

GASTON AVE CONDOS & PAD SITE AVAILABLE

4211 GASTON AVE, DALLAS, TX 75246



SLJ
COMPANY, LLC

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Exclusively Offered By:

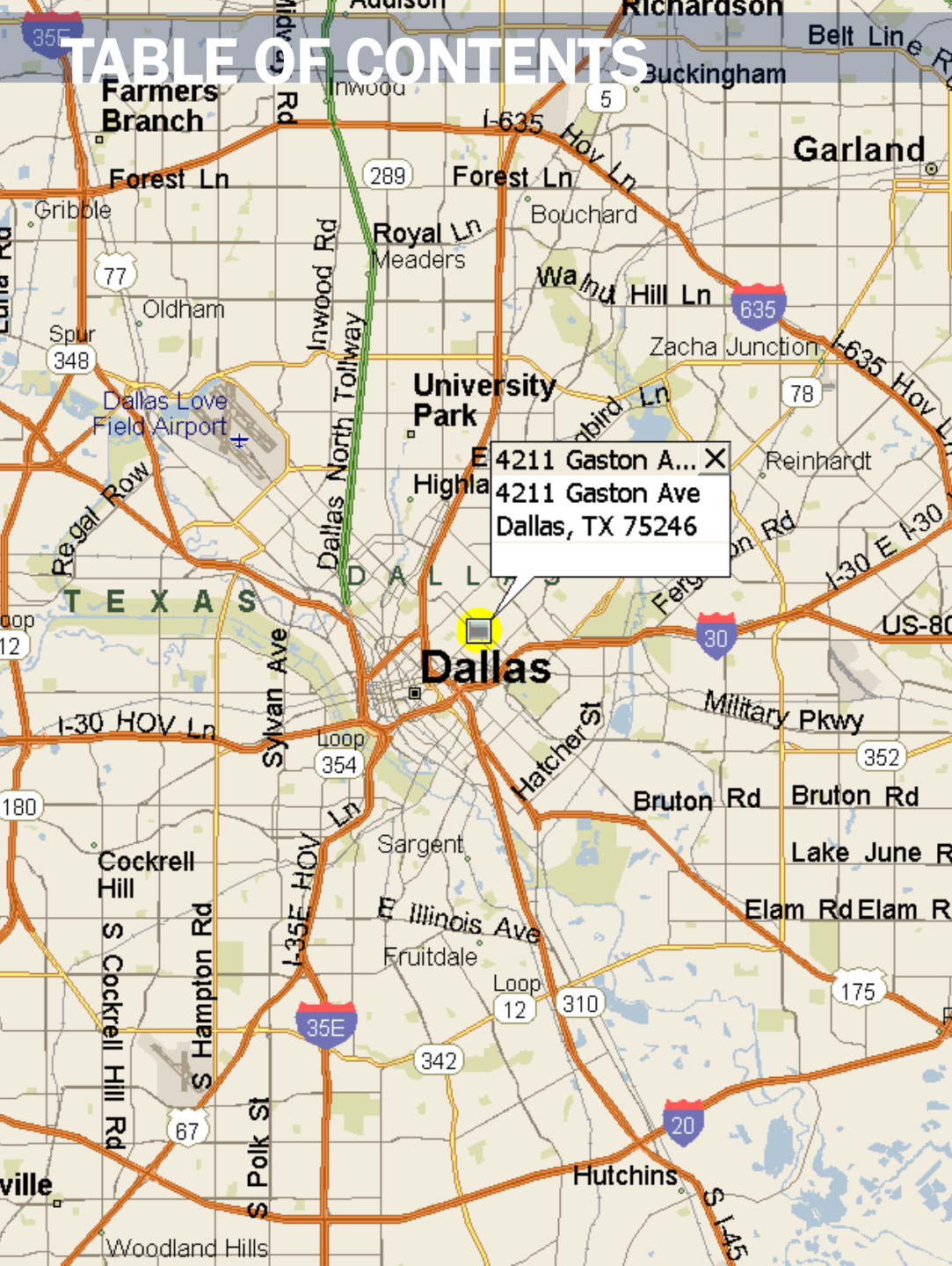
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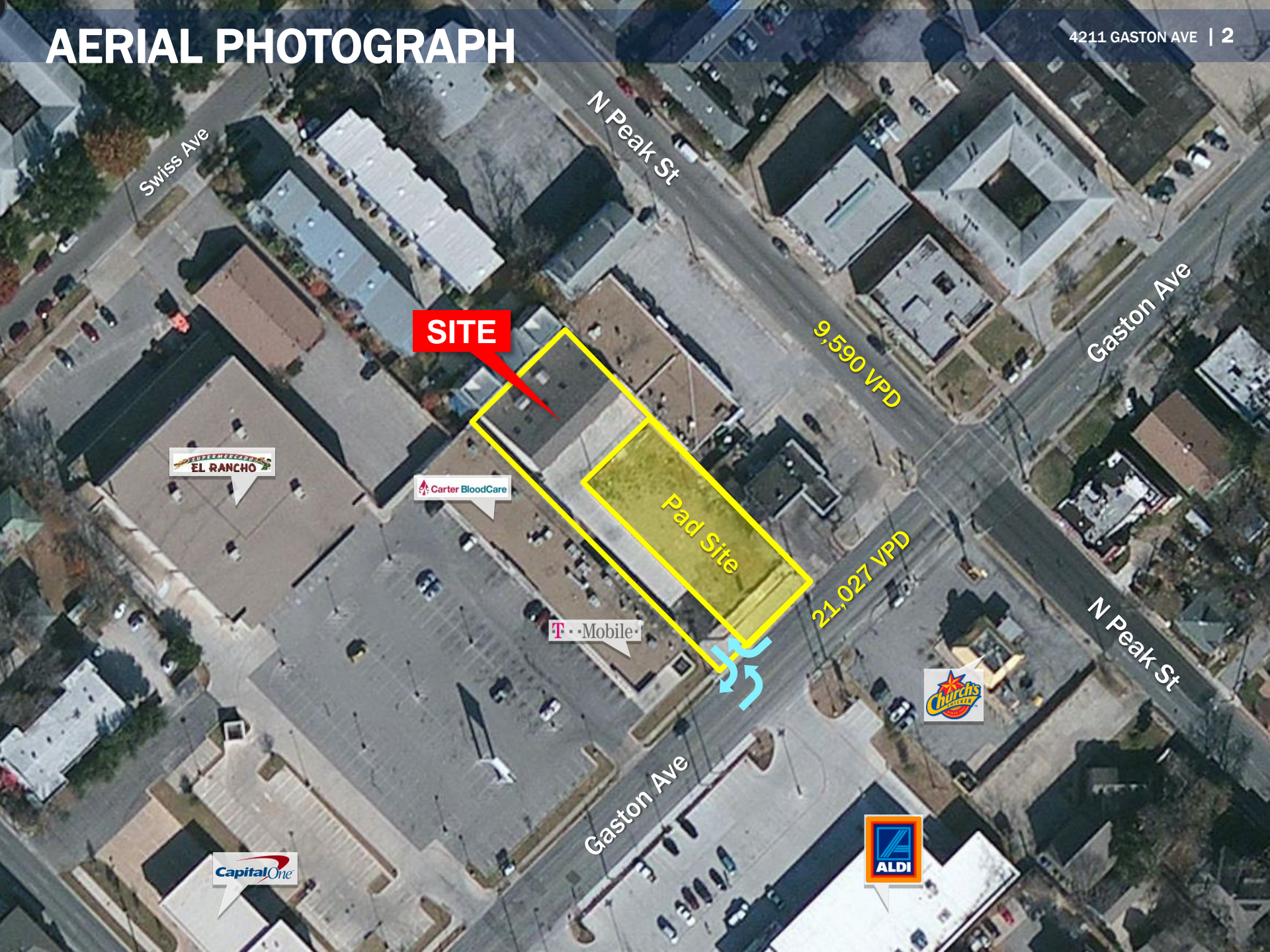
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AERIAL PHOTOGRAPH



