

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

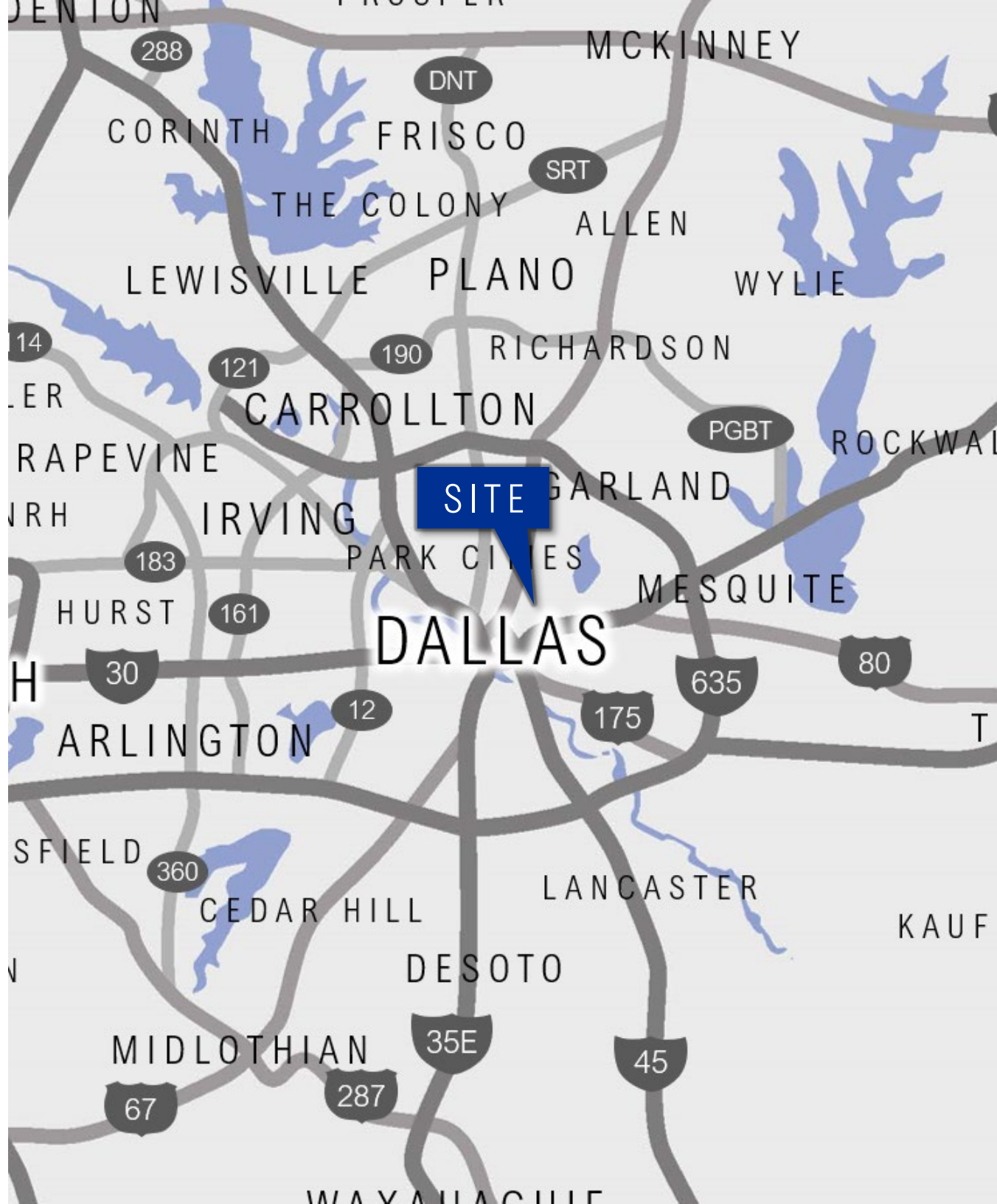
SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209

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.

