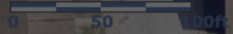


±3.08 ACRES

OFFERING MEMORANDUM

215-237 S JIM MILLER RD

FOR SALE: \$1.3M • ±3.08-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY





CONTACTS

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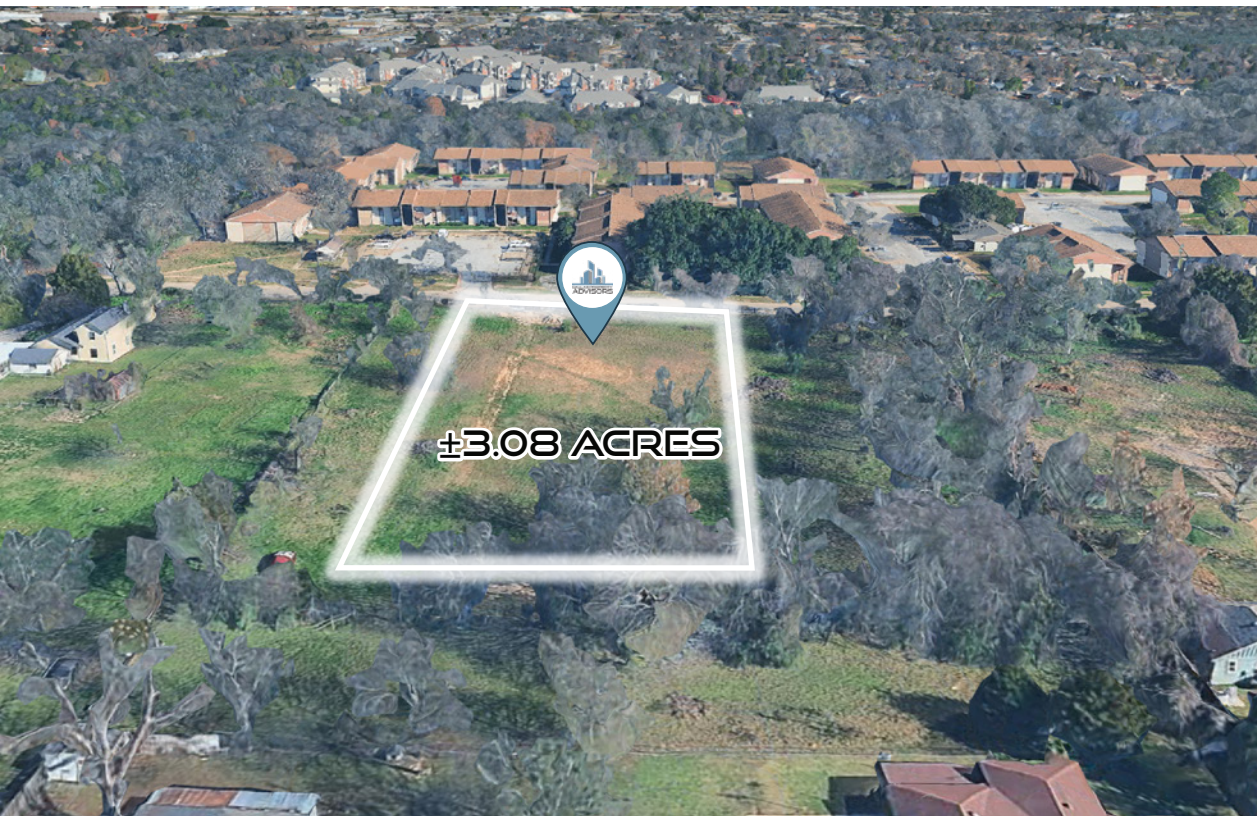
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Broker

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JACLYN CASTANO

Dallas Property Advisors

Senior Associate

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EXECUTIVE SUMMARY

215–237 S Jim Miller Rd represents a ±3.08-acre residential development opportunity located in the Pleasant Grove area of Dallas, Texas. The property is zoned R-7.5(A) and offers an opportunity to evaluate the development of a new single-family residential community within an established Dallas neighborhood.