Swiss Ave

N Peak St

Gaston Ave

SITE

9,590 VPD

EL RANCHO

Carter BloodCare

T-Mobile

Pad Site

21,027 VPD

N Peak St



Capital One

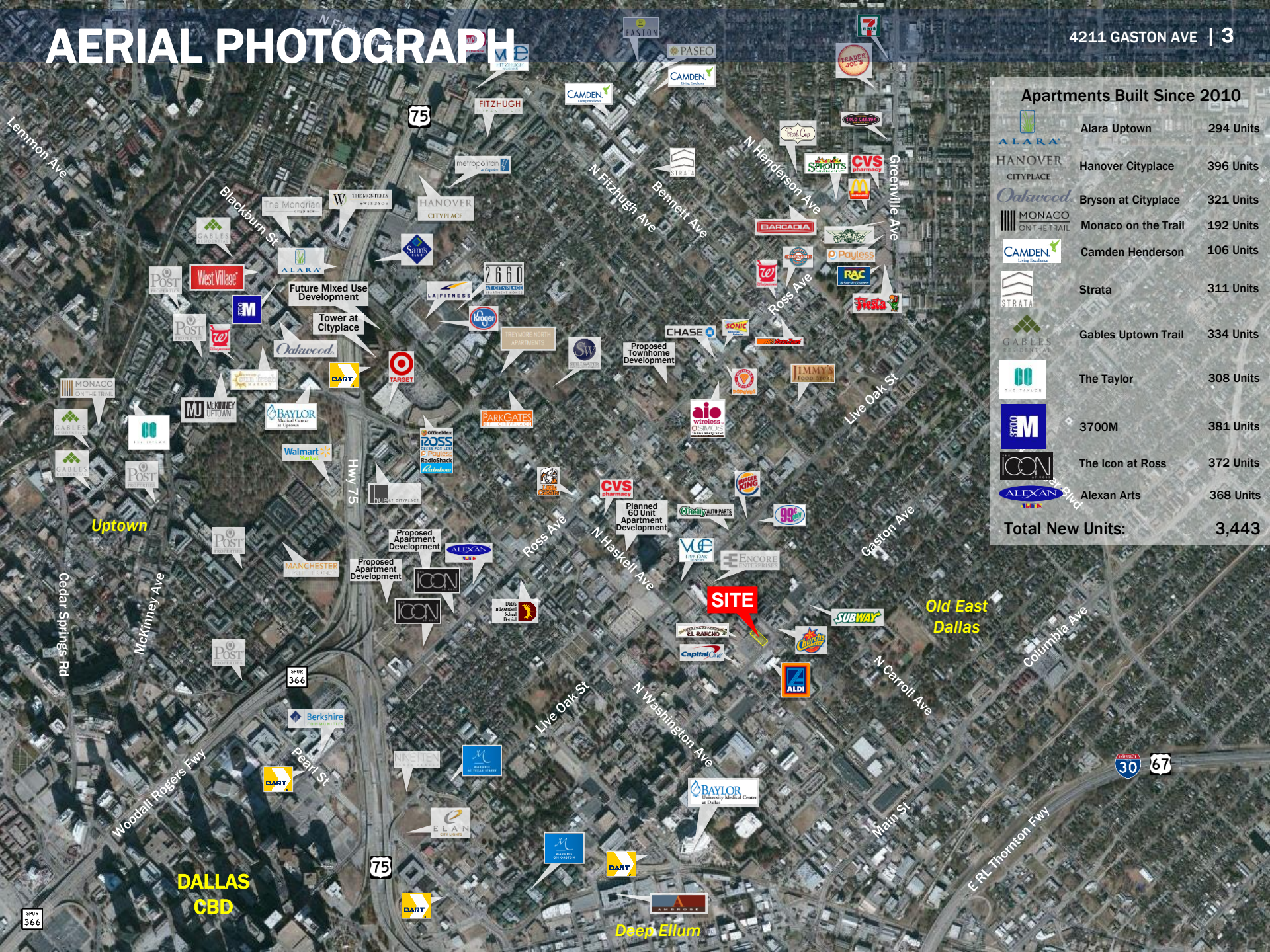
Gaston Ave



AERIAL PHOTOGRAPH

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



SITE

**DALLAS
CBD**

Deep Ellum

**Old East
Dallas**

LOCATION

The subject property is located at 4211 Gaston Ave, between N Peak St and N Haskell Ave, in Dallas, Texas 75246.

