

GASTON AVE CONDOS & PAD SITE AVAILABLE

4211 GASTON AVE, DALLAS, TX 75246



SLJ
COMPANY, LLC

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Exclusively Offered By:

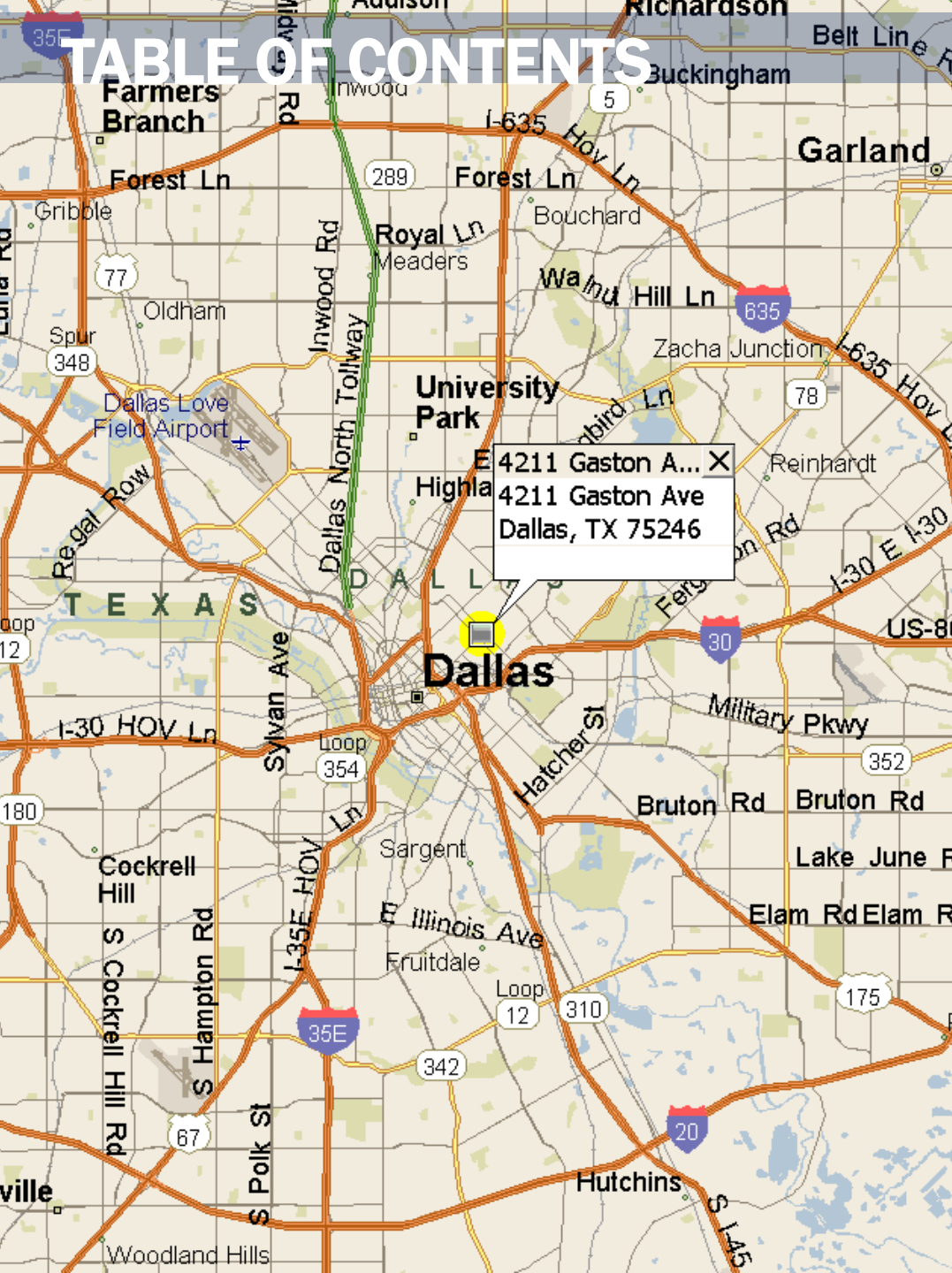
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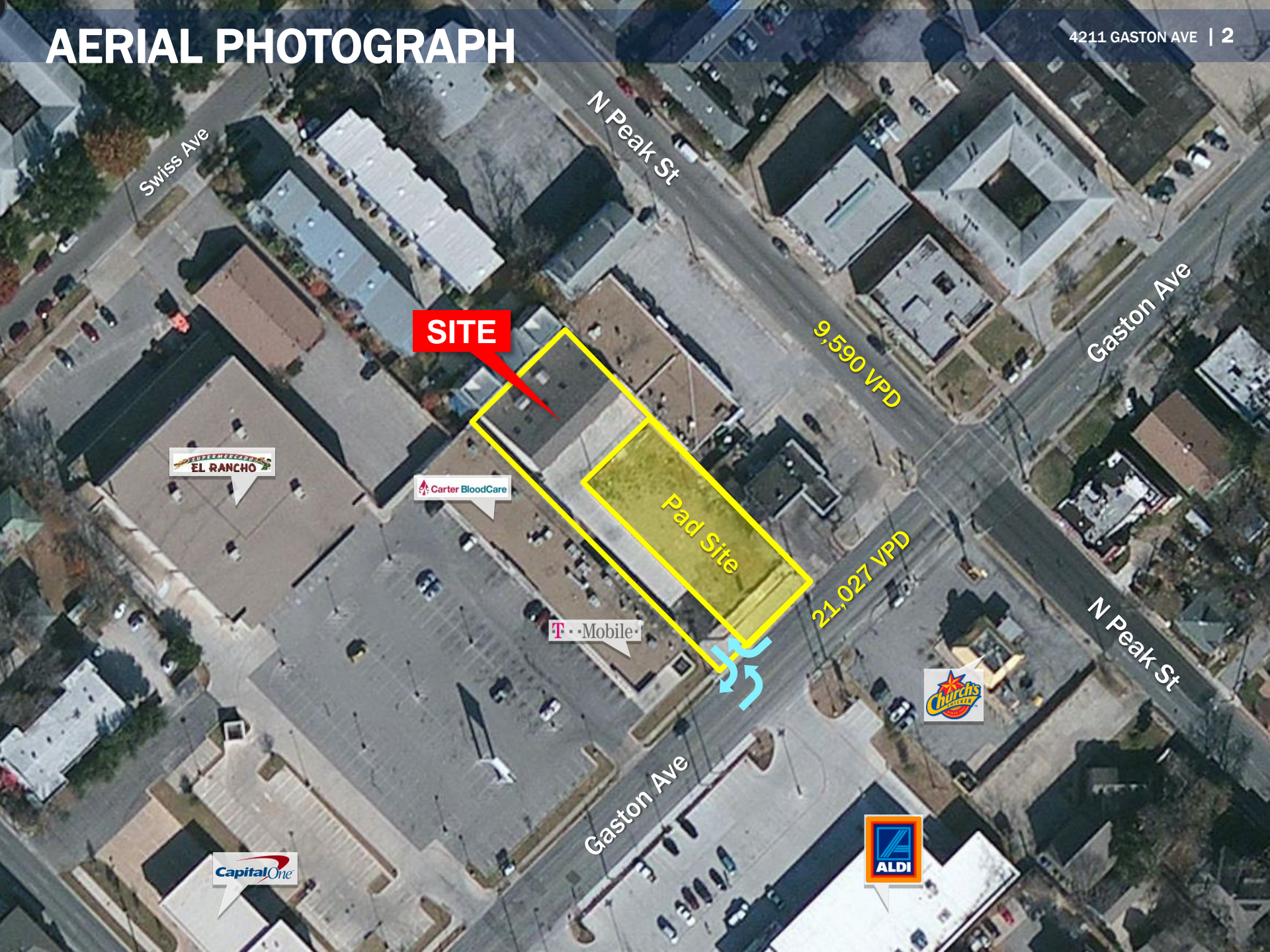
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AERIAL PHOTOGRAPH