Based on preliminary assumptions provided by the broker, the site may accommodate approximately 14 single-family homes following the construction of required streets and infrastructure. Final density, lot count, access, utilities, drainage, setbacks and other development requirements remain subject to independent verification and approval by the appropriate governmental authorities.

± 3.08-ACRE SITE

Substantial infill land opportunity within the City of Dallas.

RESIDENTIAL ZONING

R-7.5(A) zoning provides a basis for evaluating single-family residential development.

± 14-HOME CONCEPT

Preliminary broker analysis indicates potential for approximately 14 residential homes, subject to engineering and municipal approval.

POTENTIAL GROSS SELLOUT

Using the broker's preliminary assumption of approximately \$350,000 per completed home, 14 homes would represent approximately \$4.9 million in potential gross sellout value.

PROPERTY HIGHLIGHTS



**215-237 S JIM
MILLER RD,
DALLAS, TX**

PROPERTY ADDRESS



±3.08 ACRES

SITE AREA



**PLEASANT GROVE/
SOUTHEAST
DALLAS**

AREA OVERVIEW



R-7.5 (A)

ZONING



±14 HOMES*

PRELIMINARY
DEVELOPMENT YIELD



\$1,300,000

LIST PRICE



\$4.9 MILLION

POTENTIAL GROSS SELLOUT*

*Development figures are preliminary estimates and subject to verification, municipal approvals, and buyer due diligence.

— 215-237 S JIM MILLER RD

PROPERTY DETAILS

SITE DESCRIPTION

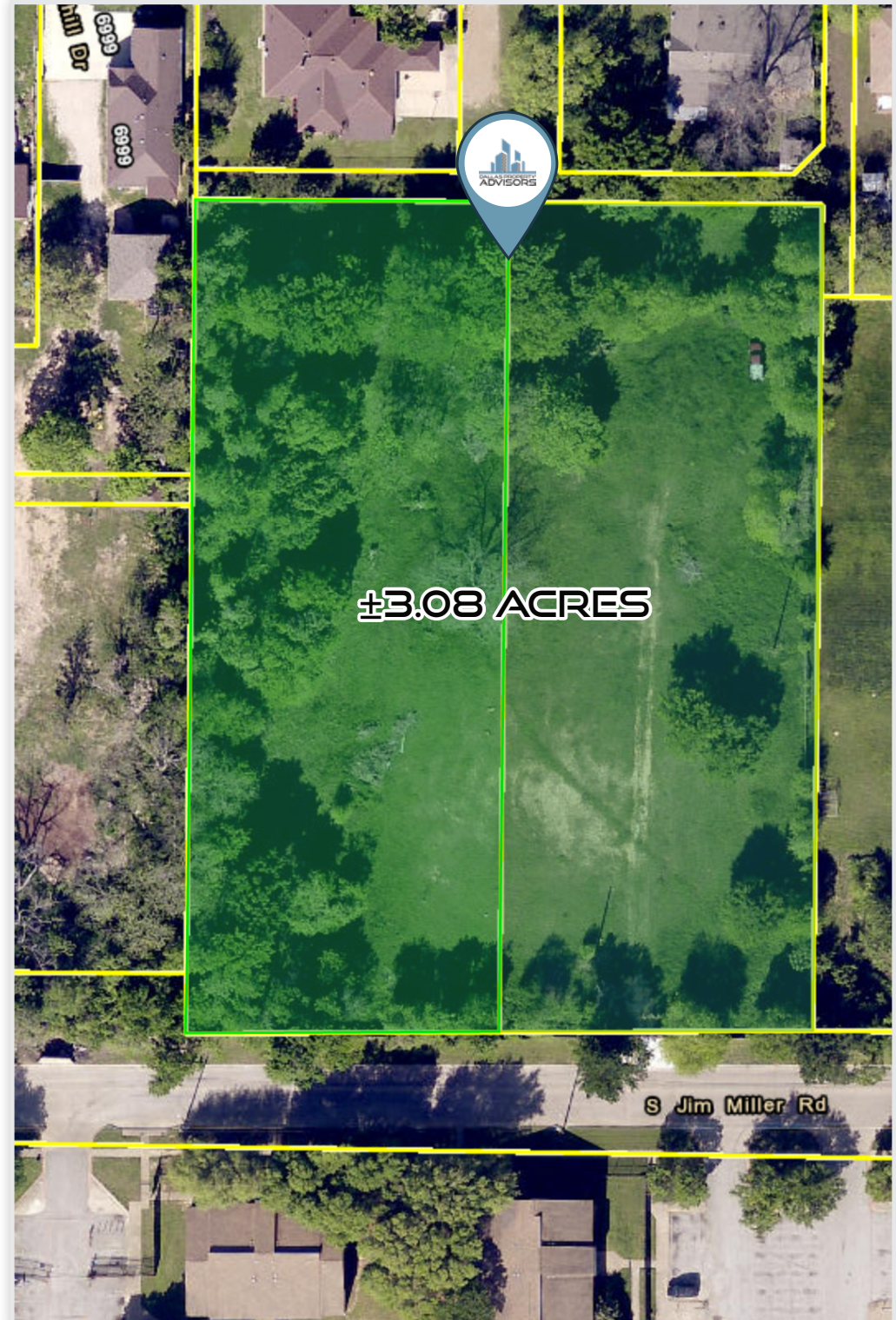
Property Type:	Residential Development Land
Land Size:	±3.08 Acres
Land Area:	±134,165 SF
Zoning:	R-7.5 (A)
Neighborhood:	Pleasant Grove / Southeast Dallas
Proposed Development:	±14 Single-Family Homes

