

GASTON AVENUE CONDOS & PAD SITE

±5,300 SF | 4 UNITS | ±0.54 ACRES | ±10,500 SF PAD SITE AVAILABLE

4211 GASTON AVENUE, DALLAS, TEXAS 75246



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

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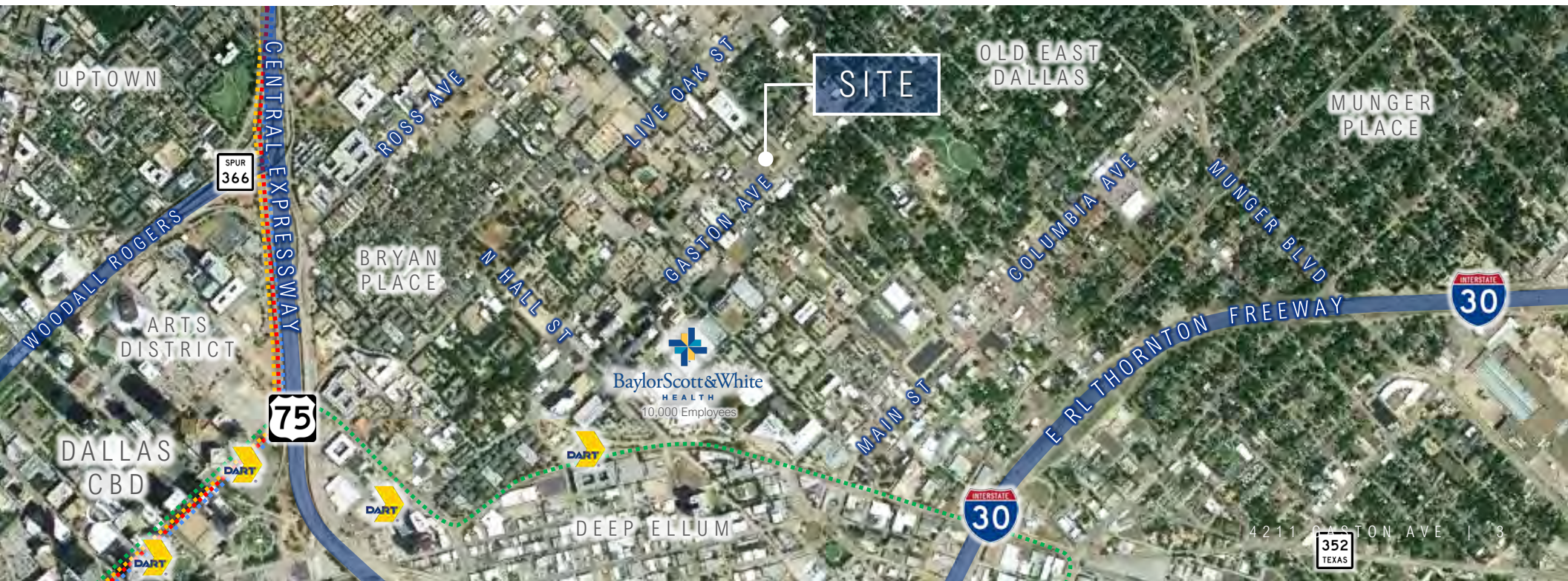
EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer this vacant 4-Unit condo complex and adjacent ±10,500 square foot infill pad site on Gaston Ave. Located just east of Central Expy. (Hwy 75), the Property enjoys a rapidly redeveloping infill location, improving demographics and easy access to Downtown Dallas, Uptown and Knox/Henderson.

The subject property consists of approximately 23,356 square feet of land improved with a two story building, located at the rear of the property, having a footprint of approximately 5,300 square feet (60.3 feet deep by approximately 87.9 feet wide). The building is currently configured as four (4) individual units, each containing ±1,300 square feet of space on the first floor, 2 bedrooms, 2 bathrooms, and ±450 square feet of second floor living space. The upstairs space could be used as office and/or additional storage.

Although the building was originally designed as loft condominiums, it can easily and economically (±\$12,000) be converted to retail/office use by removing the four existing, double garage doors on the front of each unit, and replacing them with storefronts, resulting in four rental spaces, each containing approximately 1,750 square feet. Assuming that the building was so converted and rented for \$20 per square foot, NNN, based, it would generate Net Operating Income of approximately \$140,000 per year.

