

MULTIFAMILY PROPERTY FOR SALE



PERRY GUEST

COMPANIES

LIVE OAK MANOR

5103-5111 LIVE OAK ST, DALLAS, TX 75206

Presented By

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LIVE OAK MANOR

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$7,500,000
Number Of Units:	44
Lot Size:	1.29 Acres
Year Built/Renovated:	1957/2023
Building Size:	37,420
Price / Sq Ft:	\$200.43
Price / Door:	\$170,454.55

PROPERTY OVERVIEW

Live Oak Manor is a fully renovated 44-unit multifamily community located in one of East Dallas' most desirable and rapidly evolving neighborhoods. The property underwent a comprehensive renovation in 2023, including major upgrades to mechanical, electrical, and plumbing systems, offering investors a turnkey asset with minimal near-term capital needs.

Ideally positioned just minutes from Lower Greenville and the transformative development along Henderson Avenue, Live Oak Manor provides residents with immediate access to premier dining, entertainment, and retail. The property benefits from strong rental demand driven by its walkable location, proximity to major employment centers, and continued growth across the East Dallas submarket.

PROPERTY HIGHLIGHTS

- 2 Buildings totaling 44 units
- Mix of one-bedroom and two-bedroom
- Located steps from Lower Greenville/Knox-Henderson neighborhoods
- Fully renovated in 2023
- In-unit laundry (machines included)
- Gated Parking
- Community centered courtyard and pool

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PROPERTY DESCRIPTION



UTILITIES/SERVICES	METER	PAID BY	POWER SOURCE
A/C & Heating	Separate	Tenant	Electric
Water, Sewer, Trash	Master	Owner	Electric
Hot Water (Boiler)	Master	Owner	Gas
Cable & Internet	Separate	Tenant	Tenant's Choice

CONSTRUCTION	
Framing	Wood
Exterior	Brick
Foundation	Pier & Beam
Roof	Pitched, Composition
Windows	Double Pane

UNIT FEATURES

- In-Unit Laundry
- Gated Parking
- Stainless Steel Appliances
- Quartz Countertops
- Vinyl Flooring Throughout
- Common Area Pool + Courtyard
- Automatic Parking Gate
- Fully Renovated in 2023

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ADDITIONAL PHOTOS



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UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	MARKET RENT	MARKET RENT/SF
1 Bedroom	1	1	8	18.20%	698 SF	\$1,285	\$1.84
1 Bedroom	1	1	20	45.50%	706 SF	\$1,315	\$1.86
2 Bedroom	2	1	8	18.20%	849 SF	\$1,565	\$1.84
2 Bedroom	2	1	8	18.20%	912 SF	\$1,545	\$1.69
TOTALS/AVERAGES			44	100.10%	768 SF	\$1,397	\$1.82

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SALE COMPS



LIVE OAK MANOR

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Subject Property

Price:	\$7,500,000	Bldg Size:	37,420 SF
Lot Size:	56,240 SF	No. Units:	44
Year Built:	1957	Price/SF:	\$200.43
Price/Unit:	\$170,455		



5003 BRYAN ST.

5003 Bryan St., Dallas, TX 75206

Sold 10/22/2024

Price:	\$1,900,000	Bldg Size:	8,452 SF
Lot Size:	13,238 SF	No. Units:	12
Year Built:	1941	Price/SF:	\$224.80
Price/Unit:	\$158,333		



GARRETT ON THE GREEN

1417 N Garrett Ave., Dallas, TX 75206

Sold 10/7/2025

Price:	\$3,400,000	Bldg Size:	16,412 SF
Lot Size:	19,800 SF	No. Units:	20
Year Built:	1957	Price/SF:	\$207.17
Price/Unit:	\$170,000		



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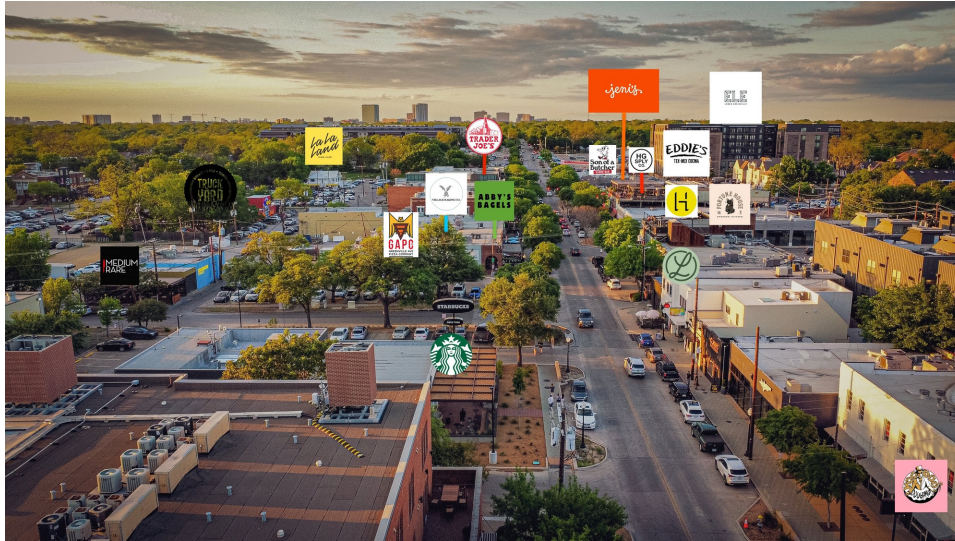
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LOWER GREENVILLE



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Lower Greenville is 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

- 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

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HENDERSON DEVELOPMENT



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The Henderson Avenue Development is a transformative, mixed-use project. Spearheaded by Ignite/REBES with financial backing from Acadia Realty Trust, this walkable quarter-mile development will deliver 10 boutique-style buildings totaling 75,000 SF of retail, 74,000 SD of Office, and three chef-driven restaurants, all supported by under ground parking. Scheduled for completion in October 2026, the project is poised to elevate the neighborhood even more, cementing Knox-Henderson as one of the city's most vibrant and desirable urban neighborhoods. For multifamily owners and tenants alike, this development will bring premium walkability, upscale amenities, and long-term value growth.

