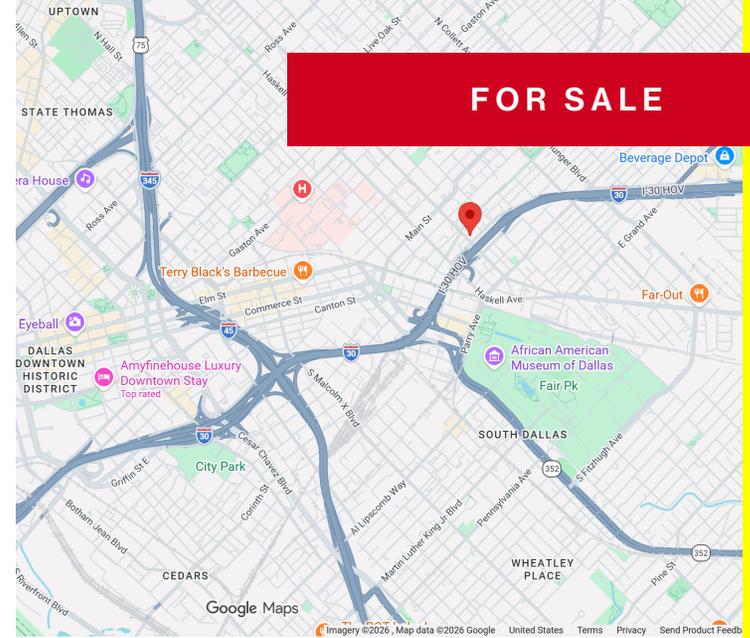
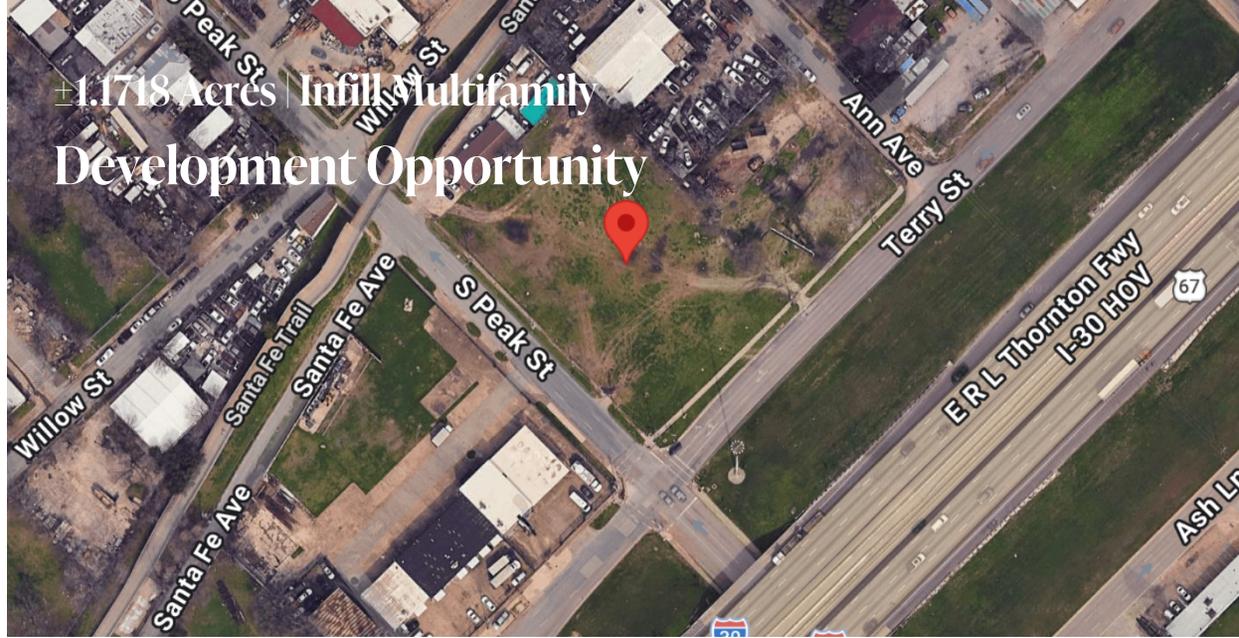


±1.1718 Acres | Infill Multifamily Development Opportunity



Property Overview

Located just north of Interstate 30 and immediately east of Downtown Dallas, this ±1.1718-acre infill tract presents a high-visibility multifamily development opportunity in a corridor experiencing continued residential momentum.

