

# EAST DALLAS DEVELOPMENT SITE AVAILABLE

4511 SAN JACINTO ST, DALLAS, TX 75204



**SITE**

**SLJ**  
COMPANY  
Proposed  
Development  
4311 W. Lovers Lane, Suite 200  
Dallas, TX 75209  
214-520-8818

Exclusively Offered By:

Ty Underwood

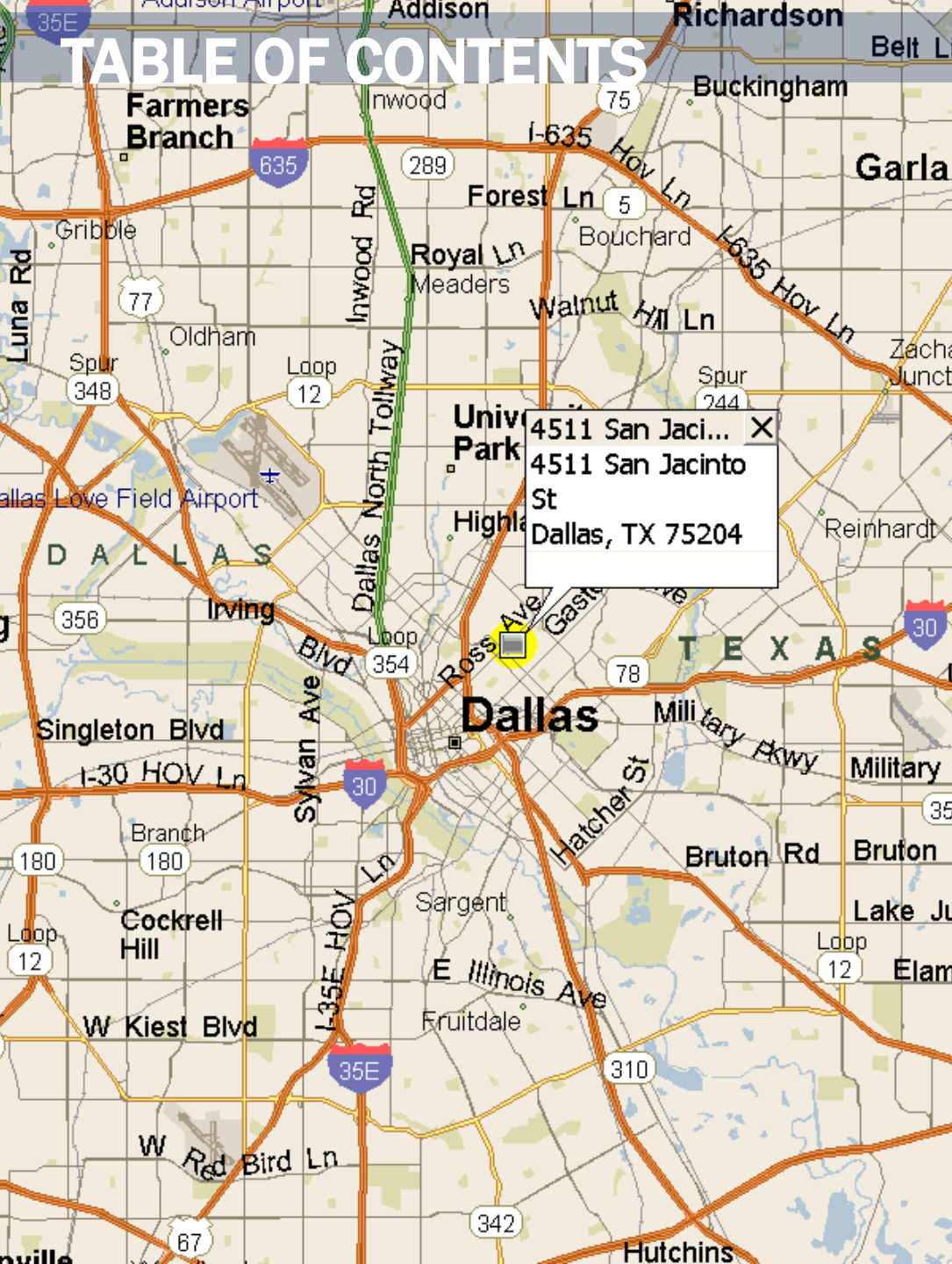
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# AERIAL PHOTOGRAPH



