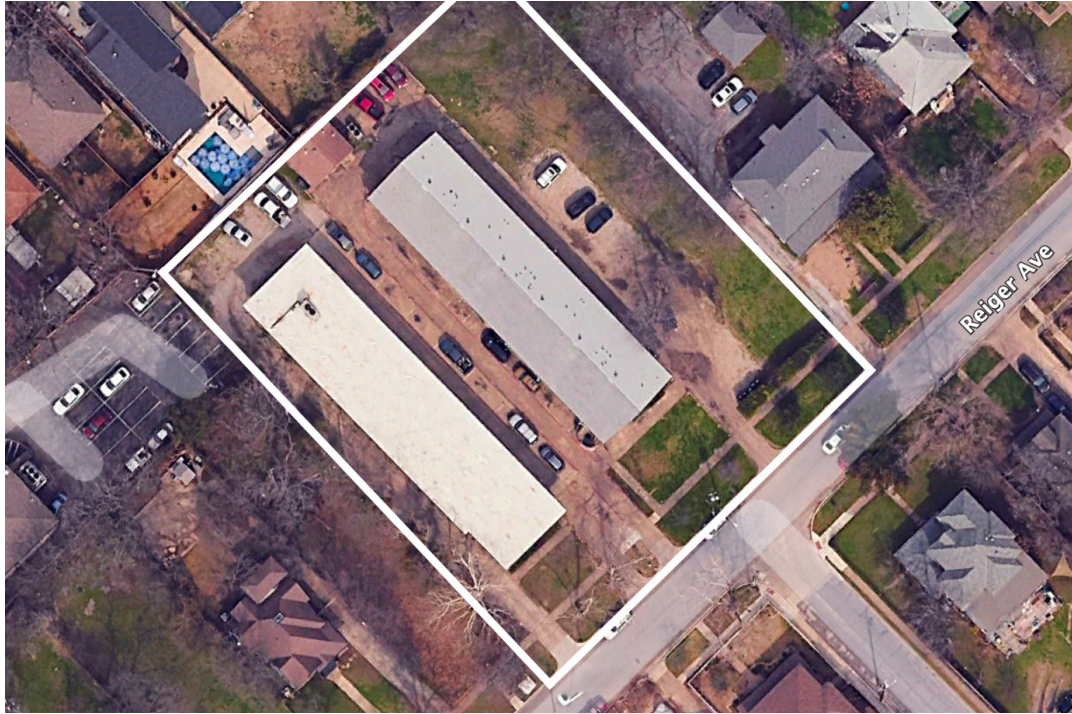


MULTIFAMILY LAND FOR SALE



PERRY GUEST  

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COMPANIES

# 4523-4601 REIGER AVE (3 PROPERTIES)

4523 - 4601 REIGER AVE, DALLAS, TX 75214

Presented By

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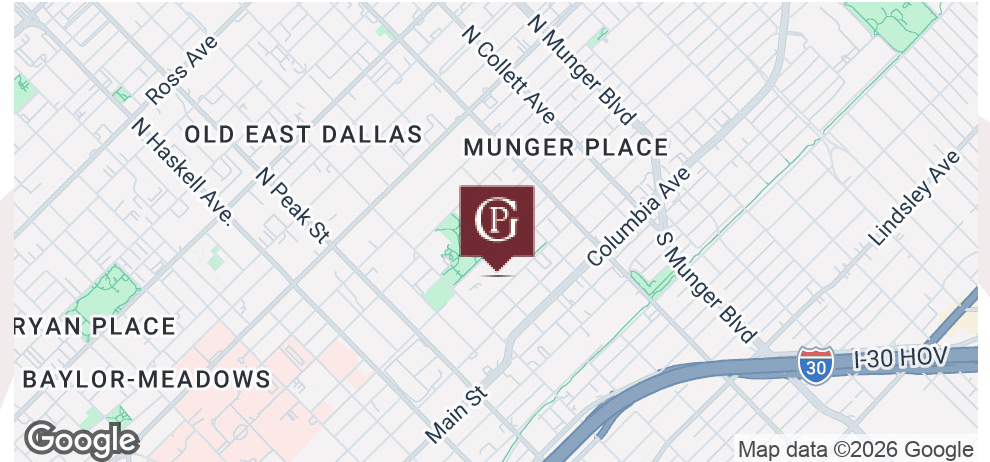
2517 Thomas Avenue, Dallas, TX 75201  
214.528.9250 | management.perryguest.com

