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AERIAL PHOTOGRAPH

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CALLER DAY

4511 SAN JACINTO ST | 2

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SITE

N Carroll Ave

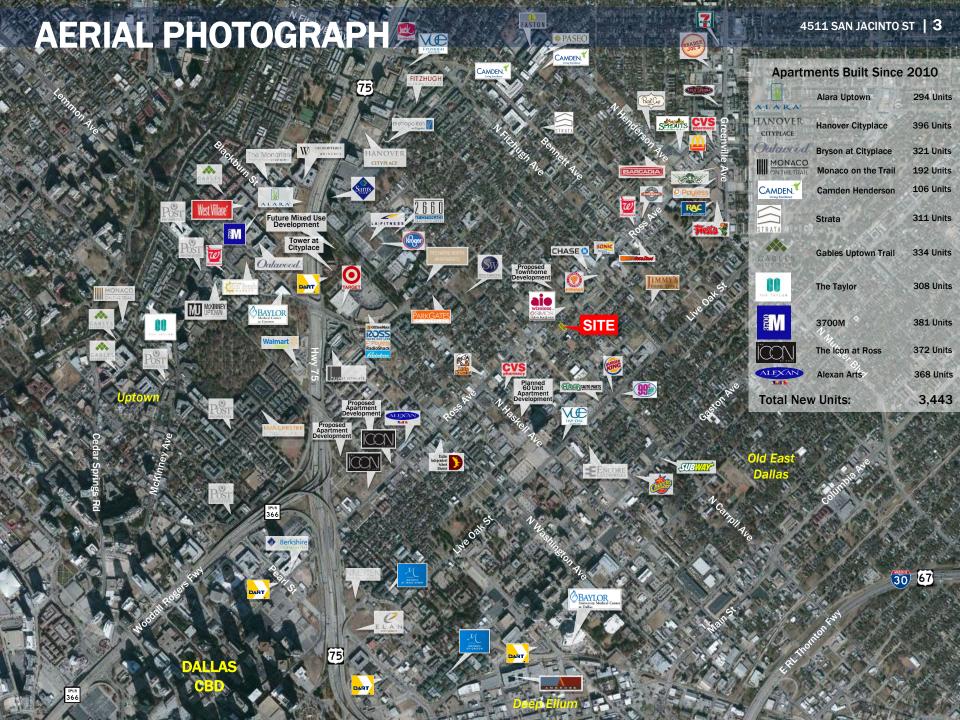
wireless OSIMOS Annex Ave

1

SanJachitoSt

Holly

Ave



PROPERTY PROFILE

ADDRESS

4511 San Jacinto St, Dallas, TX 75204

LOCATION

The subject property is located on San Jacinto St, between N Carroll Ave and Annex Ave, in Dallas, Texas.

LAND AREA

0.165 Acres (7,225 Square Feet) *No minerals are included in the proposed transaction

23,457 VPD (2012)

6,132 VPD (2012)

LOT DIMENSIONS

Frontage on San Jacinto St Depth

50 feet 144.5 feet

ZONING

PD 298 (Subarea 4) Maximum Height Maximum Floor Area Ratio Maximum Lot Coverage Primary Uses

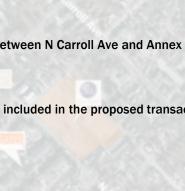
160 feet 2:1 90% Mixed use, multifamily, retail, restaurant, office and hotel uses

TRAFFIC COUNTS

Ross Ave N Carroll Ave

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2013 Population	23,037	141,107	271,157
2013 Avg. HH Income	\$52,159	\$81,037	\$77,278
2013 Daytime Population	30,038	362,475	602,972





EXECUTIVE SUMMARY & HIGHLIGHTS

EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer this 7,225 square foot development site at 4511 San Jacinto St in Dallas, Texas. Located just east of Hwy 75, near Ross Ave, this site has exposure to rapidly improving demographics and easy access to many area traffic drivers.

PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

Located on San Jacinto St, between N Carroll Ave and Annex Ave, the Property is just one block from Ross Ave. 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 7,225 square feet and offers high visibility and excellent access. The liberal zoning allows for mixed use, multifamily, retail, restaurant, office and hotel uses.

