

GASTON AVE INFILL PAD SITE AVAILABLE

4403 GASTON AVE DALLAS, TX 75246

Hwy 75

SLJ
COMPANY, LLC

4311 W. Lovers Lane, Suite 200
Dallas, TX 75209
214-520-8818

Exclusively Offered By:

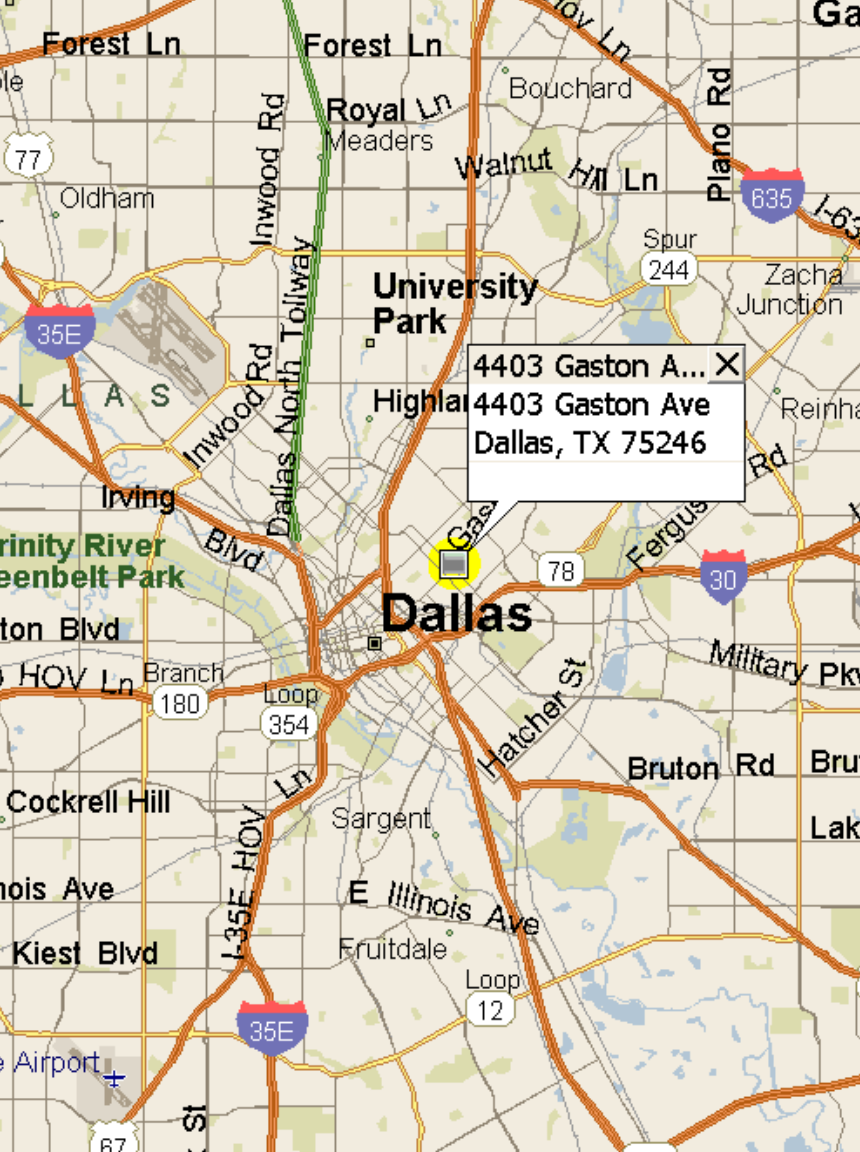
Ty Underwood

214-520-8818 ext. 4

Fax: 214-520-8815

tyunderwood@sljcompany.com

TABLE OF CONTENTS



4403 Gaston Ave X
4403 Gaston Ave
Dallas, TX 75246

4403 GASTON AVE | 1

I.	AERIAL PHOTOGRAPHS	2
II.	PROPERTY PROFILE	4
III.	EXECUTIVE SUMMARY	5
IV.	SURVEY	6
V.	LOCATION MAP	7
VI.	DISCLAIMER & DISCLOSURE	8

