



OFFERING MEMORANDUM

4211 GASTON

4211 Gaston Ave, Dallas, TX 75246

Marcus & Millichap
THE SANTELLI GROUP

Downtown

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Uptown

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N Haskell Ave
26,000+ VPD

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

Swiss Ave
12,000+ VPD

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Gaston Ave
23,000+ VPD

Activity ID #ZAG0060687

N Peak St
10,000+ VPD

Marcus & Millichap
THE SANTELLI GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com



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.

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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Joe Santelli, CCIM	664135	joe.santelli@marcusmillichap.com	972-755-5282
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord's Initials		Date	
Regulated by the Texas Real Estate Commission		Information available at www.trec.texas.gov	IABS 1-1

4211 GASTON AVE

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EXCLUSIVELY
LISTED BY

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INVESTMENT OVERVIEW

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MARKET OVERVIEW

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Senior Director Investments

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Joe.Santelli@marcusmillichap.com

License: TX: 664135

License: FL: SL3568387

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VISIT OUR WEBSITE!

..... SECTION 1

01



INVESTMENT OVERVIEW

Executive Summary
Investment Highlights
Regional Map
Local Map
Major Attractions Map
Acquisition & Refinancing Options

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EXECUTIVE SUMMARY

4211 GASTON AVE

 Listing Price
Request for Offer

 Lot Size
0.54 Acres

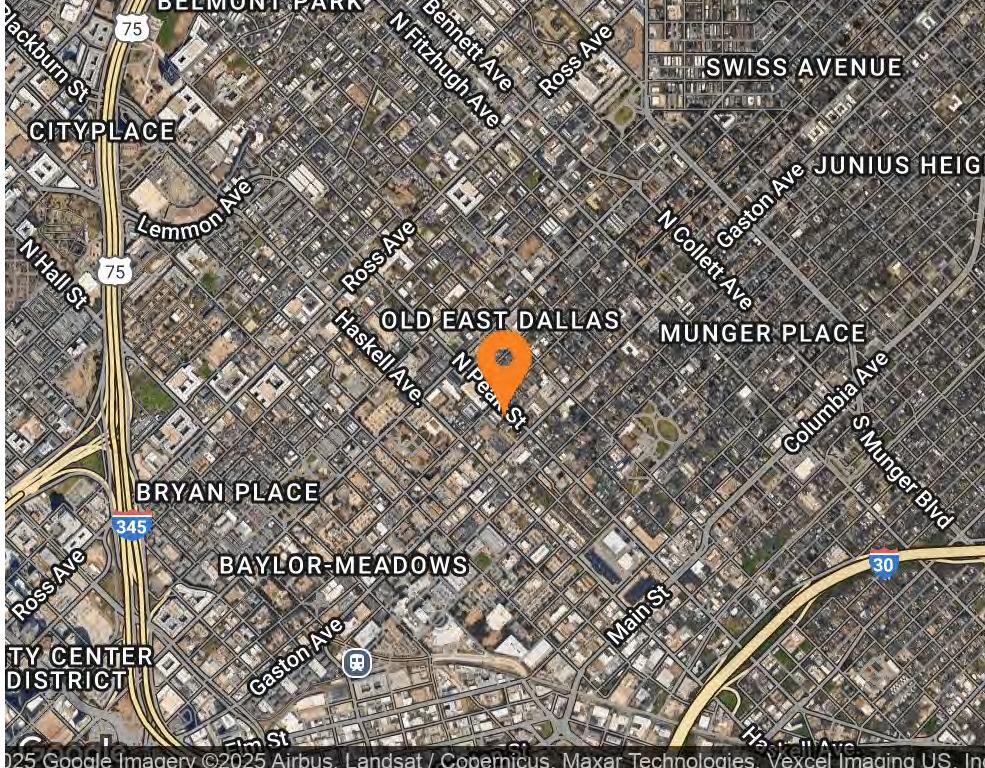
 Zoning
PD 298 (Subarea 13)

FINANCIAL DETAILS

Listing Price	Request for Offer
Ground Lease Offering	\$180,000/Yr

PROPERTY DETAILS

Lot Size	0.54 Acres (23,522 SF)
Building Size	+/- 5,671-SF
Number of Units	4
Year Built	2005
Zoning	PD 298 (Subarea 13)
Maximum Build Height	54-FT
Maximum Lot Coverage	90%
FAR	2:1
Potential Uses	Potential Uses: Retail, Office, Medical, Townhomes, & More.



4211 GASTON

4211 Gaston Ave, Dallas, TX 75246

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively present for sale 4211 Gaston Avenue, a 0.54-acre new redevelopment opportunity, featuring +/- 5,671 square-foot, four unit, two-story structure, constructed in 2005, and located in the heart of Old East Dallas. The subject property offers a rare opportunity for a developer to build new townhomes, medical office, or retail use buildings. Located along Gaston Avenue with ample room for parking and strong signage visibility, the asset is surrounded by major demand drivers including Baylor University Medical Center, Downtown Dallas, Lakewood, Lower Greenville, and more. The immediate submarket is undergoing sustained reinvestment, supported by a population of over 190,000 residents within a 3-mile radius and average household incomes exceeding \$124,000, driving strong demand for healthcare, dining, and service-oriented businesses.

The Dallas-Fort Worth metroplex stands as one of the premier commercial real estate markets in the United States and ranks among the fastest-growing regions nationwide. As a leading job hub, it hosts 24 Fortune 500 headquarters, eight Fortune Global 500 companies, and 49 Fortune 1,000 firms. Over the past year, the Metroplex added more than 132,000 jobs—a 3.3% increase—cementing its position as a top market for employment growth.

Dallas has also captured national attention with the launch of the Texas Stock Exchange, backed by major Wall Street firms including BlackRock and Citadel Securities. This wave of corporate relocations and sustained job creation continues to attract new residents, fueling demand for housing, retail, and mixed-use development across the region.