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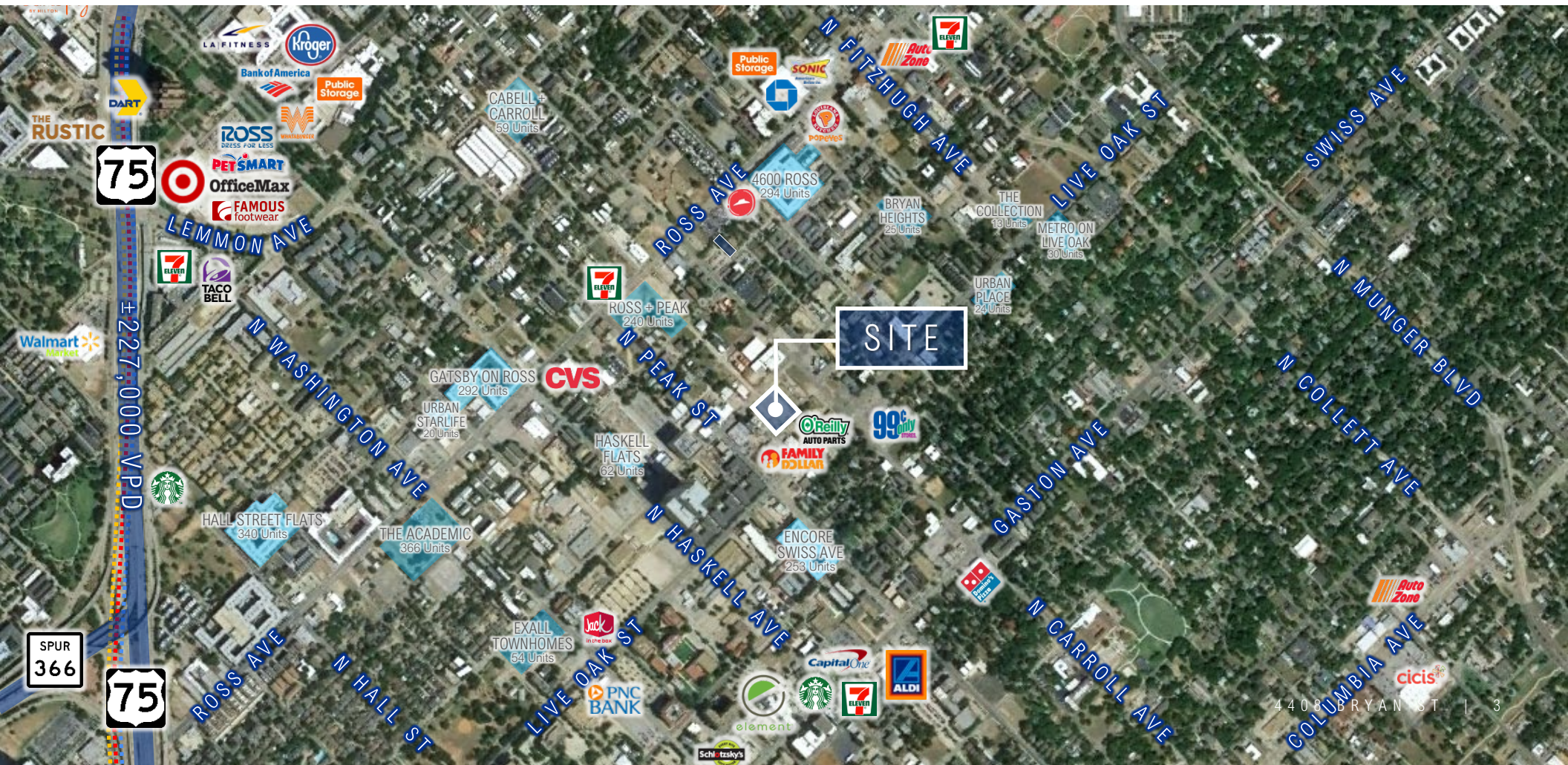
