



MULTIFAMILY DEVELOPMENT OPPORTUNITY

# 10 COLLETT AVE.

OLD EAST DALLAS



# TABLE OF CONTENTS

PROPERTY OVERVIEW

AREA OVERVIEW

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**TEXMASS**  
EQUITY PARTNERS, LLC

DALLAS | BOSTON



**10 COLLET**



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# PROPERTY OVERVIEW

# PROPERTY OVERVIEW

Located at the intersection of Collett and Live Oak in Old East Dallas, 10 Collett is a very unique MF development opportunity. With Over 15,000 square feet build Town homes or a boutique apartment complex; there are multiple exit strategies. The surrounding area has seen a variety of different development projects giving the area of fresh look and desirability. The property is strategically located nearby Lower Greenville, Knox Henderson, Downtown Dallas, and Uptown.

**\$995,000**

PRICE

**MF 2**

ZONING

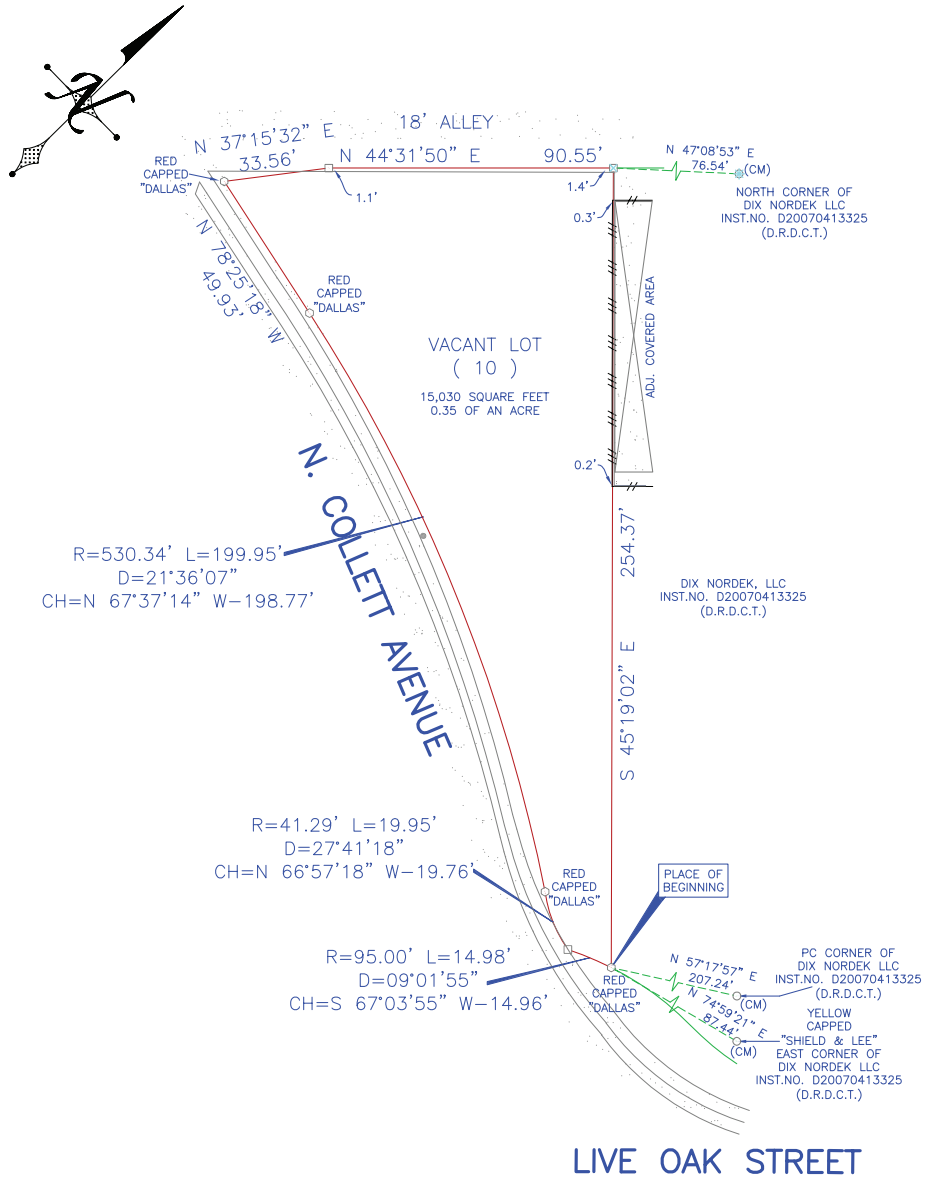
**15,030**

LOT SF

**\$66**

PRICE PSF







SHIVAS Bar & Grill





# AREA OVERVIEW

# AREA OVERVIEW | OLD EAST DALLAS

If you're the kind of person who likes to keep their options open, Old East Dallas is a pretty great choice. You're bordered by the museums and venues of Downtown's