INVESTMENT HIGHLIGHTS

Rare Old East Dallas New Redevelopment Opportunity | Available for Sale or Ground Lease

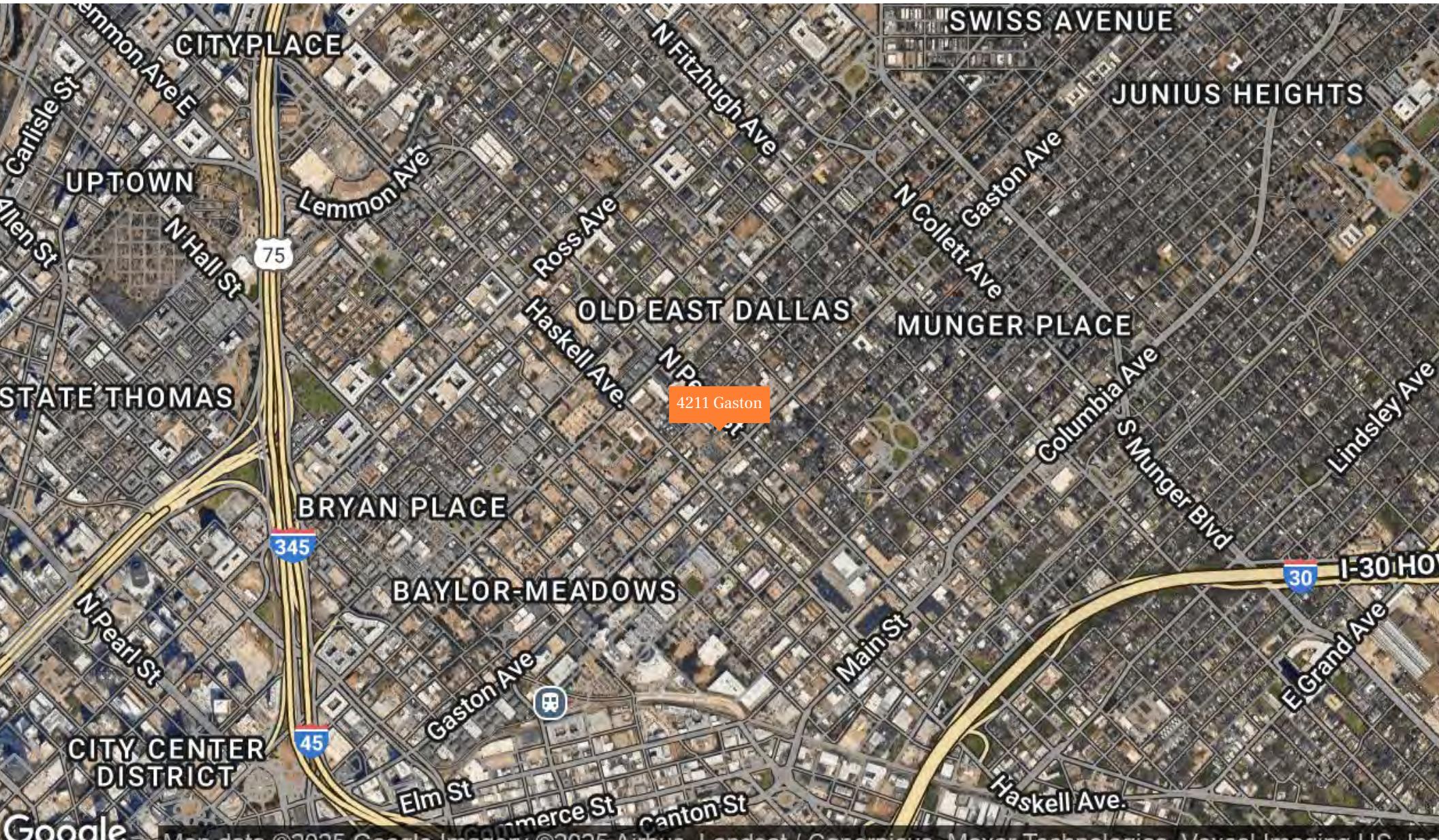
Situated on 0.54-AC | +/- 5,671-SF Building | Zoned PD 298 (Subarea 13)

Proximate to Baylor University Medical Center, Downtown, Lakewood, and Lower Greenville

Strong Demographics | Average HH Income Exceeds \$124,000 Within a Three-Mile Radius