DEVELOPMENT POTENTIAL

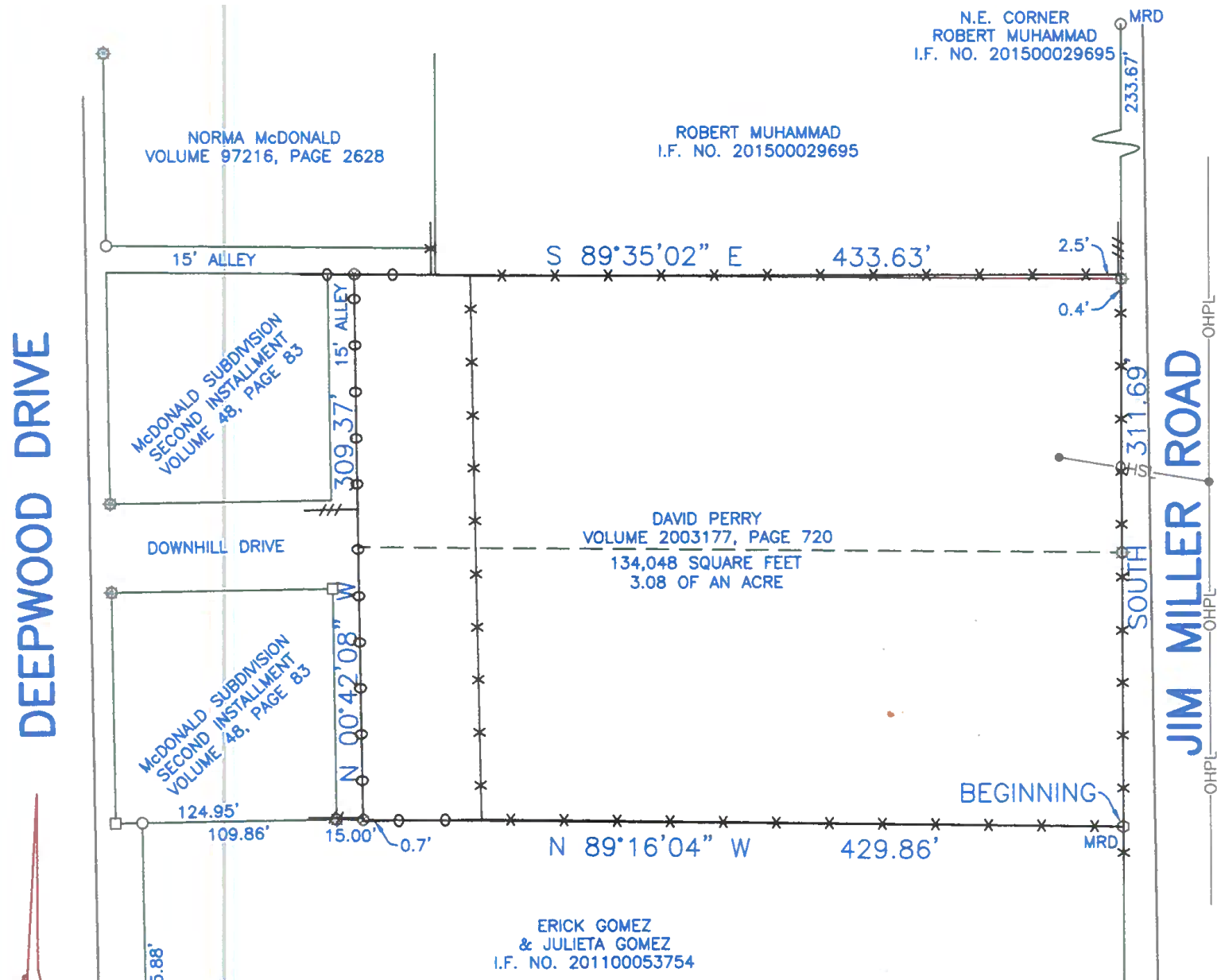
Proposed Use:	Single-Family Residential
Preliminary Home Count:	±14 Homes
Estimated Home Sale Price:	\$350,000/Home
Potential Gross Sellout:	\$4,900,000

