



NO
TRUCKS
OVER
2 TONS

SUM
MER
F

DALLAS' 5310 2ND AVE @ DIXON AVE

Google earth

32°45'28.33" N 96°44'26.18" W elev 335 ft

Eye alt 401 ft



DALLAS' 5310 2ND AVE @ DIXON AVE



DALLAS' 5310 2ND AVE @ DIXON AVE



DALLAS' 5310 2ND AVE @ DIXON AVE

© 2013 Google

Google

32°45'30.55" N 96°44'21.28" W elev 475 ft

Eye



DALLAS' 5310 2ND AVE @ DIXON AVE



DALLAS' 5310 2ND AVE @ DIXON AVE



DALLAS' 5310 2ND AVE @ DIXON AVE



DALLAS' 5310 2ND AVE @ DIXON AVE



DALLAS' 5310 2ND AVE @ DIXON AVE



Dixon Avenue

DALLAS' 5310 2ND AVE @ DIXON AVE



DALLAS' 5306 2ND AVE @ DIXON AVE

DALLAS' 5306 2ND AVE @ DIXON AVE

© 2013 Google

Google earth

32°45'29.53" N 96°44'26.72" W elev 409 ft

Eye alt 404 ft



DALLAS' 5306 2ND AVE @ DIXON AVE



DALLAS' 5306 2ND AVE @ DIXON AVE



DALLAS' 5306 2ND AVE @ DIXON AVE



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DALLAS' 5306 2ND AVE @ DIXON AVE