Swiss Ave

N Peak St

Gaston Ave

N Peak St

SITE

EL RANCHO

Carter BloodCare

T-Mobile

Capital One

ALDI

Church's Chicken

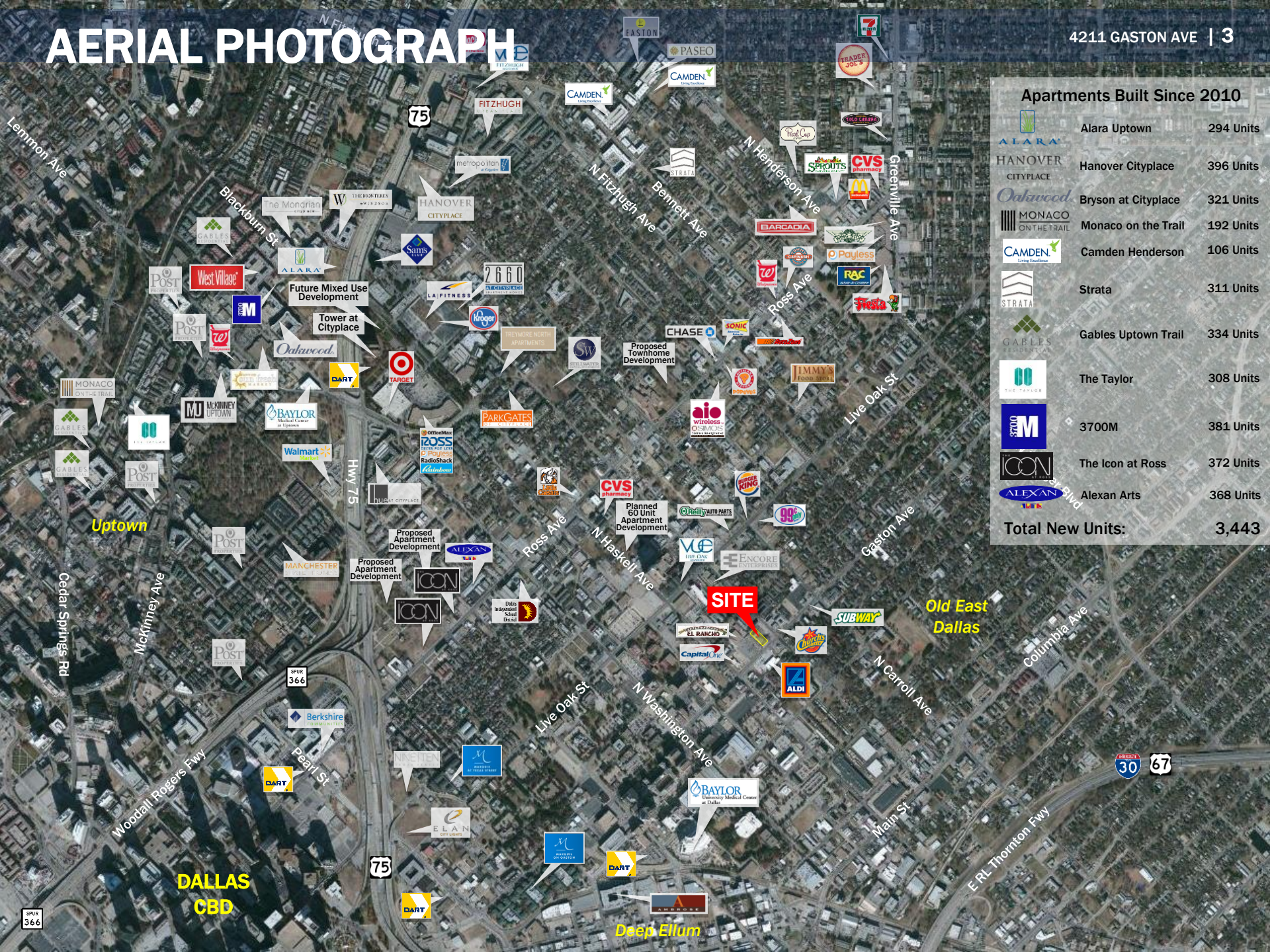
Gaston Ave

9,590 VPD

21,027 VPD

Pad Site

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

**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: 5,300± 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 (incl. pad site): Approximately 0.536 Acres (23,356 Square Feet)

Pad Site Area: Approximately 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 10,500± 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 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 23,356 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