BUILDING AREA

Building Size: 5,632 SF

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

YEAR BUILT

2005

PARKING

Each unit has its own attached 2-car garage

LAND AREA

Total Land Area (including pad site): 0.539 Acres (23,492 Square Feet)

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

*No minerals are included in the proposed sale of the Property

LOT DIMENSIONS

Total Lot Dimensions: Approximately 92.5' of frontage x 252.5' of depth

Pad Site Dimensions: Approximately 67.8' of frontage x 156.9' of depth

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: 21,027 VPD (2012)

N Haskell Ave: 15,350 VPD (2012)

N Peak St: 9,590 VPD (2009)

EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer this vacant 4-Unit condo complex and adjacent 10,638 square foot infill pad site on Gaston Ave. Located just east of Hwy 75, the Property enjoys a rapidly redeveloping infill location, improving demographics and easy access to Downtown Dallas, Uptown and Knox/Henderson.

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 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.

PAD SITE

The Property is situated on 23,492 square feet which includes a 10,638 square foot pad site which has strong visibility and excellent access. The liberal zoning allows for retail, restaurant, hotel, office, bank and multifamily uses.

RECENTLY CONSTRUCTED CONDOS

The 4-unit loft-style condo complex has updated finishes and attached 2-car garage parking. All the units are vacant and 2 bedroom/2 bathroom ranging in size from 1,069 to 1,420 square feet.

HIGH TRAFFIC COUNTS

With approximately 21,027 vehicles per day on Gaston Ave, and an additional 9,590 vehicles per day on N Peak St, the Property offers excellent exposure to vehicular traffic.