Surrounded primarily by light industrial uses yet benefiting from growing residential presence, this site offers a strategic opportunity to introduce new multifamily density in an infill location with demonstrated transaction velocity and strong traffic exposure.

For developers seeking scalable urban infill product with 4-story height potential and strong accessibility fundamentals, 4315 Terry St represents a rare acquisition opportunity in a supply-constrained pocket of Dallas.

Property Highlights

- ±1.1718 acres (±51,044 SF)
- 175' frontage on Terry St
- 281' frontage on Peak St
- Secondary paved access via 509 Ann St
- Flat, cleared, and unimproved site
- Utilities available at the street
- No floodplain
- Surrounded by Light Industrial uses
- Immediate proximity to I-30
- Minutes from Downtown Dallas

Property Details

Price:	\$3,500,000
Lot Size:	51,044 SF
Cross Streets:	I-30 RL Thornton & Peak
Frontage:	175.00
Zoning:	Light Industrial /Optional: Mu

Julie Smith - Sr. Director

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📍 526313, Texas

KW Commercial | KW McKinney

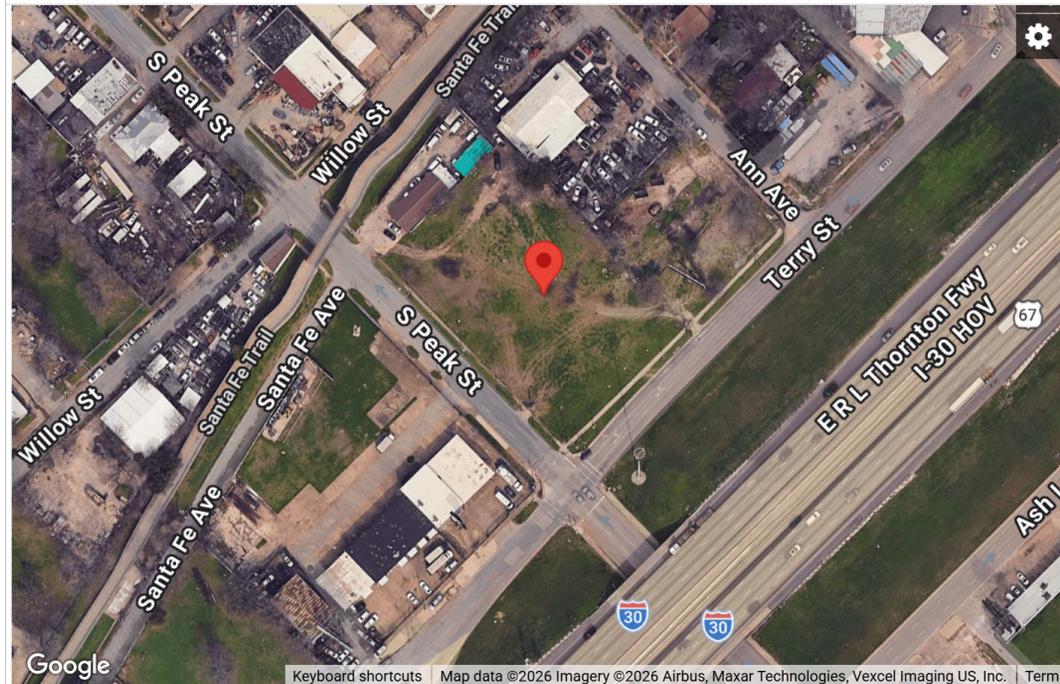
7200 W University Dr #300

McKinney, TX 75071

Each Office is Independently
Owned and Operated



Property Summary



Property Summary

\$/SF (Land)	\$68.57
% Improved	0
Lot Size:	51,044 SF
Price:	\$3,500,000
Zoning:	Light Industrial /Optional: Mu

