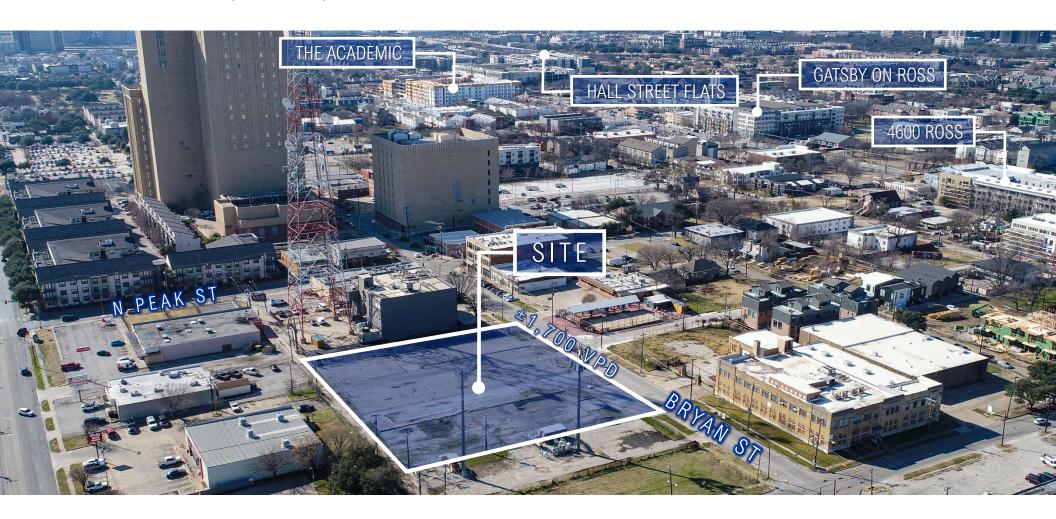
## EAST DALLAS INFILL SITE

AVAILABLE | ±1.28 ACRES | PD 298 (SUBAREA 9) - MIXED-USE 1

4408 BRYAN STREET, DALLAS, TEXAS 75204



EXCLUSIVELY OFFERED BY

#### TY UNDERWOOD

214.520.8818 x 4 tyunderwood@sljcompany.com

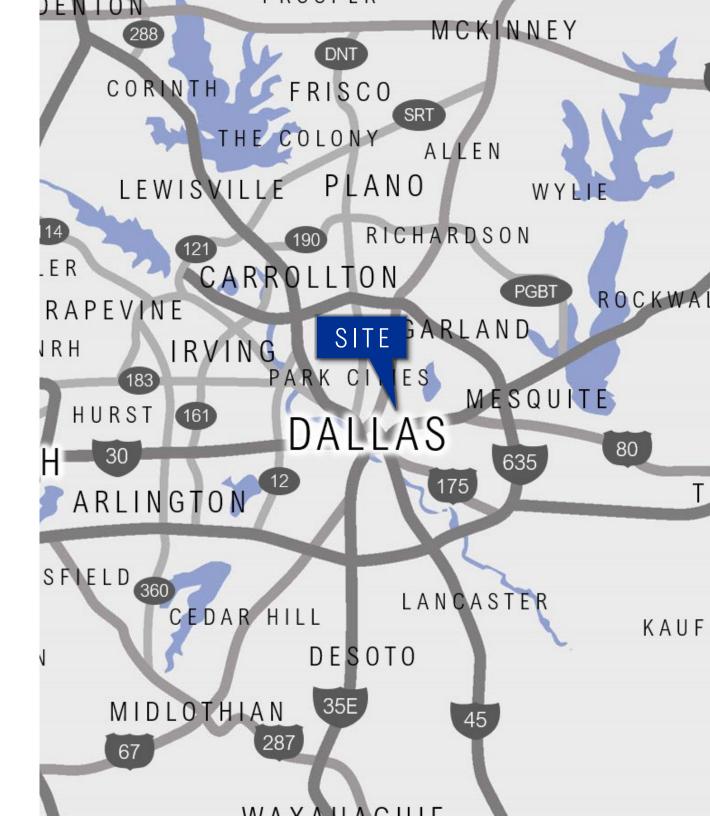


SLJ Company, LLC 4311 West Lovers Lane, Suite 200 Dallas, Texas 75209 www.sljcompany.com

