

EAST DALLAS DEVELOPMENT SITE AVAILABLE

4701 SAN JACINTO ST, DALLAS, TX 75204



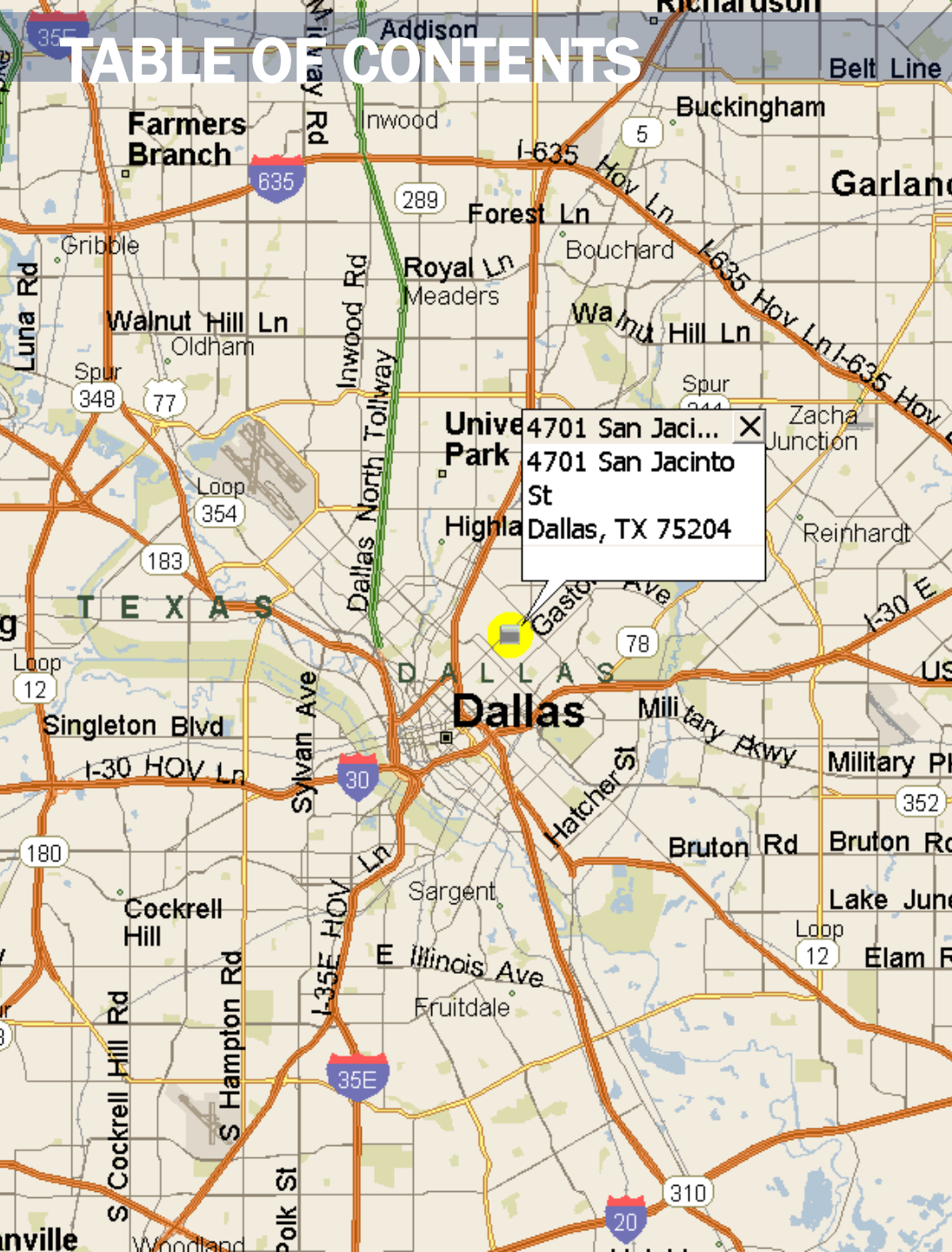
SITE

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

Exclusively Offered By:
Ty Underwood
214-520-8818 ext. 4
Fax: 214-520-8815
tyunderwood@sbcglobal.net

SPUR
366

TABLE OF CONTENTS



I.	AERIAL PHOTOGRAPHS	2
II.	PROPERTY PROFILE	4
III.	EXECUTIVE SUMMARY	5
IV.	SURVEY	6
V.	LOCATION MAP	7
VI.	DISCLAIMER & DISCLOSURE	8

