

# SALE

## 3811 HOLLAND APARTMENTS

3811 Holland Avenue Dallas, TX 75219



VIDEO

### PROPERTY DESCRIPTION

Wonderful 5 unit apartment building in the thriving Oaklawn area, with beautiful tree lined streets and walkability plus! All units are 2 bedroom and one half bath and feature hardwoods downstairs in the living areas, Cute courtyard area with landscaping in the front and a spacious patio yard in the back off of the dining room and kitchen. An abundance of recessed lighting in the living room, natural light, kitchen off of the dining and ample parking in the front and back areas of this gated community. The bedrooms upstairs are large and have nice closet spaces and all have washers and dryers. Location location! Walk to many restaurants and shopping! Just a few blocks from the Park Cities. This is a great income producing property! Many updates to have been done

**Paige Whiteside**  
(214) 549-2540

### OFFERING SUMMARY

Sale Price:	\$1,480,000
Number of Units:	5
Lot Size:	8,002 SF
Building Size:	5,052 SF
NOI:	\$58,696.07
Cap Rate:	5.95%

### DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,411	6,626	25,752

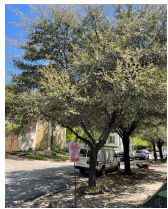
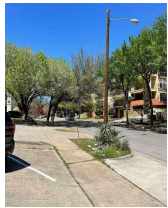