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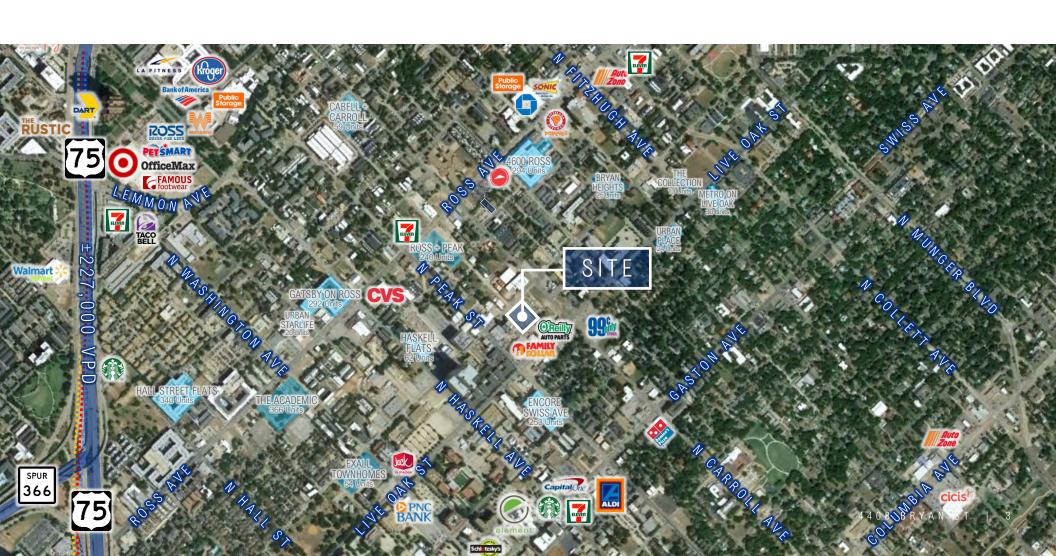
EXECUTIVE SUMMARY
PROPERTY HIGHLIGHTS
PROPERTY PROFILE
ZONING INFORMATION
SURVEY
DEMOGRAPHICS

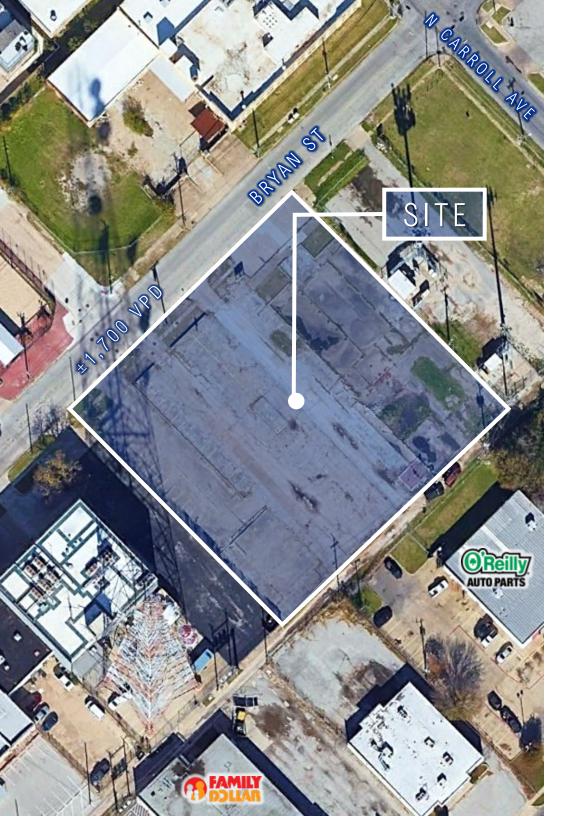


## EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer this ±1.28-acre East Dallas Infill Site opportunity located at 4408 Bryan St in Dallas, Texas. Located just east of N Central Expressway (Hwy 75), on Bryan St, between N Peak St and N Fitzhugh Ave, the site has high visibility, excellent access, and dense affluent demographics. 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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## PROPFRTY HIGHLIGHTS

#### EXCELLENT LOCATION

Located on Bryan St, between N Peak St and N Fitzhugh 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.

#### PRIME DEVELOPMENT SITE

The Property is a ±1.28-acre infill site with high visibility and excellent access. The liberal PD 298 (Subarea 9) - Mixed Use 1 zoning district permits a variety of moderate density retail, office and/or multifamily residential uses in combination or single or contiguous building sites.

#### STRONG DEMOGRAPHICS

With a population of approximately 35,642 and 195,208 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 17.05% increase since 2010. Additionally, the average household income within a three-mile radius of the property is \$110,947.

#### 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 on Bryan St, between N Peak St and N Fitzhugh Ave, in Dallas, Texas 75204.