# EL CARO + EMERALD ISLE APARTMENTS

4523 - 4601 REIGER AVE, DALLAS, TX 75214



## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$2,990,000
Number Of Units:	30
Lot Size:	50,218 sq ft
Price / Land Sq Ft	\$59
Year Built:	1960
Building Size:	22,912
Price / Unit	\$99,667
Zoning:	PD-g8
Submarket:	East Dallas

## PROPERTY OVERVIEW

Prime opportunity to purchase 50,218 sq ft of land in East Dallas zoned PD-g8 (NO historic designation). This portfolio consists of 3 adjacent properties: two apartments with 30 units total, and one vacant lot. Property is being sold for complete redevelopment of all 3 sites or keep the existing apartments and build on the vacant lot next door.

## LOCATION

Reiger Ave & N Colson St - East Dallas Submarket

## PROPERTY HIGHLIGHTS

- 3 Adjacent Lots - 50,218 Sq Ft Total
- 211 Feet Frontage on Reiger x 238 Feet Deep
- New Roof Installed at 4523 Reiger in 2020
- New HVAC Installed at 4535 Reiger in 2020
- Located Just South of Popular Munger Place
- NO Historic District Restrictions

# EL CARO + EMERALD ISLE APARTMENTS

4523 - 4601 REIGER AVE, DALLAS, TX 75214

4523 REIGER AVE - EMERALD ISLE



## PROPERTY DETAILS

- 18 Units (Mix of Studio & 1 Bedroom Units)
- Built in 1965
- 11,249 Building Sq Ft
- 17,850 Land Sq Ft
- 75 ft x 238 ft
- All Units Vacant
- No On-Site Laundry



# EL CARO + EMERALD ISLE APARTMENTS

4523 - 4601 REIGER AVE, DALLAS, TX 75214

4535 REIGER AVE - EL CARO



## PROPERTY DETAILS

- 12 Units (2 Bedroom Units)
- Built in 1960
- 10,920 Building Sq Ft
- 17,850 Land Sq Ft
- 75 ft x 238 ft
- No On-Site Laundry