In addition to the foregoing, there is an existing ±10,500 square foot pad site on the front of the property, which is augmented by existing drives and parking. Depending upon use, this pad site could accommodate between 3,500 and 4,000 square feet of additional retail/office space, or could be sold or ground leased.





PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

Located on Gaston Ave, between N Peak St and N Haskell Ave, the Property sits on a major traffic artery in East Dallas. The area is quickly redeveloping with over 4,600 new multifamily, condo and townhome units in developments such as Alexan Ross, Encore Swiss Ave and Modera Hall Street, among others. The Property offers ease of access to the area's major thoroughfares including U.S. Hwy 75, Interstate 45, Interstate 30 and SH 78.

PAD SITE

The Property is situated on 23,356 square feet which includes a ±10,500 square foot pad site which has strong visibility and excellent access. The liberal zoning allows for retail, restaurant, hotel, office, bank and multifamily uses.

EASILY CONFIGURABLE SPACE

The 4-unit loft-style condo complex is currently configured as 2 bedroom/2 bathroom units with attached 2-car garage parking. The existing double garage doors can be replaced with storefronts to accommodate retail rental space.

HIGH TRAFFIC COUNTS

With approximately 22,050 vehicles per day on Gaston Ave, and an additional 9,201 vehicles per day on N Peak St, the Property offers excellent exposure to vehicular traffic.

STRONG DEMOGRAPHICS

The area surrounding the Property has seen tremendous growth in the last decade. The population within a 1 mile radius of the Property saw 25.3% growth from 2010-2021. Additionally, the average household income within a 3 mile radius of the Property is \$110,235.

MANY AREA TRAFFIC DRIVERS

The Property is just minutes from Downtown Dallas, Baylor University Medical Center, Deep Ellum and Dallas' Uptown and East Dallas Neighborhoods.



PROPERTY PROFILE

LOCATION

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

BUILDING SIZE

Approximately 5,300 Square Feet

Unit 1: 2 bed/2 bath – 1,420 SF

Unit 3: 2 bed/2 bath – 1,106 SF

Unit 2: 2 bed/2 bath – 1,160 SF

Unit 4: 2 bed/2 bath – 1,069 SF

LAND AREA

Total Lot Area: ±0.536 Acres (23,356 Square Feet)

Pad Site Area: ±0.244 Acres (10,638 Square Feet)

YEAR BUILT

2005

PARKING

Each unit has its own attached 2-car garage

ZONING

PD 298 (Subarea 13)

LOT DIMENSIONS

Total Lot Dimensions:

±92.5' Frontage x ±252.5' Depth

Pad Site Dimensions:

±67.8' Frontage x ±156.9' Depth

TRAFFIC COUNTS

Gaston Ave:

22,050 VPD (2018)

N Haskell Ave:

11,546 VPD (2020)

N Peak St:

9,201 VPD (2018)

ZONING INFORMATION

PRIMARY USES

Retail, Restaurant, Office, Medical, Duplex, Multifamily, Hotel/Motel, Vehicle Sales, Mini-Warehouse, Office/Showroom and other uses

