

MULTIFAMILY LAND FOR SALE



PERRY GUEST  

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COMPANIES

# PEAK & SWISS

1000 N PEAK ST., DALLAS, TX 75204

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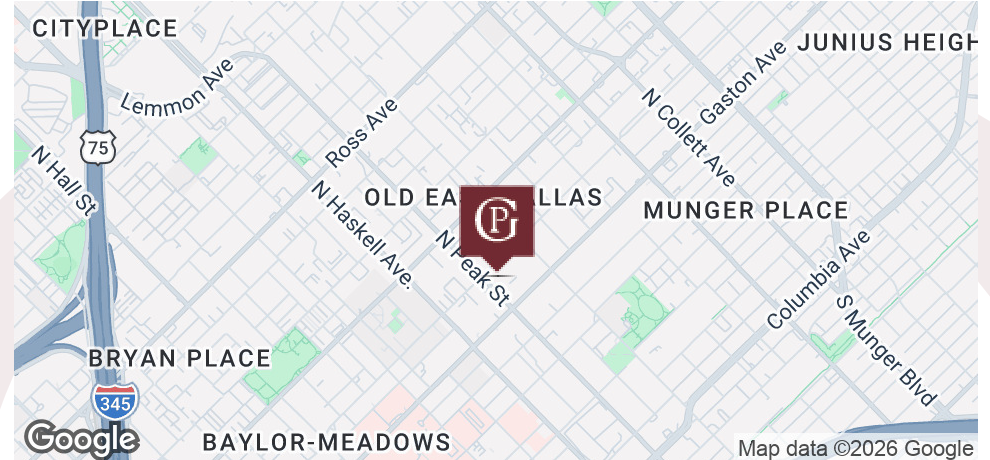
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# PEAK & SWISS

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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                          |                              |
|--------------------------|------------------------------|
| Land Sale Price:         | \$5,500,000                  |
| Permitted Units:         | 54                           |
| Lot Size:                | 1.12 Acres                   |
| Projected Year Built:    | 2027                         |
| Permitted Building Size: | 40,082                       |
| Zoning:                  | PD 298 - Subarea 9 - MF-2(A) |
| Price / Land SF:         | \$113                        |

## PROPERTY OVERVIEW

Multifamily development opportunity in East Dallas. 48,733 sq ft of land at the hard corner of Peak & Swiss with 54 boutique residential units City **permitted** and ready to build.

## LOCATION

Peak's Suburban Addition Neighborhood Historic District - East Dallas

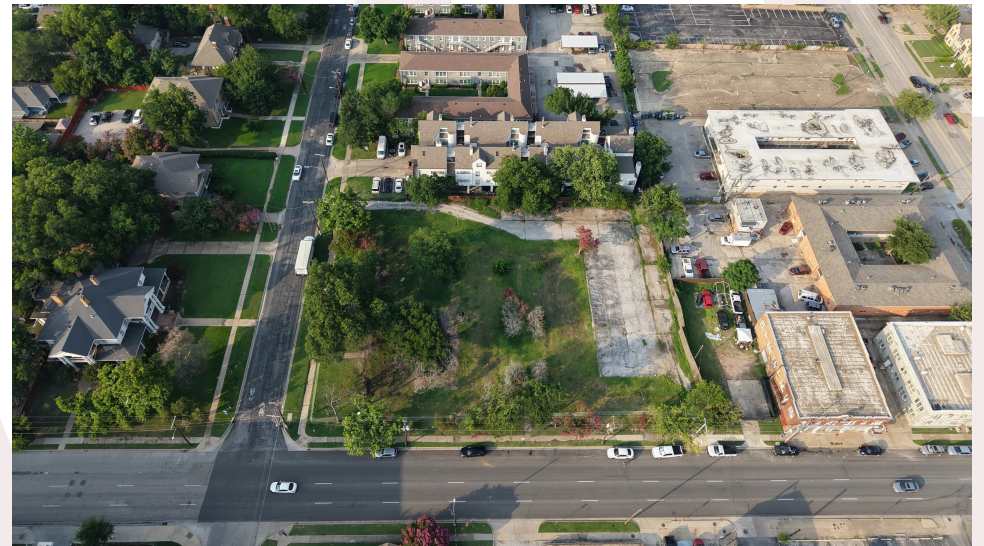
## PROPERTY HIGHLIGHTS

- 1+ Acre Hard Corner in East Dallas
- 54 Boutique Multifamily Units **Permitted**
- Class A Build Out
- Large Unit Sizes
- Mix of 1 & 2 Bedroom Units
- Walkable to many popular east Dallas amenities

# PEAK & SWISS

1000 N PEAK ST., DALLAS, TX 75204

## LAND PHOTOS



# PEAK & SWISS

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*PERMITTED RENDERING*



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*PERMITTED RENDERING*



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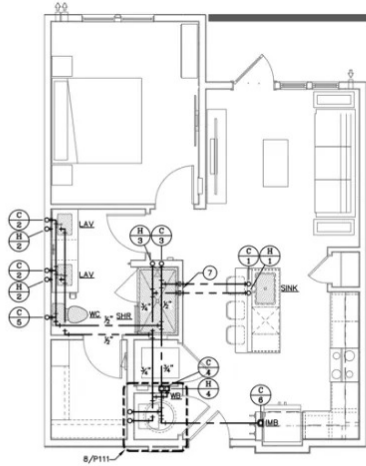