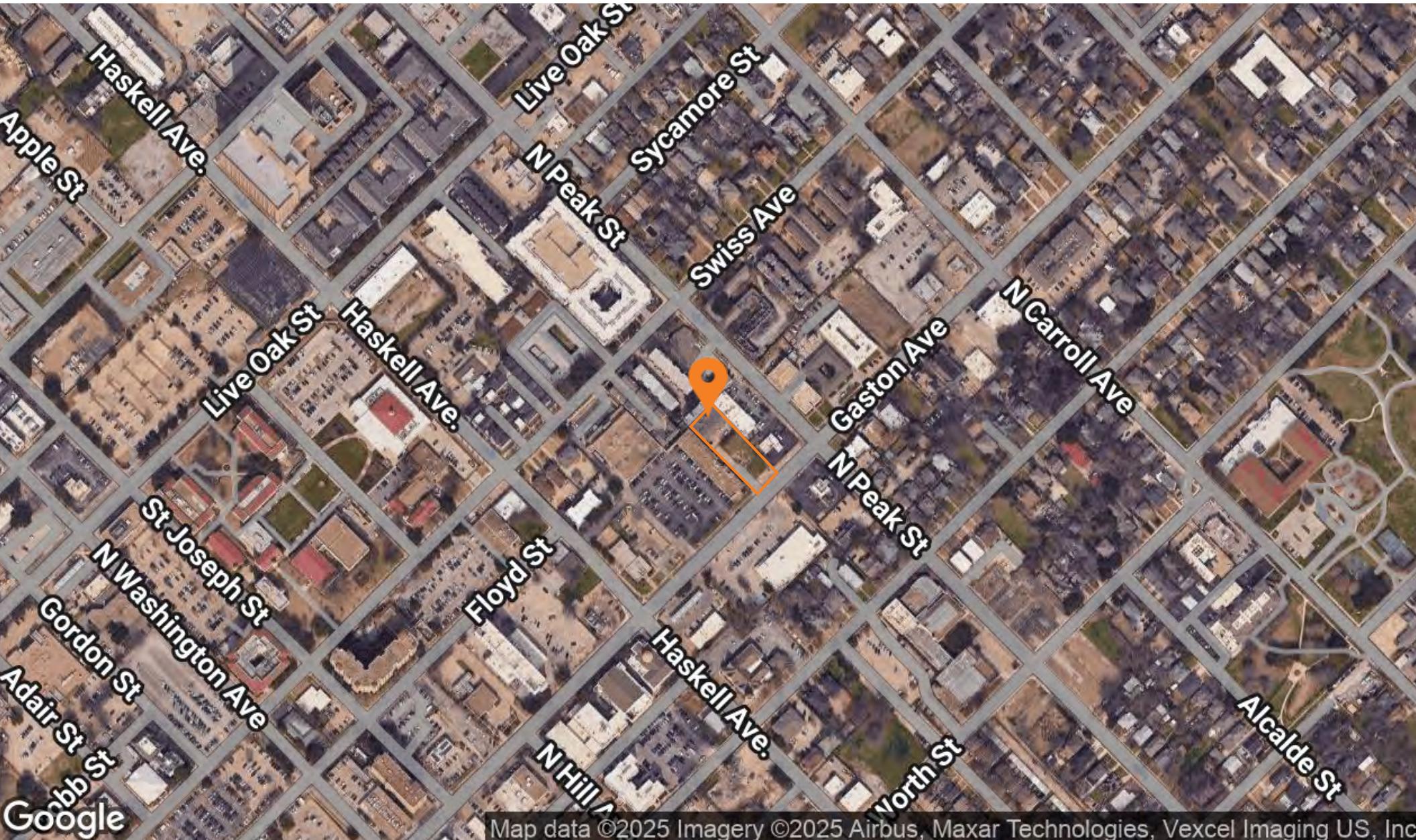
4211 GASTON

REGIONAL MAP



4211 GASTON

LOCAL MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, Vexcel Imaging US, Inc

4211 GASTON

MAJOR ATTRACTIONS MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

Marcus & Millichap Capital Corporation

MARCUS & MILICHAP CAPITAL CORPORATION ACQUISITION & REFINANCING OPTIONS

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,943
debt and equity
financings
in 2020



National platform
operating within
the firm's
brokerage offices



\$ 7.7 billion
total national
volume in 2020



Access to more
capital sources than
any other firm in the
industry

WHY MMCC?

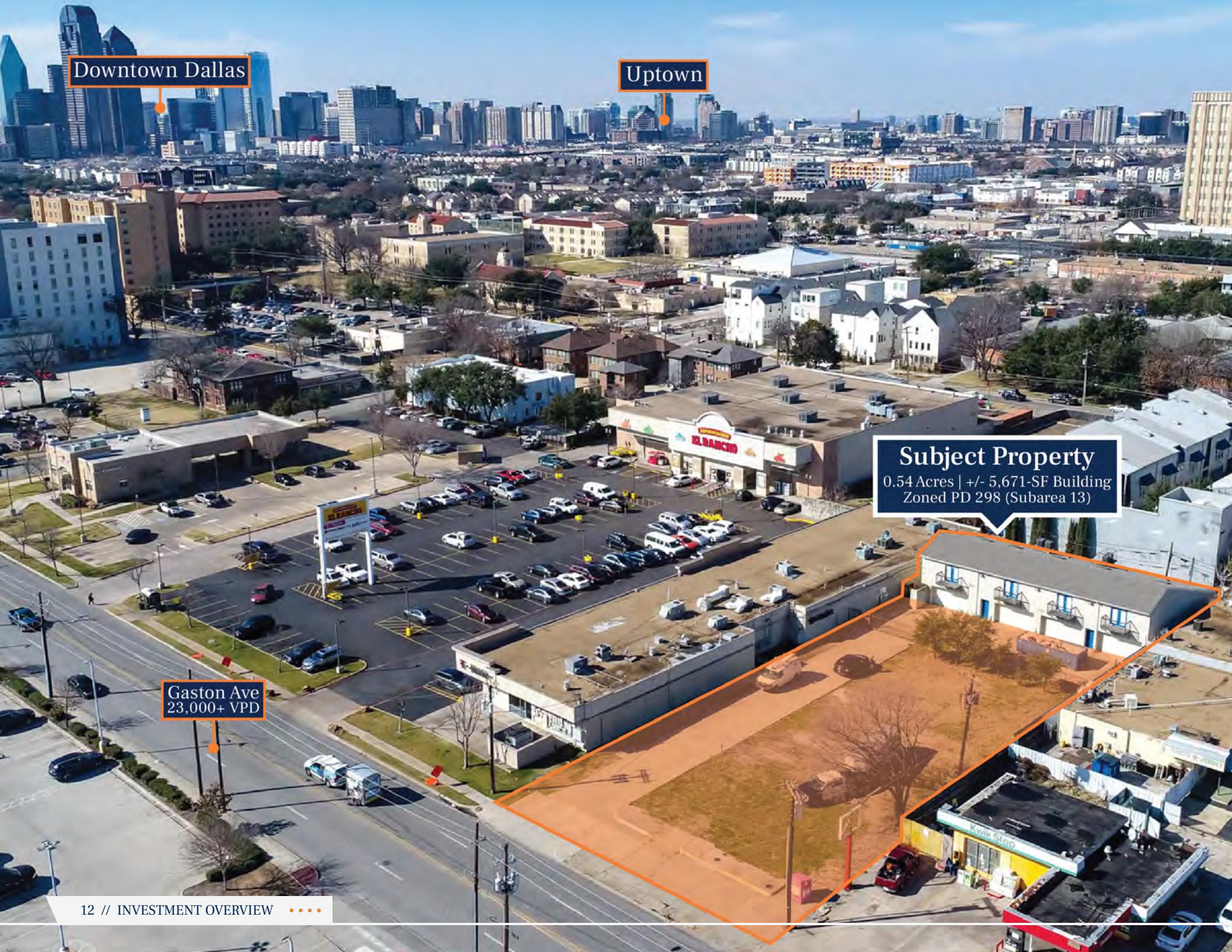
Optimum financing solutions
to enhance value

