

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

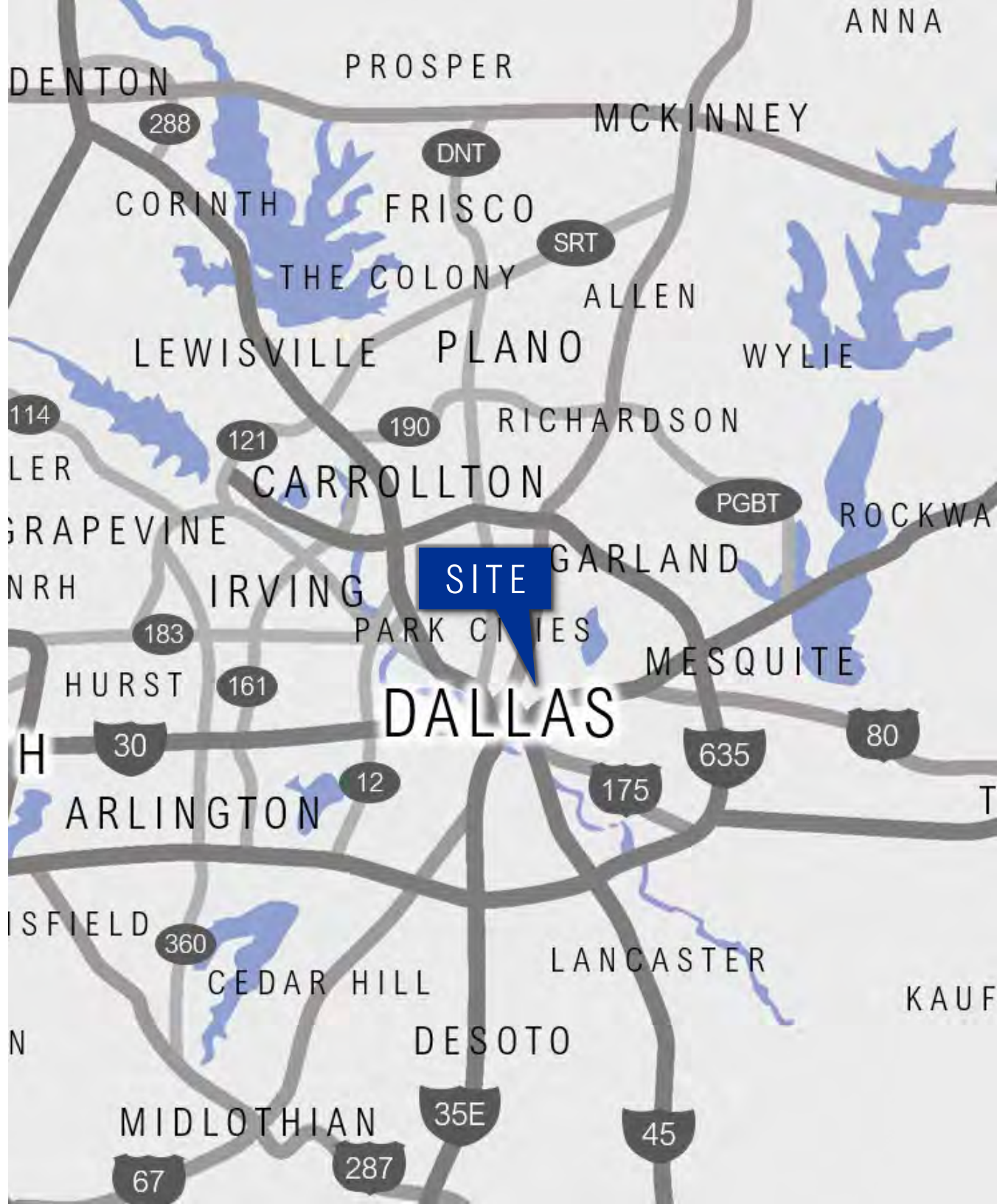
SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209