RETAIL/OFFICE

- Prince Street Pizza
- Tecovas
- Local Public Eatery
- Warby Parker
- CorePower Yoga
- Sprouts Grocery Store
- Tremble (Pilates Studio)
- Multiple Restaurants and Nightlife
- 74,000 sqft of Class A office

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KNOX DEVELOPMENT



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Nestled between Highland Park and Uptown, Knox Street is undergoing a landmark, 14-acre transformation led by BDT & MSD Partners alongside Trammell Crow Co., The Retail Connection and Highland Park Village Associates. Anchored by a \$619 million three-tower project at Knox & Travis, the district will debut boutique-style hotel rooms, luxury residences, 1 million SF of high-end retail and dining, and premium office space—while preserving the street's intimate, walkable character. Completion is slated for 2027.



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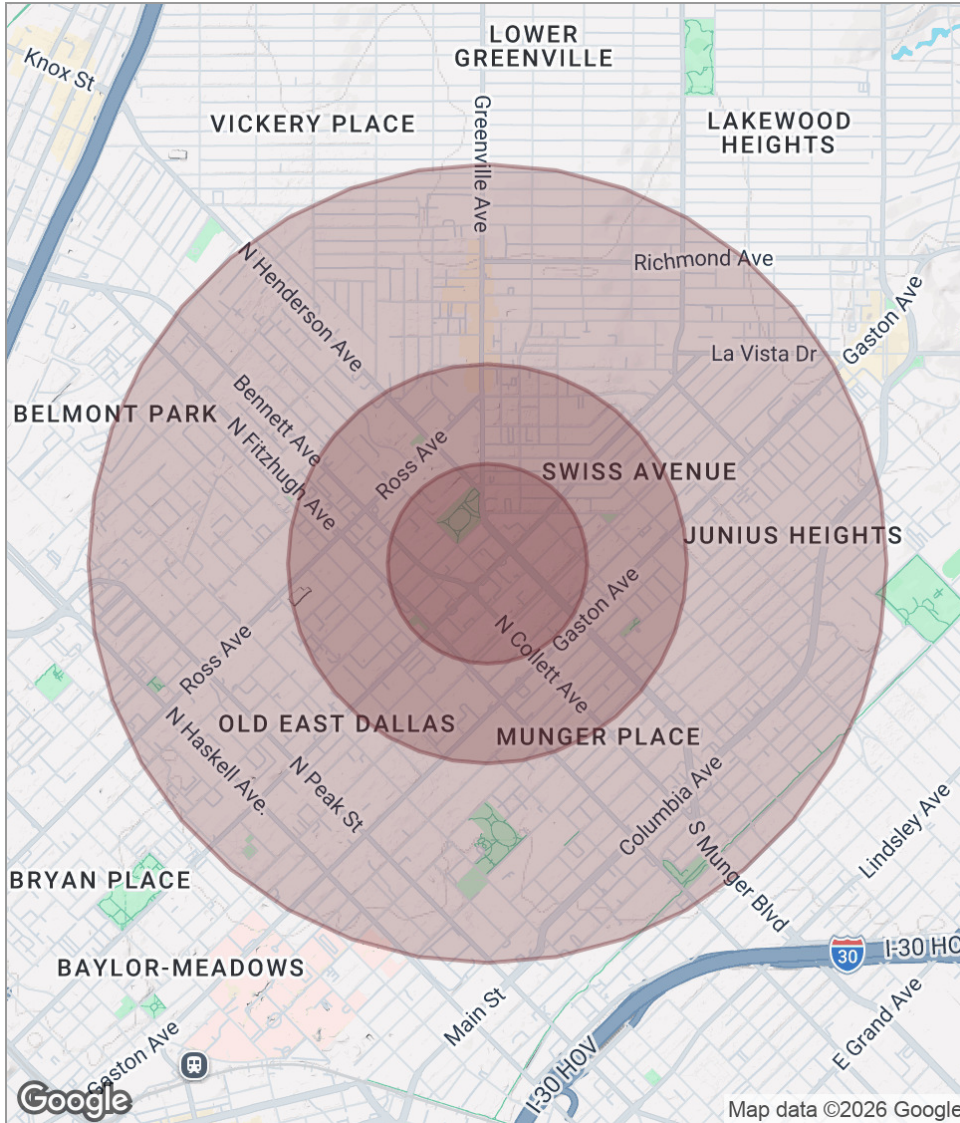
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DEMOGRAPHICS MAP



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	1,459	7,535	27,960
Median age	35.2	35.1	35.8
Median age (male)	35.9	36.2	36.3
Median age (Female)	38.2	35.1	35.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	903	4,136	14,906
# of persons per HH	1.6	1.8	1.9
Average HH income	\$102,830	\$118,600	\$118,977
Average house value	\$216,098	\$408,610	\$481,719

* 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.

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