# EL CARO + EMERALD ISLE APARTMENTS

4523 - 4601 REIGER AVE, DALLAS, TX 75214

## 4601 REIGER AVE - VACANT LOT



### PROPERTY DETAILS

- 14,518 Land Sq Ft
- 61 ft x 238 ft
- Zoning: PD-g8

# EL CARO + EMERALD ISLE APARTMENTS

4523 - 4601 REIGER AVE, DALLAS, TX 75214



## CURRENT UNIT MIX

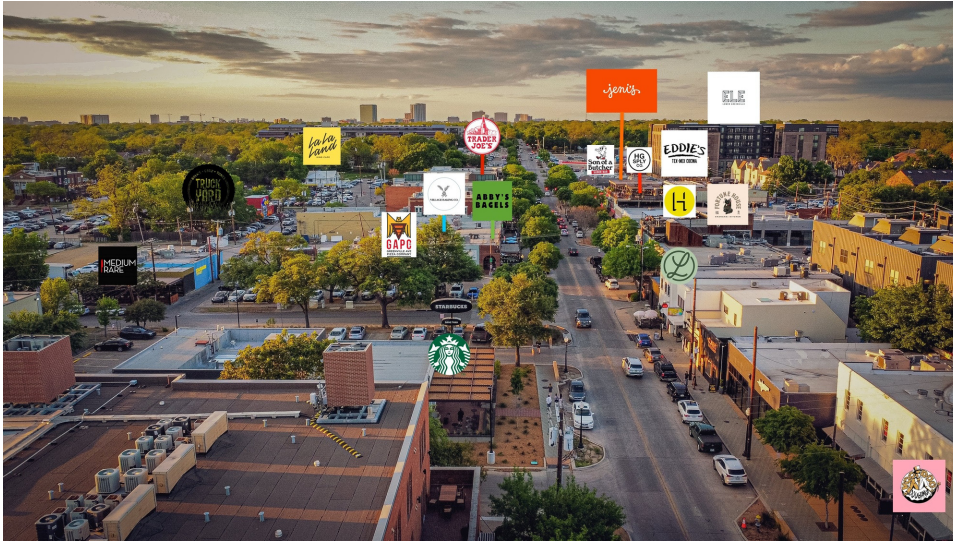
UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	MARKET RENT	MARKET RENT/SF
Studio	4	13.3	274	\$699	\$2.55
1 Bedroom	5	16.7	560	\$899	\$1.61
2 Bedroom	9	30.0	817	\$1,199	\$1.47
2 Bedroom	12	40.0	818	\$1,350	\$1.65
<b>Totals/Averages</b>	<b>30</b>	<b>100%</b>	<b>21,065</b>	<b>\$34,282</b>	<b>\$1.63</b>



# EL CARO + EMERALD ISLE APARTMENTS

4523 - 4601 REIGER AVE, DALLAS, TX 75214

## LOWER GREENVILLE



### LOWER GREENVILLE

Located just one mile NW is Lower Greenville - one of Dallas' most vibrant and walkable neighborhoods, blending historic charm with a lively, modern energy. Centered along Greenville Avenue just east of Downtown and Uptown, the area is filled with some of the city's best restaurants, coffee shops, and nightlife. Home to the popular St. Patricks Day parade and block party.

Residents enjoy easy access to favorite local spots, boutique shopping, fitness studios, and live music venues.

Conveniently located minutes from Downtown Dallas, Knox-Henderson, and White Rock Lake, Lower Greenville offers a central location with a relaxed, community-driven atmosphere — perfect for those who want the excitement of city living with the comfort of a neighborhood.

### RETAIL DESTINATIONS

- Traders Joe's
- La La Land Coffee
- Jeni's Ice Cream
- Starbucks
- Truck Yard
- Voodoo Donuts
- HG Supply Company
- Leela's Wine Bar
- Chuy's Tex Mex

# EL CARO + EMERALD ISLE APARTMENTS

4523 - 4601 REIGER AVE, DALLAS, TX 75214

## LAKWOOD SHOPPING CENTER



### LAKWOOD SHOPPING CENTER

Located just one mile north is Lakewood Shopping Center - one of East Dallas' most iconic and heavily trafficked retail hubs, serving as a daily lifestyle destination for the surrounding Lakewood, Junius Heights, and East Dallas communities. Anchored by Whole Foods Market, the center offers a highly curated mix of national brands, beloved local restaurants, and neighborhood-serving retail that drives consistent foot traffic and strong consumer demand.

Popular dining options include Mi Cocina, a long-standing Dallas favorite, along with a variety of casual and upscale eateries. The historic Lakewood Theater—home to Bowlski's—adds a unique entertainment component that reinforces the center's identity as a true community gathering place.