MAXIMUM LOT COVERAGE

90%

MINIMUM LOT AREA

None

MAXIMUM FLOOR AREA RATIO

2:1

MAXIMUM HEIGHT

54 Feet

MINIMUM FRONT YARD SETBACK

15 Feet

MINIMUM REAR YARD SETBACK

None

MINIMUM REAR YARD SETBACK

5 Feet

LINKS

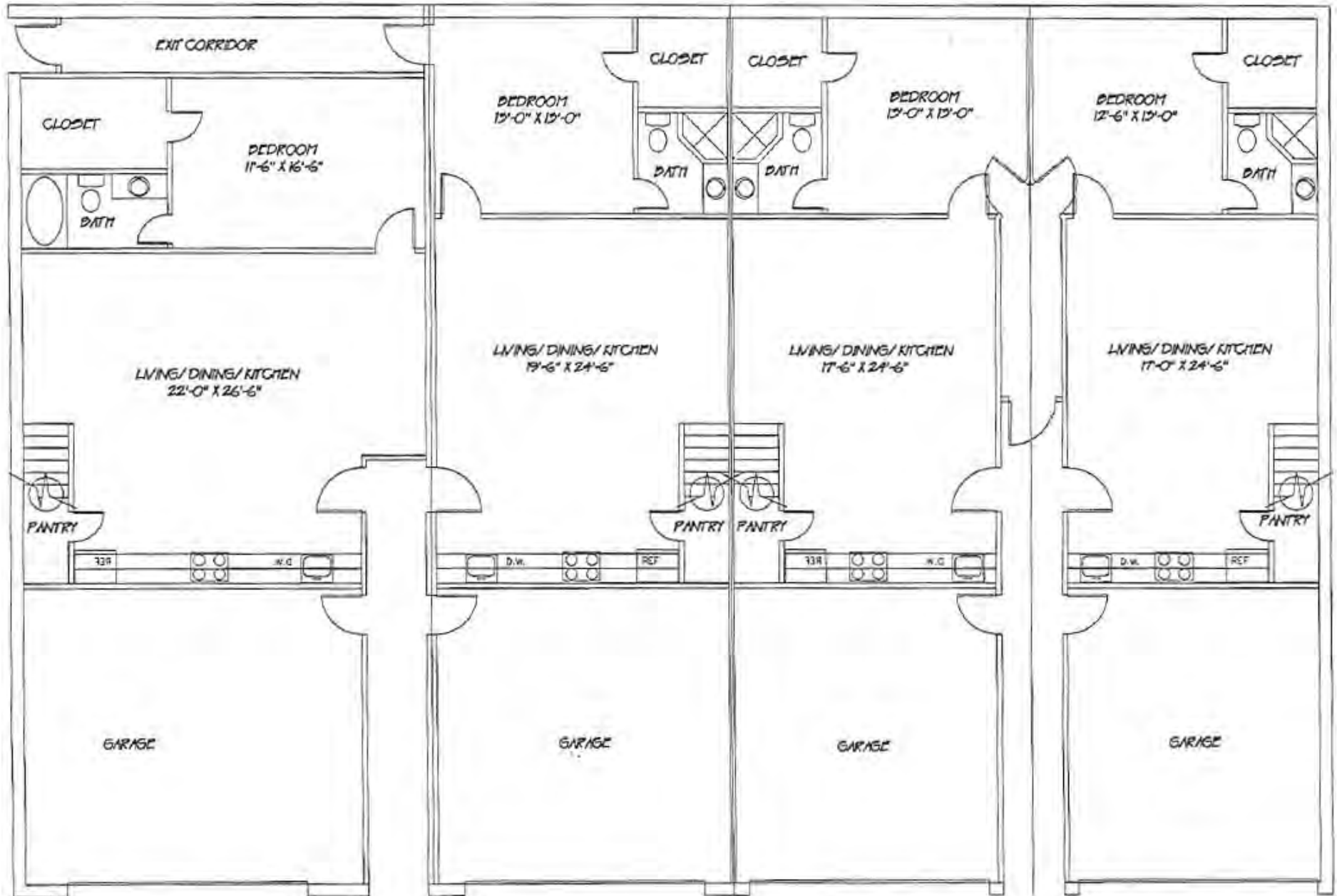
[PD 298](#)

[PD 298 Map](#)

[PD 298 Use Chart](#)