#### LAND AREA

±1.28 Acres (55,609 SF)

#### ZONING

Bryan Area Special Purpose District - PD 298 (Subarea 9) - Mixed Use 1

#### LOT DIMENSIONS

Frontage on Bryan St: ±252 Feet Maximum Depth: ±222 Feet

#### TRAFFIC COUNTS

N Carroll Ave: ±7,700 VPD (2022) ±1,700 VPD (2022) Bryan St:

### ZONING INFORMATION

#### PRIMARY USES

Moderate density retail, office and/or multifamily residential uses in combination on single or contiguous building sites

#### SPECIAL STANDARDS

Urban Form Setback, Residential Proximity Slope, Visual Intrusion

#### MAXIMUM FLOOR AREA RATIO

Use	Base (No MUP)	MUP=2 (No Res)	MUP=2 (w/ Res)	MUP=3 (No Res)	MUP=3 (w/ Res)
Lodging	0.8	0.85	0.9	0.85	0.95
Office	0.8	0.85	0.9	0.85	0.95
Residential	0.8	-	0.95	-	0.95
Retail & Personal Service	0.4	0.5	0.5	0.6	0.6
Total Development	0.8	0.9	1.0	1.0	1.1

#### MAXIMUM HEIGHT

Base (No MUP): 90 Feet / 7 Stories
MUP (No Res): 90 Feet / 7 Stories
MUP (w/ Res): 120 Feet / 9 Stories

#### MINIMUM SETBACKS

Front: 15 Feet

Side/Rear: 20 Feet adjacent to R(A), D(A), TH(A), CH, MF(A)

0 Feet in all other cases

#### MAXIMUM LOT COVERAGE

80%

#### MINIMUM LOT SIZE

None

#### MAXIMUM DWELLING UNIT DENSITY

Base (No MUP): 15 Units per Acre MUP (Mix of 2 Categories): 20 Units per Acre MUP (Mix of 3 or more Categories): 25 Units per Acre

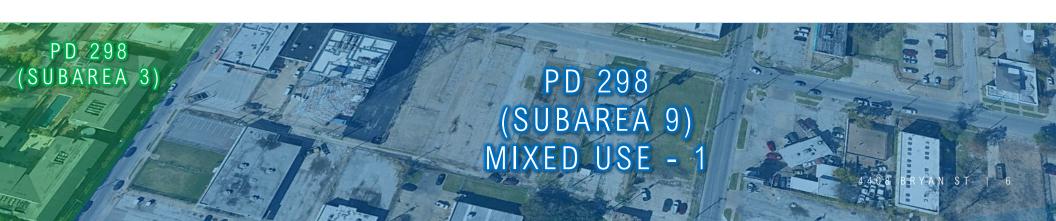
#### LINKS

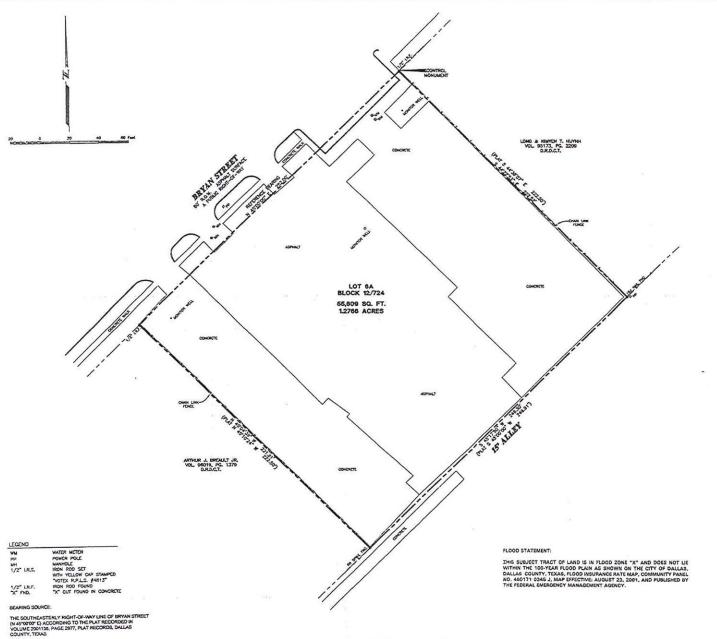
Link to Dallas Zoning Map Link to Dallas PD 298

Link to PD 298 Subarea Map

Link to PD 298 Subarea 9 Requirements

Link to MU-1 Regulations
Link to MU-1 Use Charts





Lot 6A, Block 12/274, Final Mai Provident Resity Advisors, an Addition to the City of Delies, DALLAS County, Texas, according to the map or pital thereof recorded in Volume 2001/100, Page 2077, of the Plat Records of DALLAS County, Texas,

#### SURVEYORS CERTIFICATION

TO GUALEW STREET PARTNERS, LTD.
BIYAN TECH, LP., a Texas limited pertoanhip
LANDAMERICA COMMONWEALTH TITLE OF # 2248000808
COMMONWEALTH LAND TITLE INSURANCE COMPANY