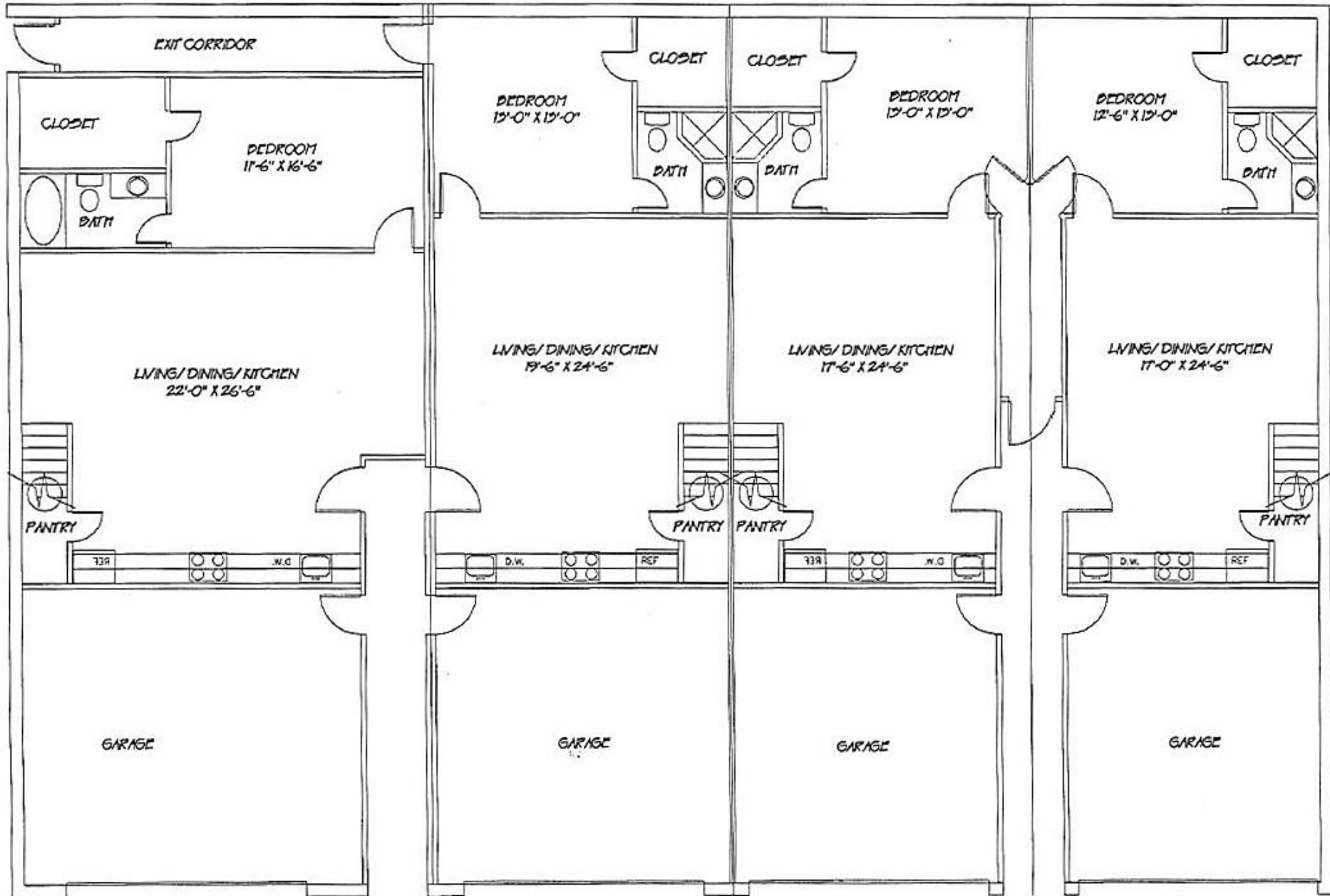
With approximately 21,027 vehicles per day on Gaston Ave, and an additional 9,590 vehicles per day on N Peak St, the Property offers excellent exposure to vehicular traffic.

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.