Ross Ave

Annex Ave

23,457 VPD

San Jacinto St

**SITE**

6,132 VPD

Holly Ave

N Carroll Ave

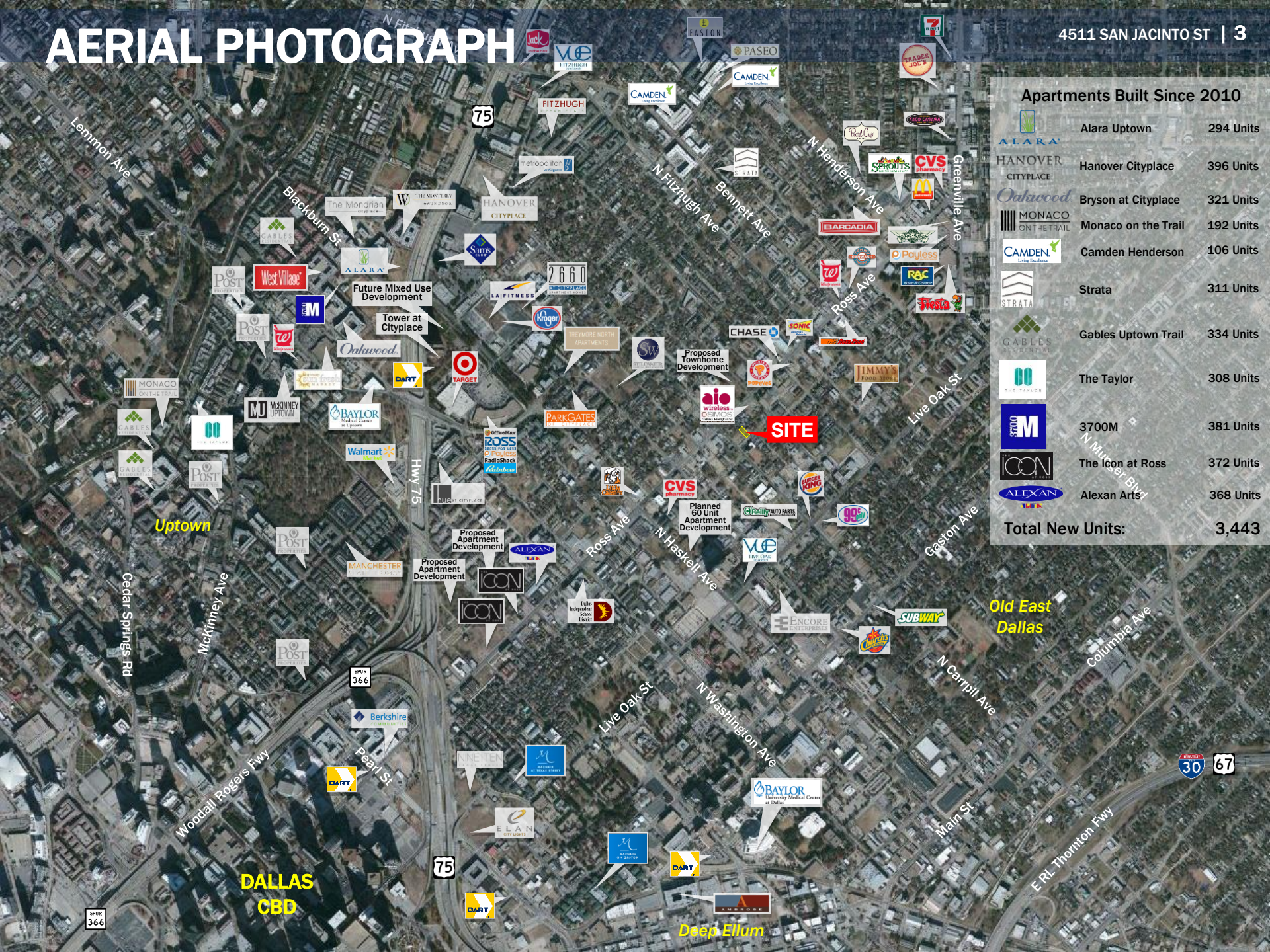




# AERIAL PHOTOGRAPH

## 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
<b>Total New Units:</b>		<b>3,443</b>



Uptown

Old East Dallas

DALLAS  
CBD

Deep Ellum

SPUR 366

SPUR 366

30 67



## 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

## LOT DIMENSIONS

Frontage on San Jacinto St 50 feet  
Depth 144.5 feet

## ZONING

PD 298 (Subarea 4)  
Maximum Height 160 feet  
Maximum Floor Area Ratio 2:1  
Maximum Lot Coverage 90%  
Primary Uses Mixed use, multifamily, retail, restaurant, office and hotel uses

## TRAFFIC COUNTS

Ross Ave 23,457 VPD (2012)  
N Carroll Ave 6,132 VPD (2012)

## 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

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.