AERIAL PHOTOGRAPH

4403 GASTON AVE | 2



Live Oak St

Moreland Ave

N Carroll Ave

Swiss Ave

SITE

9,143 VPD

23,654 VPD

SUBWAY

Domino's

N Peak St

Gaston Ave

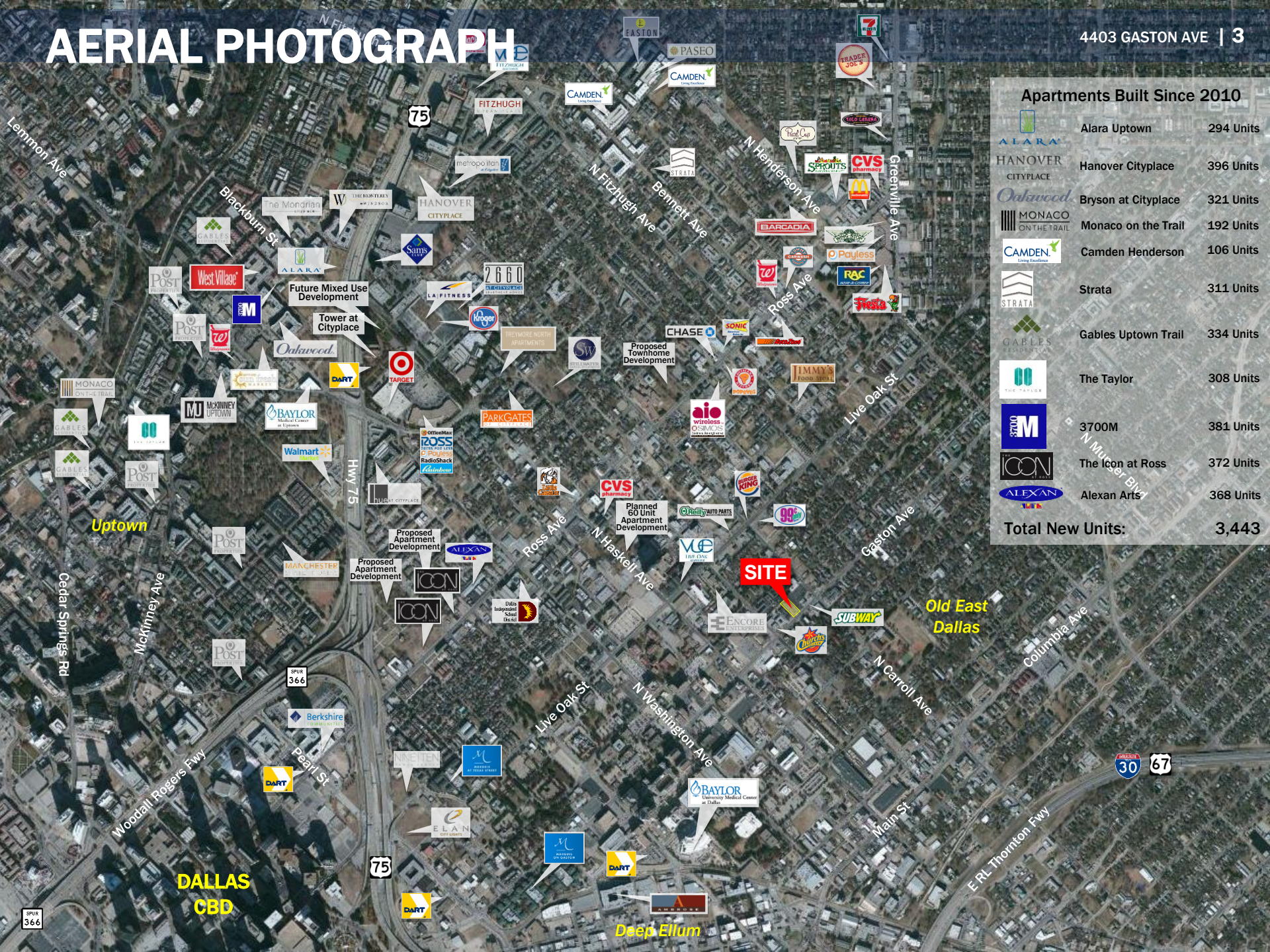
9,590 VPD

Junius St

Church's
Chicken

AERIAL PHOTOGRAPH

4403 GASTON AVE | 3



Apartments Built Since 2010

	Alara Uptown	294 Units
	Hanover Cityplace	396 Units
	Bryson at Cityplace	321 Units
	Monaco on the Trail	192 Units
	Camden Henderson	106 Units
	Strata	311 Units
	Gables Uptown Trail	334 Units
	The Taylor	308 Units
	3700M	381 Units
	The Icon at Ross	372 Units
	Alexan Arts	368 Units
Total New Units:		3,443

PROPERTY PROFILE

ADDRESS

4403 Gaston Ave, Dallas, TX 75246

LOCATION

The subject property is located on Gaston Ave, between N Peak St and N Carroll Ave, in Dallas, Texas.

LAND AREA

0.622 Acres (27,116 Square Feet) *No minerals are included in the proposed sale of the Property

LOT DIMENSIONS

Frontage on Gaston Ave Approximately 106'
Depth Approximately 252.4'

ZONING

PD 298 (Subarea 13)
Maximum Height 54'
Maximum Floor Area Ratio 2:1
Maximum Lot Coverage 90%
Primary Uses Multifamily, Retail, Restaurant, Office and Hotel uses

TRAFFIC COUNTS

Gaston Ave 23,654 VPD (2012)
N Carroll Ave 9,143 VPD (2012)
N Peak St 9,590 VPD (2009)

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2014 Population	20,370	130,506	267,526
2014 Avg. HH Income	\$51,340	\$77,475	\$76,577
2014 Daytime Population	41,524	342,890	538,037

EXECUTIVE SUMMARY & HIGHLIGHTS

4403 GASTON AVE | 5

EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer this 27,116 square foot infill site on Gaston Ave. Located just east of Hwy 75, the Property has exposure to strong traffic counts and rapidly improving demographics and easy access to many area traffic drivers.

PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

Located on Gaston Ave between N Peak St and N Carroll Ave, the Property sits on a major traffic artery in East Dallas. The area is quickly redeveloping with over 3,400 new multifamily units in developments such as The Icon on Ross and Alexan Arts, among others. The Property is just minutes from Downtown Dallas, Baylor University Medical Center, Deep Ellum and Dallas' Uptown and East Dallas neighborhoods.

FLEXIBLE SITE

The Property is 27,116 square feet and offers high visibility and excellent access. The liberal zoning allows for commercial service, multifamily, retail, restaurant, office and hotel uses.

HIGH TRAFFIC COUNTS

With approximately 23,654 vehicles per day on Gaston Ave, the Property offers excellent exposure to vehicular traffic.