www.sljcompany.com

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

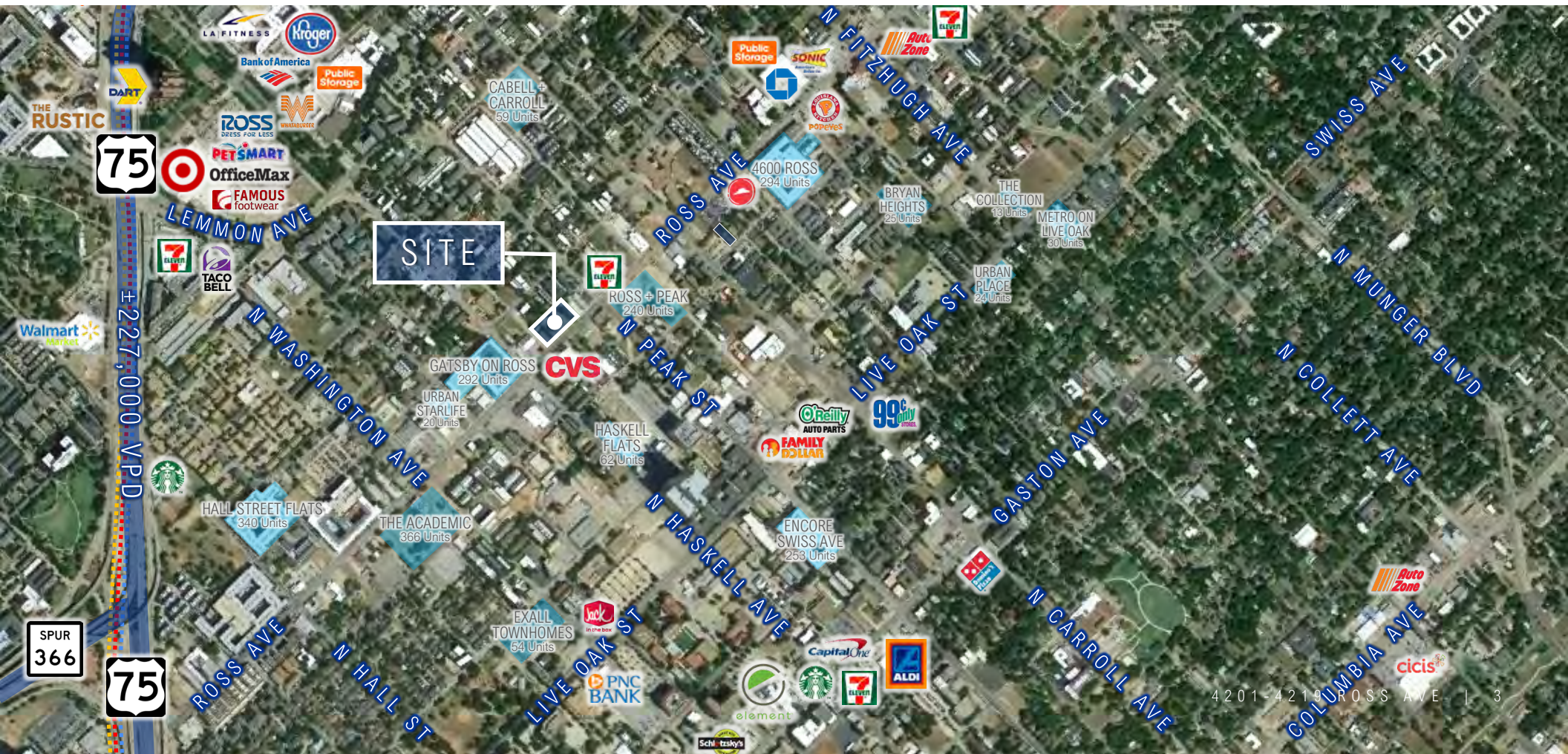
- EXECUTIVE SUMMARY
- PROPERTY HIGHLIGHTS
- PROPERTY PROFILE
- ZONING INFORMATION
- SURVEY
- SITE PLAN
- DEMOGRAPHICS



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.