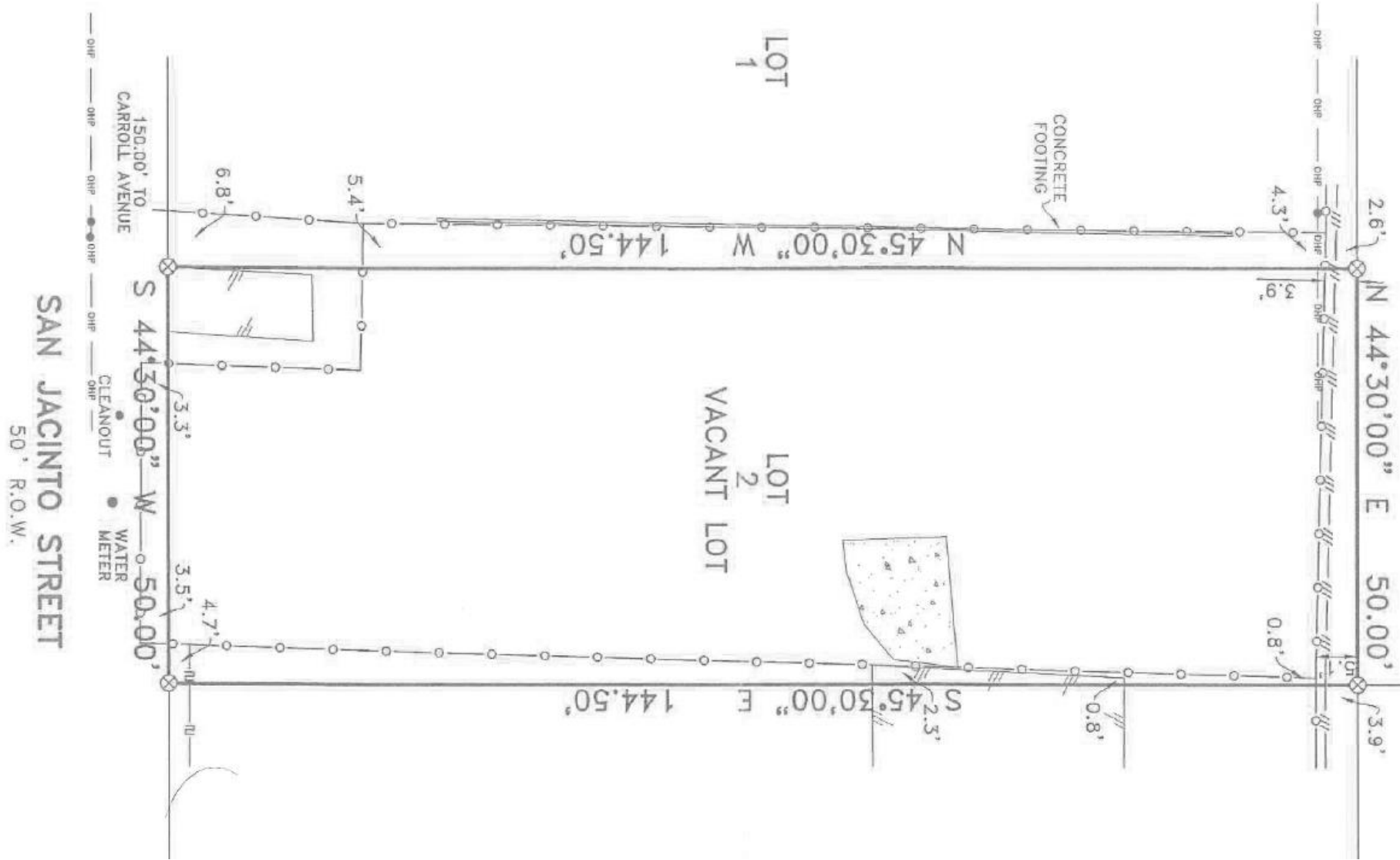
### STRONG DEMOGRAPHICS

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.