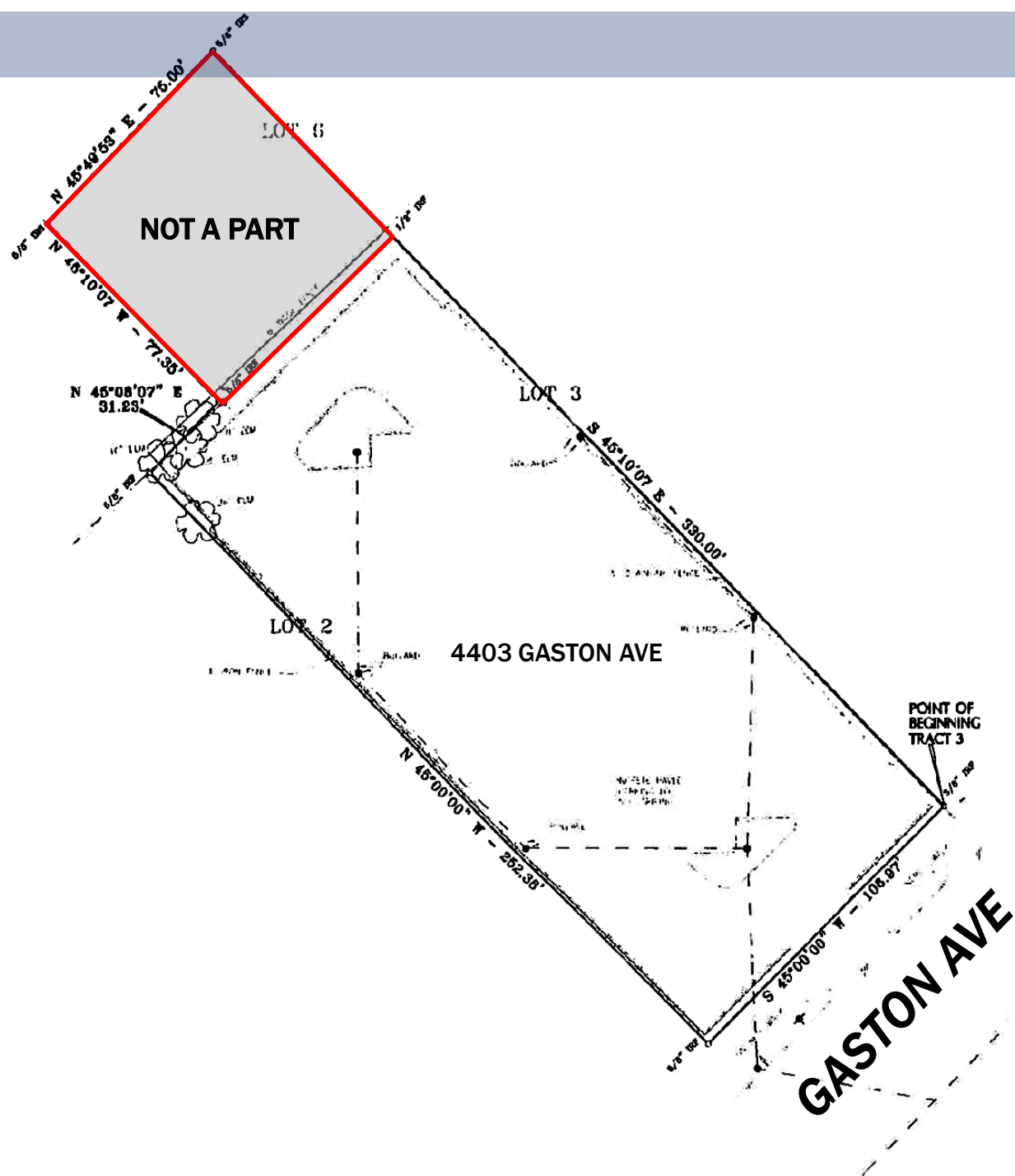
STRONG DEMOGRAPHICS

With a population of approximately 20,370 and 130,506 living within a 1 and 3 mile radii respectively, the Property benefits from a dense pool of consumers in close proximity. Additionally, the average household income within a 3 mile radius of the Property is \$77,475. The average daytime population within a 3 mile radius of the Property is 342,890.

