

## MULTIFAMILY FOR SALE



PERRY GUEST  

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COMPANIES

# 4523 & 4535 REIGER AVE

4523 - 4535 REIGER AVE, DALLAS, TX 75214

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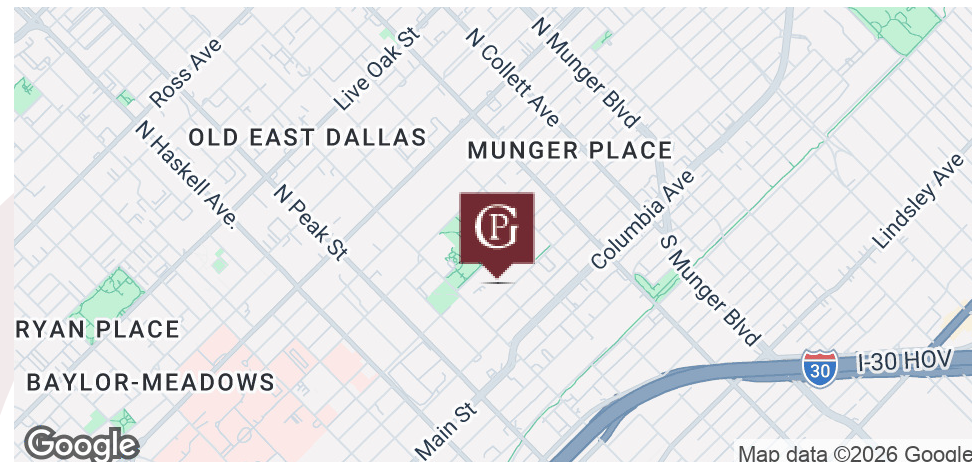
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# EL CARO + EMERALD ISLE APARTMENTS

4523 - 4535 REIGER AVE, DALLAS, TX 75214

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$2,650,000
Number Of Units:	30
Lot Size:	35,700 sq ft
Price / Land Sq Ft	\$74
Year Built:	1960
Building Size:	22,912
Price / Unit	\$88,333
Zoning:	PD-g8
Submarket:	East Dallas

## PROPERTY OVERVIEW

Prime opportunity to purchase two apartments (30 units) in east Dallas sitting on roughly 35,700 sq ft of land, zoned PD-g8 (NO historic designation). Emerald Isle is vacant and ready for a full rehab while El Caro is leased at 83% occupancy. This location is close to all things East Dallas as well as Deep Ellum, Baylor Hospital, the Santa Fe Trail, etc.

## LOCATION

Reiger Ave & N Colson St - East Dallas Submarket

## PROPERTY HIGHLIGHTS

- Two Apartments - 30 Units Total
- 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 - 4535 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 - 4535 REIGER AVE, DALLAS, TX 75214

4535 REIGER AVE - EL CARO



## PROPERTY DETAILS

- 12 Units (2 Bedroom/2 Bathroom Units)
- Built in 1960
- 10,920 Building Sq Ft
- 17,850 Land Sq Ft
- 75 ft x 238 ft
- 83% Occupancy
- No On-Site Laundry



# EL CARO + EMERALD ISLE APARTMENTS

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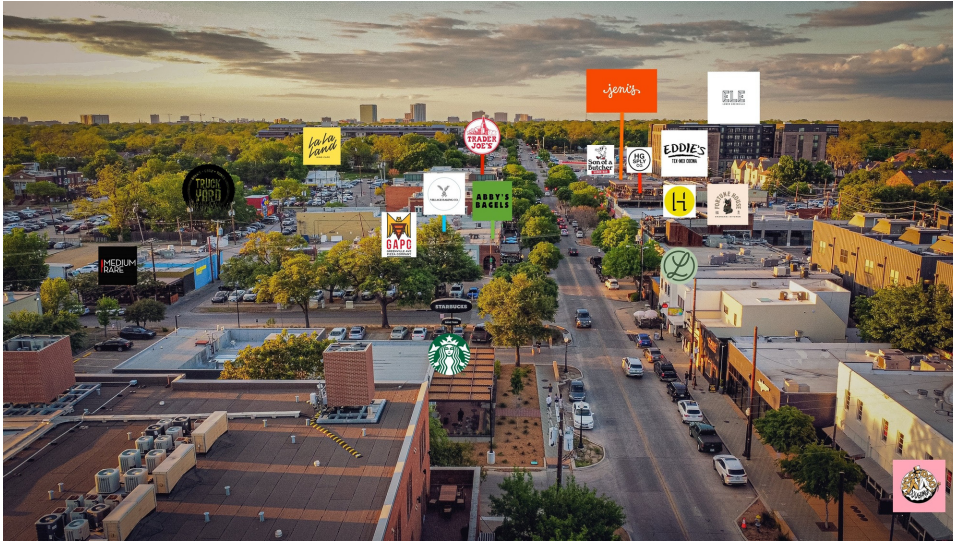
## UNIT MIX

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>

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## 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

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## 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.