Enhanced control through Investor
qualification support

Enhanced control through MMCC's
ability to qualify Investor finance
contingencies

Enhanced control through
identifying potential debt/equity
sources, processing, and closing
buyers finance alternatives

Enhanced control through MMCC's
ability to monitor Investor/due
diligence and underwriting to ensure
timely predictable closings



Downtown Dallas

Uptown

Subject Property

0.54 Acres | +/- 5,671-SF Building
Zoned PD 298 (Subarea 13)

Gaston Ave
23,000+ VPD





Knox/Henderson

Lakewood

Live Oak St
10,000+ VPD

LUXIA
SWISS AVE

Swiss Ave
12,000+ VPD

N Carroll Ave
10,000+ VPD

Subject Property
0.54 Acres | +/- 5,671-SF Building
Zoned PD 298 (Subarea 13)

N Peak St
10,000+ VPD

Gaston Ave
23,000+ VPD



N Peak St
10,000+ VPD

Gaston Ave
23,000+ VPD

Subject Property
0.54 Acres | +/- 5,671-SF Building
Zoned PD 298 (Subarea 13)



..... SECTION 2

02



MARKET OVERVIEW

Submarket Overview

Market Overview

Demographics

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4211 GASTON

SUBMARKET OVERVIEW

OLD EAST DALLAS - DALLAS, TX

Old East Dallas is an area defined by a lot of history, charm, and living to the beat of its own rhythm. In addition to Old East Dallas' gracefully aging historic homes, the area is also seeing major growth and redevelopment. New apartment and townhome projects spring up seemingly every week, mostly targeting young professionals.

Old East Dallas also sits in a phenomenal location. It is bounded on the west by Downtown Dallas and the Arts District; on the north by Uptown, West Village, and Highland Park; on the east by Knox-Henderson, Lower Greenville, and Lakewood, and on the south by Deep Ellum and the Santa Fe Trail. While the area already features excellent restaurants, bars, and shops, the area's growth and change provides developers an opportunity to take advantage of a continuously increasing retail demand.

► SUBMARKET HIGHLIGHTS



POPULATION GROWTH

Old East Dallas is undergoing rapid growth and change. The many new apartment and townhome developments are sweeping in young professionals who are drawn to the location and lower cost of living than nearby areas like Uptown.



HISTORY AND CULTURE

Old East Dallas is known for its historic districts, such as Swiss Ave. Old East Dallas was its own city until it was annexed into Dallas in 1890, but it still maintains its individual charm.



PRIME LOCATION

Old East Dallas sits in the middle of several popular Dallas neighborhoods, and provides an easy commute to and between them. Ross Avenue is also one of the major arteries into and out of downtown Dallas, one of the reasons for its redevelopment and expansion of retail and multifamily uses.



Sources: <https://sayyestodallas.com>; <https://dmagazine.com/neighborhood-guides>

DALLAS-FORT WORTH

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of 7.8 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.3 million and 935,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 625,000 people over the past five years. In keeping with historical trends, Collin and Denton counties have received the majority of recent growth. To accommodate the additional roadway traffic, the region's transportation network is continually evolving. The expansion of the transportation network is vital in supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.

METRO HIGHLIGHTS



LARGE CORPORATE BASE

The Metroplex is home to 23 Fortune 500 companies and many regional headquarters, drawing workers and residents.



SUBSTANTIAL POPULATION GAINS

Dallas-Fort Worth was the fourth-fastest growing major metro over the past decade, a trend that is set to continue for the near future.