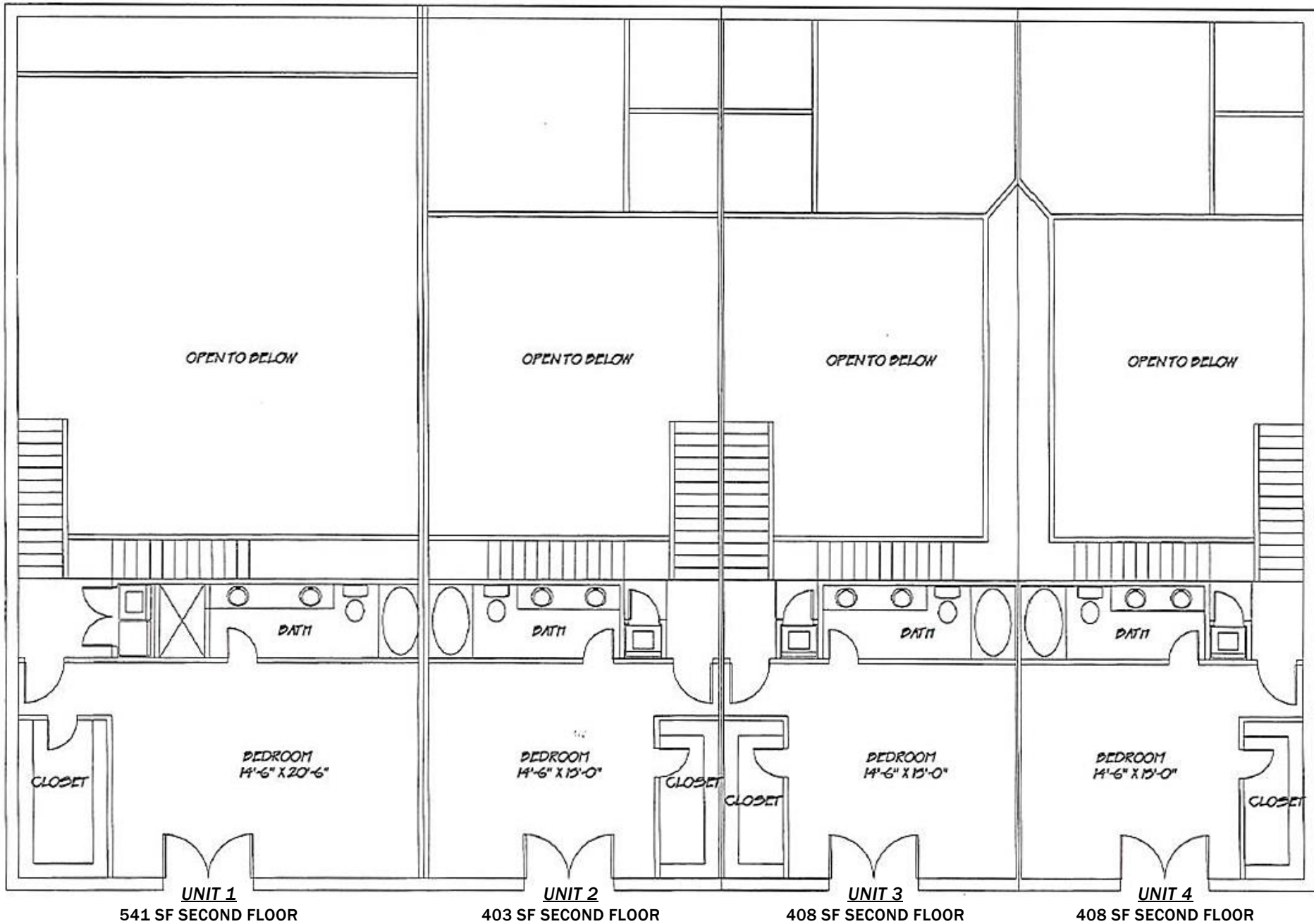


UNIT 1
879 SF FIRST FLOOR

UNIT 2
757 SF FIRST FLOOR

UNIT 3
698 SF FIRST FLOOR

UNIT 4
661 SF FIRST FLOOR



SUBJECT PROPERTY PHOTOGRAPHS

4211 GASTON AVE | 9

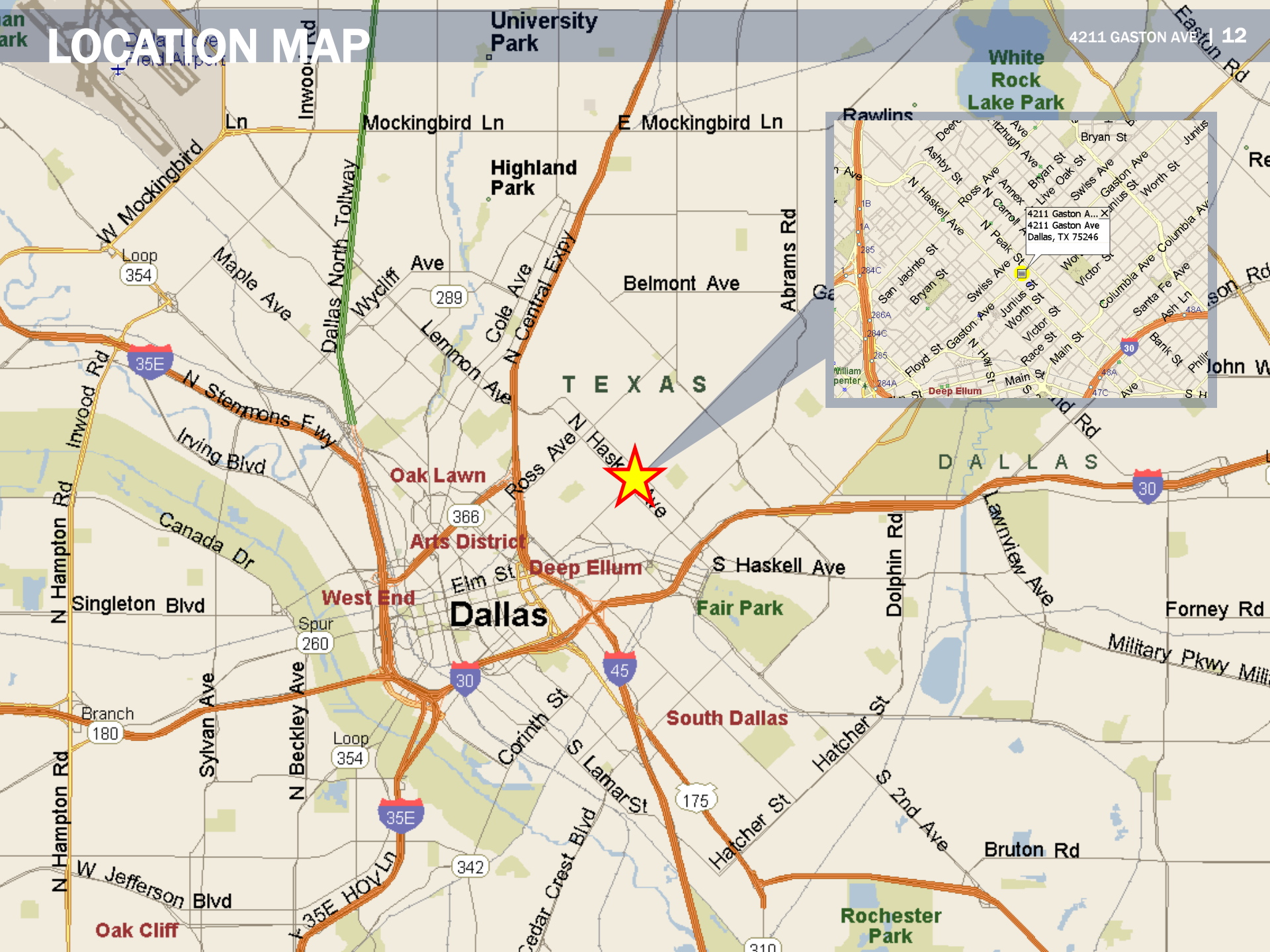






LOCATION MAP

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

