

MULTIFAMILY LAND FOR SALE



5321 REIGER AVE

5321 REIGER AVE, DALLAS, TX 75214

Presented By

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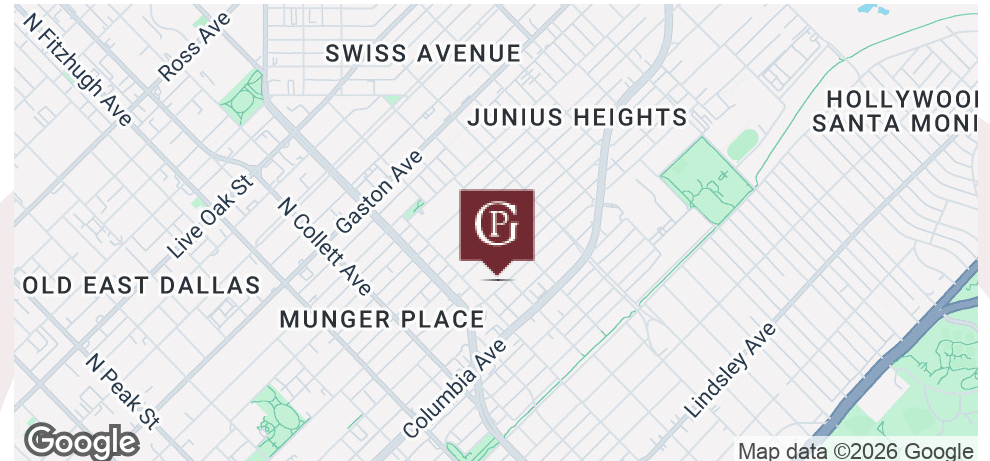
PERRY GUEST COMPANY

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$995,000
Current Number Of Units:	4
Cap Rate:	0.0%
NOI:	\$0
Lot Size:	12,800 sq ft
Price / Land Sq Ft	\$77.73
Current Year Built:	1927
Current Building Size:	4,194
Zoning:	MF-2
Submarket:	East Dallas

PROPERTY OVERVIEW

Prime opportunity to purchase 12,800 sq ft of land in East Dallas zoned MF-2 (NO historic district restrictions). Owner has plans for 9 townhomes ready to permit included in the sales price. The property currently has a Quadplex with 4 units built in 1927. Property is being sold for land value/development.

LOCATION

Reiger Ave & N Henderson Ave - East Dallas submarket

PROPERTY HIGHLIGHTS

- 12,800 sq ft lot in East Dallas
- 9 Townhome Plans Included
- Zoned MF-2
- NO historic district restrictions
- Future Mix of 1 & 2 Bedroom Townhomes
- Walkable to many popular east Dallas amenities

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PLANNED TOWNHOME UNIT MIX

UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	MARKET RENT	MARKET RENT/SF
Studio	1	11.1	381	\$1,195	\$3.14
Studio	1	11.1	384	\$1,195	\$3.11
1 Bedroom	1	11.1	745	\$1,895	\$2.54
2 Bedroom	1	11.1	1,415	\$2,495	\$1.76
2 Bedroom	4	44.4	1,730	\$2,695	\$1.56
2 Bedroom	1	11.1	1,292	\$2,295	\$1.78
Totals/Averages	9	100%	11,137	\$19,855	\$1.78

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TOWNHOMES RENDERING



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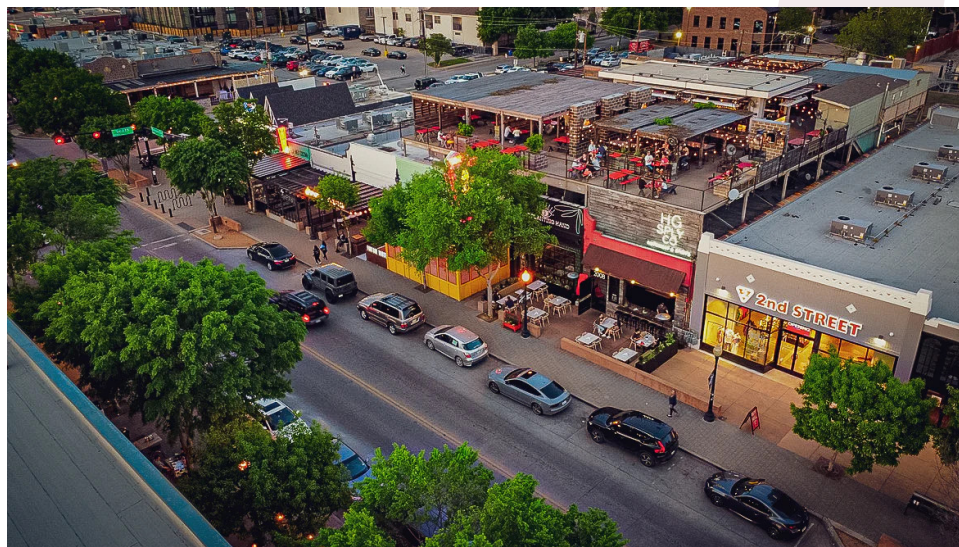
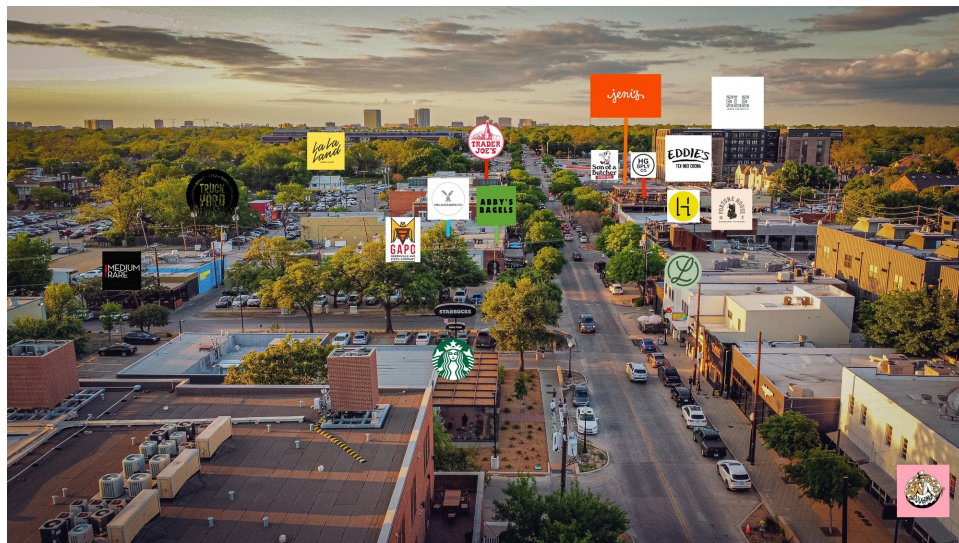
AERIAL LAND PHOTO