darling and walk-able Arts District just to your west, trendy bars and restaurants in Lower Greenville and the Henderson Corridor to the north, and the music and culture institutions of Deep Ellum to the south. And it's just a short drive east to get to White Rock Lake or hop on an Interstate. Old East Dallas is as perfect a place to live for its proximity as just about anywhere you'll find. On the home-front, hang out at Dallas mainstays like the Bryan Street Tavern with its popular patio and very edible pizzas, gnosh a gigantic sandwich or take home some fresh pasta from the unrivaled Jimmy's Food Store, or head over to Exall Park to shoot some hoops or just go for a jog and burn off the carbs. You're also just a brief journey away from one of the best hospitals in Texas (if your outdoor recreation gets a little out of hand). For a nearby taste of pretty much everything the area has to offer, Old East Dallas is where you should be. It's easy to pop around the city, and even easier to come back home.

**\$358,737**

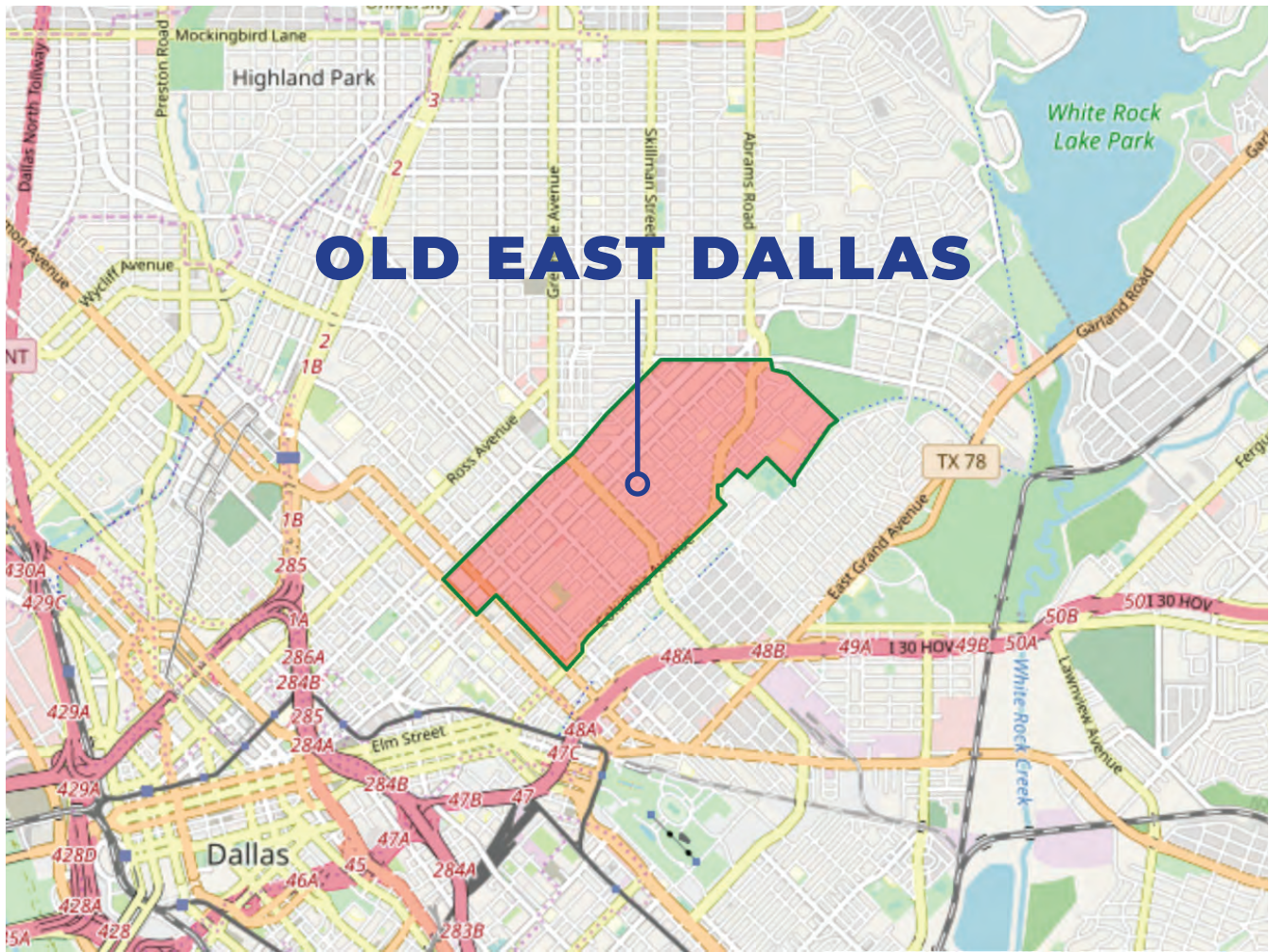
MEDIAN HOME VALUE

**\$1,100**

MEDIAN RENT

RENT VS. OWN

**77% - 23%**



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