AERIAL PHOTOGRAPH



Ross Ave

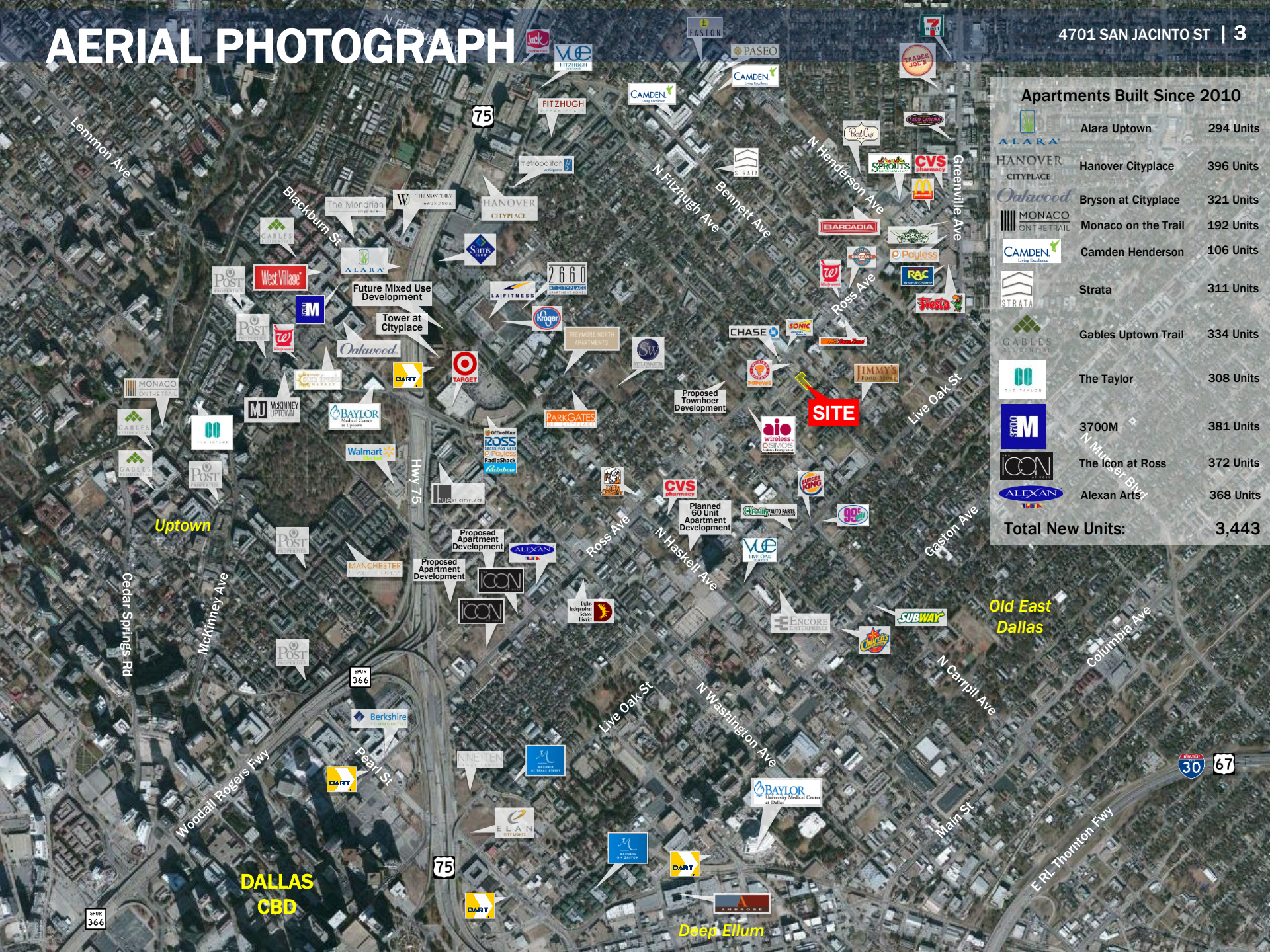
N Prairie Ave

SITE

San Jacinto St

Grigsby 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

ADDRESS

4701 San Jacinto St & 1612 Grigsby Ave, Dallas, TX 75204

LOCATION

The subject property is located at the northeast corner of San Jacinto St and Grigsby Ave, between Annex Ave and N Prairie Ave, in Dallas, Texas.