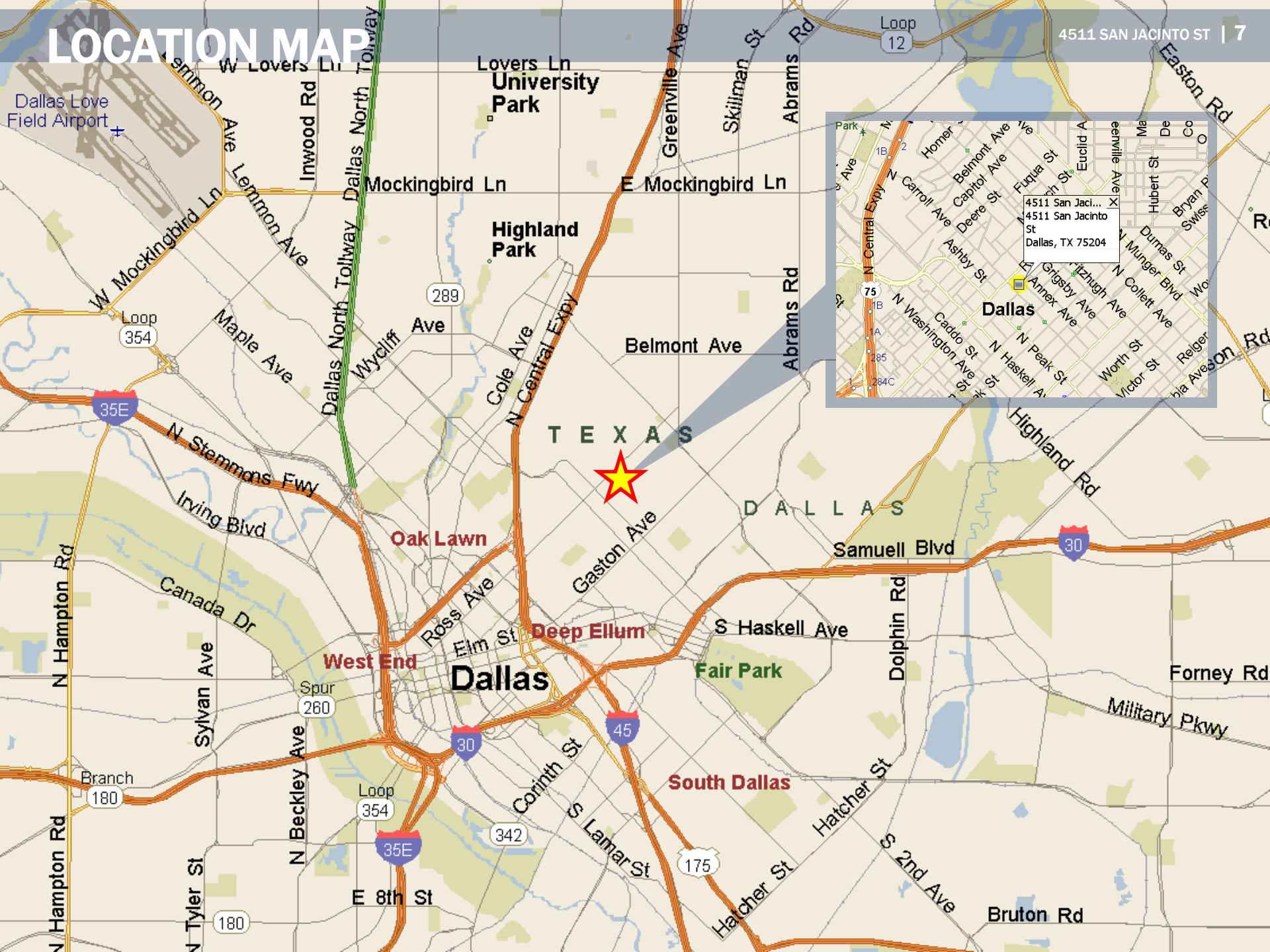






# LOCATION MAP

4511 SAN JACINTO ST | 7





# 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.