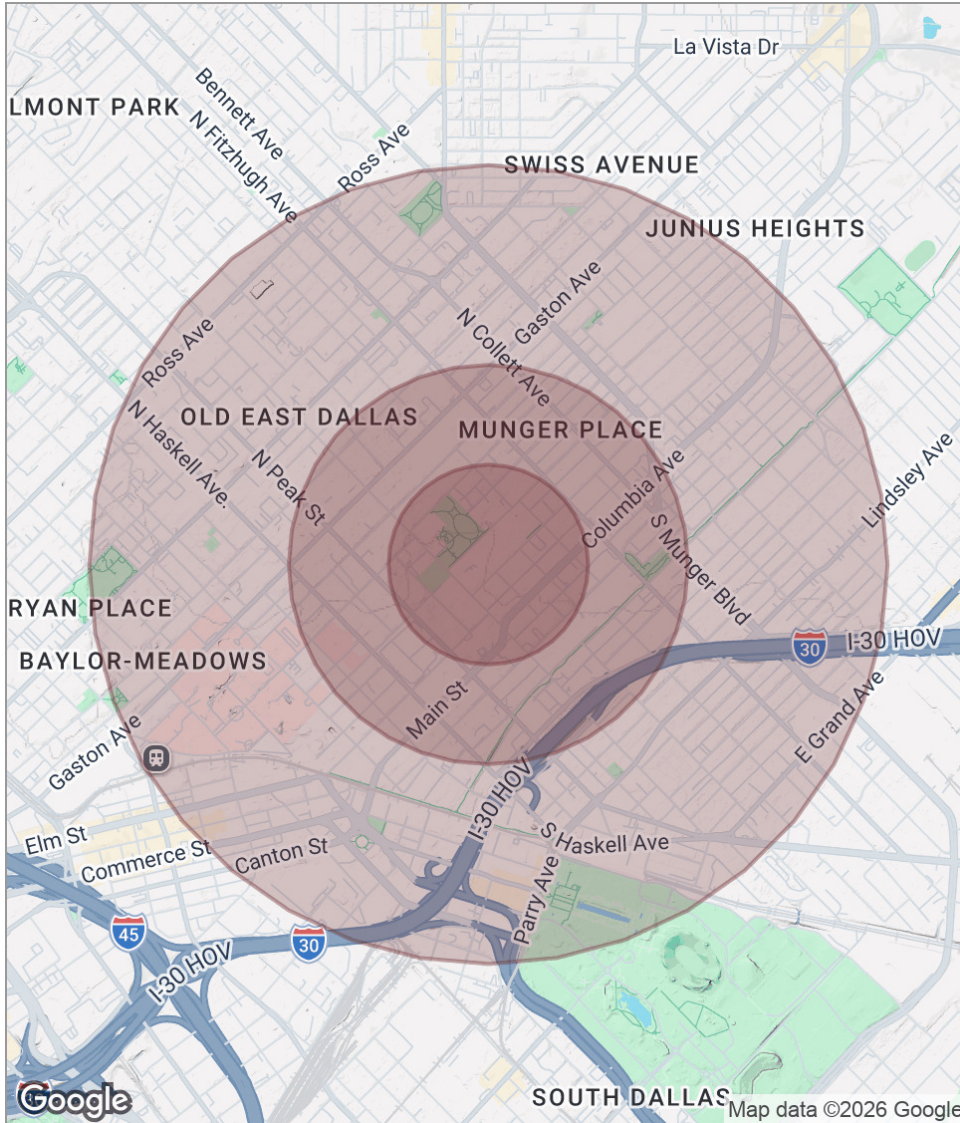
### RETAIL DESTINATIONS

- 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

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## DEMOGRAPHICS MAP



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	1,317	5,442	20,260
Median age	36.5	37.6	37.5
Median age (male)	42.8	40.4	38.9
Median age (Female)	31.6	35.3	37.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	592	2,619	10,029
# of persons per HH	2.2	2.1	2.0
Average HH income	\$61,093	\$95,542	\$94,891
Average house value	\$292,952	\$429,505	\$335,847

\* Demographic data derived from 2020 ACS - US Census

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