

FOR SALE

808 N. Ewing Ave
1421 & 1417 E. Jefferson Blvd.,
Dallas, TX 75203



CHARLIE PERDUE
CP@PERDUE-REALTY.COM
214-680-4604



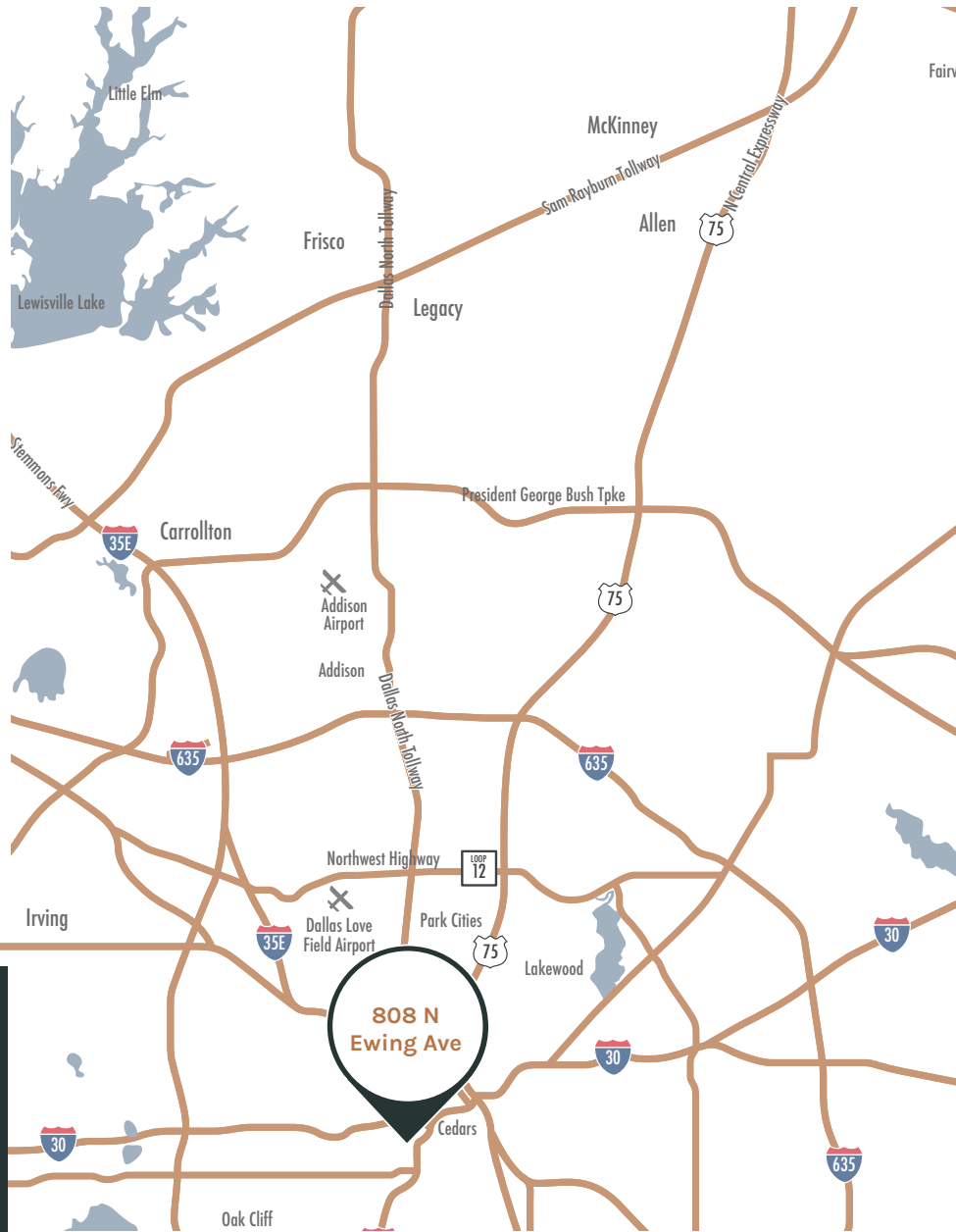
PERDUE REALTY
CORP

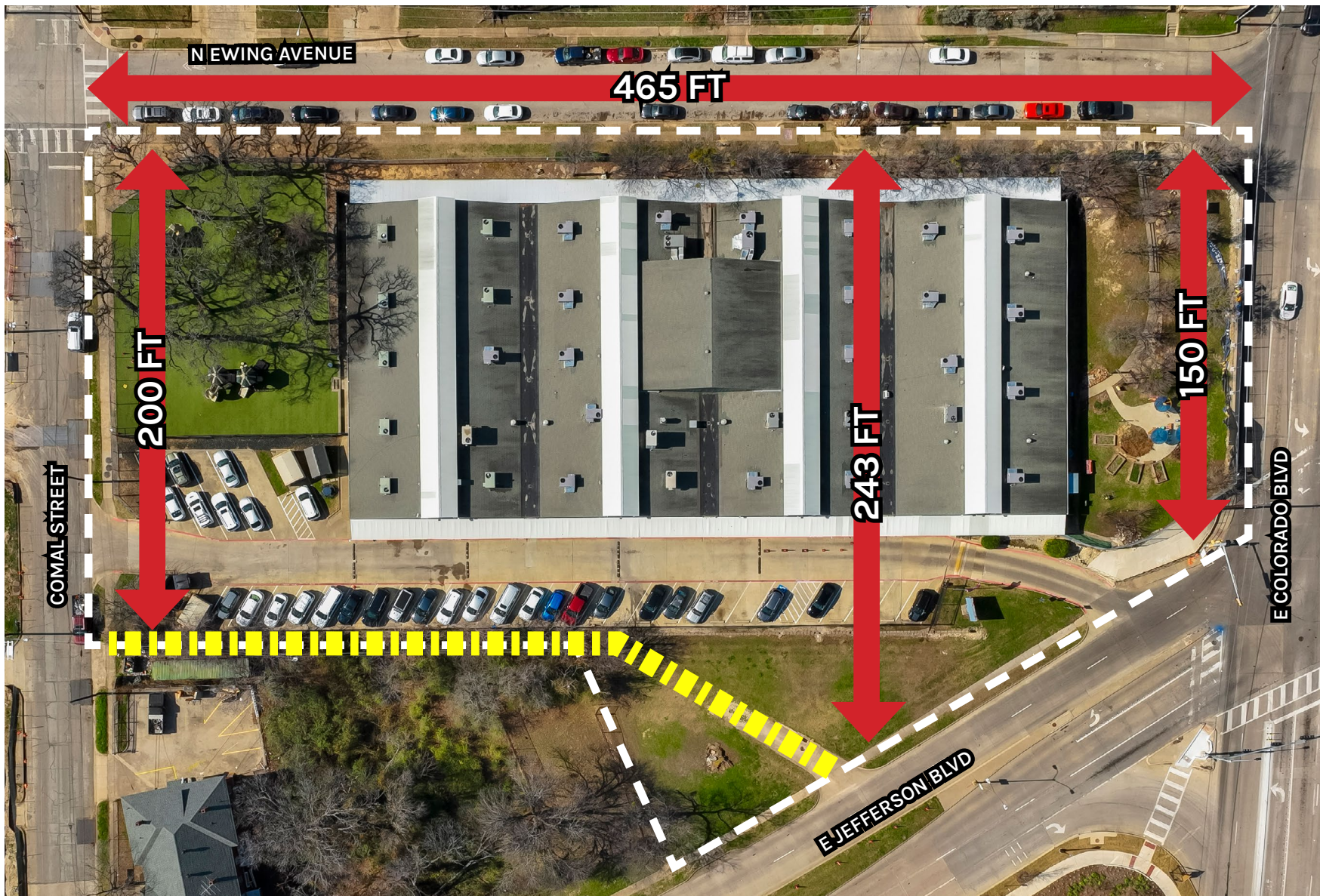
PROPERTY DETAILS

This property is situated in the Oak Cliff Gateway Special Purpose District in North Oak Cliff, offering a prime opportunity for acquiring a large tract of land zoned for medium to high-density multi-family development. It is located near the Bishop Arts District, easily accessible from major thoroughfares, and features corner lots. Additionally, it is across from the 25-acre future development of Oak Farms and is positioned within a Dallas Opportunity Zone.

Address	808 N. Ewing Ave, 1421 & 1417 E. Jefferson Blvd Dallas, TX 75203
Size	2.27 Acres of Land or 98,955 SF
Zoning	PD-468 Subdistrict D-TR-3 (WMU-5)
Ideal Use	Multi-Family (Wrap Construction)
Details	<ul style="list-style-type: none">• 2009 Survey on file• Federal Designated Opportunity Zone• Lot Coverage: 80%• Setbacks<ul style="list-style-type: none">• Front - 5' min. 15' max• Side - 0' or 5'• Rear - 5'• Required Street Footage<ul style="list-style-type: none">• Primary - 70%• Side - 40%• Parking Setback<ul style="list-style-type: none">• Primary - 30'• Side - 5'• Abutting MF District - 5'• Maximum District Height<ul style="list-style-type: none">• Max Stories - 5'• Max Feet - 80'

AREA DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
2024 Population	11,879	133,315	390,602
2024 Average Household Income	\$88,168	\$114,000	\$105,683
Daytime Workers	10,708	203,424	374,192







TREC INFORMATION ABOUT BROKERAGE SERVICES

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

PERDUE REALTY CORP	581273	cp@perdue-realty.com	(214) 680-4604
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
CHARLES D. PERDUE	514142	cp@perdue-realty.com	(214) 680-4604
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials		Date	





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