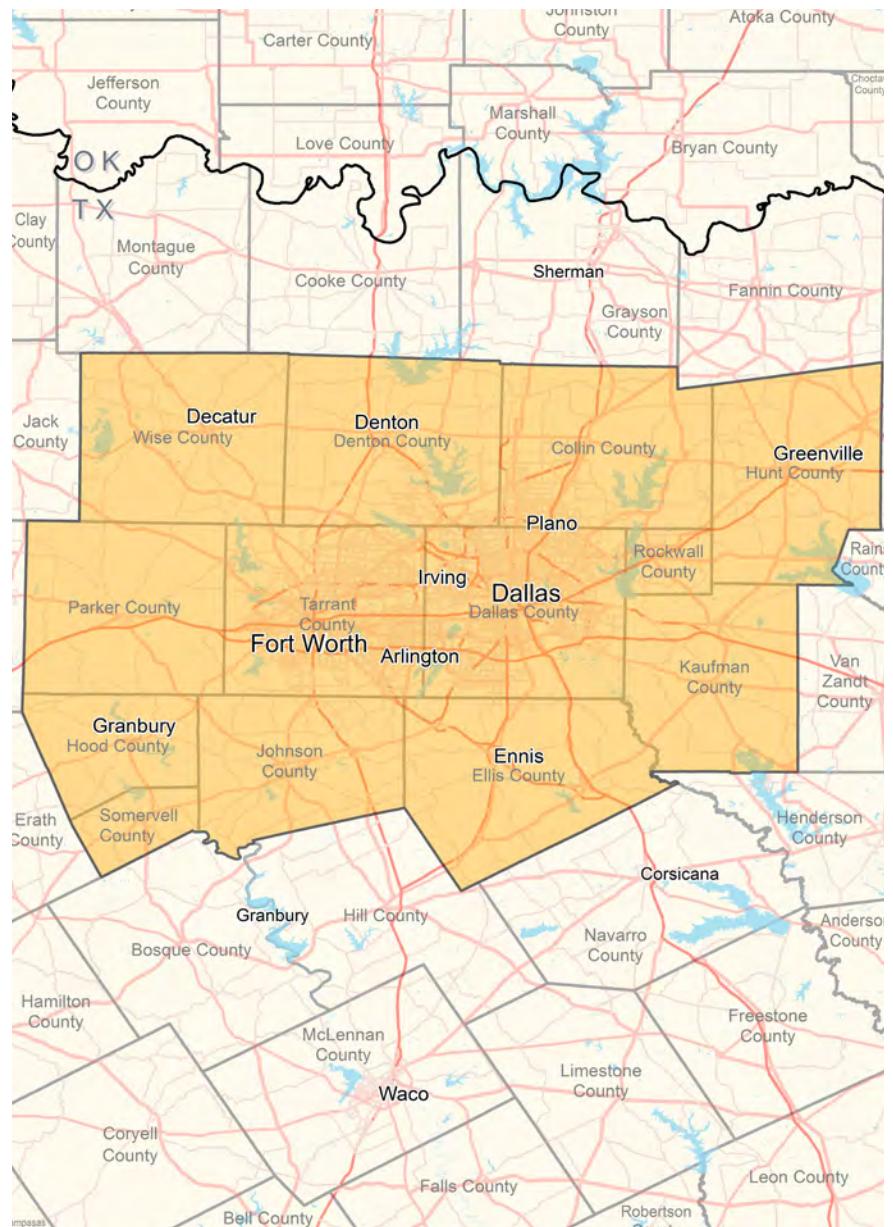
MAJOR DISTRIBUTION CENTER

The area's extensive network of rail and highways, along with the International Inland Port of Dallas and multiple airports, solidify its status as a national distribution hub.



TRANSPORTATION

- The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635, and 820, along with other major thoroughfares.
- Dallas Area Rapid Transit covers Dallas and surrounding cities, consisting of buses and a light rail system. The system had a ridership exceeding 21 million in 2023. Trinity Railway Express and Amtrak also provide passenger rail service.
- Freight-serving lines in the region include Union Pacific, BNSF, and Kansas City Southern. BNSF is headquartered in Fort Worth. Via rail to Port Houston, and Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets.
- Two airports that service passengers are Dallas/Fort Worth International and Dallas Love Field, while Fort Worth Alliance is the center of a major cargo alliance. There are also 13 smaller airports in the area. The Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.

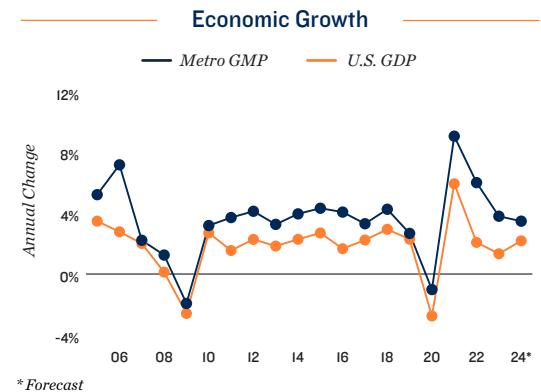


ECONOMY

- The Metroplex's central location, temperate climate, no state income tax and a right-to-work labor policy attract employers.
- Dallas-Fort Worth is one of the nation's largest employment markets, with nearly 4.3 million jobs at the onset of 2024. The local labor force has doubled since 1993.
- The region is home to numerous Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Exxon Mobil, McKesson, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark, HF Sinclair, Charles Schwab, Texas Instruments, AECOM, and D.R. Horton.
- The area is forecast to add the greatest number of new positions among major U.S. markets in 2024. Dallas-Fort Worth also led the country in net employment growth since the onset of the pandemic in 2020.
- Economic expansion will be further fueled by a rise in financial services and high-tech companies.

MAJOR AREA EMPLOYERS

- Frito-Lay Inc.
- Woot Services LLC
- UT Southwestern Medical Center
- Tandy Financial Services
- Vrio Corp
- Thryv Holdings, Inc.
- Exco Holdings, Inc.
- Lockheed Martin
- Boeing Company
- Verizon Business Network Services



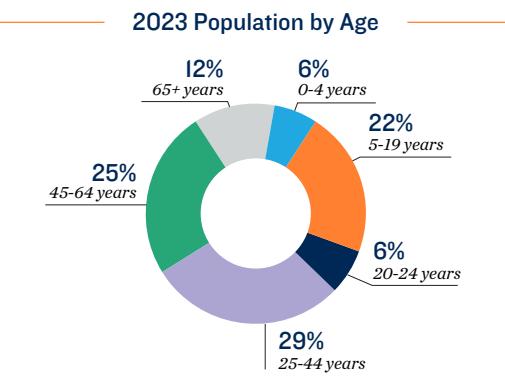
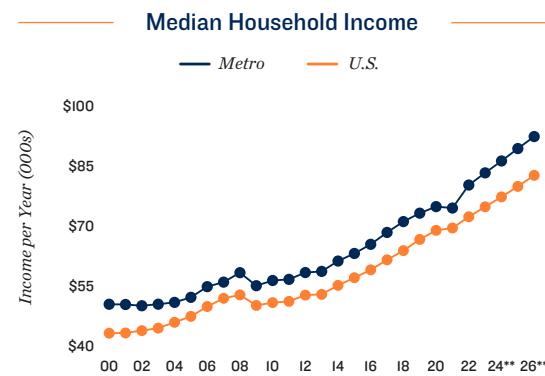
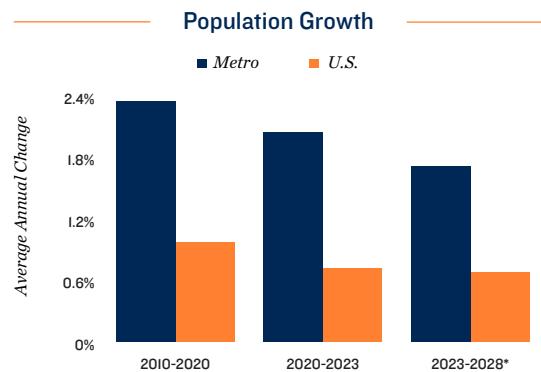
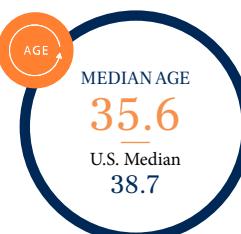
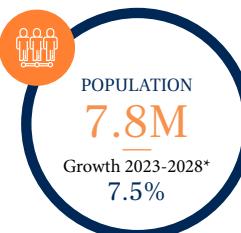
SHARE OF 2023 TOTAL EMPLOYMENT