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LOWER GREENVILLE



LOWER GREENVILLE

Located just a few blocks 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. Patrick's 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

LAKEWOOD SHOPPING CENTER



LAKEWOOD SHOPPING CENTER

Located just one mile north, the Lakewood Shopping Center is 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.

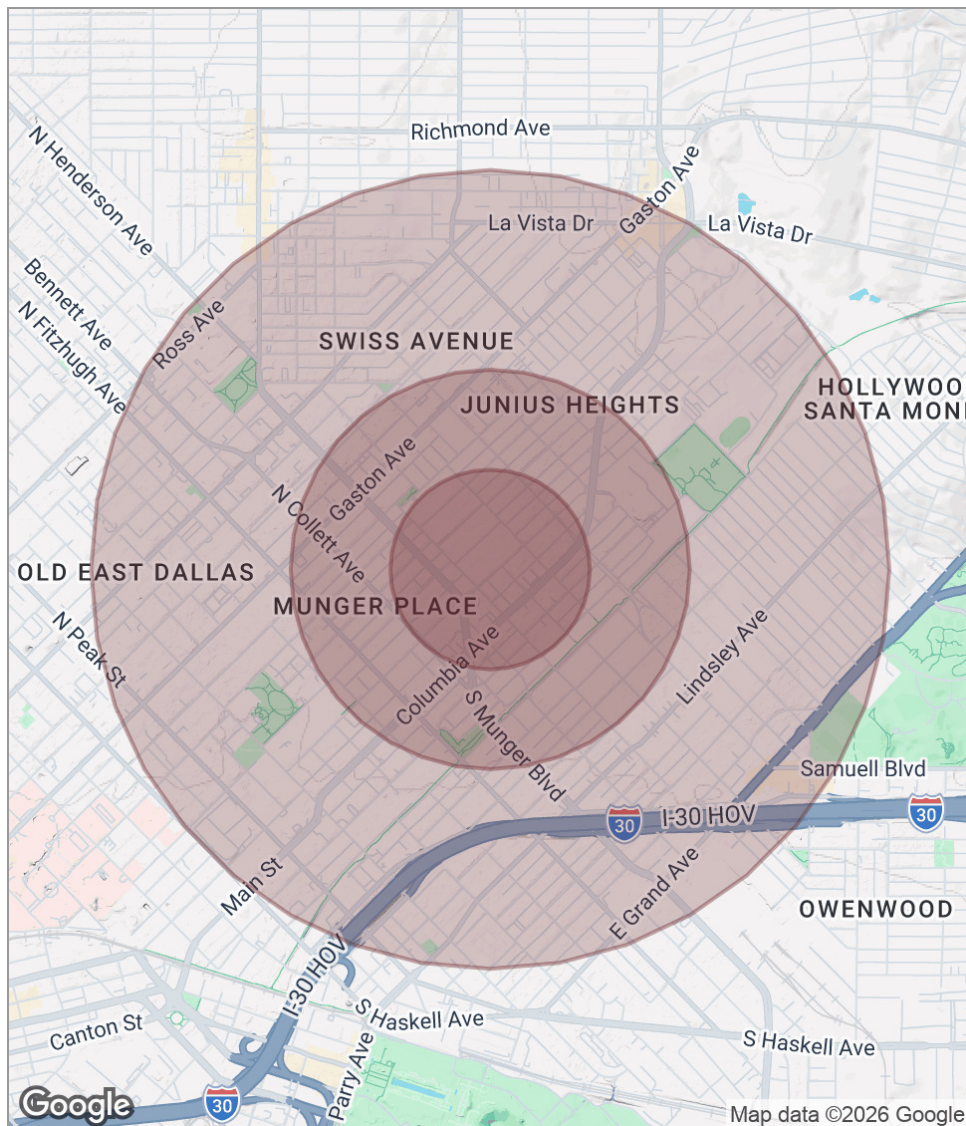
RETAIL DESTINATIONS

- 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
- Chipotle

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DEMOGRAPHICS MAP



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	2,215	6,940	22,574
Median age	35.4	40.7	38.3
Median age (male)	41.3	42.2	38.6
Median age (Female)	35.4	40.6	38.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	898	3,091	10,905
# of persons per HH	2.5	2.2	2.1
Average HH income	\$96,568	\$104,140	\$107,572
Average house value	\$416,045	\$414,971	\$402,054

** Demographic data derived from 2020 ACS - US Census*

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