MANY AREA TRAFFIC DRIVERS

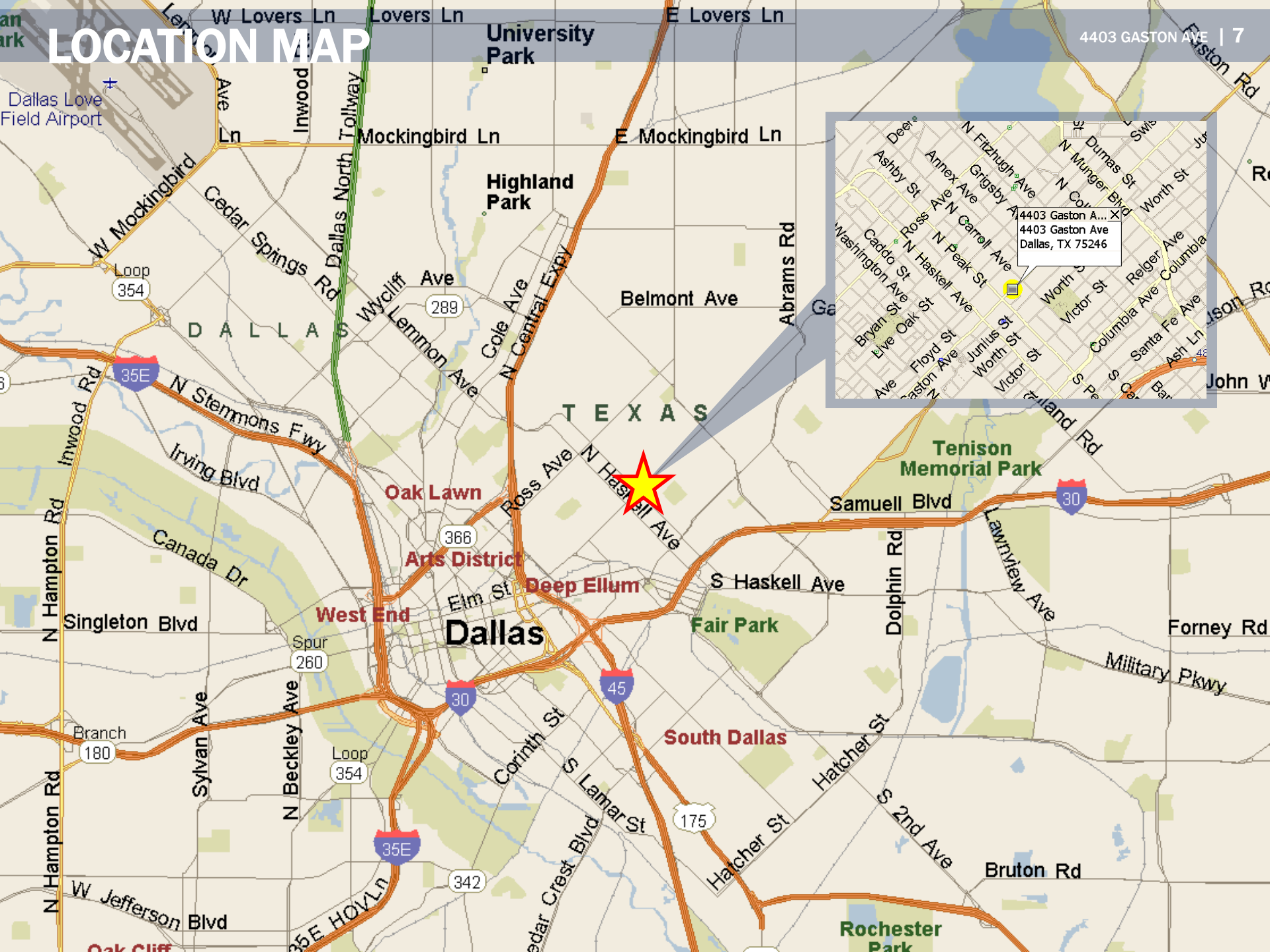
Retailers in close proximity to the Property include Sam's Club, CVS Pharmacy, Walmart Neighborhood Market, Target, OfficeMax, Ross and Starbucks, among many others.

SITE



LOCATION MAP

4403 GASTON AVE | 7



DISCLAIMER & DISCLOSURE

4403 GASTON AVE | 8

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 the 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 representations as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

SITE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

SLJ Company, LLC	419172	llebowitz@sljcompany.com	214-520-8818
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louis Harold Lebowitz	171613	llebowitz@sljcompany.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
Fabio Ernesto Felix Vega	802044	fabio@sljcompany.com	214-520-8818
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date