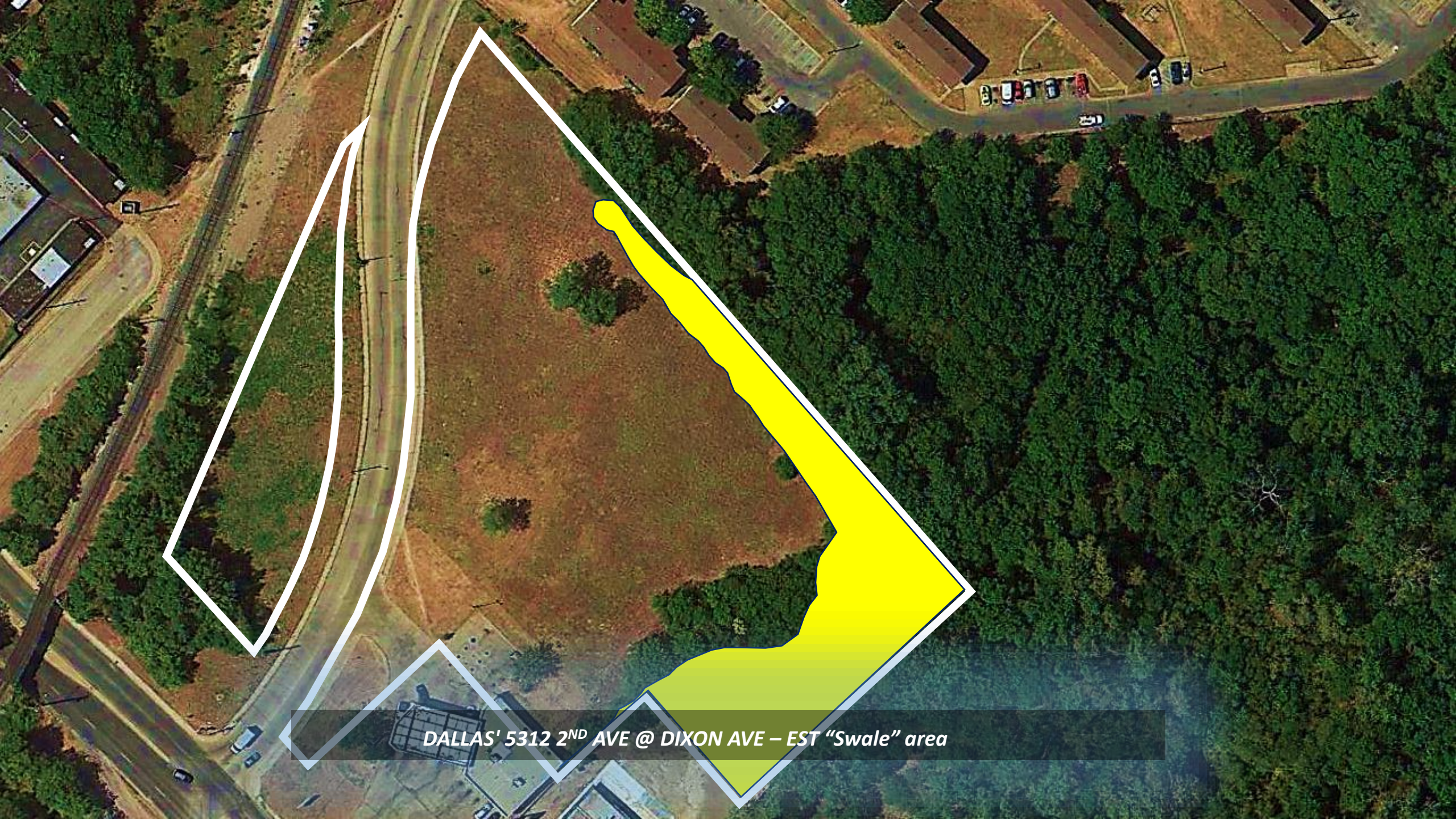
DALLAS' 5306 2ND AVE @ DIXON AVE



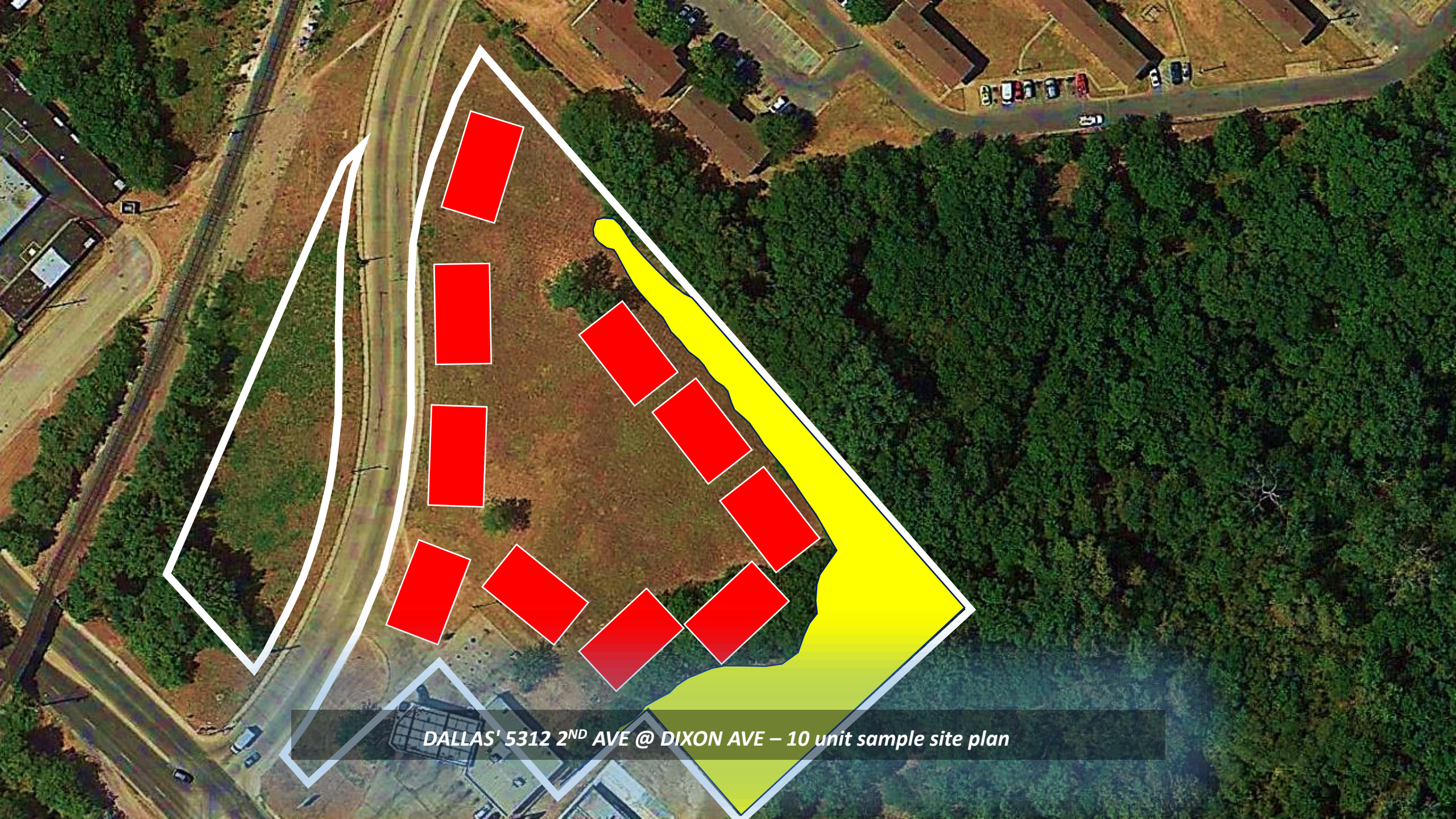
DALLAS' 5312 2ND AVE @ DIXON AVE



DALLAS' 5312 2ND AVE @ DIXON AVE – area satellite



DALLAS' 5312 2ND AVE @ DIXON AVE – EST "Swale" area



DALLAS' 5312 2ND AVE @ DIXON AVE – 10 unit sample site plan

An aerial photograph showing a large, irregularly shaped property highlighted in yellow with a red border. The property is situated along a road that curves to the left. To the left of the road is a railway track and some industrial or commercial buildings. To the right of the property is a dense forest. A white outline is drawn on the road, extending from the property's frontage towards the top left. The text is overlaid on the top right of the image.

ALSO FOR SALE
REDUCED 37%
5310 2nd AVE
4.0018 acres
50' EST 2nd AVE frontage
628' EST Dixon frontage

DALLAS' 5312 2ND AVE @ DIXON AVE – 5310 2nd AVE available separately

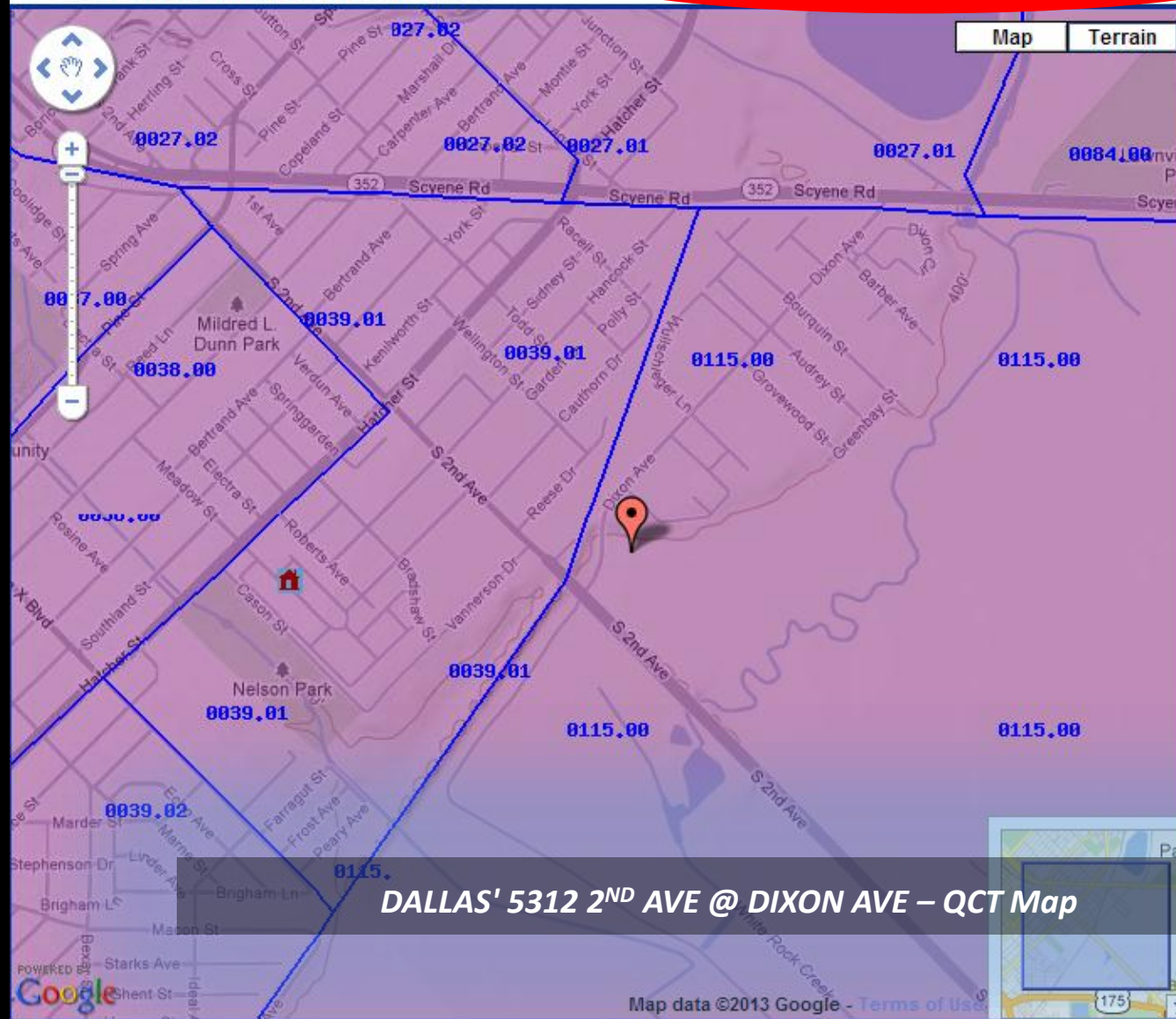


ALSO FOR SALE
REDUCED 50%
5306 2nd AVE
0.674 acres
467' EST Dixon frontage

DALLAS' 5312 2ND AVE @ DIXON AVE – 5306 2ND AVE available separately



The Address 5310 2nd AVE, dallas, tx falls under Tract - 48113011500. This tract is **Qualified** for 2010 - 2012
This Tract was **Qualified** for 2006 - 2009