LAND AREA

0.323 Acres (14,077.93 Square Feet) *No minerals are included in the proposed transaction

LOT DIMENSIONS

Frontage on San Jacinto St 54.97 feet
 Frontage on Grigsby Ave 200.02 feet
 Depth 110 feet

ZONING

Multifamily District (MF-2 (A))

Setbacks 15 feet front / 15 feet side/rear
 Minimum Lot Size 1,000 SF
 Density 800 SF - E
 1,000 SF - 1 BR
 1,200 SF - 2 BR
 +150 SF for each additional BR
 Maximum Height 36 feet
 Maximum Lot Coverage 60%
 Primary Uses Multifamily, duplex and single family

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2013 Population	24,004	131,815	279,009
2013 Avg. HH Income	\$52,874	\$82,036	\$77,001
2013 Daytime Population	30,424	301,425	621,275



EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer this 14,078 square foot development site at 4701 San Jacinto St in Dallas, Texas. Located just east of Hwy 75, near Ross Ave, this Property has exposure to rapidly improving demographics and easy access to many area traffic drivers.

PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

Located at the northeast corner of San Jacinto St and Grigsby Ave, between Annex Ave and N Prairie 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.

MULTIFAMILY ZONING

The Property is 14,078 square feet with high visibility and excellent access. This site is zoned for moderate density multifamily, duplex and single family uses.

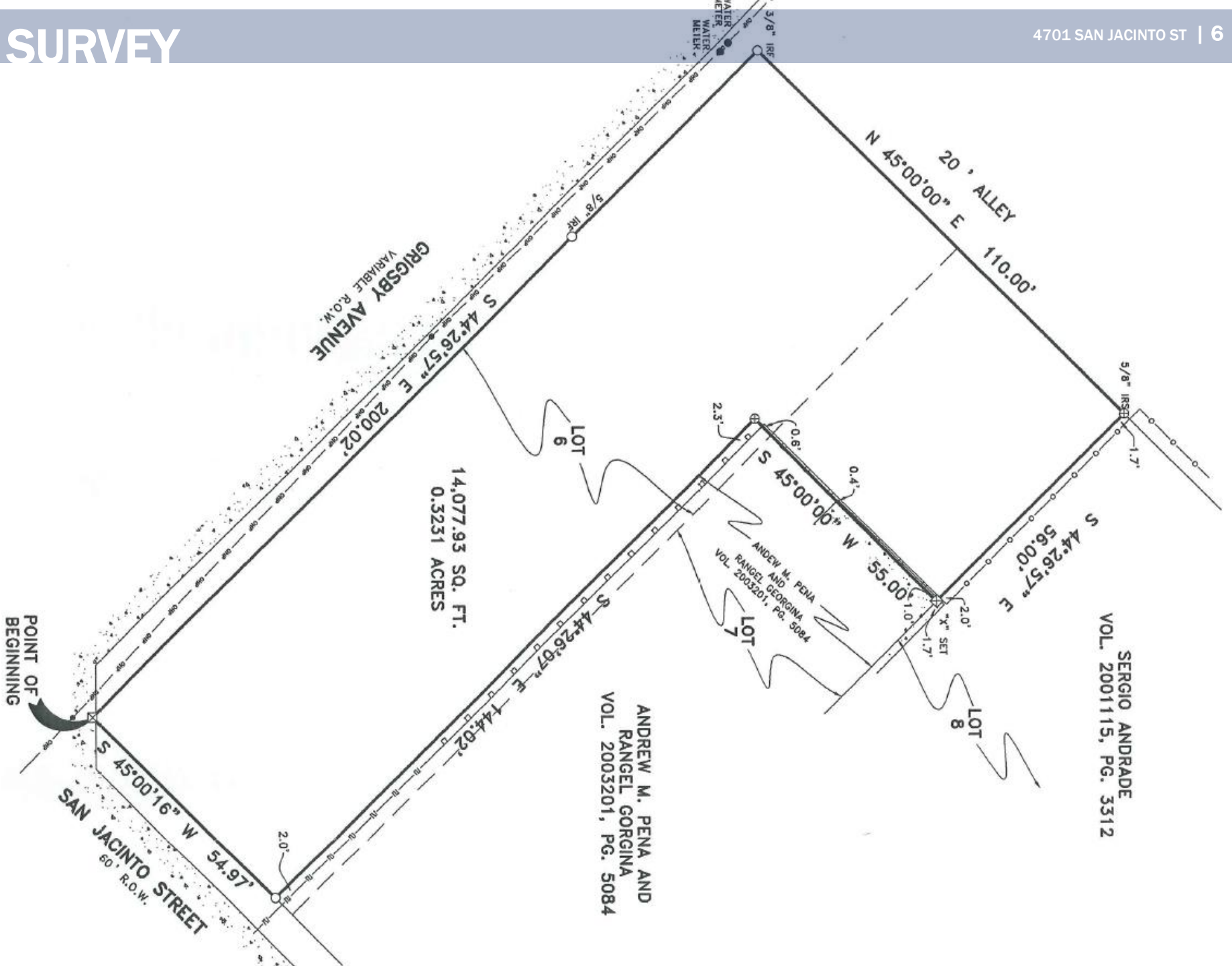
STRONG DEMOGRAPHICS

With a population of approximately 24,004 and 131,815 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 \$82,036.