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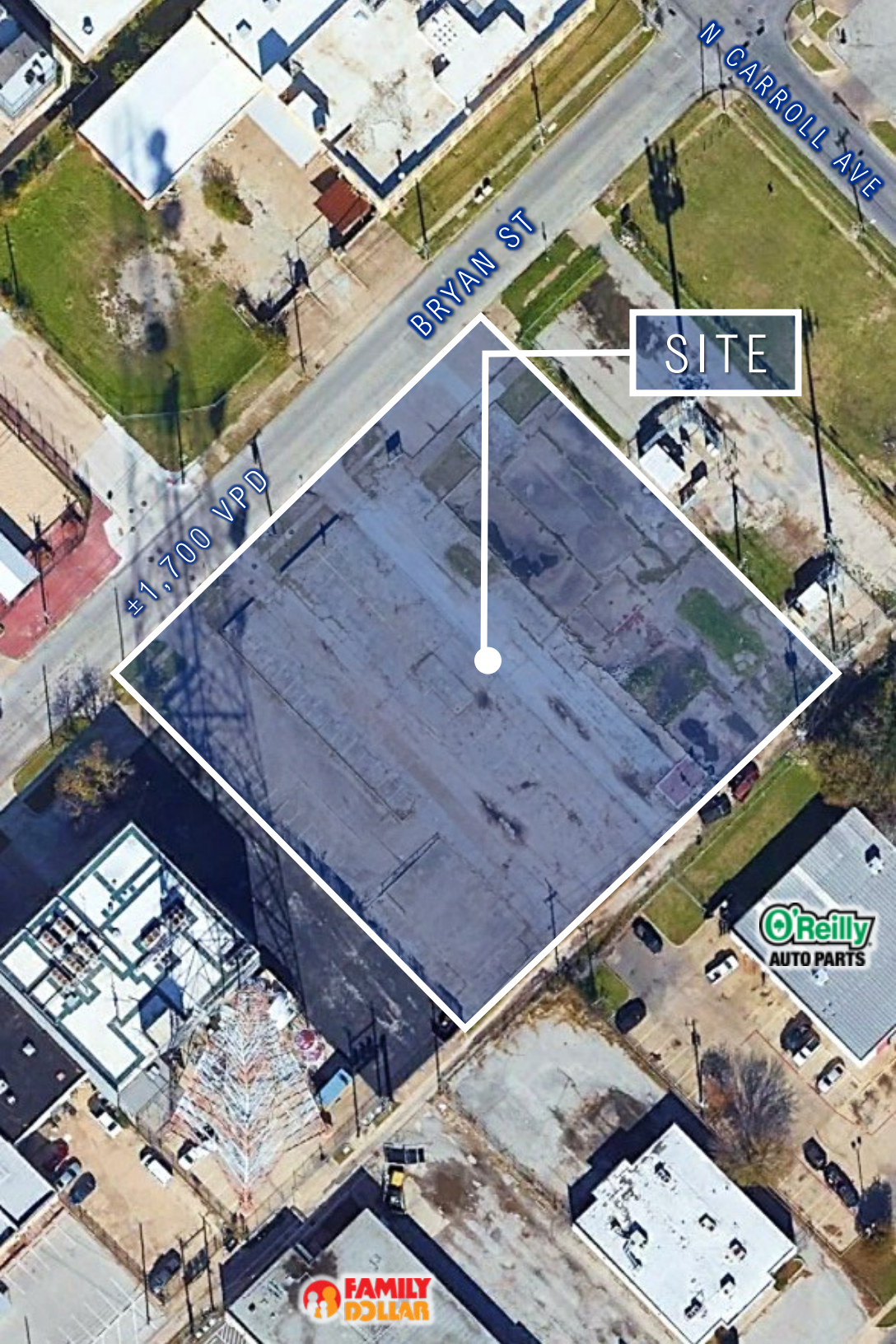