Map Terrain

SEARCH

Map options - Clear|Reset

Address

5310 2nd AVE, dallas, tx

Search

SELECT LAYERS TO BE DRAWN

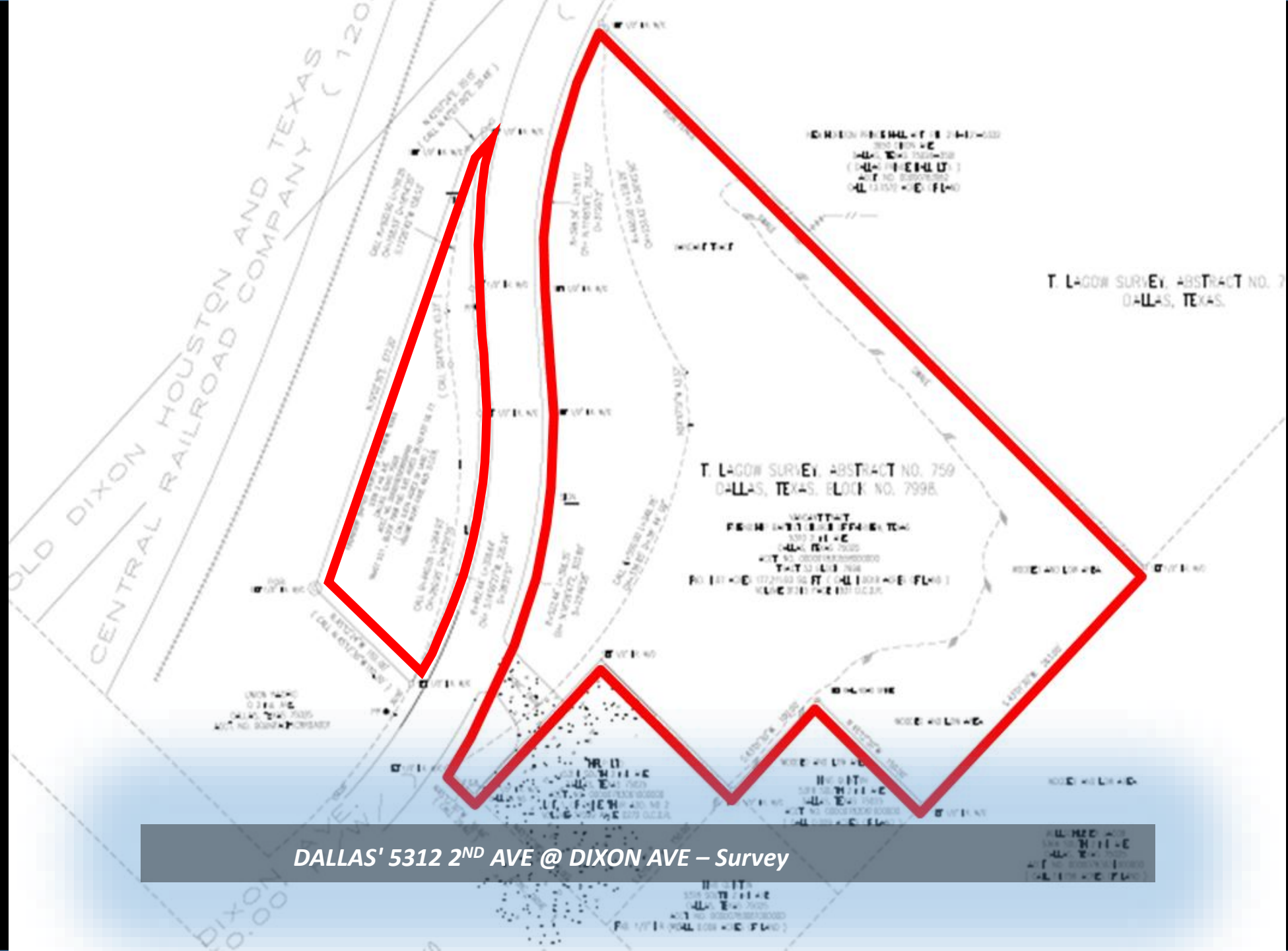
15 Current Zoom Level

- ☒ Show Tracts Outline (Zoom 11+)
- ☒ Show LIHTC Projects (Zoom 11+)
- ☒ Color Qualified Tracts