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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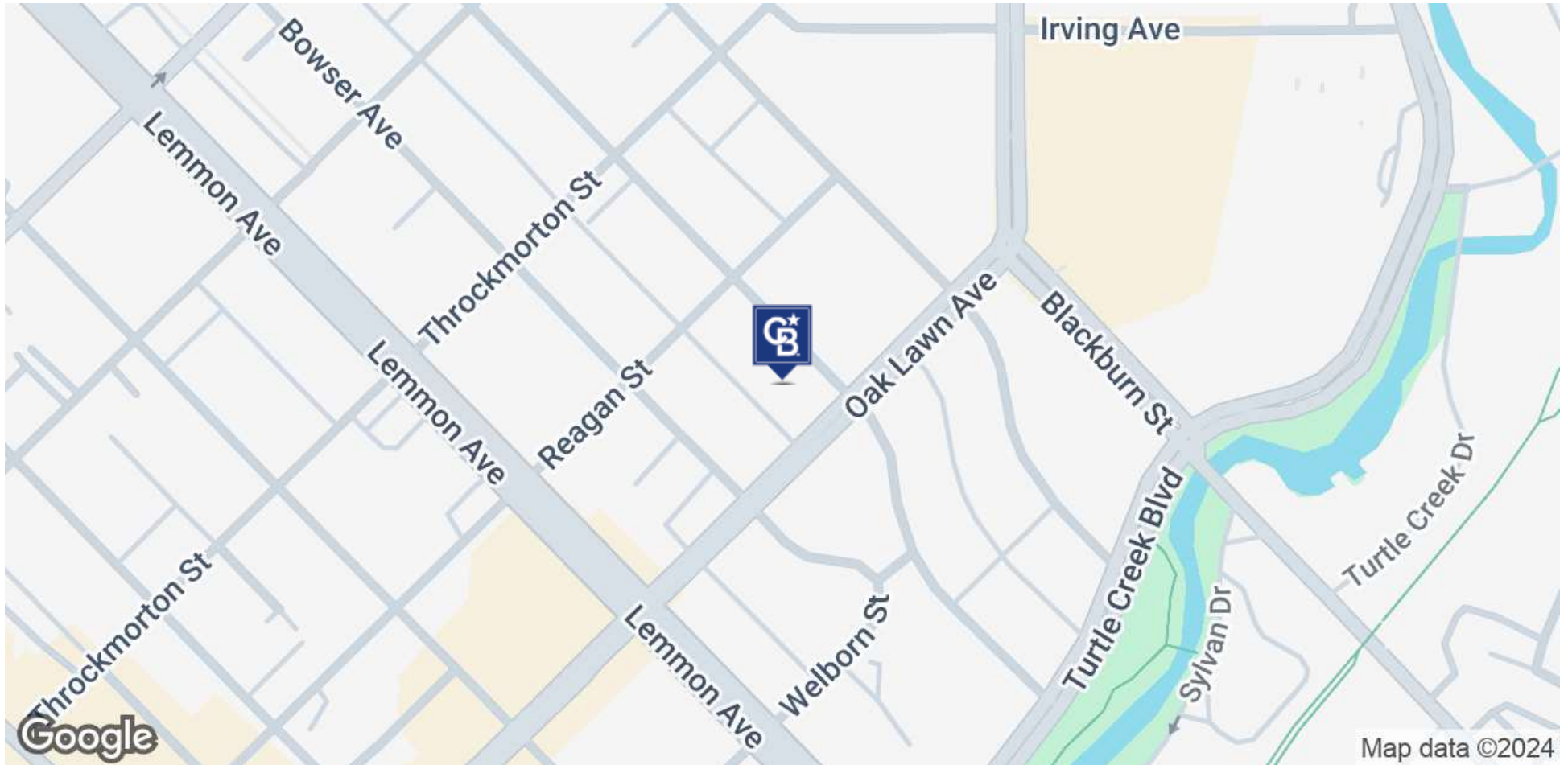
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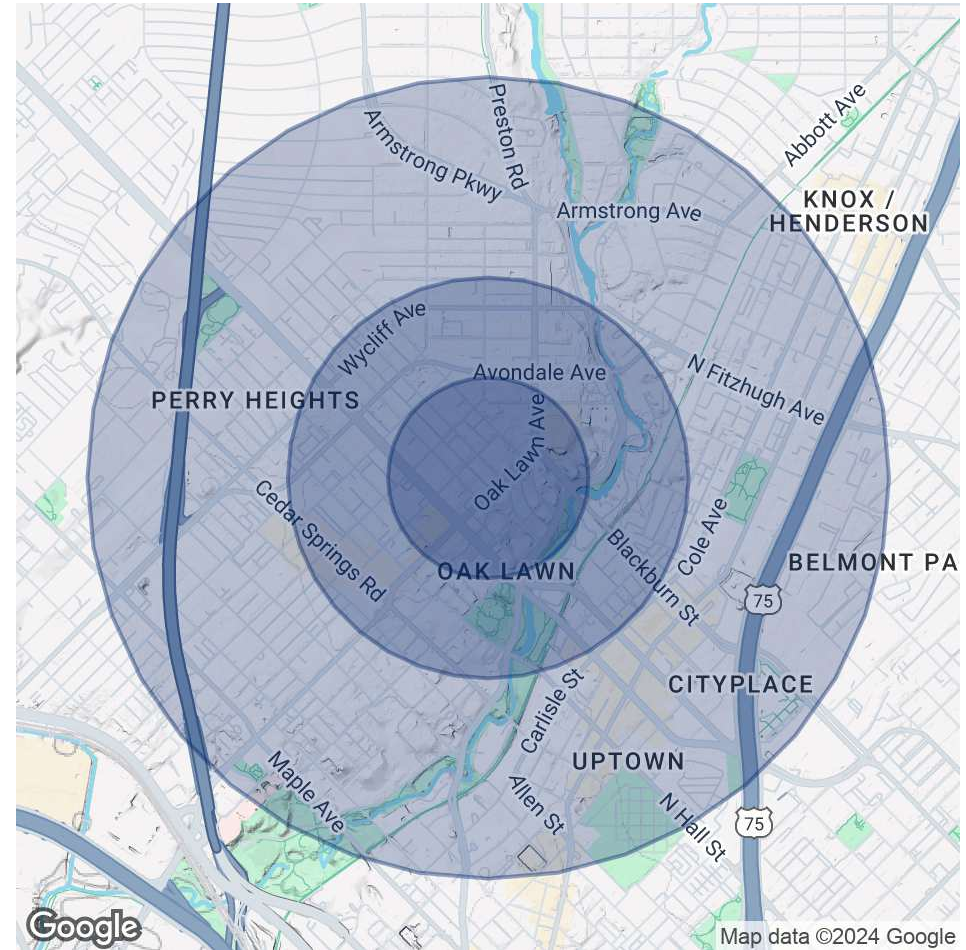
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,731	8,568	34,827
Average Age	51.1	43.4	36.5
Average Age (Male)	48.8	43.5	36.6
Average Age (Female)	53.4	44.2	37

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,411	6,626	25,752
# of Persons per HH	1.2	1.3	1.4
Average HH Income	\$149,863	\$132,320	\$117,673
Average House Value	\$413,628	\$306,294	\$299,774

2020 American Community Survey (ACS)



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