EXECUTIVE SUMMARY

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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PROPERTY 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)
 Bryan St: ±1,700 VPD (2022)

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

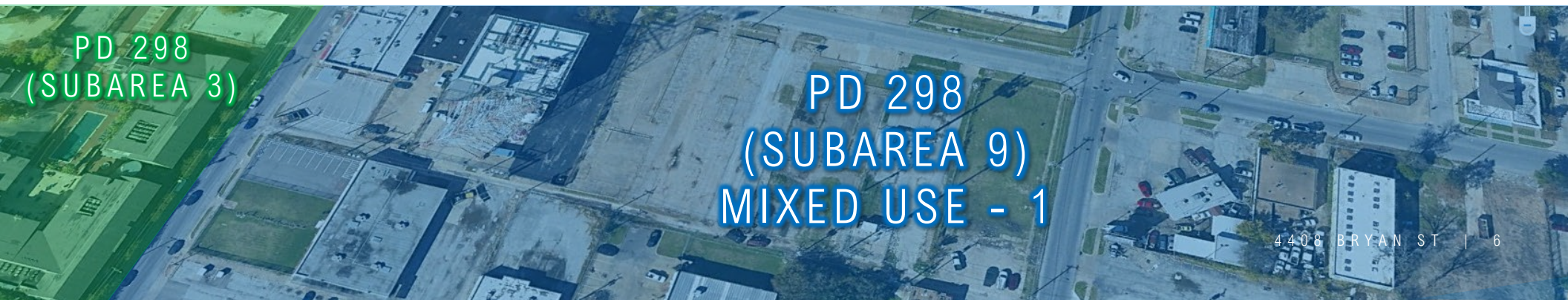
None

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

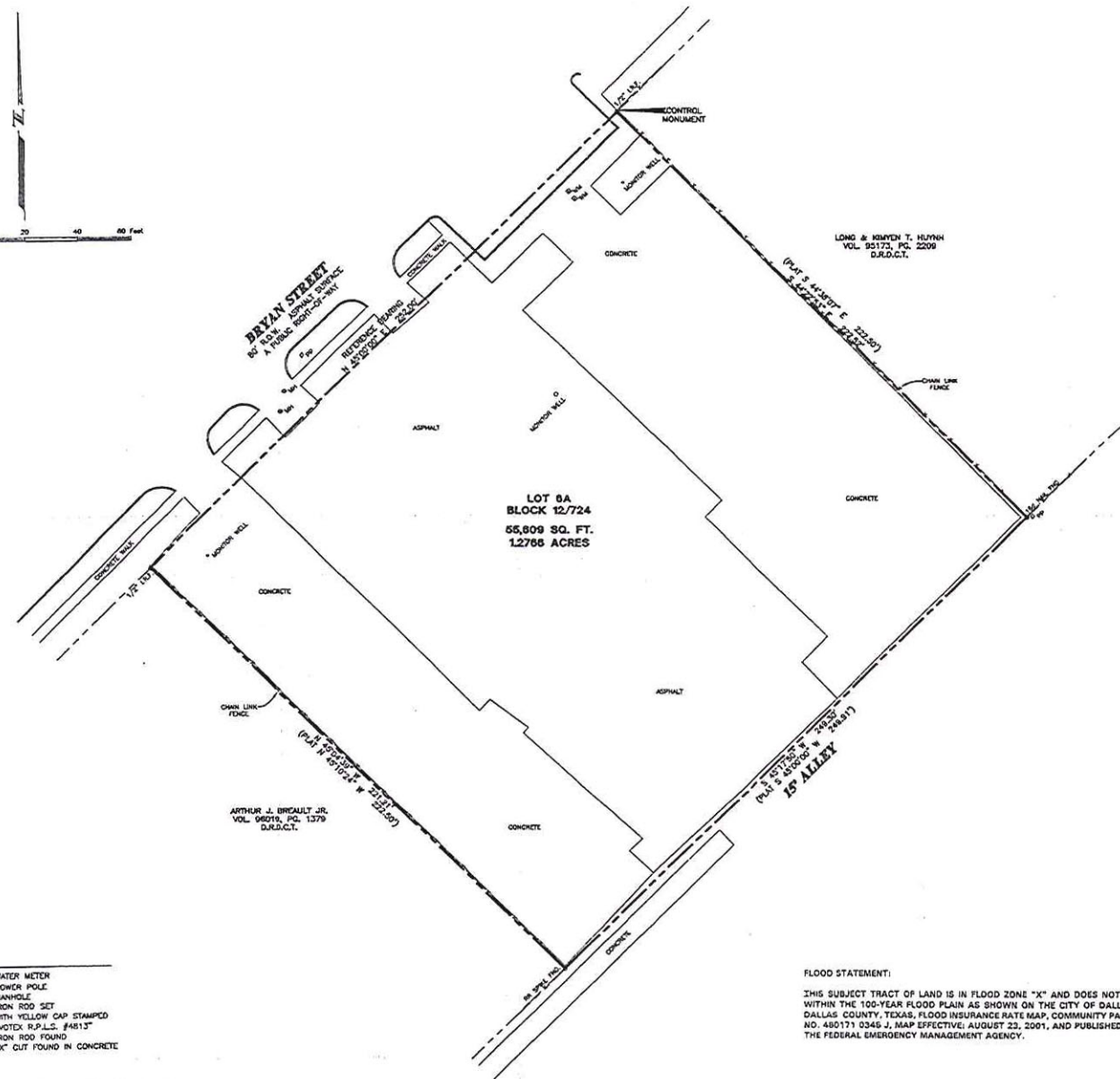
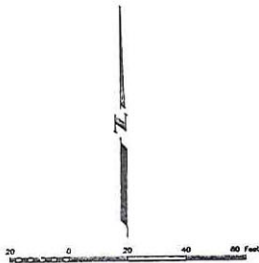
[Link to Dallas Zoning Map](#)
[Link to Dallas PD 298](#)
[Link to PD 298 Subarea Map](#)
[Link to PD 298 Subarea 9 Requirements](#)
[Link to MU-1 Regulations](#)
[Link to MU-1 Use Charts](#)