STRONG DEMOGRAPHICS

With a population of approximately 23,037 and 141,107 living within a 1 and 3 mile radii of the Property 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 \$81,037.

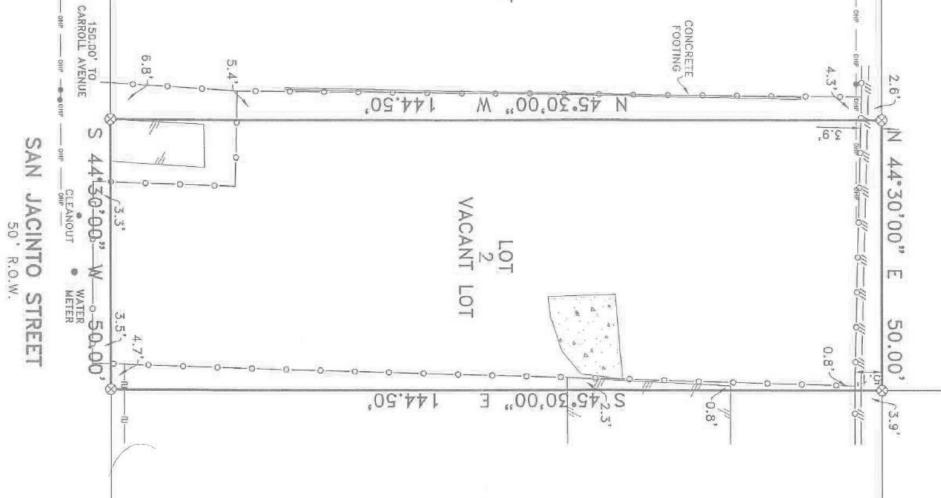
MANY AREA TRAFFIC DRIVERS

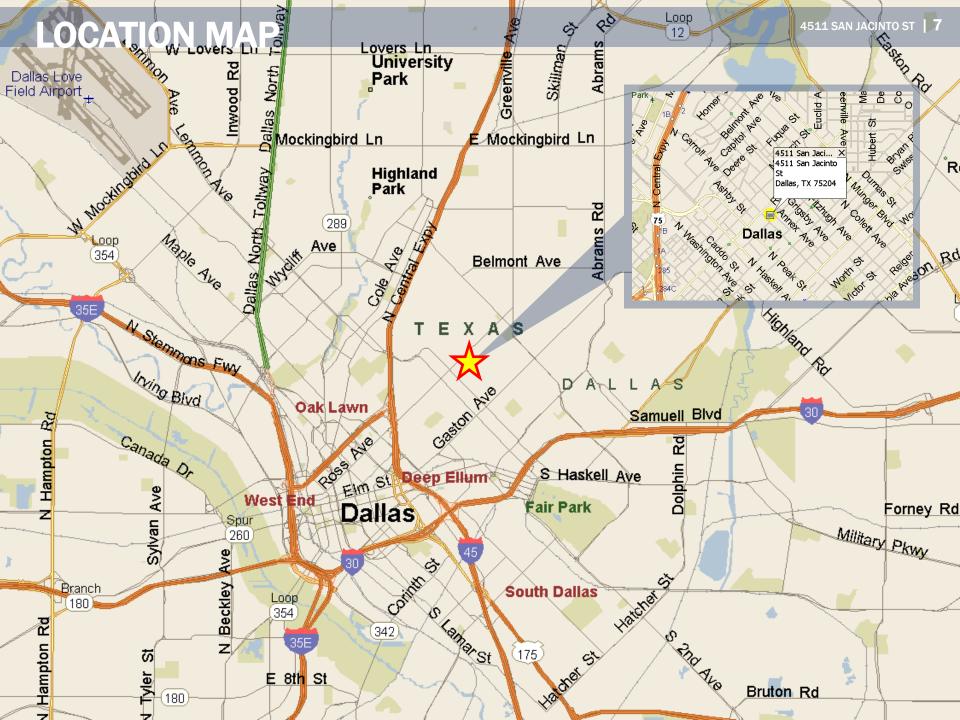
Retailers in close proximity to the Property include Sam's Club, CVS Pharmacy, Walmart Neighborhood Market, Target, OfficeMax, Ross and Starbucks, among many others.



SURVEY







DISCLAIMER & DISCLOSURE

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.

ICON



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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date