



# Offering Memorandum

**8625 La Prada Drive**

**DALLAS, TX 75228**

**PRESENTED BY:**

**HAYDEN HOUSTON**

O: 940.381.2220

hayden.houston@svn.com

**BRAD TYNDALL**

O: 940.381.2220

brad.tyndall@svn.com

**WYATT DYER**

O: 940.381.2220

wyatt.dyer@svn.com



## PROPERTY SUMMARY

### 8625 LA PRADA DRIVE

DALLAS, TX 75228

#### OFFERING SUMMARY

|               |             |
|---------------|-------------|
| SALE PRICE:   | \$3,400,000 |
| PRICE / FOOT: | \$15.52     |
| LOT SIZE:     | 5.03 Acres  |
| PRICE / ACRE: | \$675,000   |



## PROPERTY SUMMARY

This ±5.03-acre development opportunity at 8625 La Prada Drive presents a rare chance to acquire an infill site in the heart of East Dallas. Ideally positioned near Interstate 30, U.S. Highway 80, and Loop 12, the property offers outstanding regional connectivity while being surrounded by established neighborhoods, retail amenities, and major employment centers. With strong residential demand, excellent access, and proximity to Eastfield College, the site is well-suited for townhomes, multifamily, or a mixed-use development, and is located in an Opportunity Zone and a Qualified Census Tract (QCT) Zone making it an attractive investment in one of Dallas' rapidly growing submarkets.

## ZONING & DEVELOPMENT STANDARDS

The property is governed by a newly established Planned Development District (PD) utilizing a TH-3(A) Townhouse District base, with custom variances tailored to maximize small-lot spatial efficiency.