INVESTMENT OVERVIEW

Asking Price:	\$1,300,000
Asking Price/Acre:	\$422,078
Asking Price/SF:	\$9.69



SURVEY PLAT



INVESTMENT & DEVELOPMENT OVERVIEW

DEVELOPMENT ASSUMPTIONS

Site Area:	±3.08 Acres
Preliminary Home Count:	±14 Homes
Estimated Home Sale Price:	\$350,000 / Home
Potential Gross Sellout:	\$4,900,000
Asking Price/Proposed Home:	\$92,857
Asking Price:	\$1,300,000

PRELIMINARY DEVELOPMENT ANALYSIS



14 HOMES × \$350,000 / HOME =
\$4,900,000 POTENTIAL GROSS SELLOUT

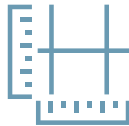


\$1,300,000 ASKING PRICE ÷ 14 PROPOSED
HOMES = **\$92,857 ASKING LAND
PRICE / HOME**



\$422,078

ASKING PRICE/ACRE



\$9.69

ASKING PRICE/SF



±14 HOMES

PRELIMINARY
DEVELOPMENT CONCEPT



\$92,857

ASKING PRICE / PROPOSED
HOME

Development assumptions are preliminary and provided for illustrative purposes only. Potential density, home values, infrastructure requirements, development costs and project feasibility are subject to independent verification, governmental approvals and buyer due diligence.

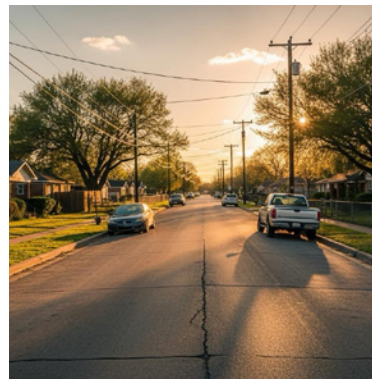


— 215-237 S JIM MILLER RD

PLEASANT GROVE

SOUTHEAST DALLAS, TEXAS

Pleasant Grove is an established residential community in Southeast Dallas characterized primarily by single-family neighborhoods, neighborhood-serving commercial corridors and extensive regional open space. The area benefits from connectivity provided by US-175 (C.F. Hawn Freeway), Loop 12/ Buckner Boulevard and the DART light-rail network. Major commercial and transit nodes are concentrated along Buckner Boulevard, Lake June Road and Elam Road. The area also benefits from access to Crawford Memorial Park, the Great Trinity Forest and other recreational amenities throughout Southeast Dallas. Ongoing public and private investment, including new residential and transit-oriented development, continues to support the evolution of the Pleasant Grove area.