DEMOGRAPHICS

- Roughly 585,000 new people are expected through 2028, fueled by robust job growth, natural increases, and north-to-south migration.
- The Metroplex is projected to add 225,000 households during the same period, generating the need for additional housing options.
- A younger population resides in the Metroplex, indicated by a median age that is below that of the U.S. measure.
- An educated populace translates to a skilled labor pool and higher incomes. Roughly 35 percent of residents ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is \$77,700 above the national level.
- Given the market's younger median age, approximately 60 percent of residents owned their homes in 2022 — providing a vibrant rental market.

► QUICK FACTS



*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUALITY OF LIFE

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro's several reservoirs. Dallas-Fort Worth hosts professional teams in baseball, football, hockey, and basketball.

Numerous educational institutions contribute to a continued supply of educated workers. The University of Texas at Dallas, University of North Texas, Texas Woman's University, Denton, Southern Methodist University, Texas Christian University, and the University of Texas at Arlington are among the numerous higher education institutions in the region. Metroplex residents are proximate to nationally-recognized health centers, including Parkland Memorial Hospital, Baylor University Medical Center, and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas-Fort Worth's excellent health care network.

\$379,800

MEDIAN HOME PRICE

150+

VARIOUS MUSEUMS
AND ART GALLERIES

150+

PUBLIC AND PRIVATE
GOLF COURSES

SPORTS

Baseball	MLB TEXAS RANGERS
Football	NFL DALLAS COWBOYS
Basketball	NBA DALLAS MAVERICKS
Ice Hockey	NHL DALLAS STARS
Soccer	MLS FC DALLAS
Basketball	WNBA DALLAS WINGS

EDUCATION

- UNIVERSITY OF TEXAS AT DALLAS
- UNIVERSITY OF NORTH TEXAS AT DALLAS
- SOUTHERN METHODIST UNIVERSITY
- TEXAS CHRISTIAN UNIVERSITY
- UNIVERSITY OF DALLAS
- TEXAS WOMAN'S UNIVERSITY, DENTON

ARTS & ENTERTAINMENT

- PEROT MUSEUM OF NATURE AND SCIENCE
- THE MODERN ART MUSEUM OF FORT WORTH
- KIMBELL ART MUSEUM
- DALLAS ZOO

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

4211 GASTON

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	31,554	198,246	400,971
2024 Estimate			
Total Population	29,714	190,075	388,257
2020 Census			
Total Population	25,233	177,425	369,223
2010 Census			
Total Population	24,431	150,540	327,190
Daytime Population			
2024 Estimate	90,790	454,861	715,247
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	16,689	107,439	194,475
2024 Estimate			
Total Households	15,226	101,867	186,044
Average (Mean) Household Size	1.9	1.9	2.2
2020 Census			
Total Households	13,225	94,241	174,499
2010 Census			
Total Households	10,519	70,426	140,056

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$250,000 or More	6.7%	13.3%	12.8%
\$200,000-\$249,999	2.9%	5.8%	5.5%
\$150,000-\$199,999	8.0%	9.6%	8.4%
\$125,000-\$149,999	5.9%	7.4%	6.8%
\$100,000-\$124,999	8.3%	10.2%	9.7%
\$75,000-\$99,999	13.4%	13.4%	12.8%
\$50,000-\$74,999	15.2%	15.1%	15.4%
\$35,000-\$49,999	9.1%	6.8%	8.5%
\$25,000-\$34,999	6.8%	4.8%	5.9%
\$15,000-\$24,999	7.8%	4.5%	5.2%
Under \$15,000	15.8%	8.9%	9.0%
Average Household Income	\$91,356	\$124,137	\$121,961
Median Household Income	\$67,884	\$98,809	\$100,176
Per Capita Income	\$48,163	\$69,260	\$59,331