## PERMITTED UNIT MIX

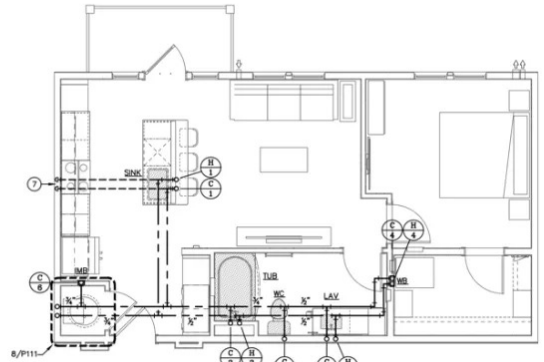
| UNIT TYPE              | COUNT     | % TOTAL     | SIZE (SF)     | MARKET RENT     | RENT/SF       |
|------------------------|-----------|-------------|---------------|-----------------|---------------|
| Studio                 | 12        | 22.2        | 577           | \$1,550         | \$2.69        |
| Studio                 | 2         | 3.7         | 558           | \$1,550         | \$2.78        |
| 1 Bedroom              | 1         | 1.9         | 608           | \$1,800         | \$2.96        |
| 1 Bedroom              | 5         | 9.3         | 624           | \$1,800         | \$2.88        |
| 1 Bedroom              | 12        | 22.2        | 709           | \$1,800         | \$2.54        |
| 1 Bedroom              | 11        | 20.4        | 719           | \$1,800         | \$2.50        |
| 1 Bedroom              | 3         | 5.6         | 851           | \$1,800         | \$2.12        |
| 2 Bedroom              | 3         | 5.6         | 1,153         | \$2,500         | \$2.17        |
| 2 Bedroom              | 5         | 9.3         | 1,177         | \$2,500         | \$2.12        |
| <b>Totals/Averages</b> | <b>54</b> | <b>100%</b> | <b>40,082</b> | <b>\$99,300</b> | <b>\$2.48</b> |

## PERMITTED FLOOR PLANS

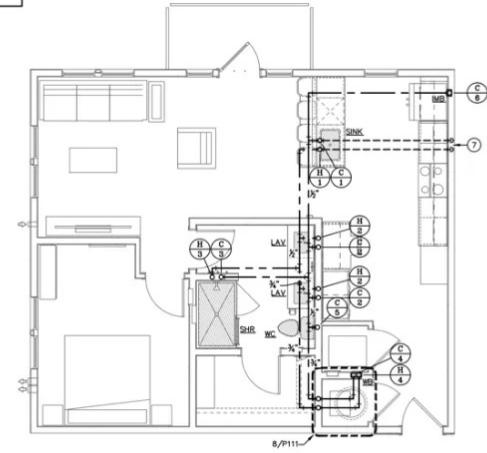
2. RUN WATER PIPING FOR FIRST FLOOR UNITS ABOVE CEILING.  
RUN WATER PIPING FOR UPPER FLOOR UNITS BELOW FLOOR.



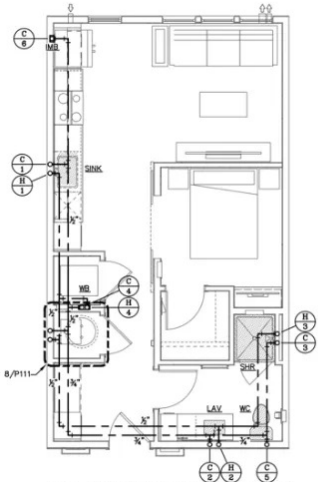
5 UNIT A3 FLOOR PLAN  
SCALE: 1/4" = 1'-0"



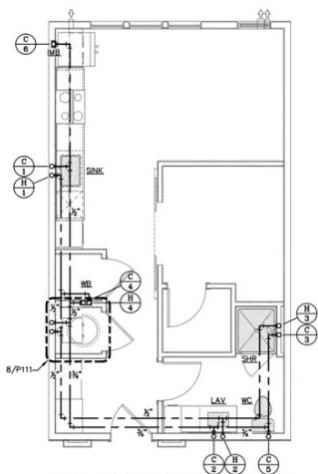
6 UNIT A4 FLOOR PLAN  
SCALE: 1/4" = 1'-0"



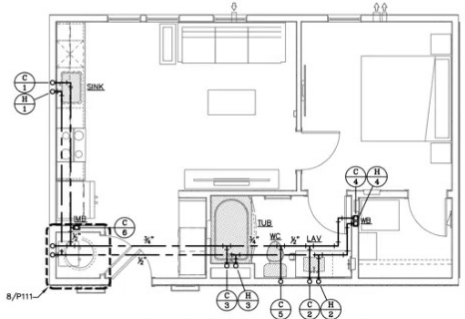
7 UNIT A5 FLOOR PLAN  
SCALE: 1/4" = 1'-0"