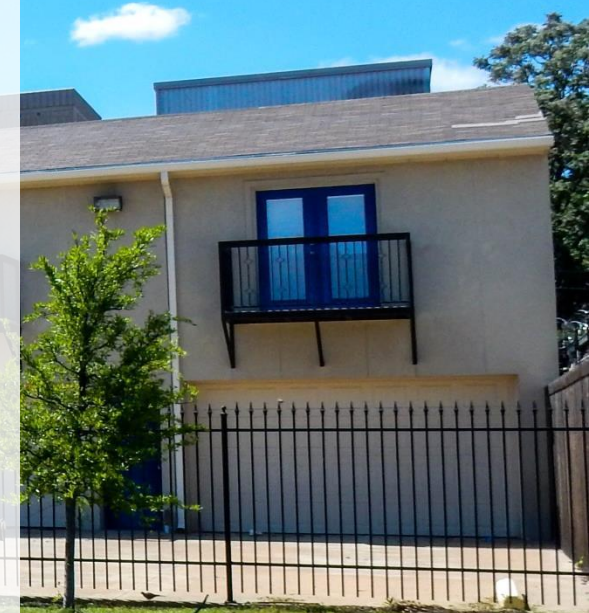
INCOME

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.





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.

11-2-2015



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

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Buyer/Tenant/Seller/Landlord Initials

Date