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.





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

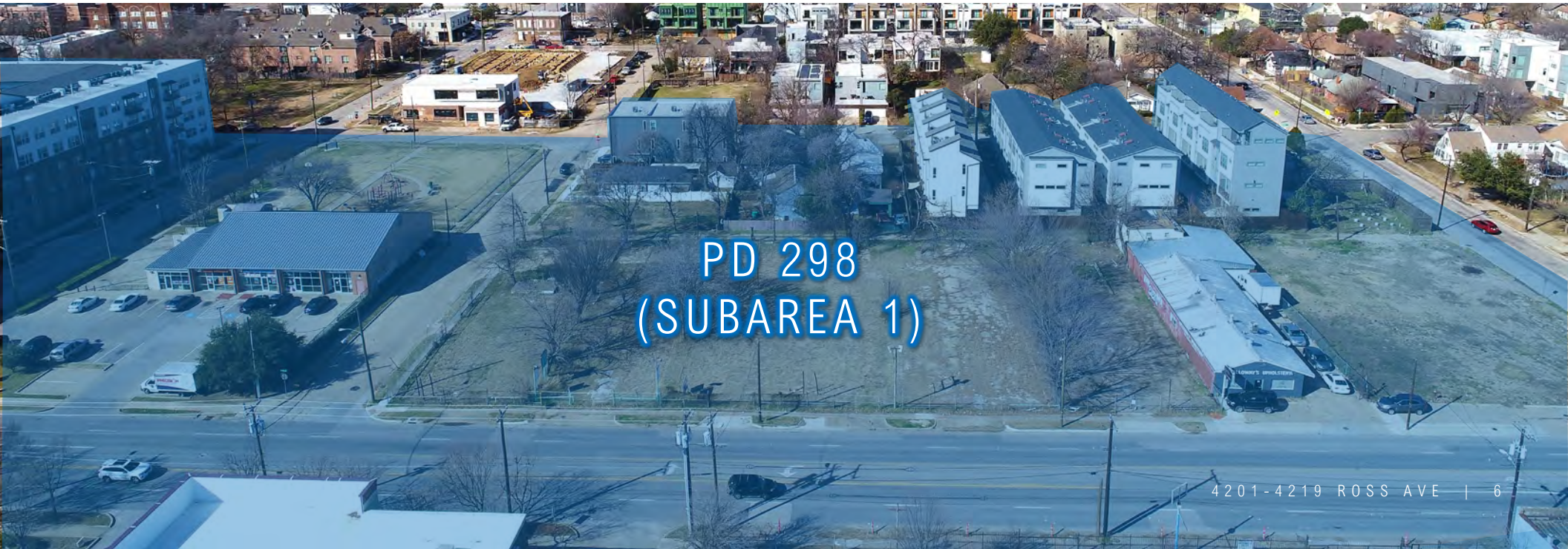
[Link to Dallas Zoning Map](#)

[Link to Dallas PD 298](#)

[Link to PD 298 Subarea Map](#)