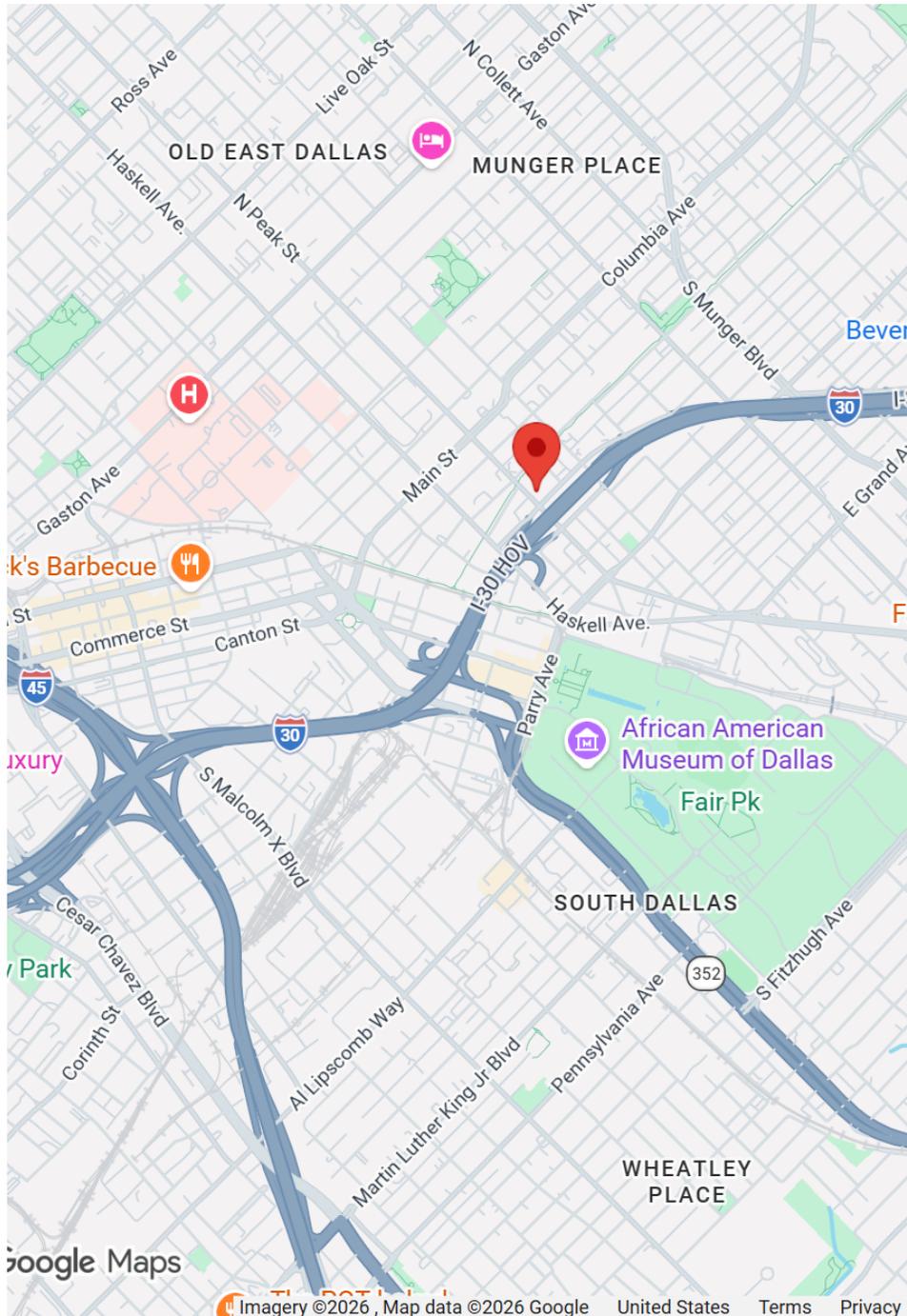
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Location Overview

Adjacnt I-30 RL Thornton FWY & Peak. Approximately 1.17 acres vacant commercial lot in renewing area.

Property Description



±1.1718 Acres | Infill Multifamily Development Opportunity

Positioned just north of Interstate 30 and immediately east of Downtown Dallas, this ±1.1718-acre infill tract offers a rare multifamily development opportunity within a predominantly light industrial corridor undergoing continued residential expansion.