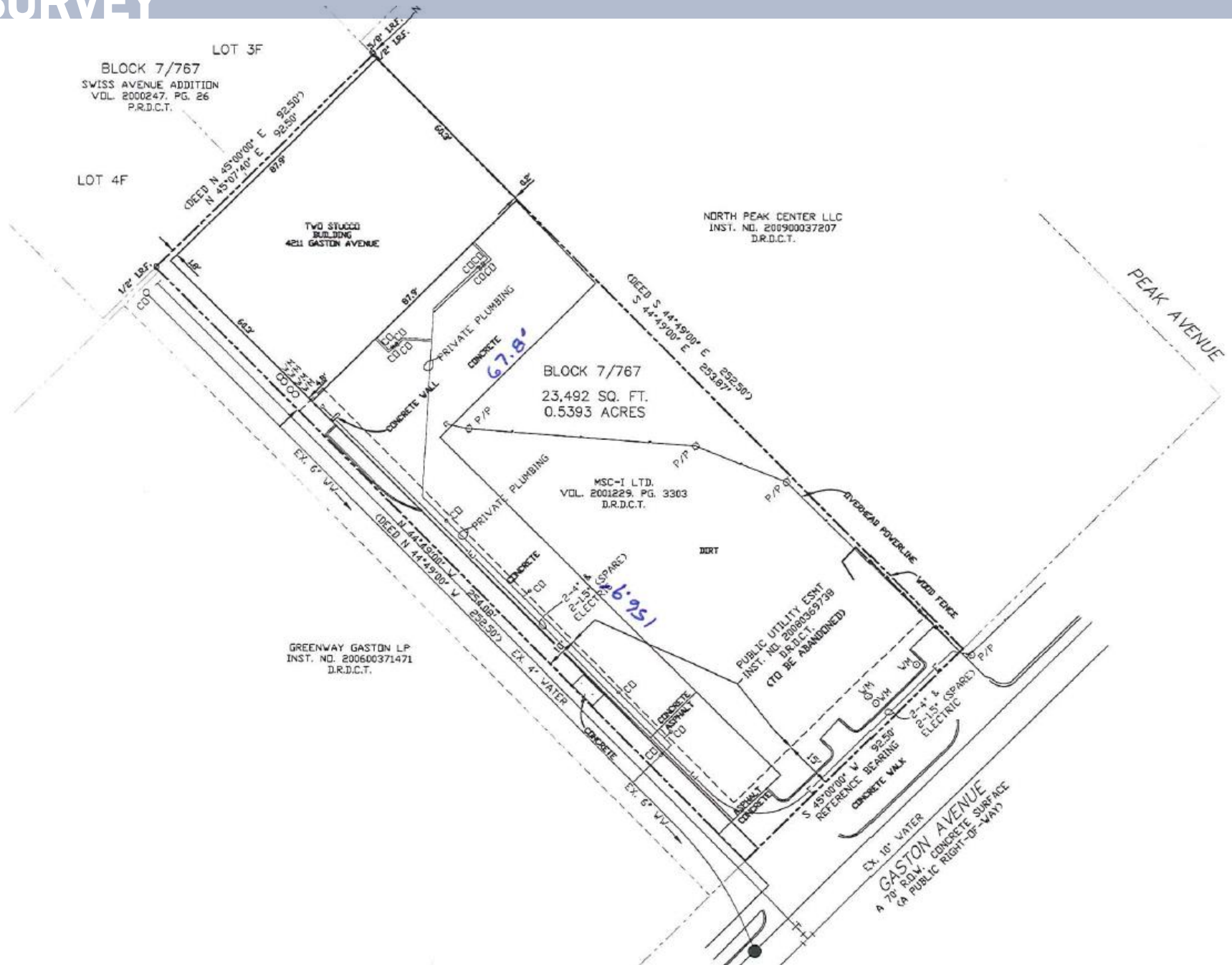
STRONG DEMOGRAPHICS

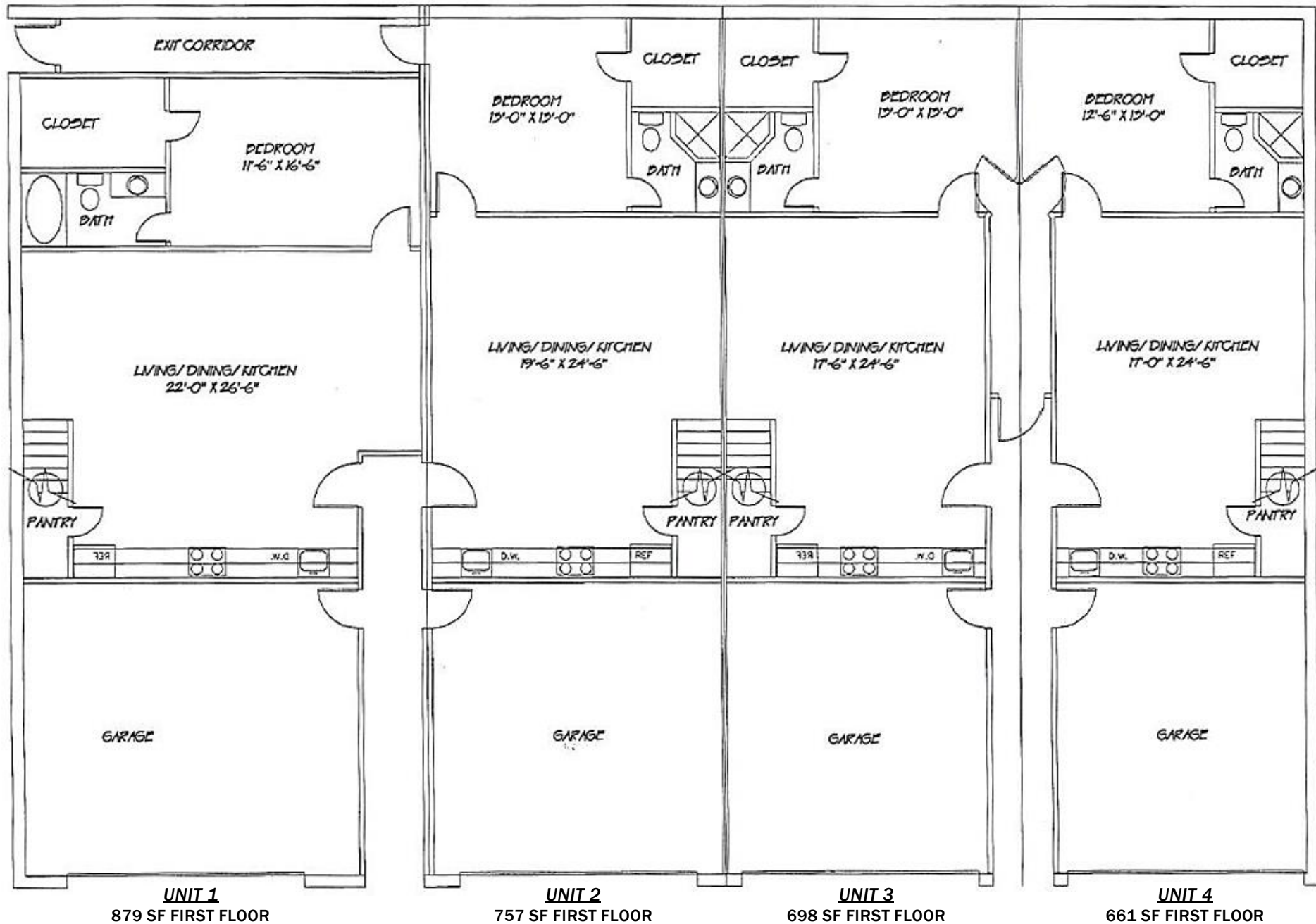
With a population of approximately 25,406 and 160,463 living within a 1 and 3 mile radii respectively, the Property benefits from a dense pool of consumers in close proximity. Additionally, the average household income within a 3 mile radius of the Property is \$81,223. The average daytime population within a 3 mile radius of the Property is 344,912.