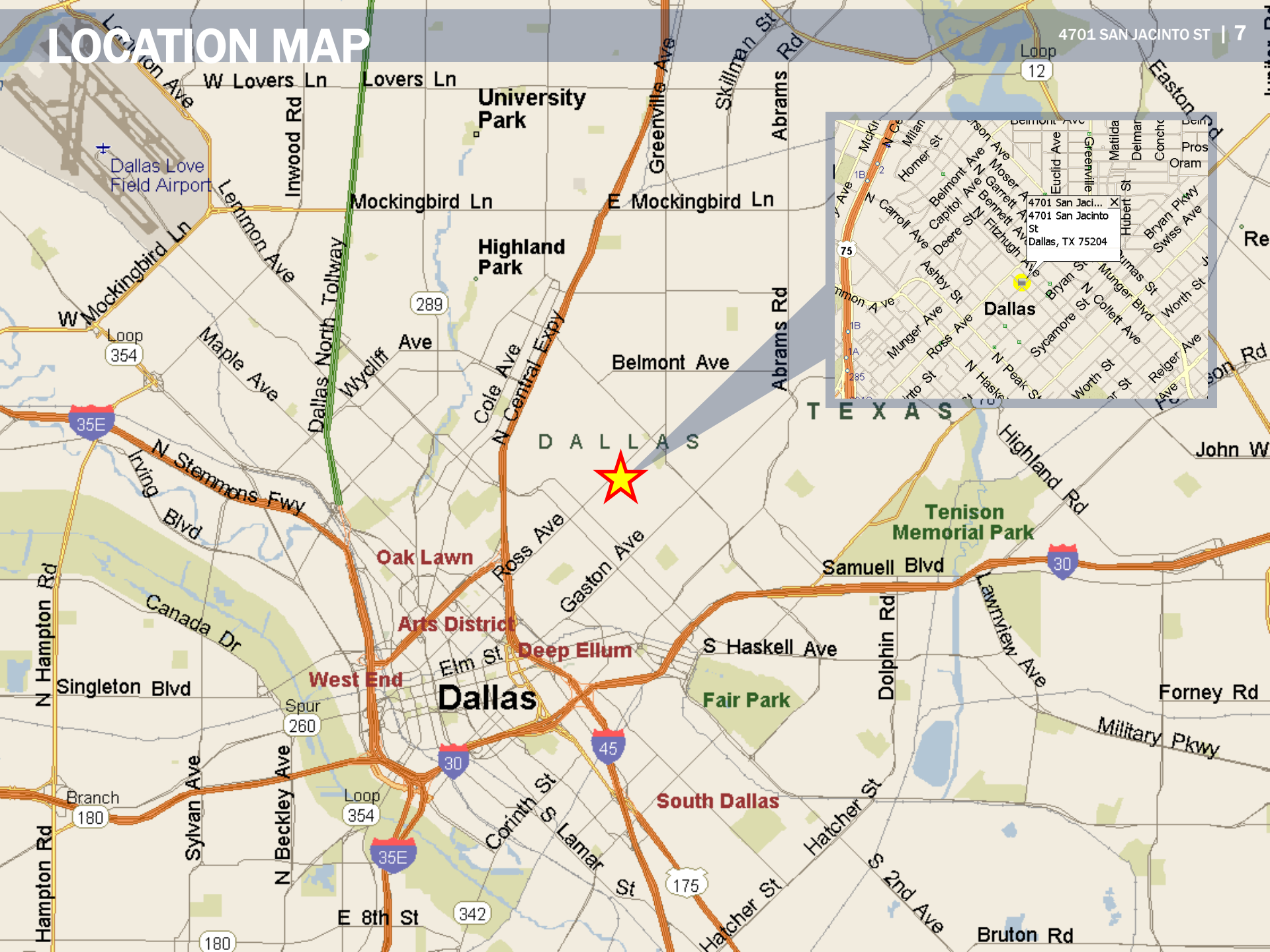
MANY AREA TRAFFIC DRIVERS

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



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.



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