4211 GASTON

DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate	29,714	190,075	388,257
0 to 4 Years	4.7%	4.4%	5.3%
5 to 14 Years	8.5%	7.0%	9.5%
15 to 17 Years	2.2%	2.0%	2.8%
18 to 19 Years	1.4%	1.2%	1.8%
20 to 24 Years	9.1%	9.0%	8.8%
25 to 29 Years	17.6%	17.1%	13.7%
30 to 34 Years	13.6%	13.4%	11.2%
35 to 39 Years	8.4%	9.0%	8.1%
40 to 49 Years	11.3%	12.1%	12.2%
50 to 59 Years	10.4%	10.9%	11.2%
60 to 64 Years	4.1%	4.7%	5.0%
65 to 69 Years	3.3%	3.5%	3.8%
70 to 74 Years	2.4%	2.5%	2.8%
75 to 79 Years	1.4%	1.5%	1.8%
80 to 84 Years	0.7%	0.8%	1.0%
Age 85+	0.6%	0.8%	1.1%
Median Age	32.0	34.0	35.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2024 Estimate Population Age 25+	21,993	145,257	278,919
Elementary (0-8)	6.5%	4.3%	6.3%
Some High School (9-11)	7.5%	5.1%	6.1%
High School Graduate (12)	14.1%	11.7%	14.2%
Some College (13-15)	18.4%	13.6%	13.6%
Associate Degree Only	6.5%	4.7%	4.6%
Bachelor's Degree Only	29.9%	36.5%	32.5%
Graduate Degree	17.1%	24.1%	22.8%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	19,462	121,674	216,758
2024 Estimate	17,709	115,186	207,082
Owner Occupied	2,843	28,276	64,113
Renter Occupied	12,387	73,572	121,945
Vacant	2,482	13,318	21,038
Persons in Units			
2024 Estimate Total Occupied Units	15,226	101,867	186,044
1 Person Units	49.9%	53.0%	46.3%
2 Person Units	29.5%	29.8%	30.0%
3 Person Units	10.5%	8.5%	10.4%
4 Person Units	5.6%	5.0%	7.3%
5 Person Units	2.9%	2.3%	3.7%
6+ Person Units	1.6%	1.4%	2.4%



POPULATION

In 2024, the population in your selected geography is 388,257. The population has changed by 18.66 percent since 2010. It is estimated that the population in your area will be 400,971 five years from now, which represents a change of 3.3 percent from the current year. The current population is 48.6 percent male and 51.4 percent female. The median age of the population in your area is 35.0, compared with the U.S. average, which is 39.0. The population density in your area is 4,944 people per square mile.



HOUSEHOLDS

There are currently 186,044 households in your selected geography. The number of households has changed by 32.84 percent since 2010. It is estimated that the number of households in your area will be 194,475 five years from now, which represents a change of 4.5 percent from the current year. The average household size in your area is 2.1 people.



INCOME

In 2024, the median household income for your selected geography is \$100,176, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 122.32 percent since 2010. It is estimated that the median household income in your area will be \$105,417 five years from now, which represents a change of 5.2 percent from the current year.

The current year per capita income in your area is \$59,331, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$121,961, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 243,450 people in your selected area were employed. The 2010 Census revealed that 65.5 percent of employees are in white-collar occupations in this geography, and 17.9 percent are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



HOUSING

The median housing value in your area was \$515,173 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 56,614.00 owner-occupied housing units and 83,437.00 renter-occupied housing units in your area.



EDUCATION

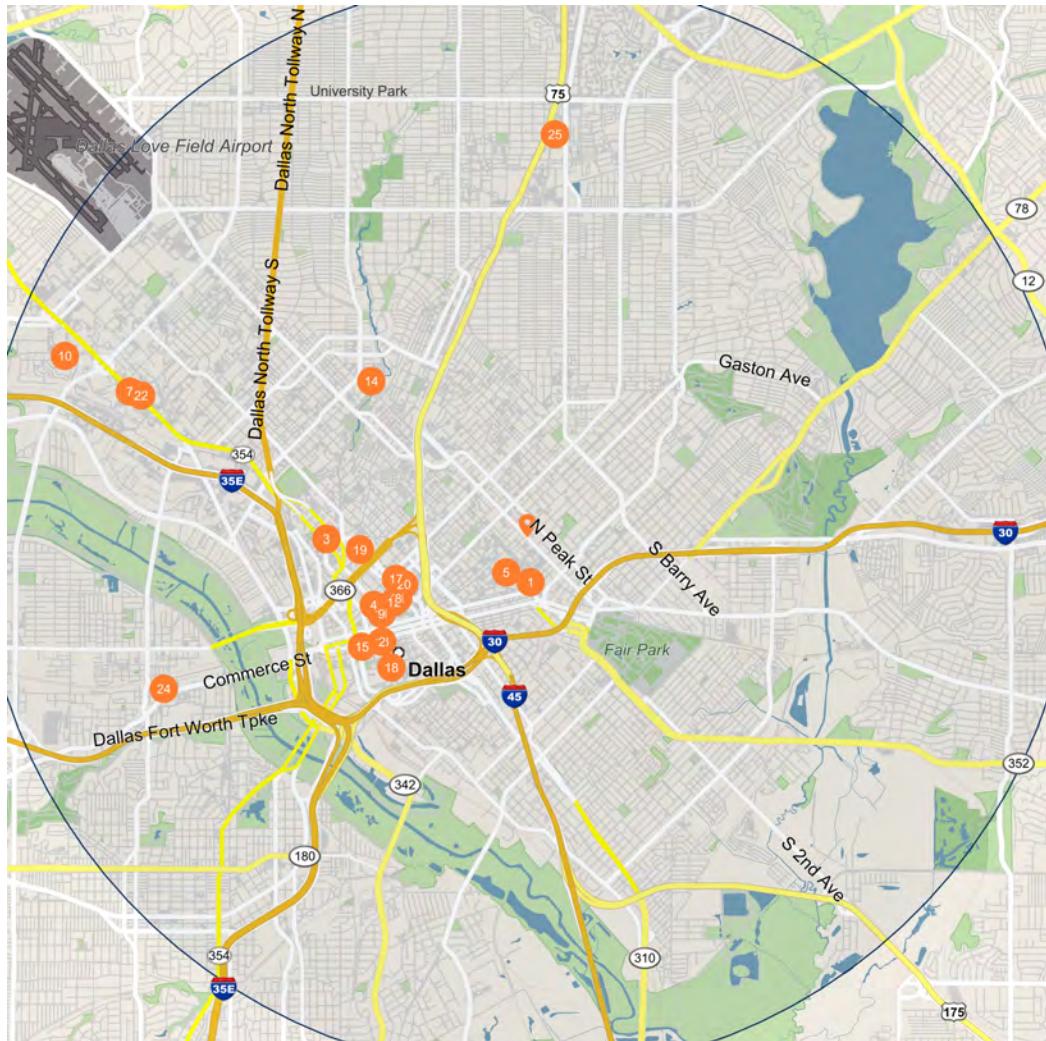
The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 52.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 4.6 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 10.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.4 percent vs. 26.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 17.7 percent in the selected area compared with the 19.7 percent in the U.S.