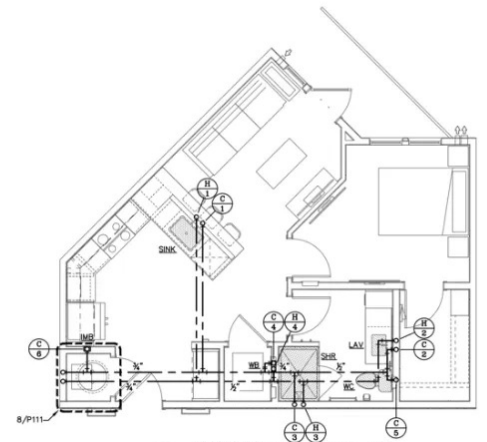
1 UNIT S1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 UNIT S1.1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

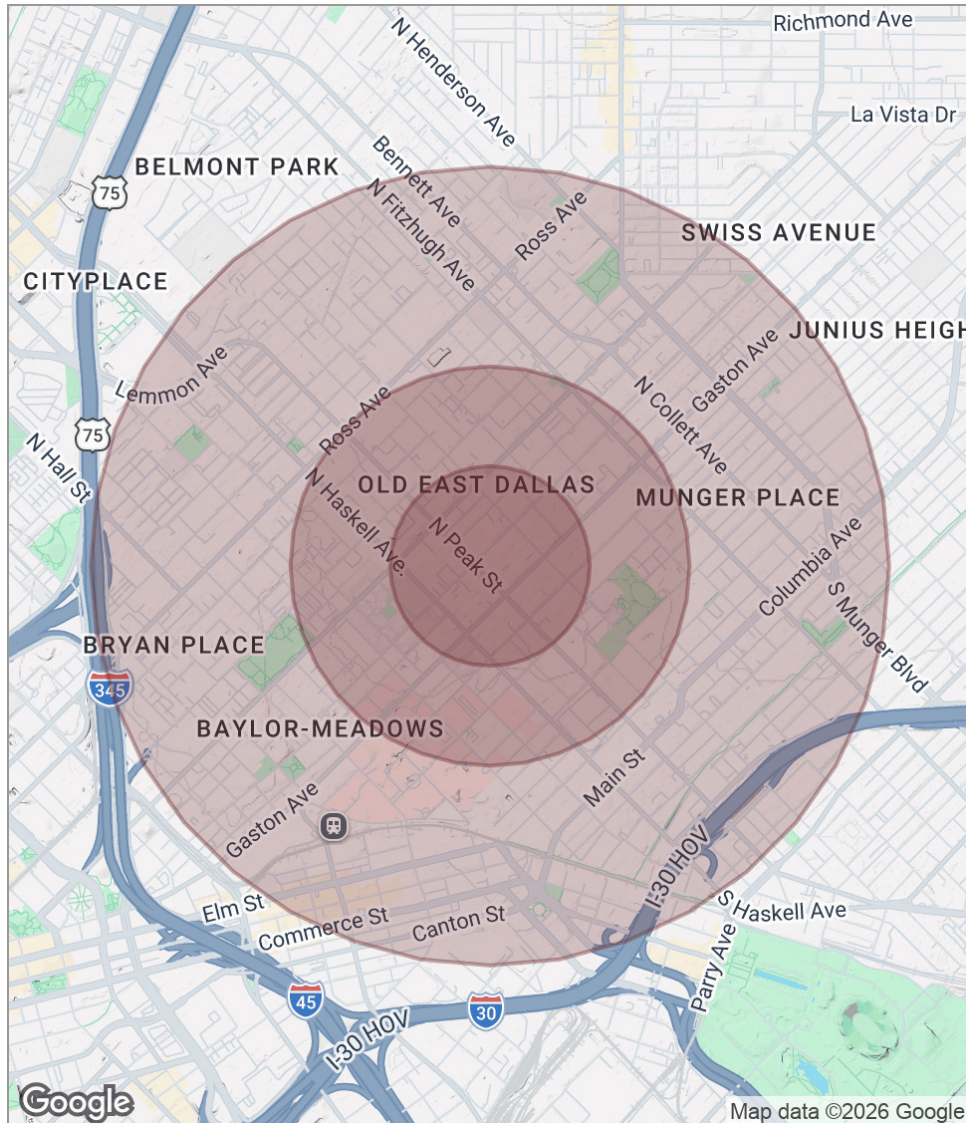


3 UNIT A1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"



4 UNIT A2 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

## DEMOGRAPHICS MAP



| POPULATION          | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|--------|
| Total population    | 1,936      | 5,955     | 25,601 |
| Median age          | 36.0       | 36.4      | 34.4   |
| Median age (male)   | 36.9       | 37.8      | 35.5   |
| Median age (Female) | 32.5       | 33.5      | 34.0   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total households    | 1,136      | 3,455     | 13,633    |
| # of persons per HH | 1.7        | 1.7       | 1.9       |
| Average HH income   | \$96,655   | \$95,728  | \$100,905 |
| Average house value | \$470,452  | \$412,230 | \$369,855 |

\* Demographic data derived from 2020 ACS - US Census

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