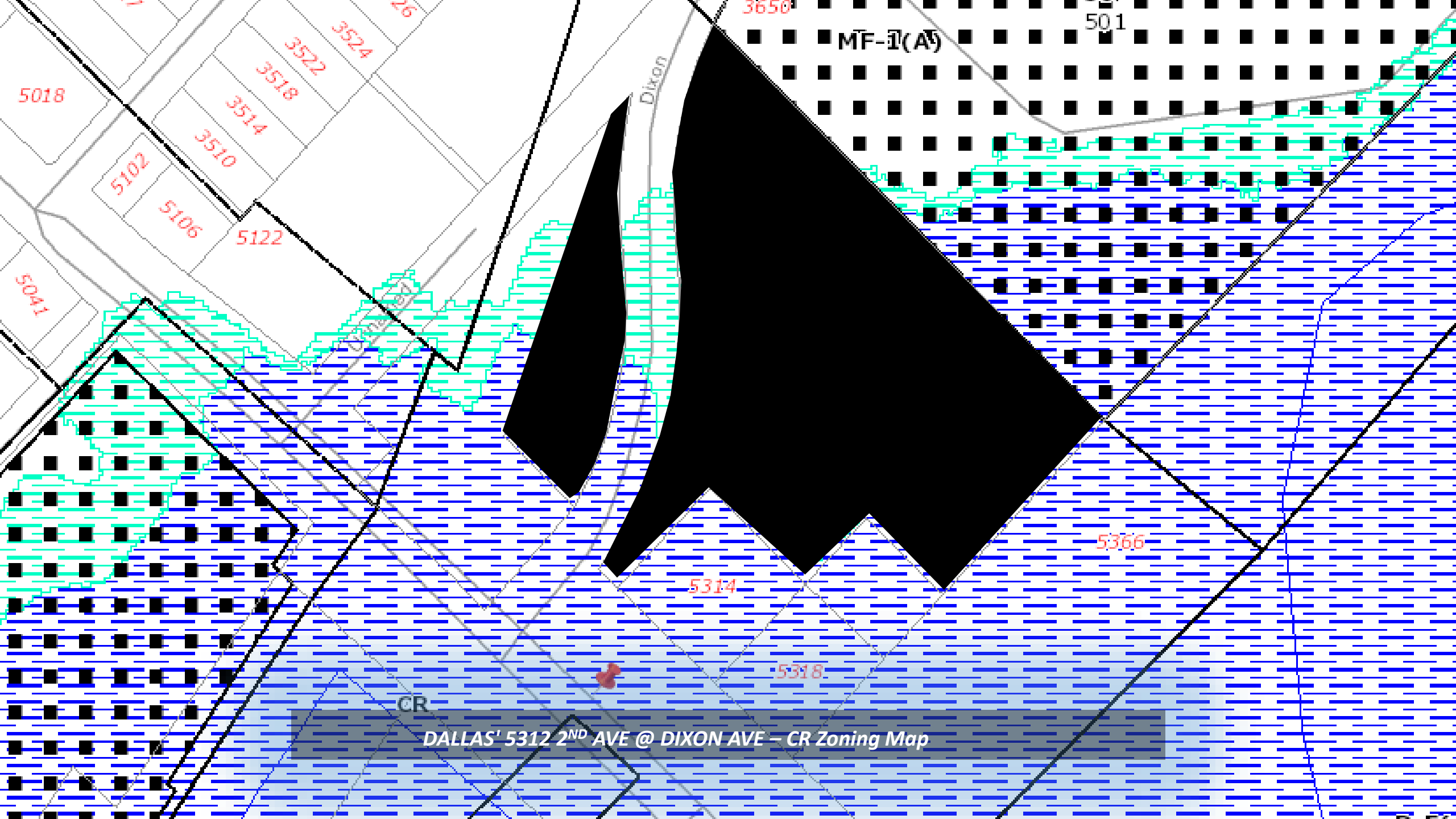
CENSUS TRACT QUALIFICATIONS

- Tract Outline
- Qualified Census Tracts (2010-2012)

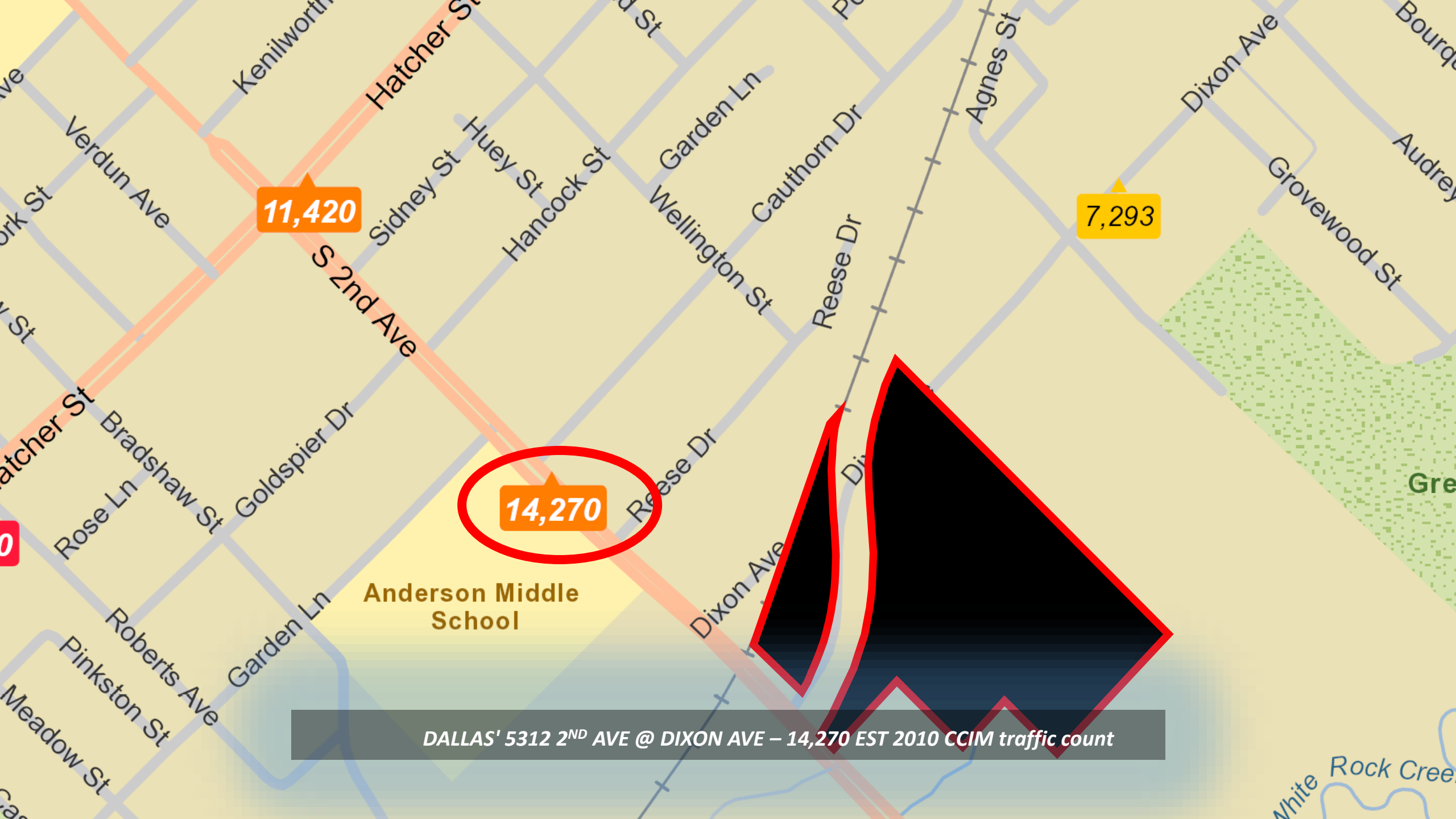
DALLAS' 5312 2ND AVE @ DIXON AVE - QCT Map