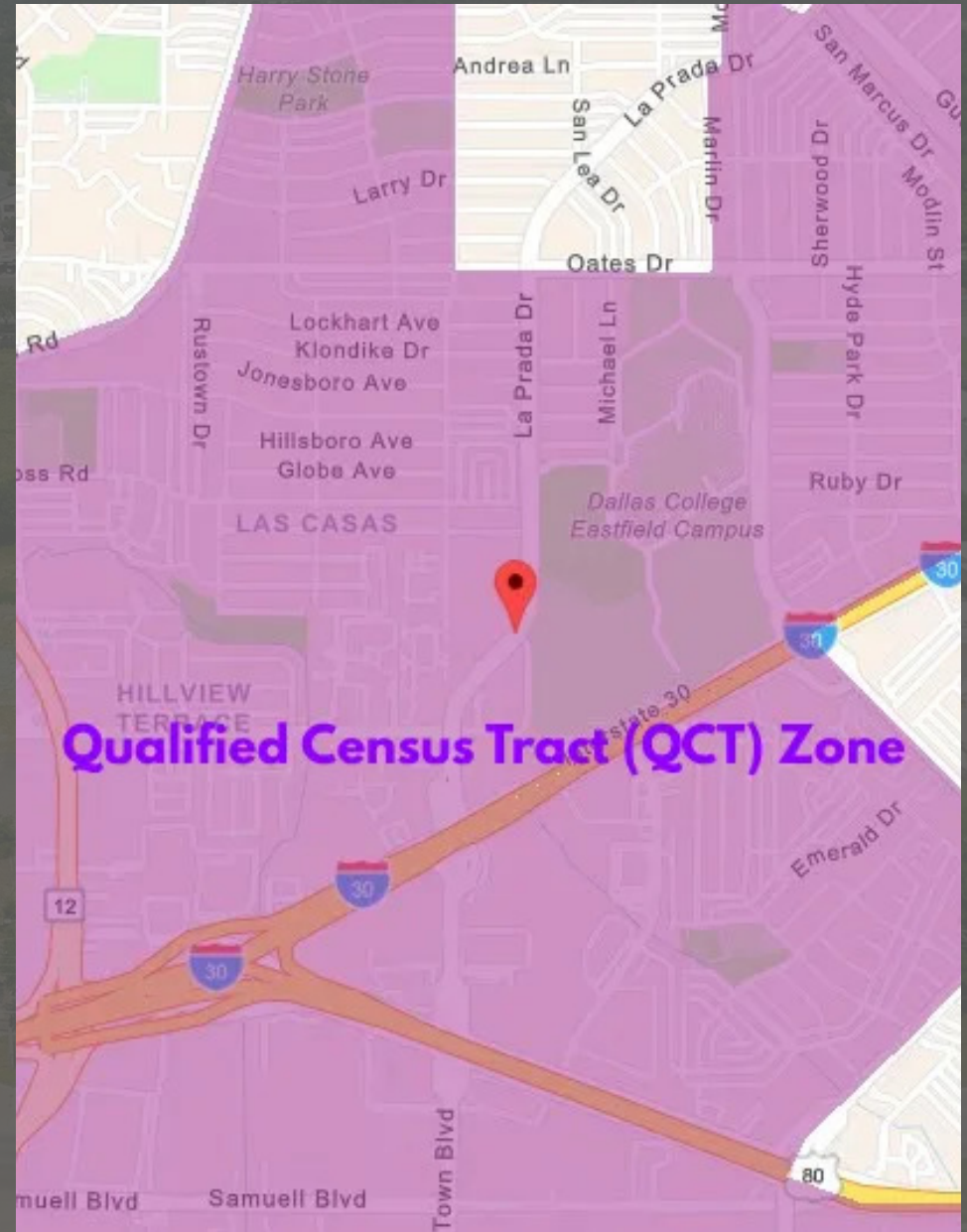
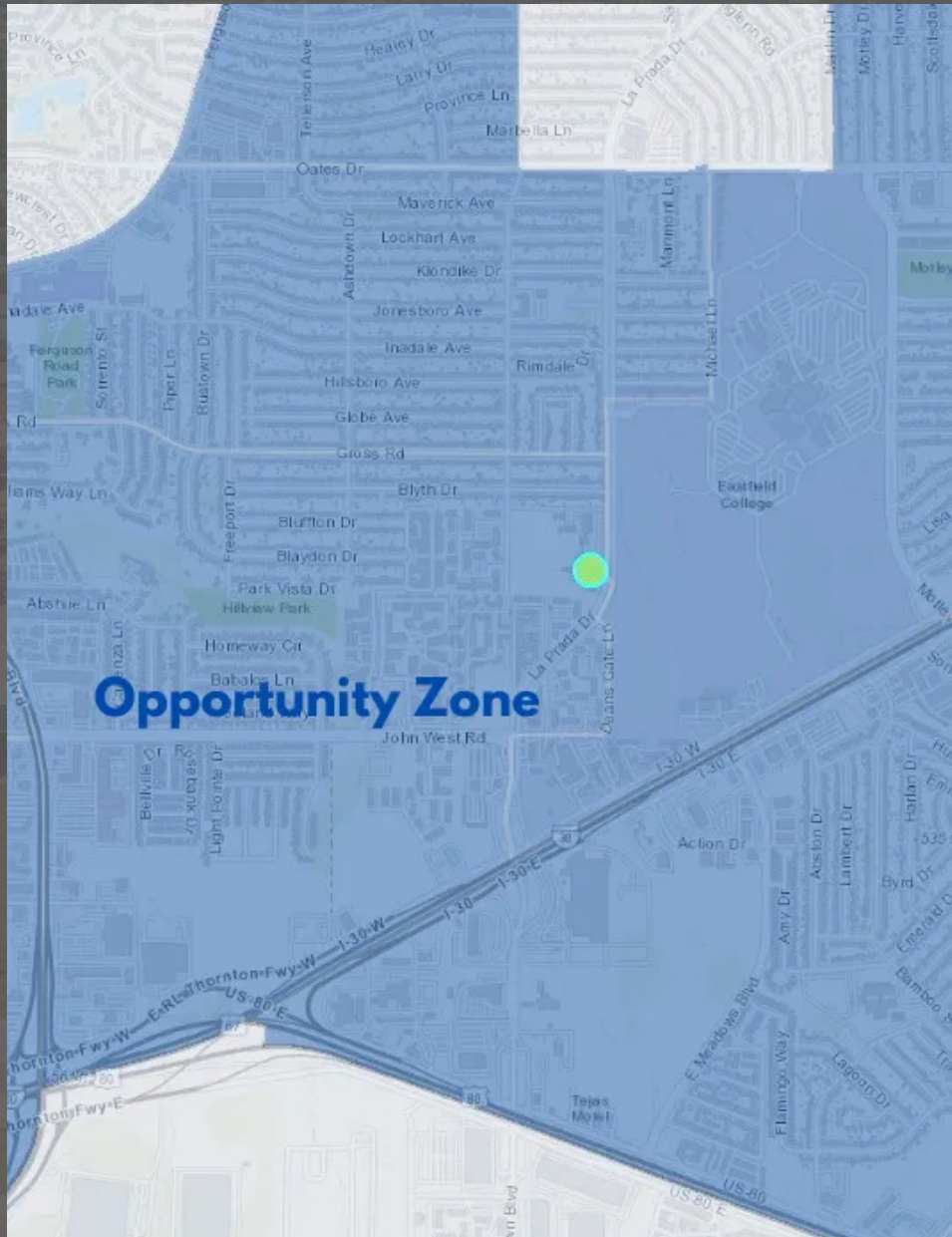
- **Minimum Lot Size:** 2,000 SF
- **Maximum Structure Height:** 36 Feet
- **Maximum Lot Coverage:** 60% for residential footprints; 25% for non-residential common structures. (Note: Surface parking, driveways, and patios are excluded from lot coverage caps.)