US-175 + LOOP 12

REGIONAL CONNECTIVITY

NEIGHBORHOOD ATTRACTIONS

CRAWFORD MEMORIAL PARK

Located in southeast Dallas, Crawford Memorial Park provides extensive outdoor recreation with walking trails, athletic fields, playgrounds, picnic areas and natural open space. The park serves as a significant recreational amenity for the surrounding Pleasant Grove community.

FAIR PARK

Fair Park is a major Dallas cultural and entertainment destination featuring historic architecture, museums, performance venues and year-round events. The campus is also home to the annual State Fair of Texas.

DALLAS ARBORETUM & BOTANICAL GARDEN

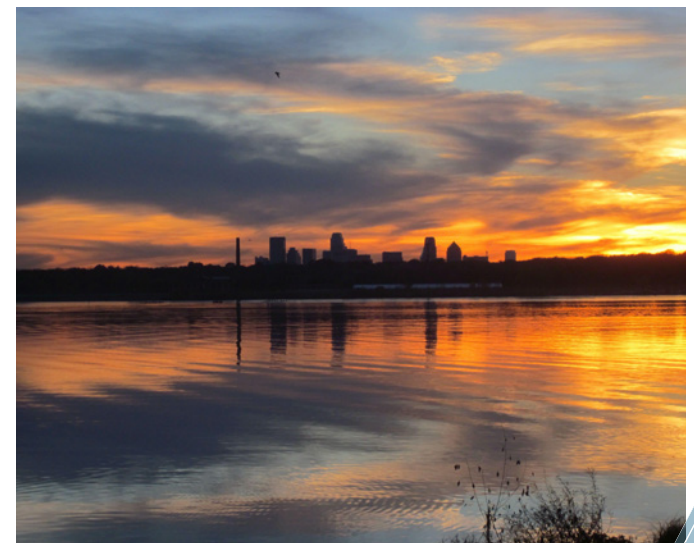
Located along White Rock Lake, the Dallas Arboretum encompasses 66 acres of display gardens and hosts seasonal festivals, concerts, educational programs and other events throughout the year.