DALLAS' 5312 2ND AVE @ DIXON AVE – Survey



DALLAS' 5312 2ND AVE @ DIXON AVE – CR Zoning Map



11,420

7,293

14,270

Anderson Middle School

DALLAS' 5312 2ND AVE @ DIXON AVE – 14,270 EST 2010 CCIM traffic count





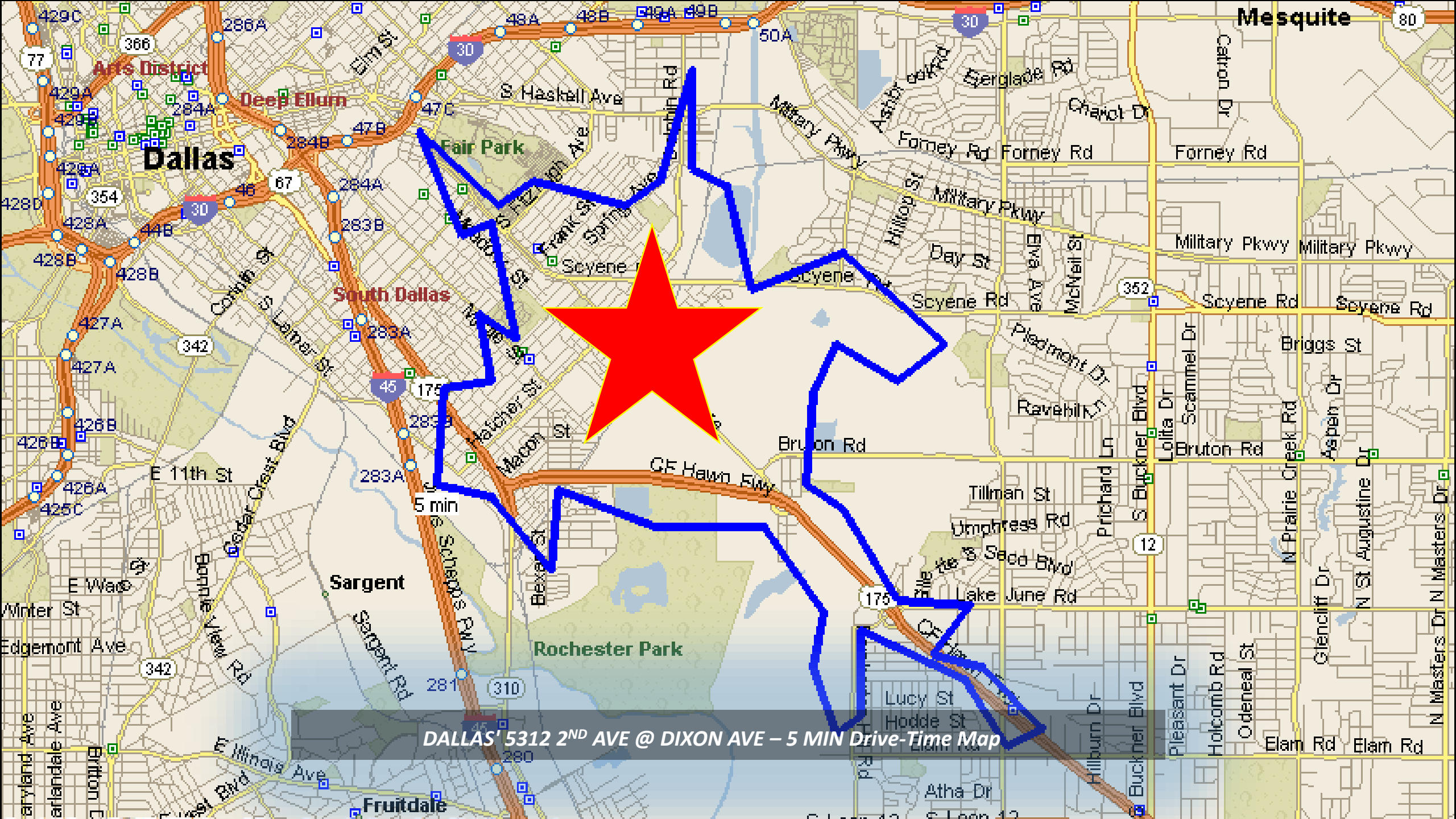
Parkdale Lake

Lawnview Park

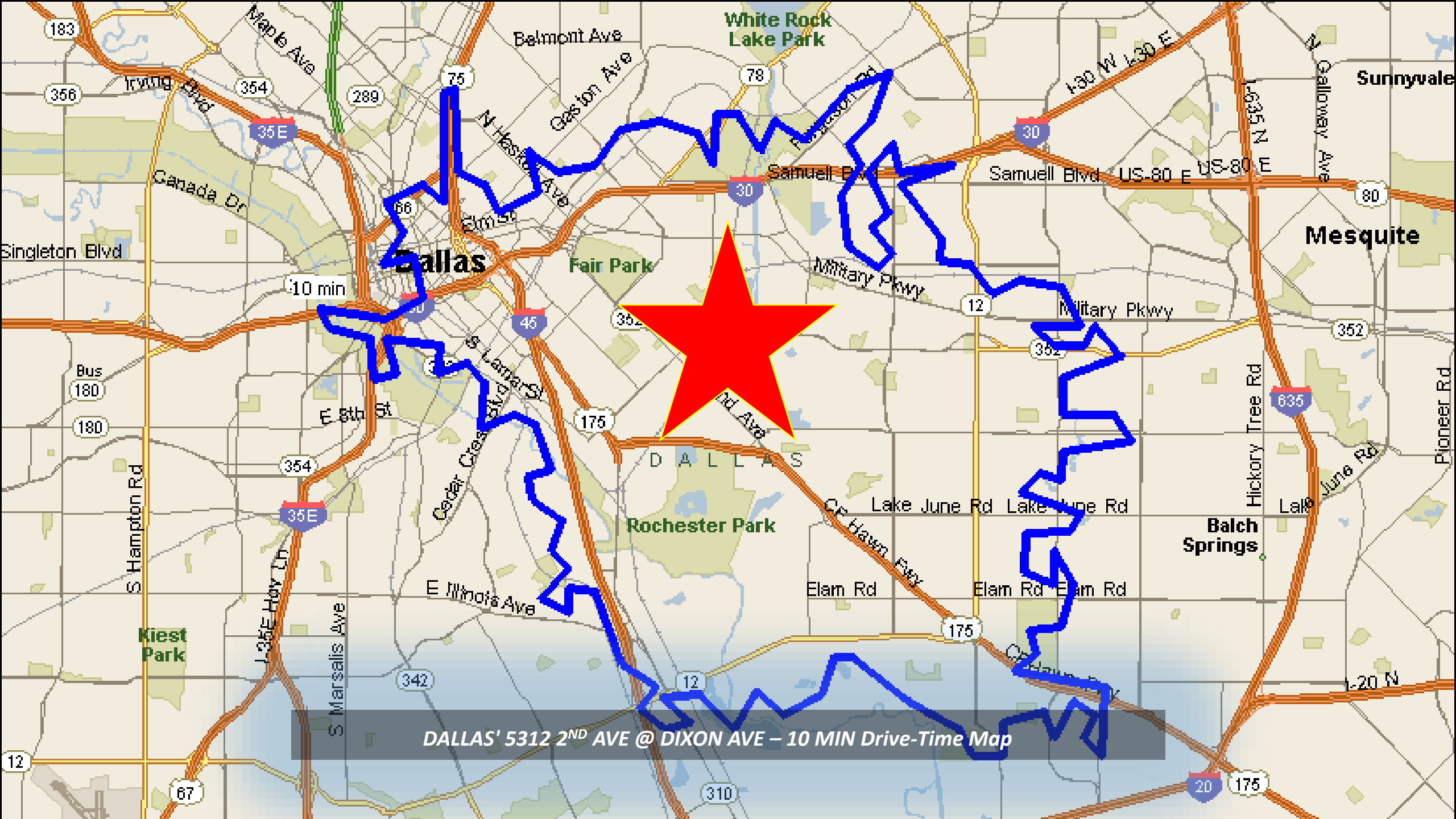
352

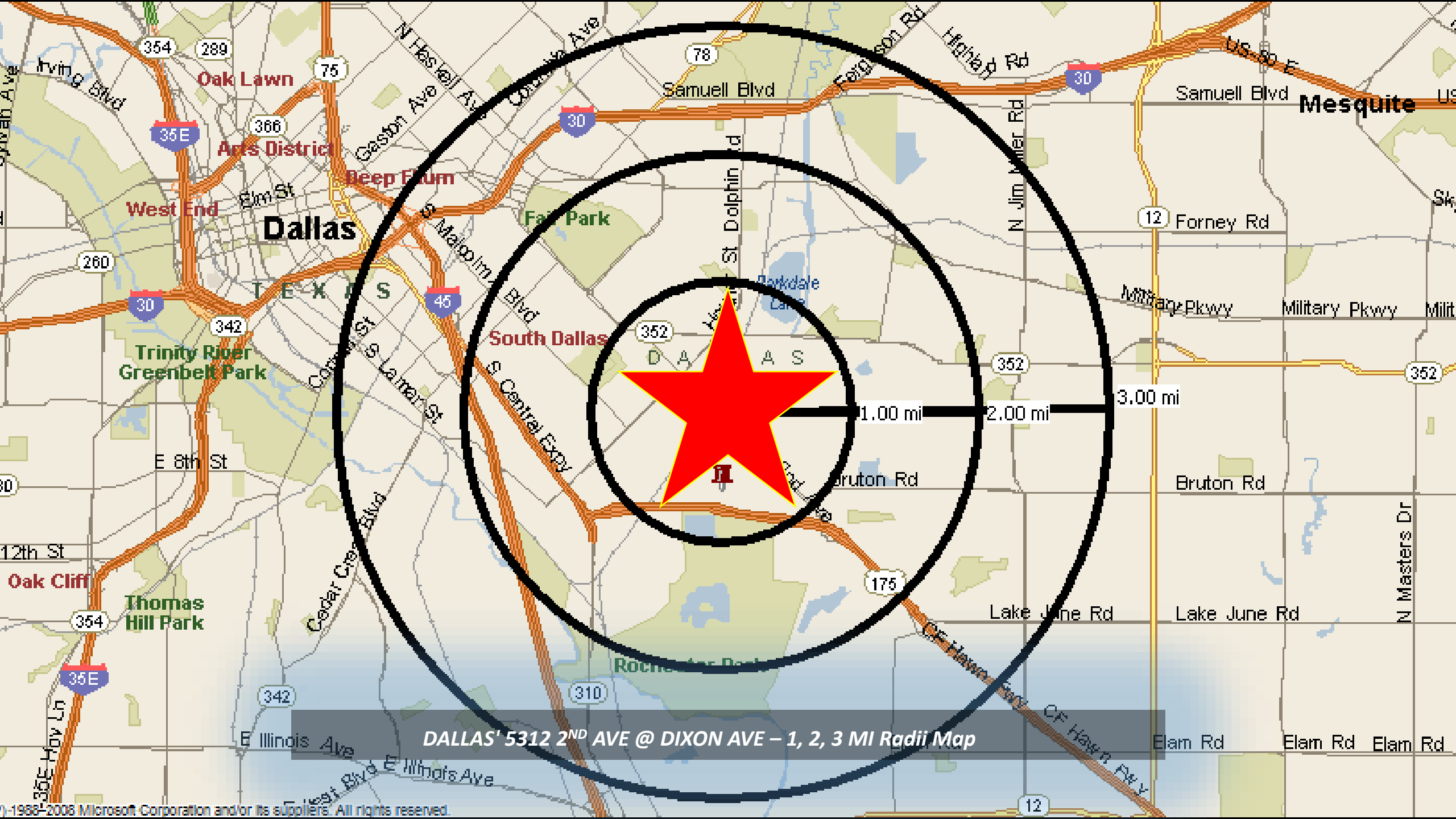
Dallas