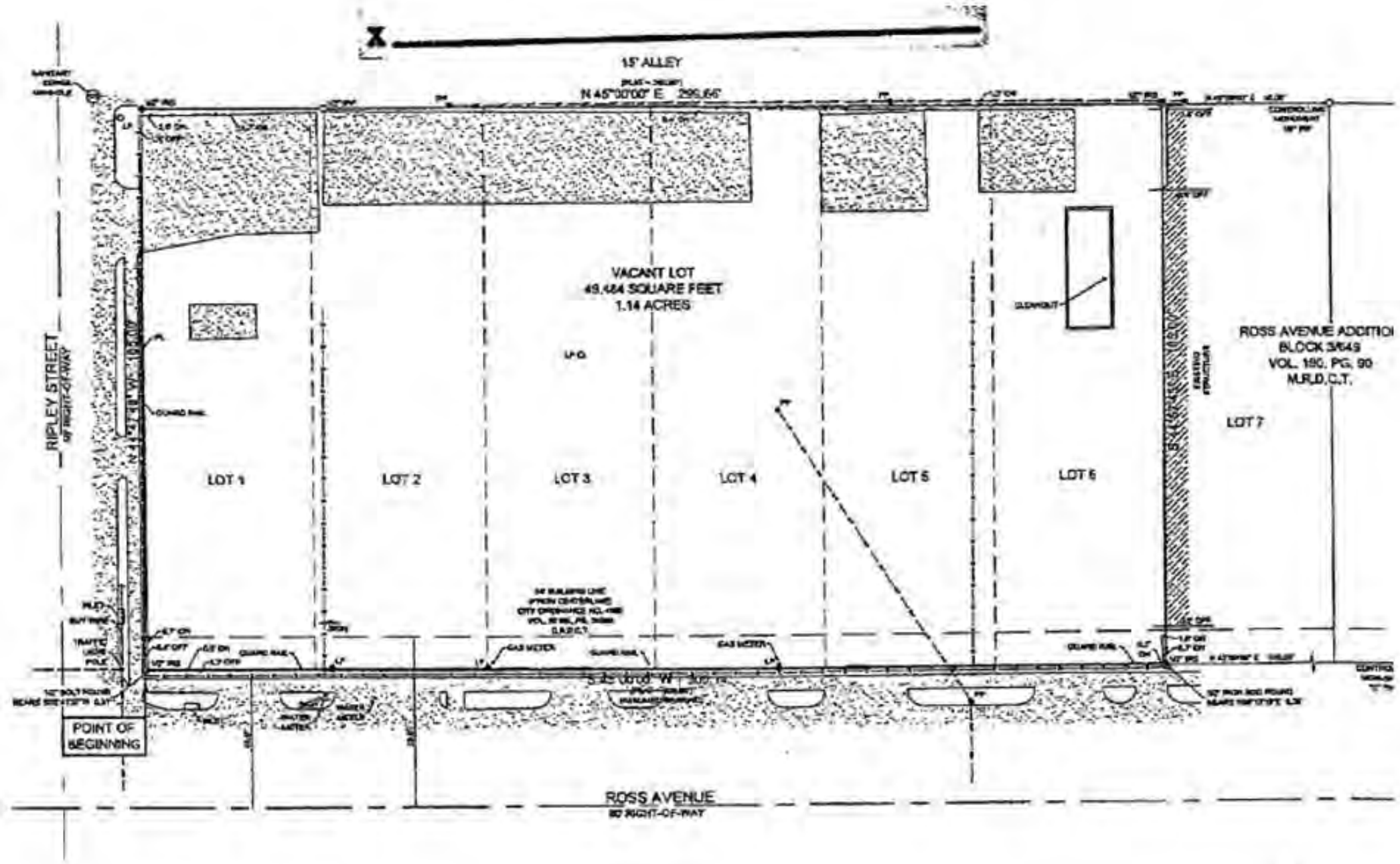
[Link to PD 298 Subarea 1 Description](#)

[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"