The property features dual street frontage with approximately 175 feet along Terry Street and 281 feet along Peak Street, plus secondary paved access via 509 Ann Street—providing exceptional site circulation, design flexibility, and construction accessibility.

Zoning & Development Parameters

- Multifamily potential supported under Texas S.B. 840
- S.B. 840 Sec. 249.102(ii) allows up to 45 feet in height
- Under existing CR zoning, height allowance is up to 54 feet (4 stories)
- No Opportunity Zone designation

The combination of statutory height allowances and established multifamily activity in the submarket positions this tract for efficient mid-rise development.

According to the TxDOT Traffic Count Map (2024 data):

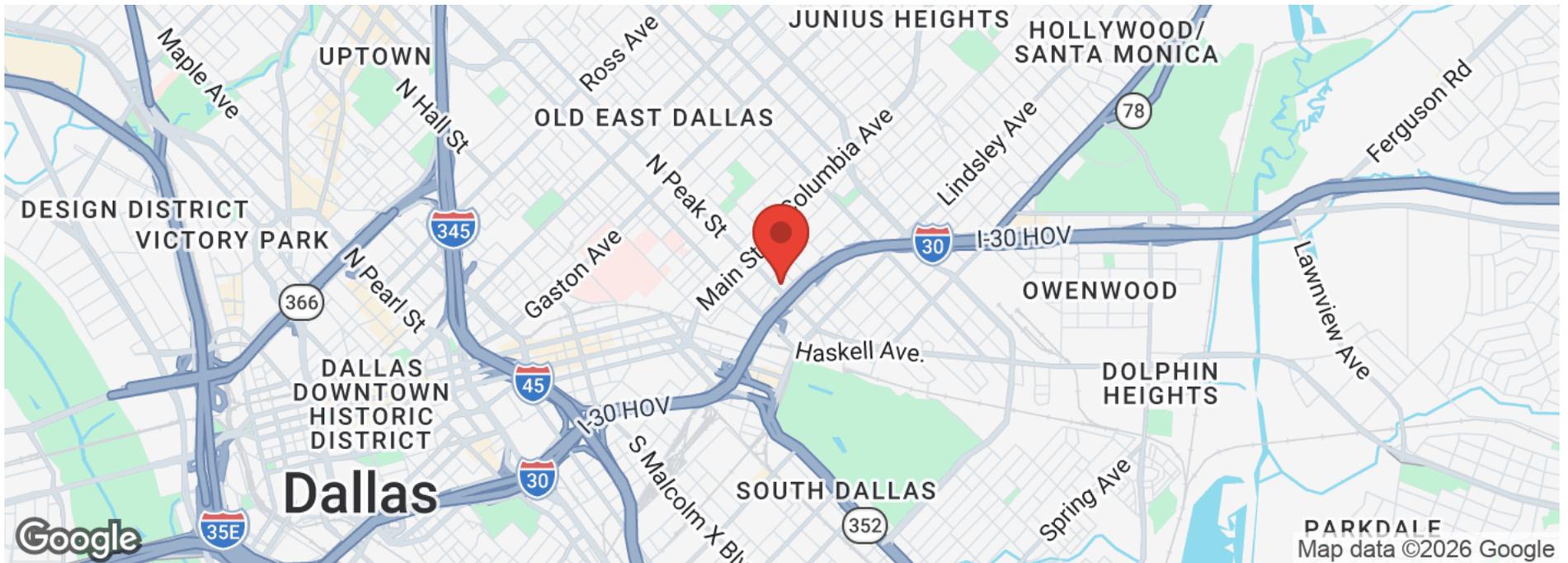
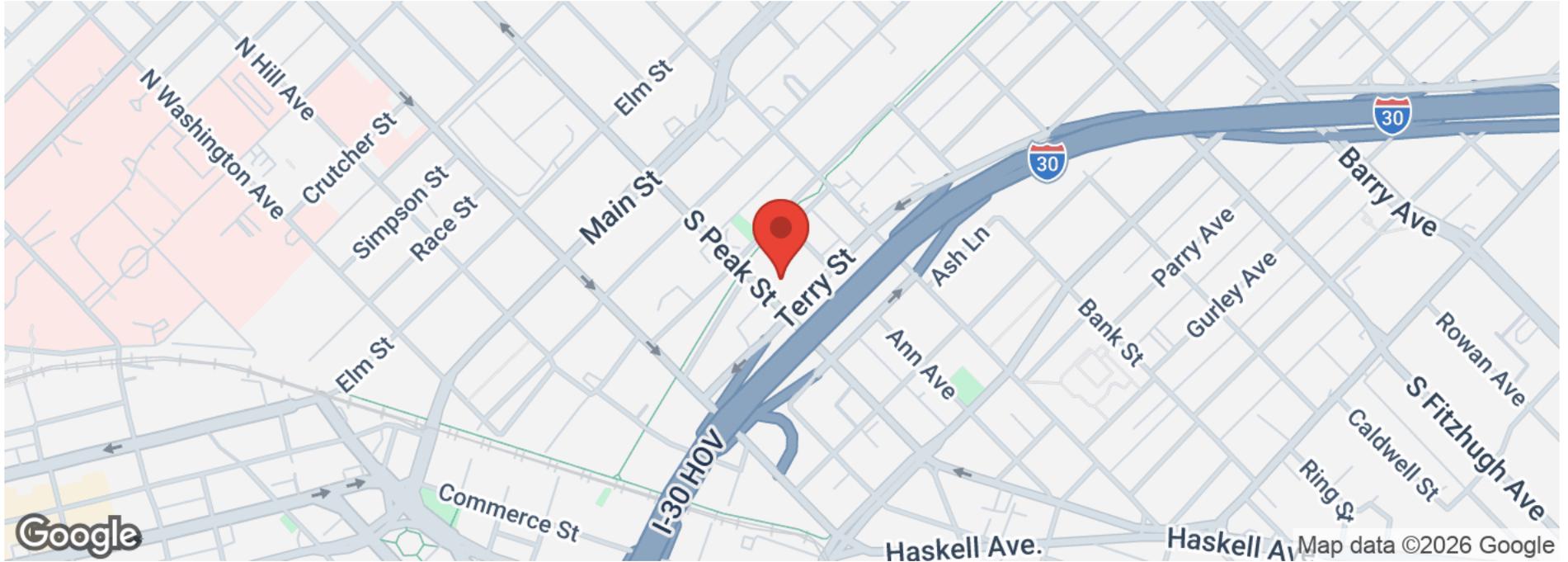
- Peak Street (between Willow St & East Side Ave): 10,065 VPD
- IH-30 at Fitzhugh Ave: 187,533 VPD