DALLAS' 5312 2ND AVE @ DIXON AVE – just off Scyene RD/TX 352

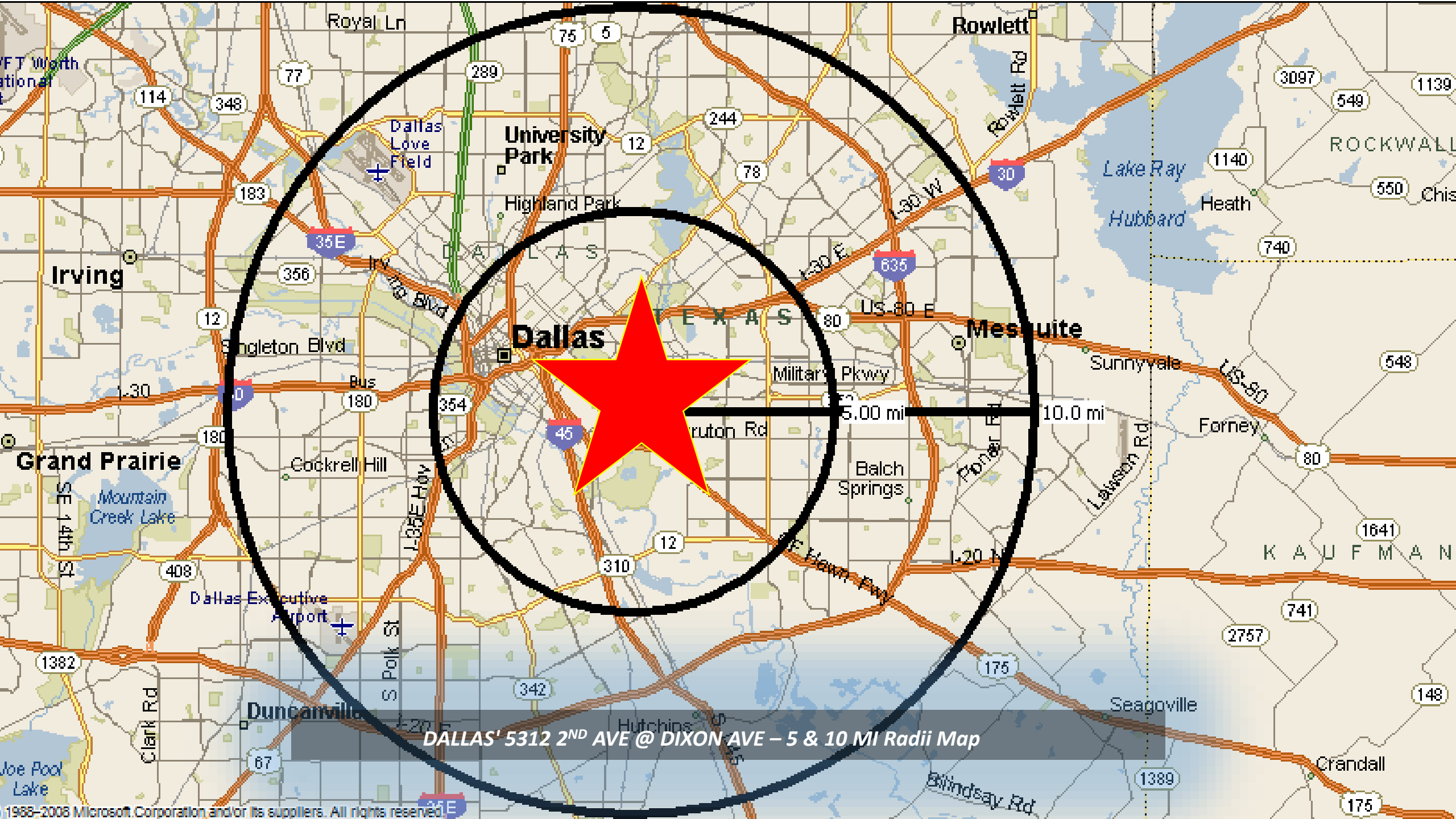


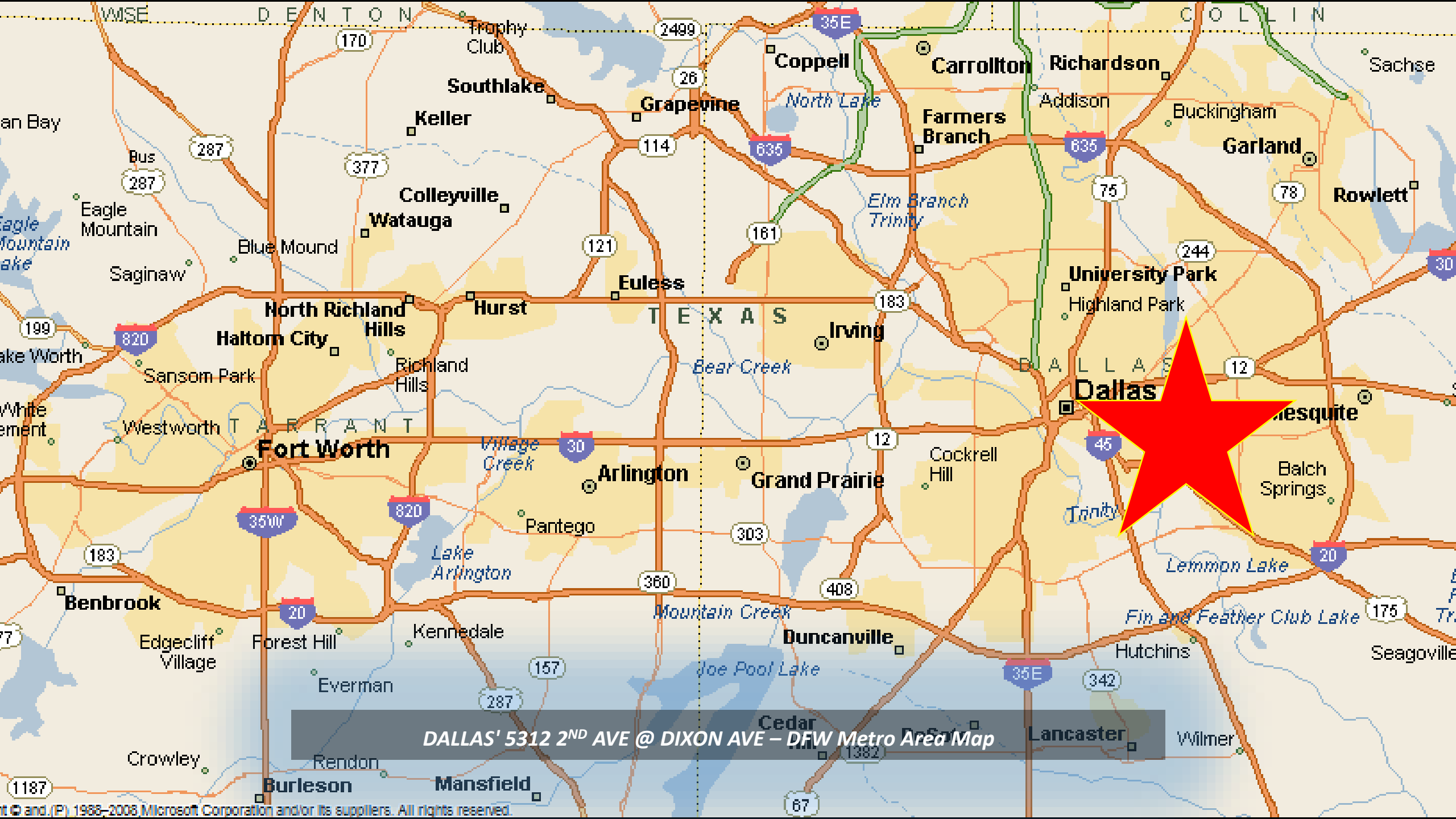
DALLAS' 5312 2ND AVE @ DIXON AVE – 5 MIN Drive-Time Map



