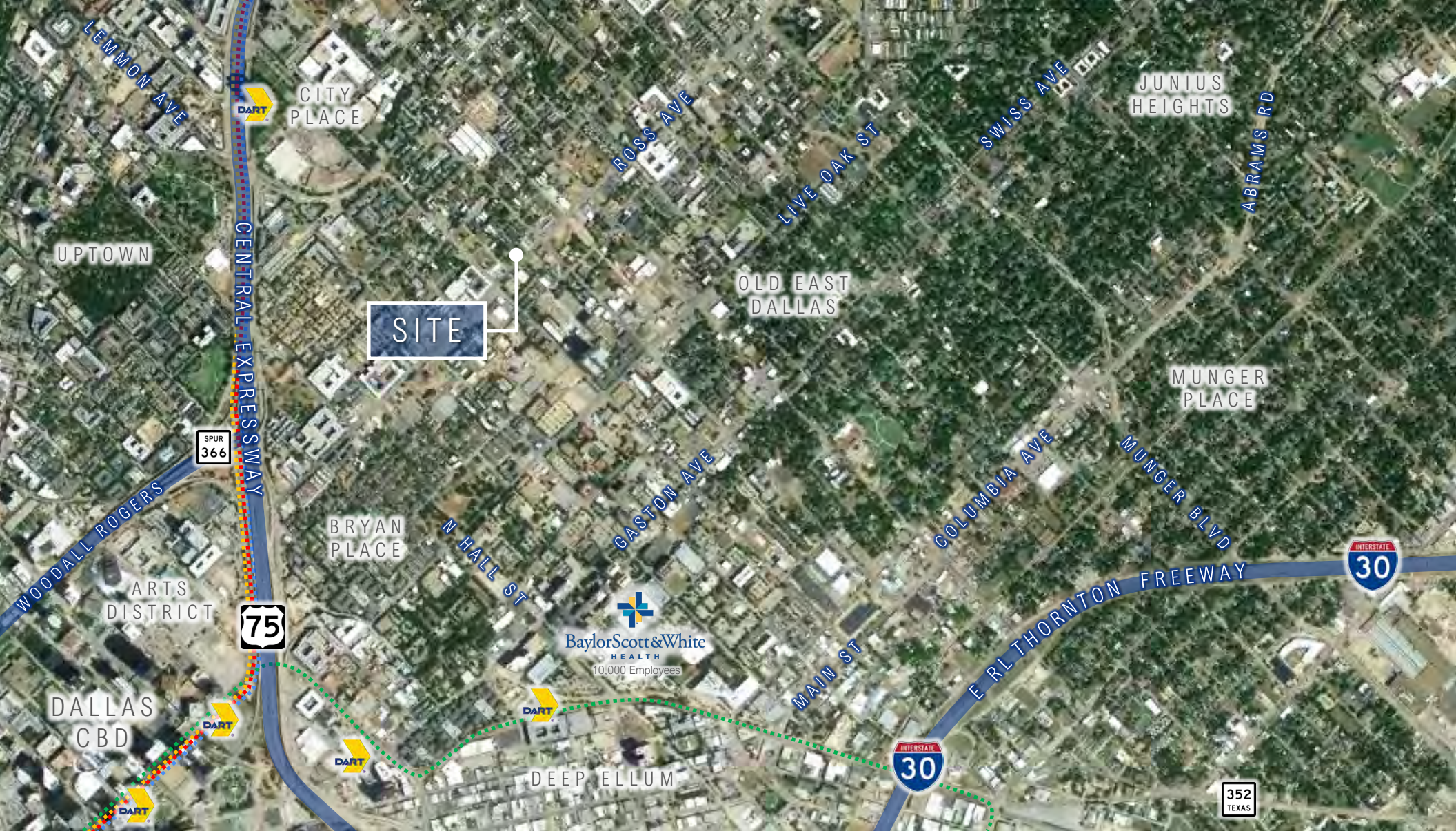
\$112K

MEDIAN
HOME
VALUE

\$457K

PROJECTED
POP. GROWTH
2022-2027

2.12%



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Buyer/Tenant/Seller/Landlord Initials

Date