Immediate proximity to IH-30 provides rapid connectivity to Downtown Dallas, major employment centers, and regional transportation corridors—enhancing both leasing velocity and long-term asset liquidity.

Market & Transaction Activity

Multifamily demand in the immediate area has been validated by recent sales activity, with seven multifamily properties built after 2000 trading within the past two years, containing up to 40 units per property. These transactions demonstrate investor appetite and rental viability for boutique- to mid-scale infill product.

Location Maps



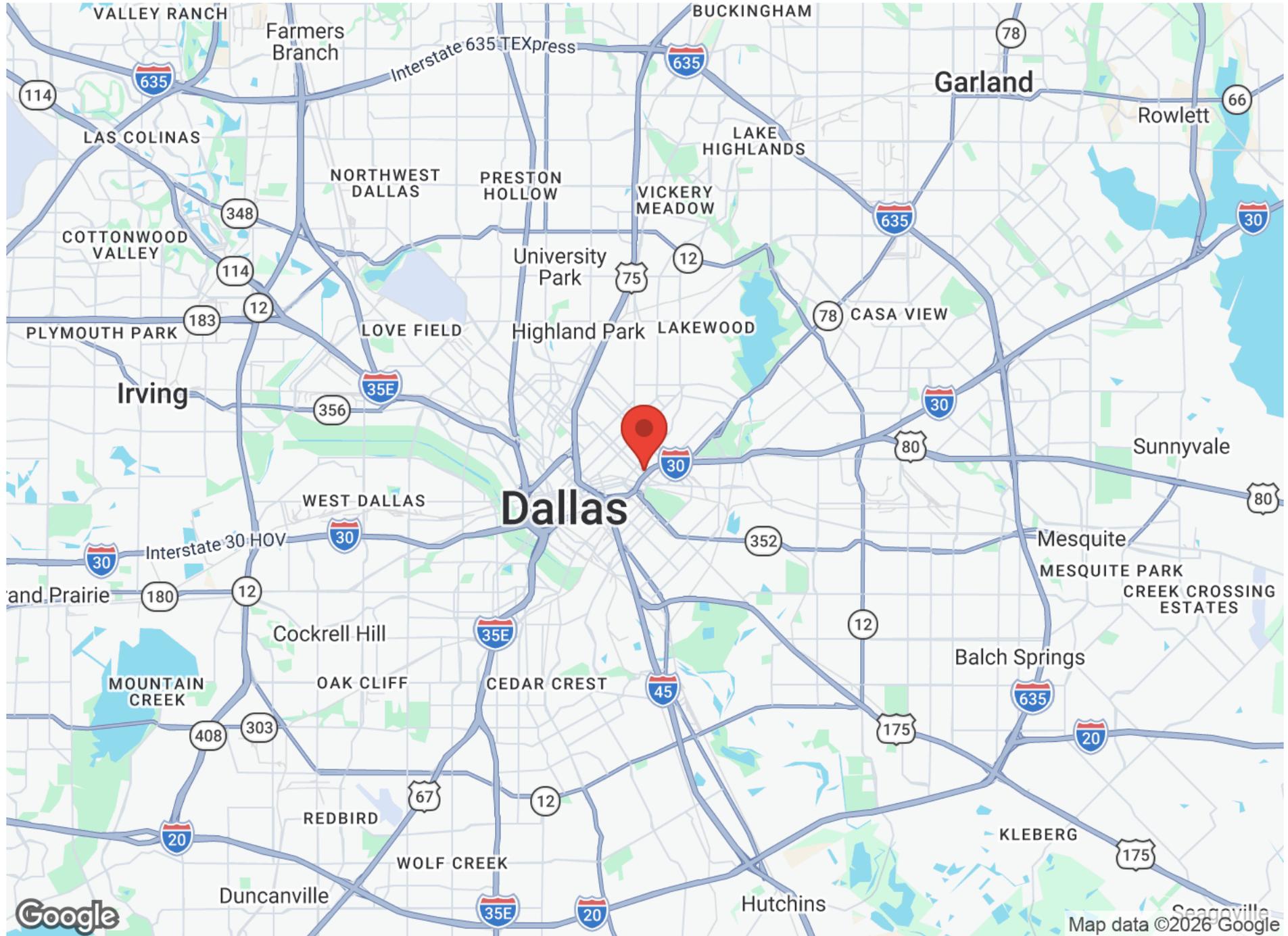
Aerial Map



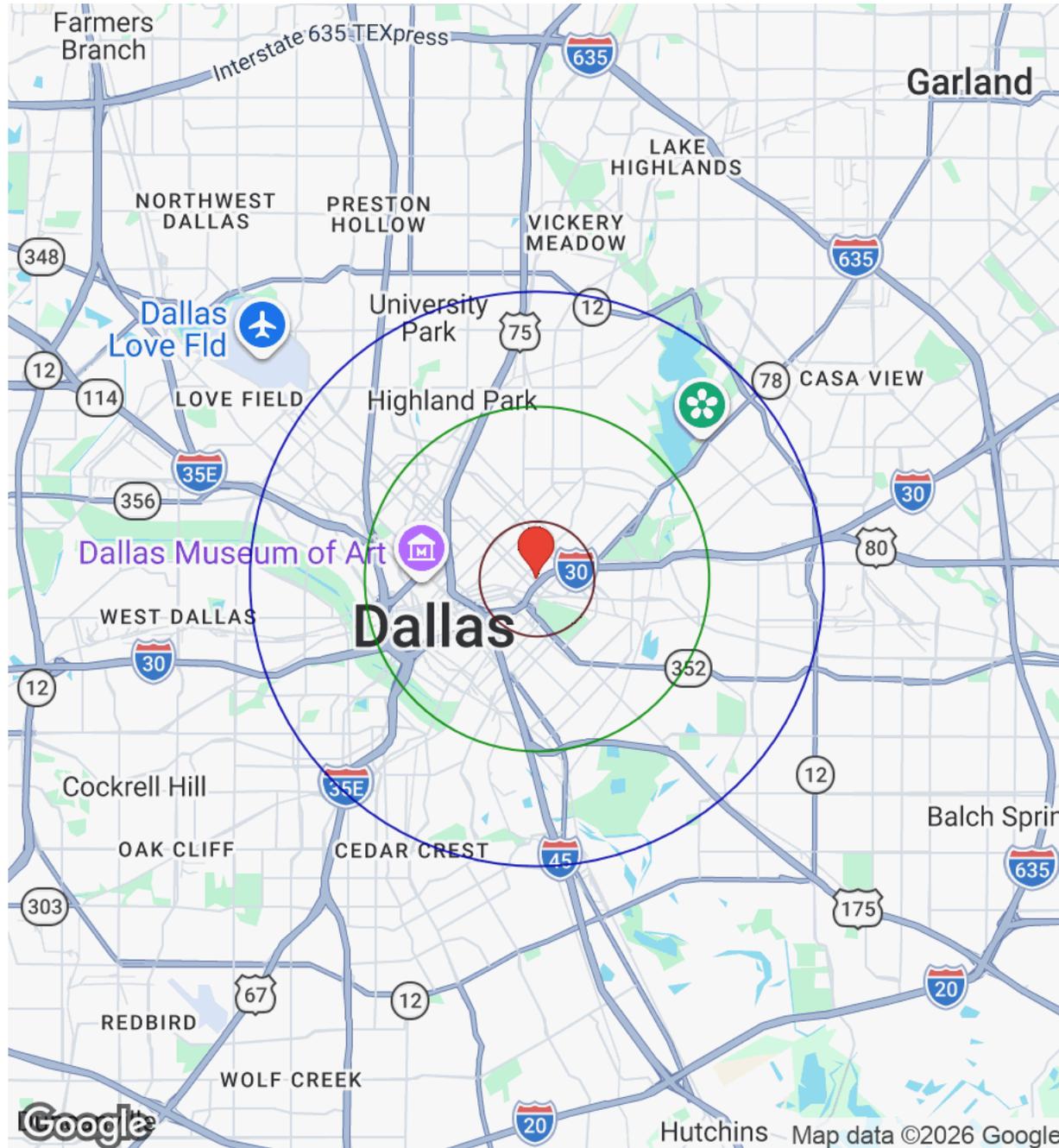
Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

Regional Map



Demographics



Distance: ○ 1Mile ○ 3Miles ○ 5Miles

Population	1 Mile	3 Miles	5 Miles
Male	9,562	97,399	210,103
Female	7,639	88,563	193,380
Total Population	17,201	185,962	403,483