SURVEY

[LINK TO SURVEY PDF](#)

VOTEX SURVEYING COMPANY 4548 Tuscan Drive Plano, Texas 75093-7042 Pl. (972) 964-0858



LEGAL DESCRIPTION
55,809 SQ. FT. 1.2766 ACRES

Lot 8A, Block 12/724, Final Plat Provident Realty Advisors, an Addition to the City of Dallas, DALLAS County, Texas, according to the map or plat thereof recorded in Volume 2001130, Page 2077, of the Plat Records of DALLAS County, Texas.

**LOT 8A
BLOCK 12/724
55,809 SQ. FT.
1.2766 ACRES**

SURVEYORS CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

TO: BUALEW STREET PARTNERS, LTD. "Purchaser"
BIYAN TECH, L.P., a Texas limited partnership "Seller"
LANDAMERICA COMMONWEALTH TITLE GF # 2248000608 "Title Company"
COMMONWEALTH LAND TITLE INSURANCE COMPANY "Underwriter"

I, DENNIS D. VOTE, Registered Professional Land Surveyor, hereby certify that on January 25, 2007 this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except 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 conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Bryan Street, same being a paved, dedicated public right-of-way which, about 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 25th day of January, 2007.



Dennis D. Vote
Dennis D. Vote, Registered Professional Land Surveyor, #4813
VOTEX SURVEYING COMPANY, 4548 Tuscan Drive
Plano, Texas 75093-7042, 972) 964-0858 FAX: 972) 964-3604
Email: dennis@votex.com

**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"=20' DATE: JANUARY 25, 2007

PROJECT NO. 27002

LEGEND

WM	WATER METER
PP	POWER POLE
MH	MANHOLE
1/2" I.R.S.	IRON ROD SET WITH YELLOW CAP STAMPED "VOTEX R.P.L.S. #4813"
1/2" I.R.F.	IRON ROD FOUND
"X" FND.	"X" CUT FOUND IN CONCRETE

BEARING SOURCE:
THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRYAN STREET (N 45°50'00" E) ACCORDING TO THE PLAT RECORDED IN VOLUME 2001130, PAGE 2077, PLAT RECORDS, DALLAS COUNTY, TEXAS.