PRELIMINARY PLAN
 NOT FOR CONSTRUCTION

SP01

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

RIPLEY ST & ROSS AVE

DALLAS, TEXAS
SLJ COMPANY

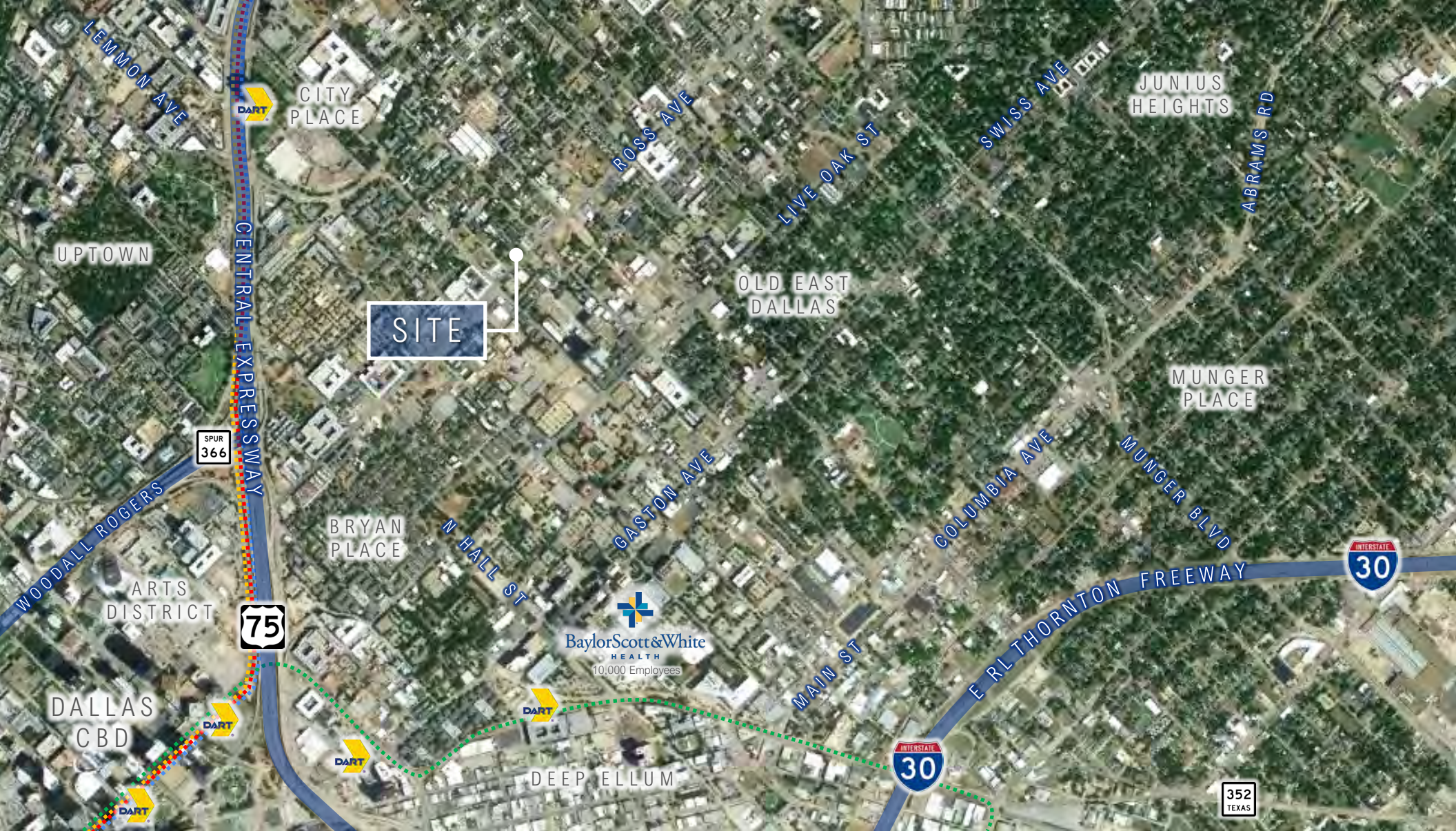


THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM GSO ARCHITECTS, INC.



2022 DEMOGRAPHICS

1 MILE	# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
	3,363	25,001	536,032
3 MILE	EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
	70.0%	58.9%	68.7%
5 MILE	POPULATION	HOUSEHOLDS	MEDIAN AGE
	394K	171K	36.4
	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	PROJECTED POP. GROWTH 2022-2027
	\$112K	\$457K	2.12%



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
www.sljcompany.com

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.