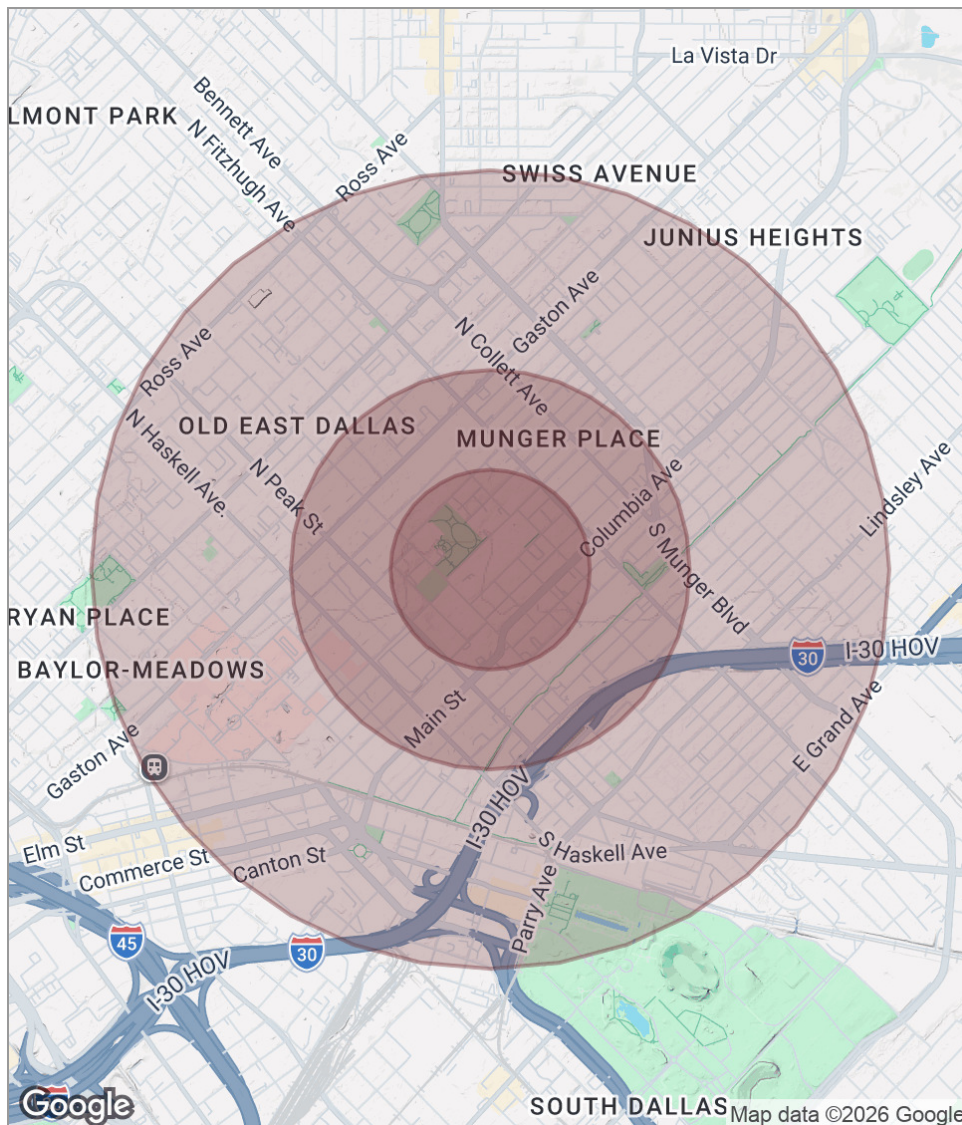
### RETAIL DESTINATIONS

- Whole Foods Market
- Mi Cocina
- Bowlski's Theater (Bowling)
- White Rock Coffee
- CAVA
- Orange Theory (Fitness)
- Sweet Green
- The Balcony Club (Jazz Bar)
- Liberty Burger
- Starbucks

# EL CARO + EMERALD ISLE APARTMENTS

4523 - 4601 REIGER AVE, DALLAS, TX 75214

## DEMOGRAPHICS MAP



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	1,316	5,486	20,352
Median age	36.6	37.7	37.5
Median age (male)	42.8	40.5	38.9
Median age (Female)	31.8	35.4	37.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	592	2,638	10,069
# of persons per HH	2.2	2.1	2.0
Average HH income	\$62,159	\$96,248	\$94,878
Average house value	\$307,052	\$434,191	\$335,827

\* Demographic data derived from 2020 ACS - US Census

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Perry Guest Company in compliance with all applicable fair housing and equal opportunity laws.