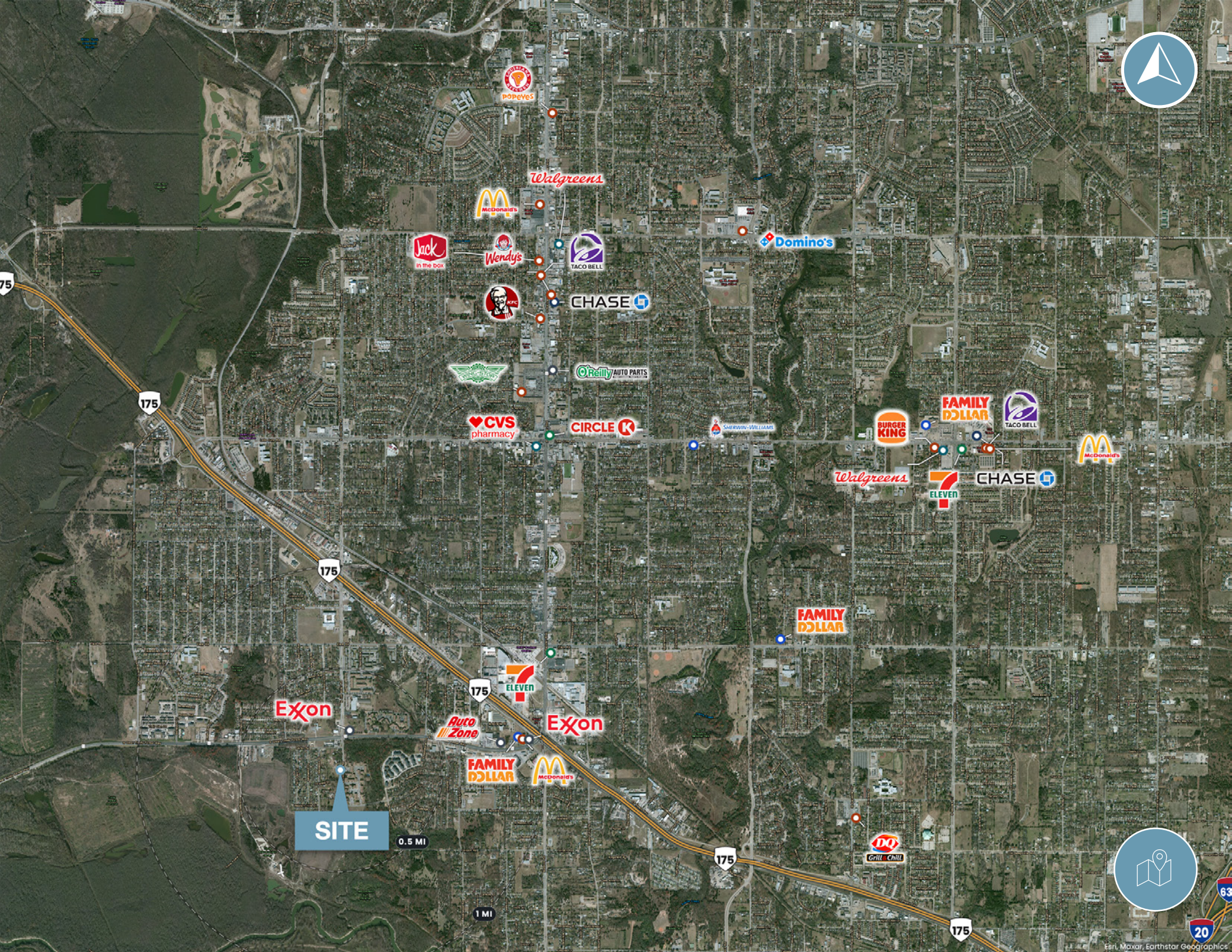
WHITE ROCK LAKE

White Rock Lake is one of Dallas' premier outdoor recreation destinations, offering trails, boating, fishing, picnic areas and extensive parkland surrounding the lake.

DOWNTOWN DALLAS

Downtown Dallas serves as the region's major employment, business, cultural and entertainment center, offering access to corporate offices, restaurants, hotels, arts and entertainment destinations.