FLOOD STATEMENT:
THIS SUBJECT TRACT OF LAND IS IN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480171 0346 J, MAP EFFECTIVE: AUGUST 23, 2001, AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



2022 DEMOGRAPHICS

1 MILE

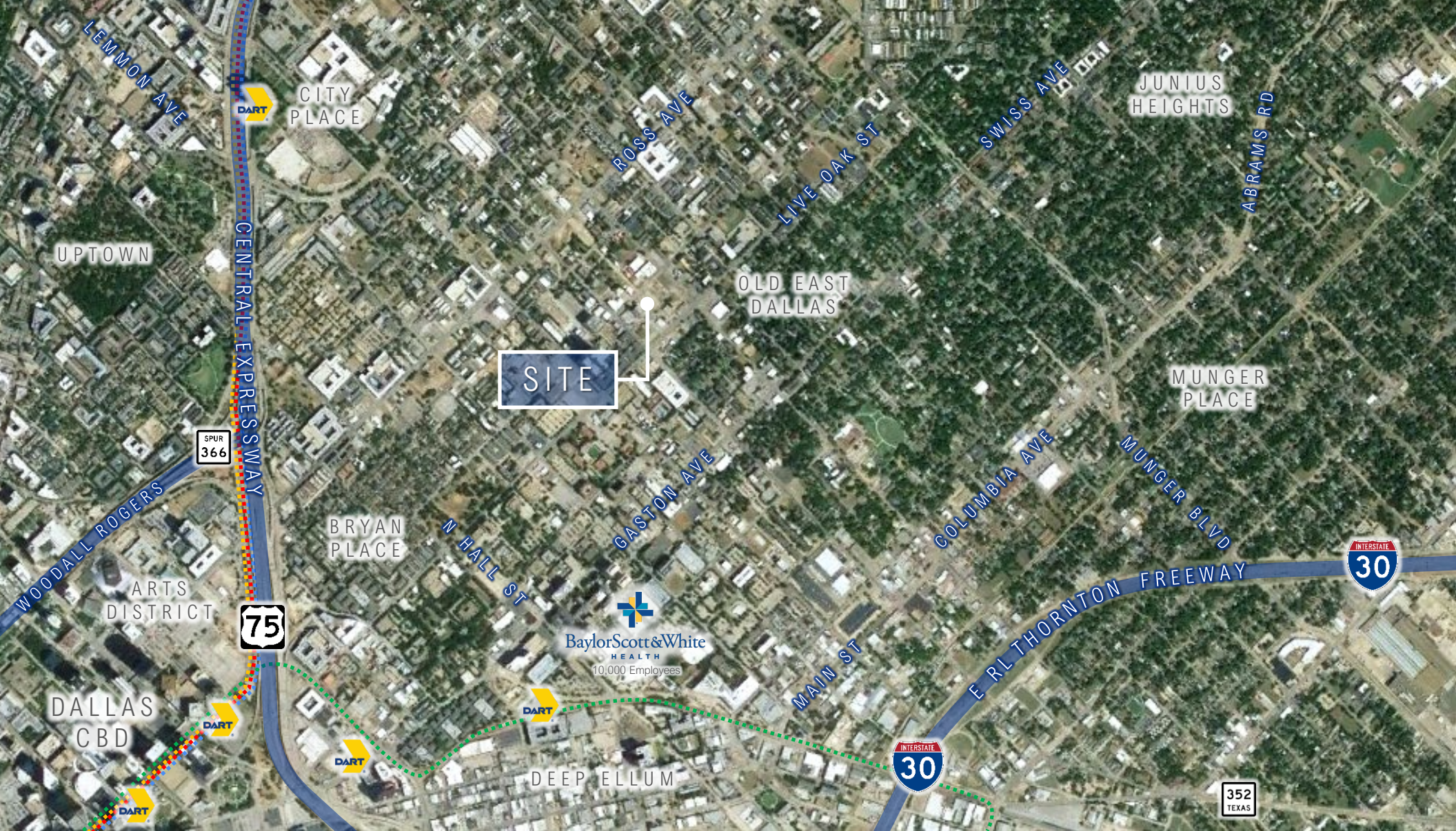
# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
3,773	32,902	370,737

3 MILE

EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
70.0%	58.3%	68.1%

5 MILE

POPULATION	HOUSEHOLDS	MEDIAN AGE
394K	171K	36.4
AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	PROJECTED POP. GROWTH 2022-2027
\$106K	\$413K	2.10%



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