4211 GASTON

DEMOGRAPHICS

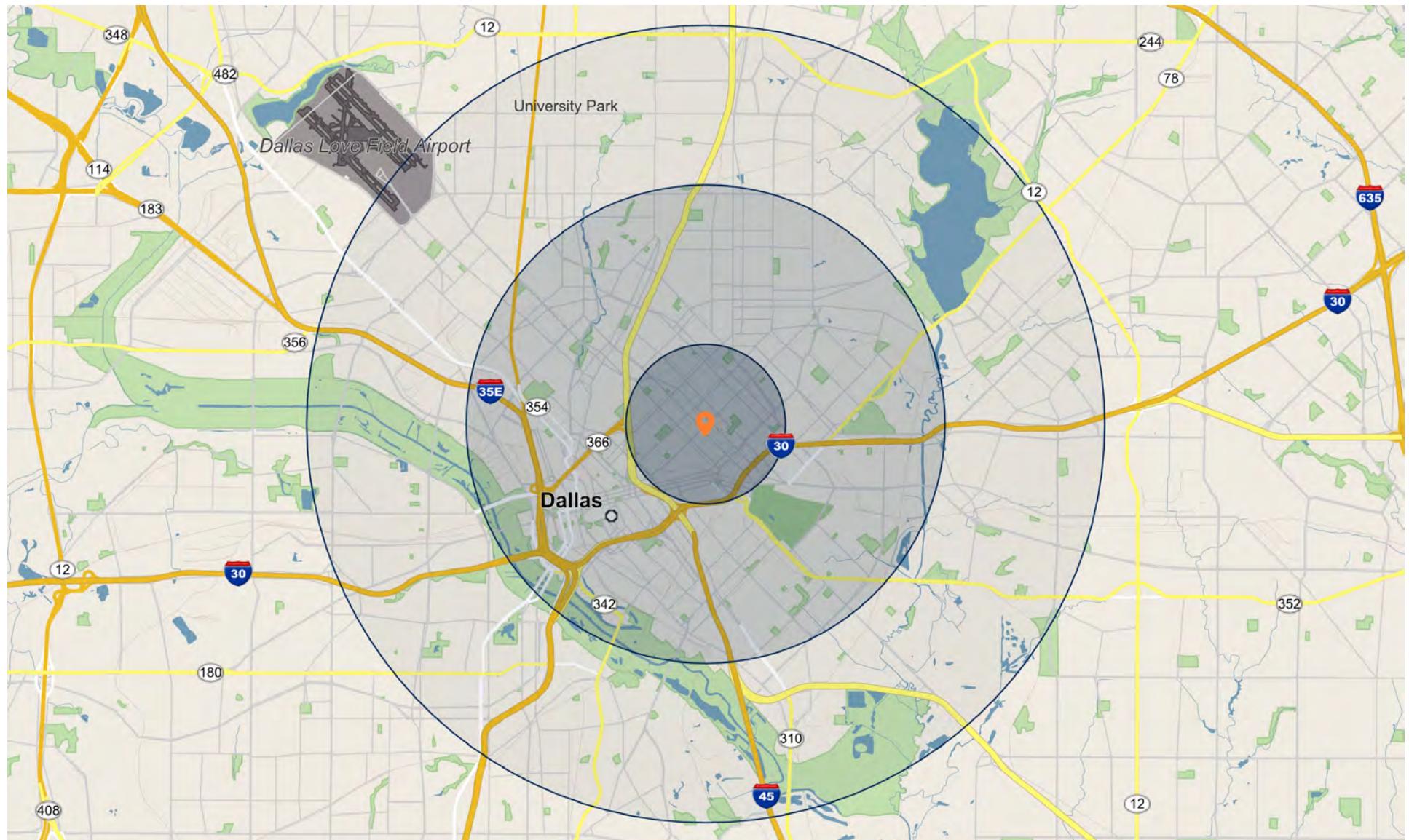


Major Employers

	Employees
1 Baylor Scott & White Holdings	49,000
2 Vrio Corp-Vrio	12,600
3 Eyecare Svcs Prtners Hldngs LL	5,941
4 Halliburton International Inc	5,032
5 Baylor Health Services-Susan Komen Breast Center	5,012
6 Frank Recruitment Group Inc	5,001
7 University of Txas Sthwstern M-Graduate Schl Bmdical Sciences	4,800
8 Baylor University Medical Ctr-BAYLOR SCOTT & WHITE	4,425
9 Txu Energy Industries Company-Txu	3,716
10 LCI Holdco LLC	3,273
11 Luminant Holding Company LLC-Energy Fture Cmpttive Holdings	3,011
12 CPM-US LLC-C P M	3,000
13 AT&T Inc-AT&T	2,915
14 Dart Container Michigan LLC	2,716
15 Internal Revenue Service-North Txas Dst Off Dllas Dst O	2,460
16 Wachovia Optional Svcs LLC NC	2,061
17 Hicks Holdings LLC	2,033
18 City of Dallas-Dallas City Hall	2,000
19 Kainos Capital LP-Kainos TX Capital	2,000
20 Higher Ed Holdings LLC	2,000
21 National Phrm Netwrk Inc	1,983
22 Dallas County Hospital Dst-Parkland Hospital	1,978
23 Firstgroup America Inc-First Group of America	1,882
24 Teckes LLC	1,853
25 Schumacher Group of La Inc-Embcc/Med Trust	1,789

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DEMOGRAPHICS





OFFERING MEMORANDUM

4211 GASTON

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