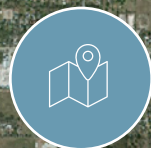


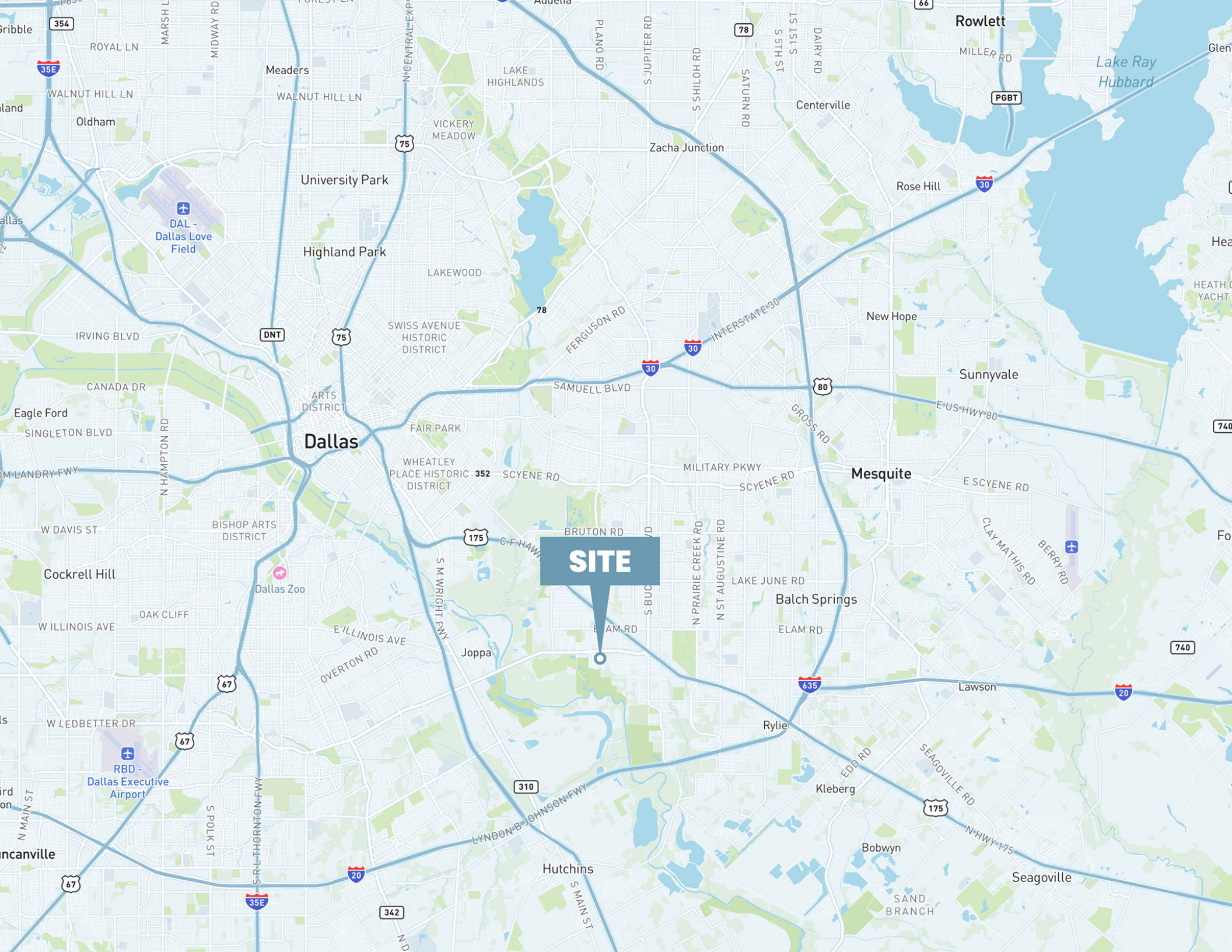


SITE

0.5 MI

1 MI





LAND INVESTMENT EXPERTISE

JIM MCNULTY

Jim has several years of experience in multifamily and land investment properties brokerage; he provides his extensive knowledge to his private and institutional clients. His market insight combined with his expertise in relationship building enables him to advise his investor and developer clients to make the most strategic investment decisions based on their objectives for both on and off market properties.



JACLYN CASTANO

With over a decade of dedicated experience specializing in multifamily in the Dallas commercial real estate market, Jaclyn combines deep market knowledge with a client-centric approach. Her journey has seen her transition from advising REITs and institutional clients to guiding her own book of local investors in selecting the right deals that bring value to their portfolios.

Owning her own portfolio of properties totaling over 60 doors, she has gained experience on all sides, including development, property management, and leasing. This evolution has solidified Jaclyn's ability to navigate complex transactions as a leading expert and trusted advisor to her clients.

PROVEN TRACK RECORD

MATTEO FAETH

With over 10 years of investment real estate experience and over \$400M in transactional volume, Matteo Faeth is a proven negotiator, problem solver and deal maker. In his past role as Partner for Perry Guest Companies he oversaw leasing, management, and brokerage for the firm. Specializing in off-market transactions, Matteo was instrumental in sourcing in-house off-market opportunities that created investment opportunities for the equity partners. In 2020 Matteo received his state of Texas broker's license and later in 2021 he received his Certified Commercial Investment Manager (CCIM) designation.

Prior to this Matteo was rookie of the year at Keller Williams, Park Cities, and focused on investment properties working with builders, developers, and investors.



10+

YEARS INVESTMENT
REAL ESTATE EXPERIENCE

\$400M+

TRANSACTION
VOLUME

CCIM

DESIGNATION



CALL US



EMAIL US

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FOR SALE: \$1.3M • ±3.08-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating, under contract for, or in escrow for a transaction is urged to verify all information and conduct its own inspections and investigations, including through appropriate independent third-party professionals selected by such party. All financial data should be independently verified, including through the review of applicable documents and reports and consultation with appropriate independent professionals.

Dallas Property Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Dallas Property Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance.

Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to those levels. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors, and other relevant issues, in determining achievable rental rates for the property.

Legal questions should be discussed with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed 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 with appropriate engineers, architects, contractors, consultants, and governmental agencies.

All properties and services are marketed by Dallas Property Advisors in compliance with all applicable fair housing and equal opportunity laws.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jaclyn Castano	645546	jaclyn@dallaspropertyadvisors.com	972-898-9399
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date