I, DENNIS D. VOTE, Registered Professional Land Surveyor, horeby certify that on January 29, 2007 this survey was made on the ground as per the field notes shown on this survey and is true, currect, and accurate as to the boundaries and reases of the subject property and the laze, location and type of buildings and emprevements thereon. If any, and as to the other matters shown hereon, and correctly shows the location of all vidual essements and righther-drews and of all rights-drews, assembled, and any other circums, or of which I have knowledge or have been softised, whether or not of record, affecting the subject property, and the location of all orthogolars of record, affecting the subject property, and the location of all orthogolars and divisorary, it any.

Essept as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property and there are no conflictor of disrepancies.

Both vehicular and pedeatrian ingreas to and egress from the subject property is provided by Bryan Street, same being a paved, dedicated public right-of-way which abut the subject property, and is physically upon and being used.

This survey complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

EXECUTED this 75th day of TATYAN

4408 BRYAN STREET

#### BOUNDARY SURVEY

1.2766 ACRES

OUT OF THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS

SCALE: 1-29 DATE: JANUARY 25, 2807

PROJECT NO. 27002



## 2022 DEMOGRAPHICS

# 0 F

# 0 F BUSINESSES EMPLOYEES CONSUMER SPENDING (\$000S)

3,773 32,902 370,737

MILE

EMPLOYED POPULATION

70.0% 58.3% 68.1%

COLLEGE EDUCATED POPULATION

POPULATION < 30 MINUTE COMMUTE

MILE

POPULATION

AVERAGE HOUSEHOLD INCOME

HOUSEHOLDS

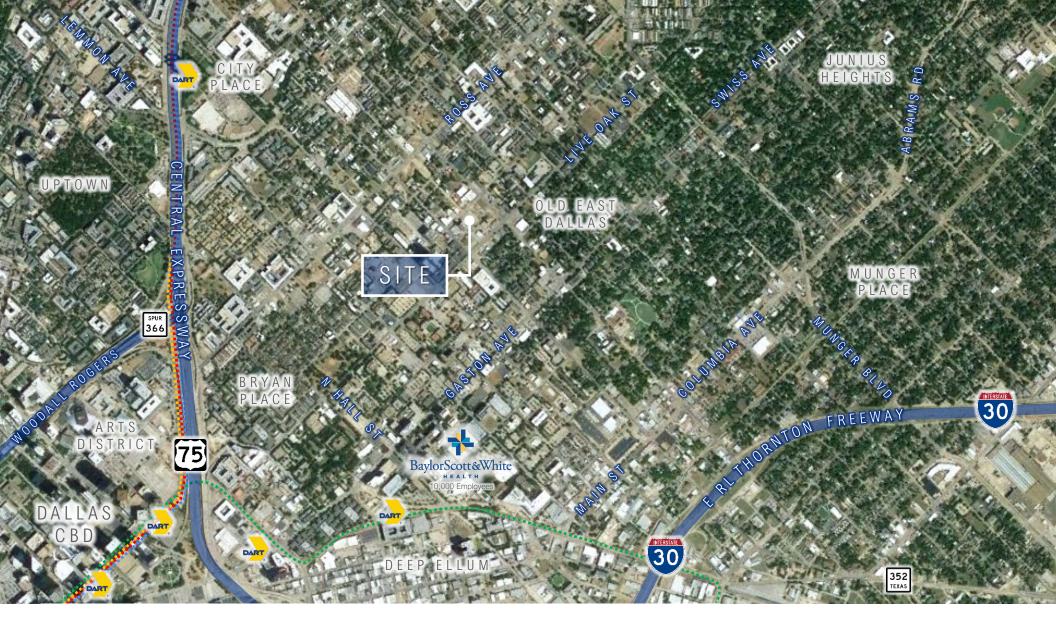
394K 171K 36.4

MEDIAN VALUE

MEDIAN AGE

PROJECTED HOME POP. GROWTH 2022-2027

\$106K \$413K 2.10%



EXCLUSIVELY OFFERED BY

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#### **Information About Brokerage Services**

EQUAL HOUSING OPPORTUNITY

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.

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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

SLJ Company, LLC	419172	llebowitz@msn.com	214-520-8818
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louis Harold Lebowitz	171613	llebowitz@msn.com	214-520-8818
Designated Broker of Firm	License No.	Email	Phone
Charles Titus Underwood III	488370	tyunderwood@sljcompany.com	214-520-8818
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Robert Claycombe	576326	robert@claycombegroup.com	214-404-5129
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tena	nt/Seller/Land	lord Initials Date	