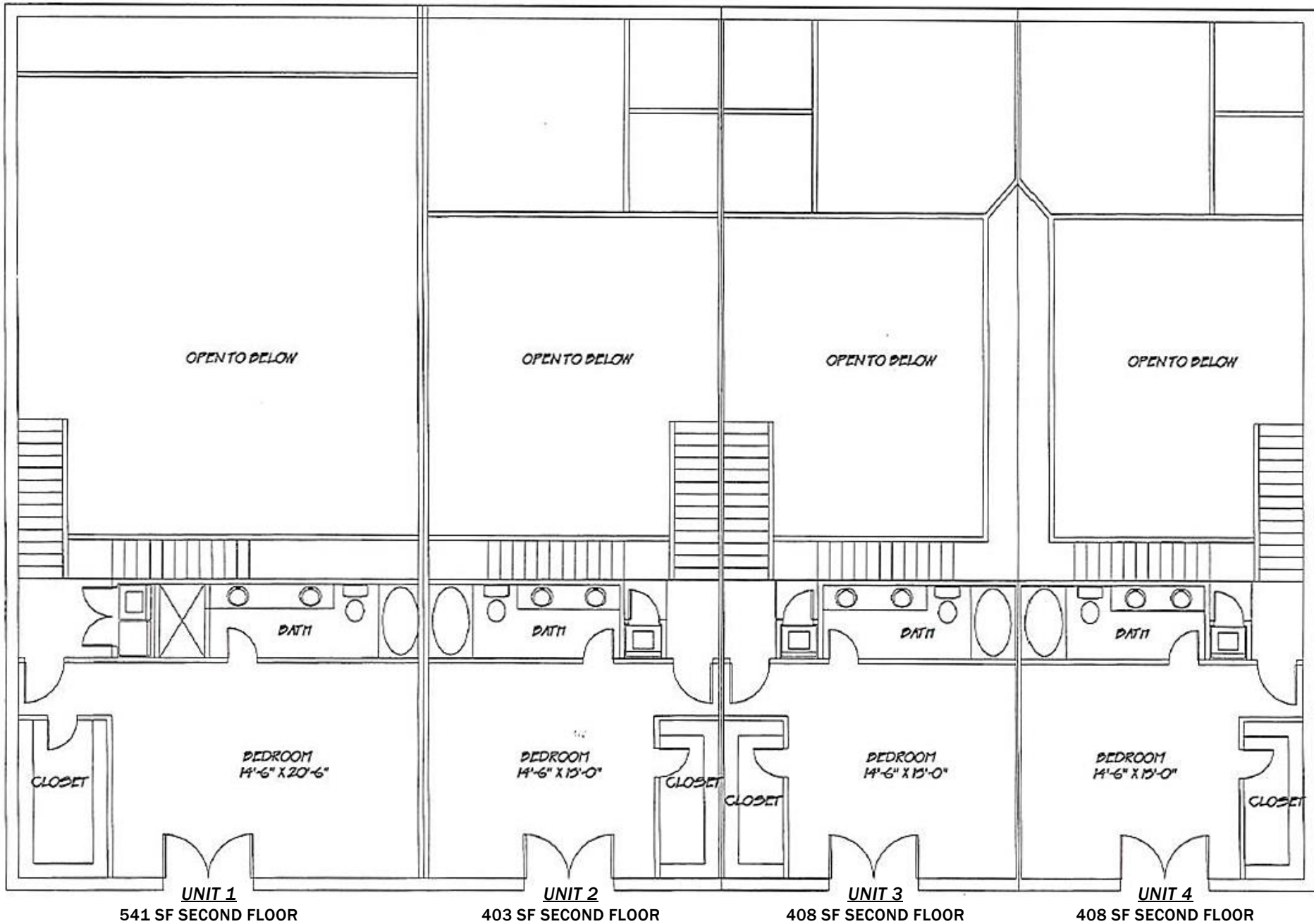
MANY AREA TRAFFIC DRIVERS

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









SUBJECT PROPERTY PHOTOGRAPHS

4211 GASTON AVE | 9

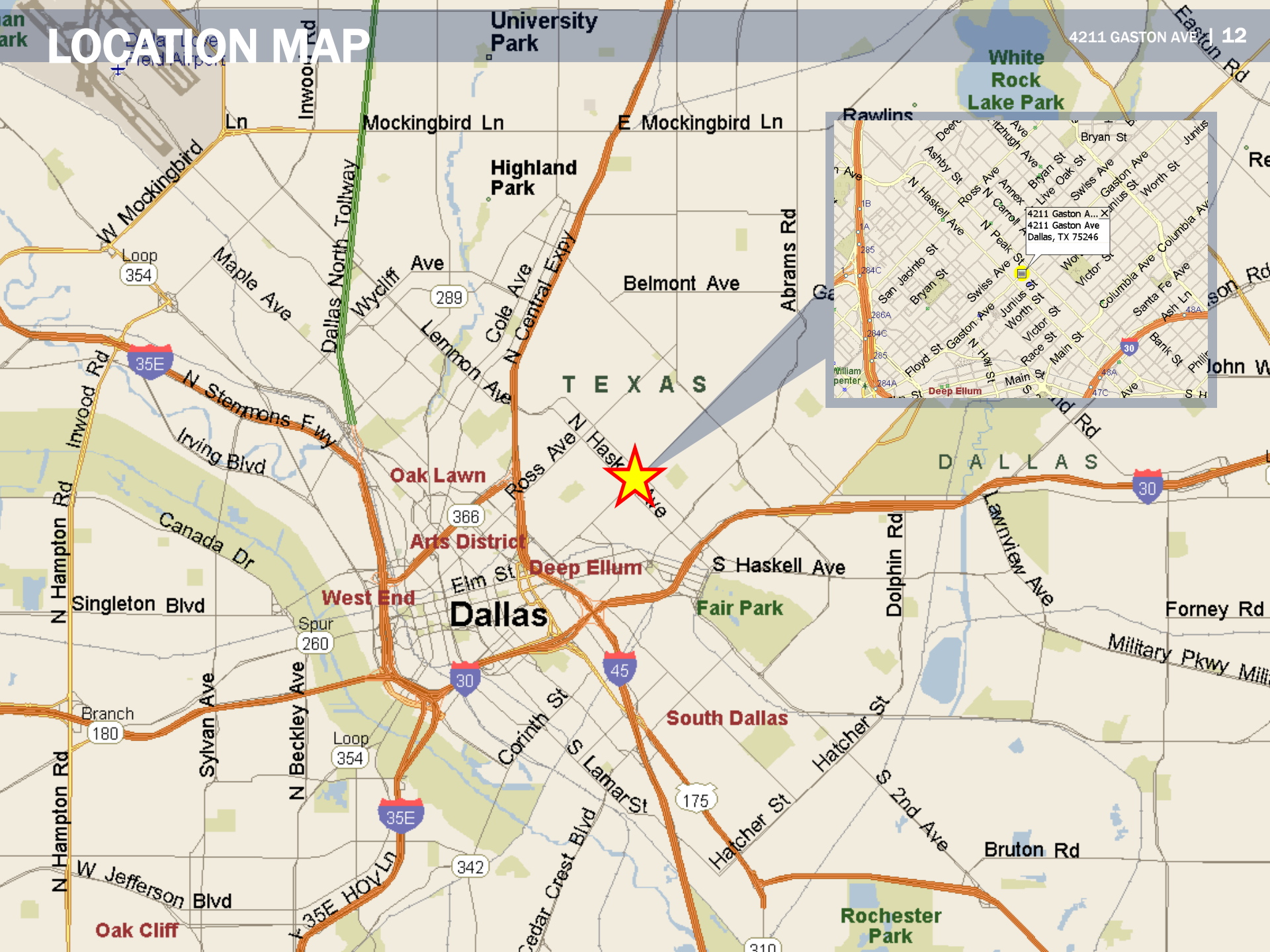






LOCATION MAP

4211 GASTON AVE #112



POPULATION

RADIUS	1 MILE	3 MILE	5 MILE
2014 Total Population	25,406	160,463	344,912
2014 Daytime Population	45,754	338,227	578,981
2014 Estimated Households	10,796	62,903	143,625

AGE

RADIUS	1 MILE	3 MILE	5 MILE
2014 Median Age Estimate	36	39	40

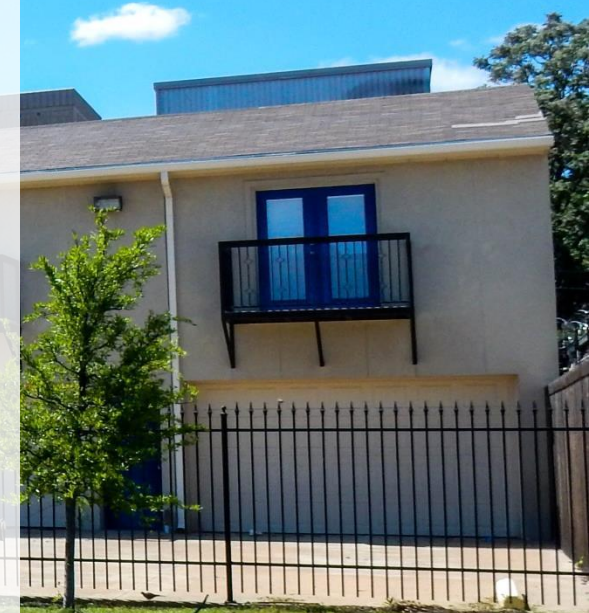
INCOME

RADIUS	1 MILE	3 MILE	5 MILE
2014 Avg Household Income	\$59,515	\$81,223	\$80,519

RACE AND ETHNICITY

RADIUS	1 MILE	3 MILE	5 MILE
2014 White Alone	51.23%	62.55%	61.57%
2014 Black Alone	19.57%	19.48%	18.65%
2014 American Indian/Alaska Native Alone	0.77%	0.58%	0.60%
2014 Asian Alone	4.53%	2.86%	2.81%
2014 Pacific Islander Alone	0.03%	0.05%	0.04%
2014 Other Race	20.85%	12.23%	14.00%
2014 Two or More Races	3.02%	2.25%	2.33%
2014 Hispanic Origin (Any Race)	42.96%	29.09%	32.53%

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.



Approved by the Texas Real Estate Commission for Voluntary Use

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date