

2nd Avenue 4 acres

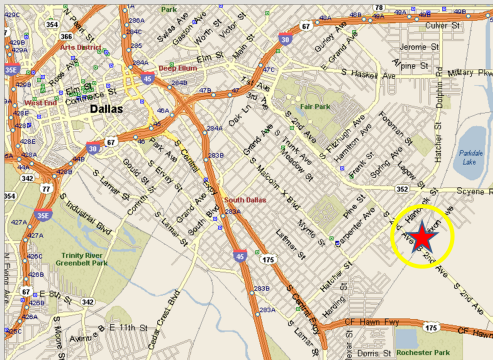
5310 South Second Avenue

Dallas, Dallas County, TX, USA 75210

Land Development



May be very best
under \$200K commercial land
opportunity in Dallas CBSA!



Property Overview & links

4 acres under \$50K per acre

4 mi. to downtown, 1.5 mi. to Central EXWY &
Hawn FWY & 3 mi. to I 30 @ I 45

75210 zip has higher % projected
growth compared to City & County:

- (a) After tax income
- (b) Average ousehold (HH) income
- (c) HHs w/ \$150K & 250K incomes

CBC listing

Street level view

LOA listing

Dedicated website

Listing key statistics

Land SF	174,327
Price	\$198,088
\$ SF	\$1.14
Buyer comm. %	7%
Frontage	628' on Dixon
Zoning:	Comm. retail district
Retail gap 1-mile	Top 3 avg. \$5.8M+
Retail gap 1-mile	Top 5 avg. \$5.0M+
Retail gap 1-mile	Top 10 avg. \$3.0M+
GAFO 1-mile	\$9.4M+

Contact Information

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