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,643	72,190	147,917
Black	3,117	40,149	80,737
Am In/AK Nat	57	353	726
Hawaiian	5	37	121
Hispanic	8,219	58,652	143,358
Asian	839	10,730	22,837
Multiracial	287	3,459	7,142
Other	34	391	686

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,405	106,741	210,854
Occupied	7,454	94,808	188,063
Owner Occupied	1,821	26,917	63,971
Renter Occupied	5,633	67,891	124,092
Vacant	951	11,933	22,790

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,577	25,565	64,061
Ages 15 - 24	2,382	21,949	52,883
Ages 25 - 54	8,617	97,910	195,620
Ages 55 - 64	1,866	19,545	42,425
Ages 65+	1,760	20,994	48,495

Income	1 Mile	3 Miles	5 Miles
Median	\$66,594	\$92,604	\$86,777
Under \$15k	913	8,523	17,475
\$15k - \$25k	545	4,503	8,458
\$25k - \$35k	462	4,975	10,314
\$35k - \$50k	707	6,352	16,081
\$50k - \$75k	1,664	14,161	30,664
\$75k - \$100k	988	12,626	23,434
\$100k - \$150k	1,025	15,481	30,093
\$150k - \$200k	358	9,745	17,126
Over \$200k	793	18,444	34,419