## ZONING RESTRICTIONS

- **Front Setback:** 15 feet minimum along the La Prada Drive perimeter. No minimum front yard is required for individual interior lots.
- **Perimeter Setbacks:** 5 feet minimum along all exterior boundary property lines. The Shiloh Road frontage is legally designated as a perimeter side yard.
- **Internal Building Separation:** Modified interior lot side setbacks are reduced to 0.5 feet along common lot lines, provided that an absolute minimum of 6 feet of physical separation is maintained between dwelling units.



## PROPERTY PHOTOS



## MORE PICTURES

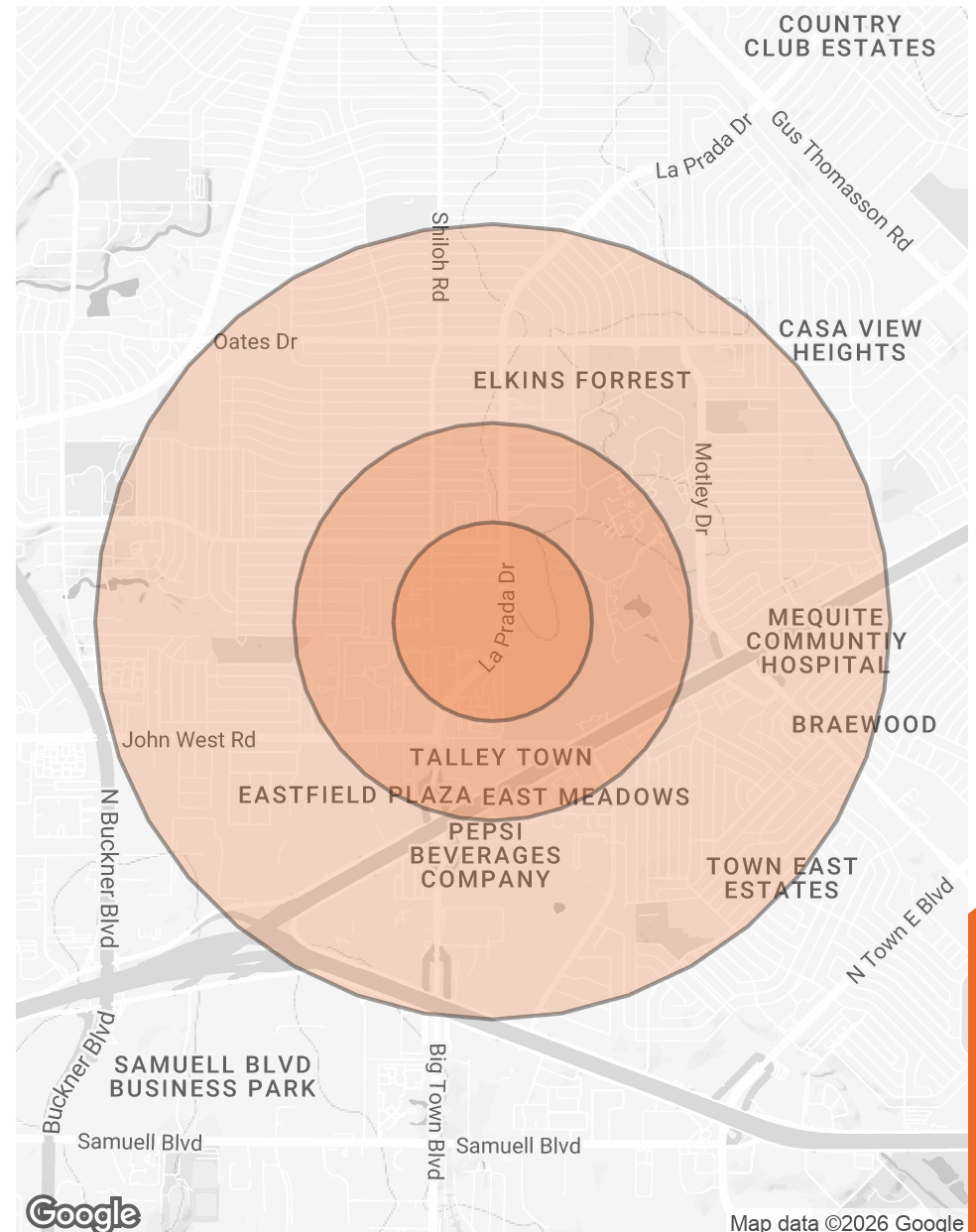


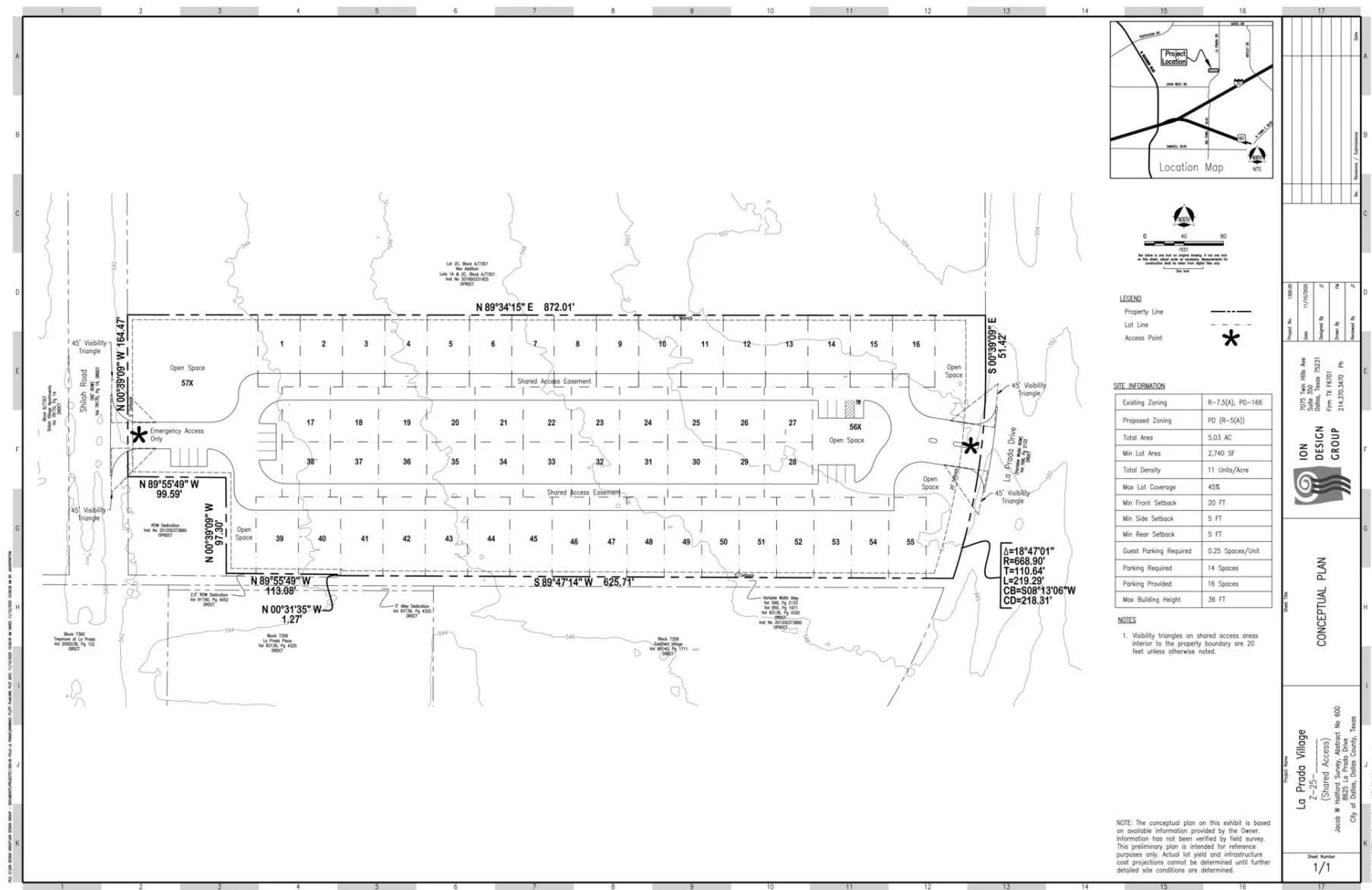
# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| TOTAL POPULATION     | 2,322      | 6,238     | 19,042 |
| AVERAGE AGE          | 20.5       | 23.7      | 28.6   |
| AVERAGE AGE (MALE)   | 15.5       | 18.5      | 25.3   |
| AVERAGE AGE (FEMALE) | 22.8       | 26.5      | 31.0   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 602        | 1,780     | 5,411     |
| # OF PERSONS PER HH | 3.9        | 3.5       | 3.5       |
| AVERAGE HH INCOME   | \$41,832   | \$49,421  | \$69,029  |
| AVERAGE HOUSE VALUE | \$159,675  | \$198,303 | \$216,389 |

2023 American Community Survey (ACS)







# Collective Strength, Accelerated Growth

3190 TEASLEY LANE  
DENTON, TX 76205



V-RE.COM