1ST FLOOR PLAN



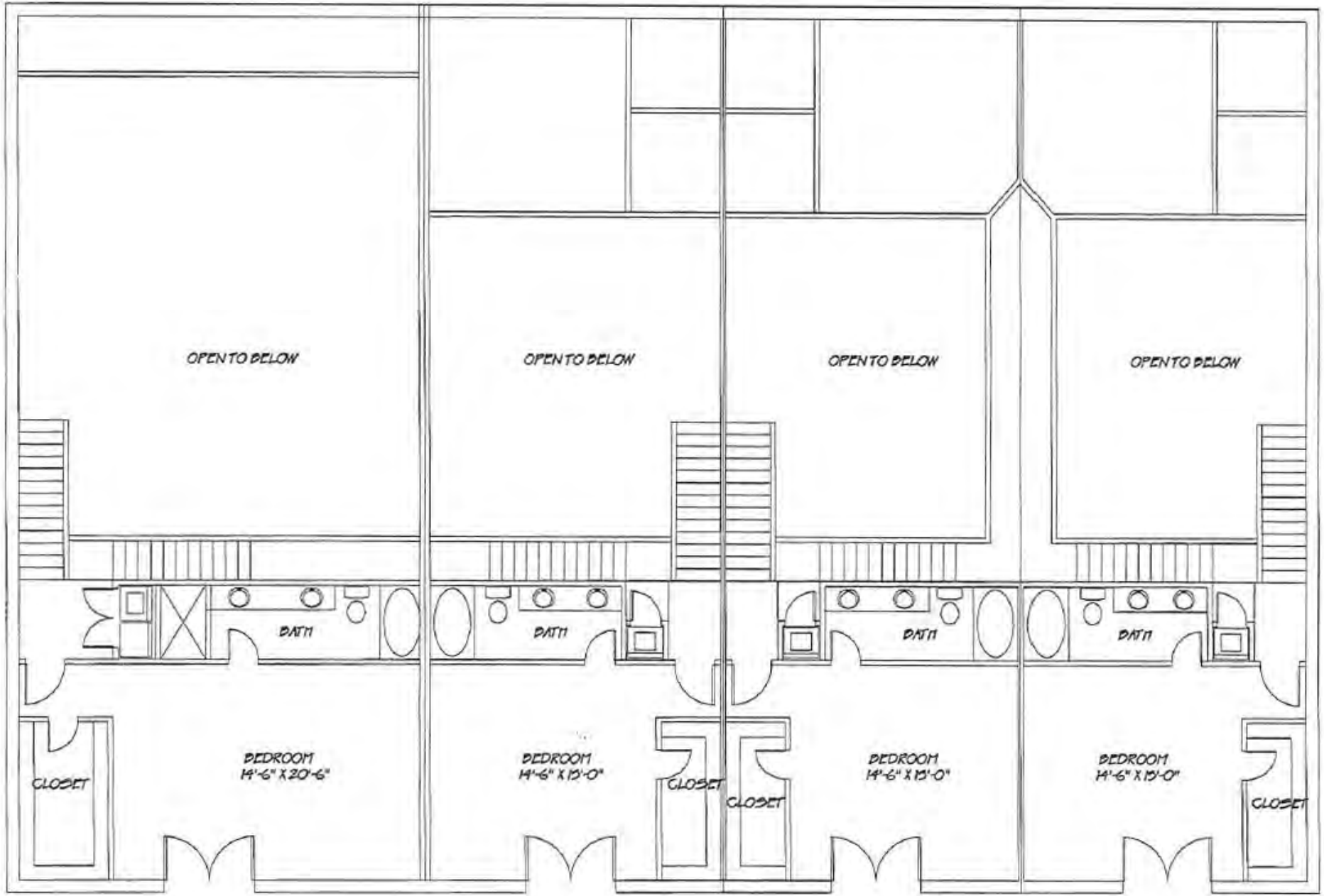
879 SQFT. FIRST FLOOR

797 SQFT. FIRST FLOOR

698 SQFT. FIRST FLOOR

661 SQFT. FIRST FLOOR

2ND FLOOR PLAN



541 50 FT. SECOND FLOOR

403 50 FT. SECOND FLOOR

408 50 FT. SECOND FLOOR

408 50 FT. SECOND FLOOR

BLOCK 7/767
SWISS AVENUE ADDITION
VOL. 2000247, PG. 26
P.R.D.C.T.

LOT 4F

LOT 3F

CONDOS

NORTH PEAK CENTER LLC
INST. NO. 200900037207
D.R.D.C.T.

BLOCK 7/767
23,492 SQ. FT.
0.5393 ACRES

±10,500 SF
PAD SITE

GREENWAY GASTON LP
INST. NO. 200600371471
D.R.D.C.T.

MSC-I, LTD.
VOL. 2001233, PG. 203
D.R.D.C.T.

PUBLIC UTILITY ESNT
INST. NO. 20080369738
D.R.D.C.T.
C/O BE ABANDONED

EX. 10' WATER
GASTON AVENUE
A 70' R.O.W. CONCRETE SURFACE
(A PUBLIC RIGHT-OF-WAY)



2021 DEMOGRAPHICS

1 MILE	# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
	3,681	32,548	304,249
3 MILE	EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
	69.5%	56.6%	68.3%
5 MILE	POPULATION	HOUSEHOLDS	MEDIAN AGE
	387K	167K	34.9
	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	PROJECTED POP. GROWTH 2021-2026
	\$107K	\$403K	3.10%



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