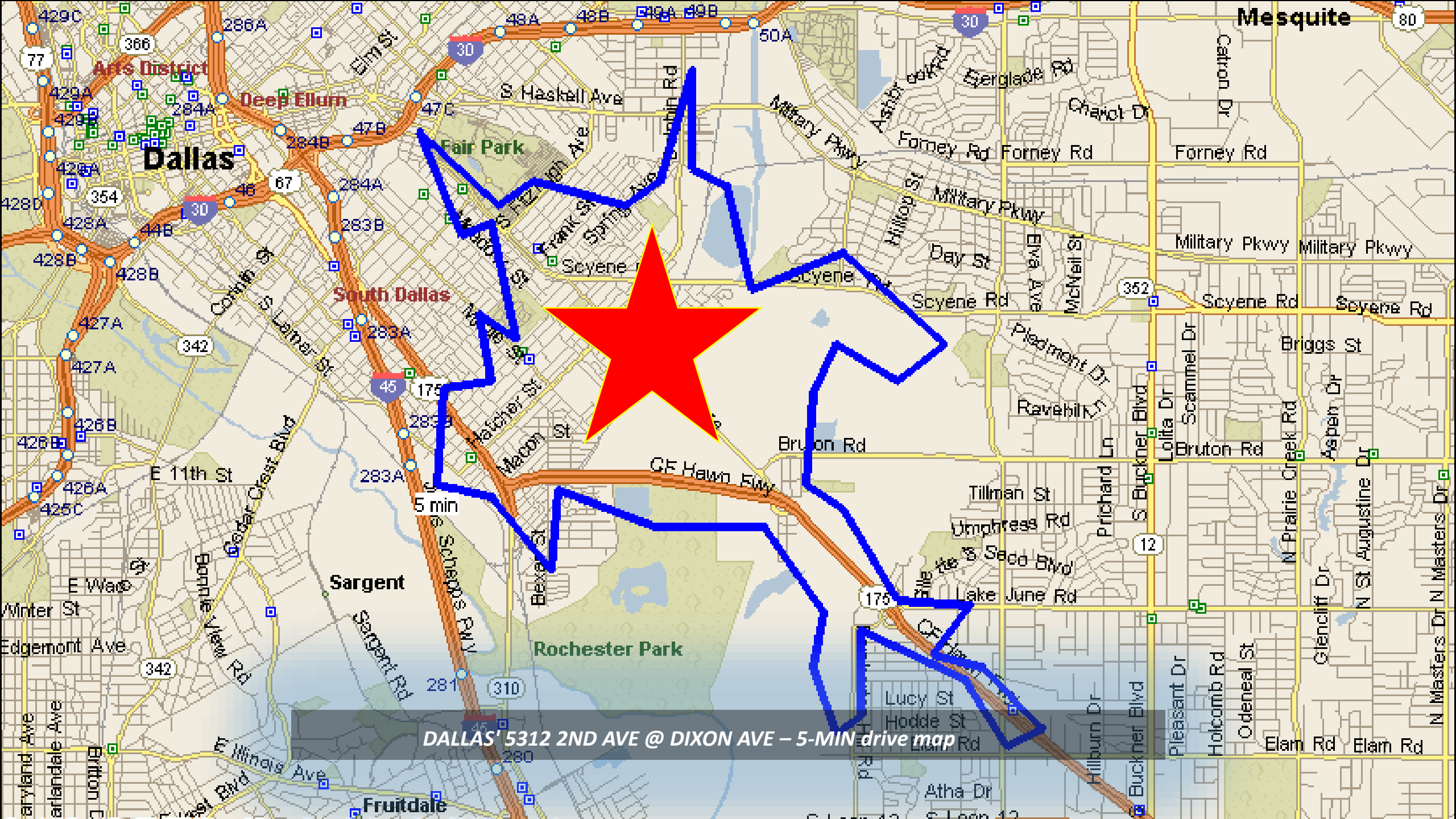


DALLAS' 5312 2ND AVE @ DIXON AVE – 1, 2, 3 MI Radii Map



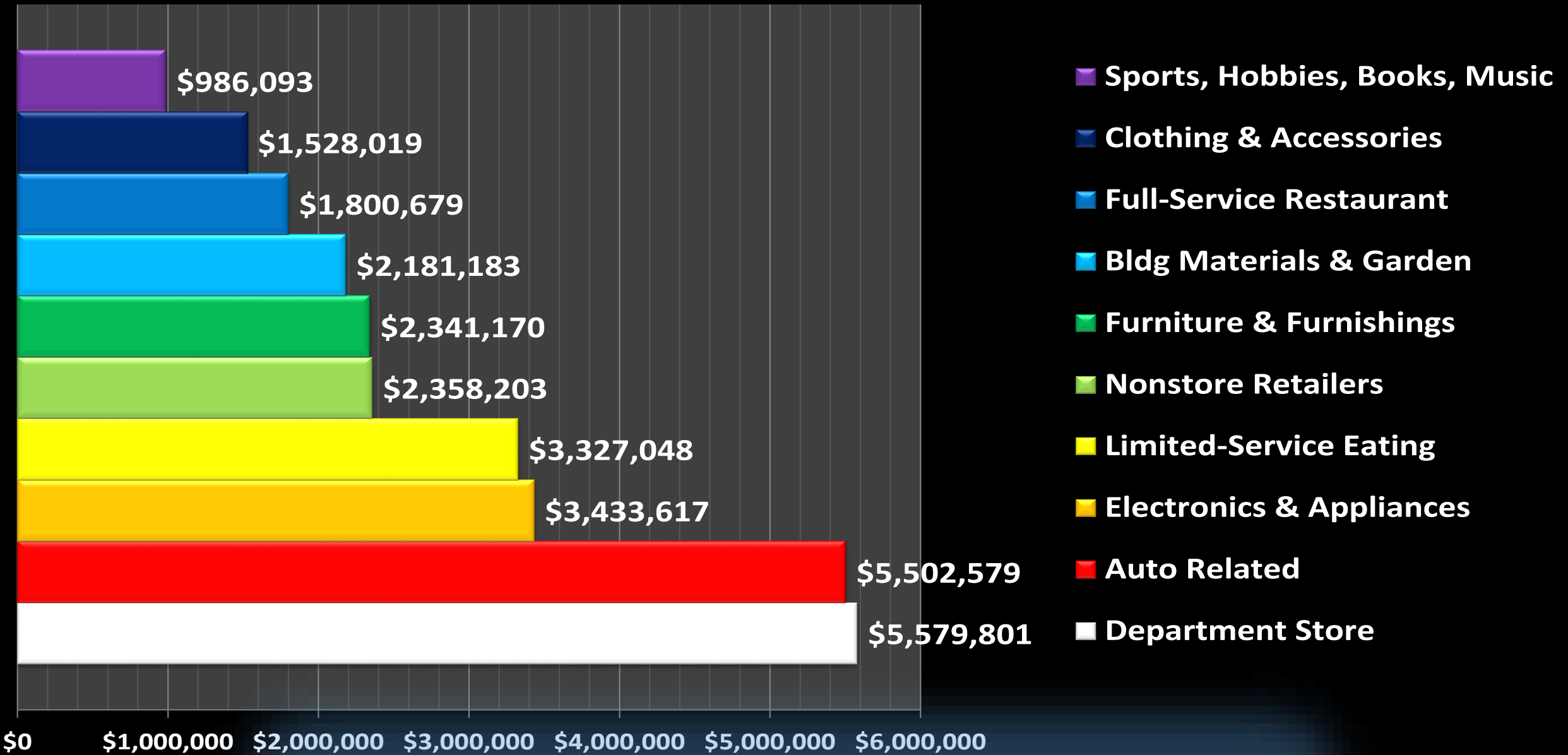


DALLAS' 5312 2ND AVE @ DIXON AVE – DFW Metro Area Map

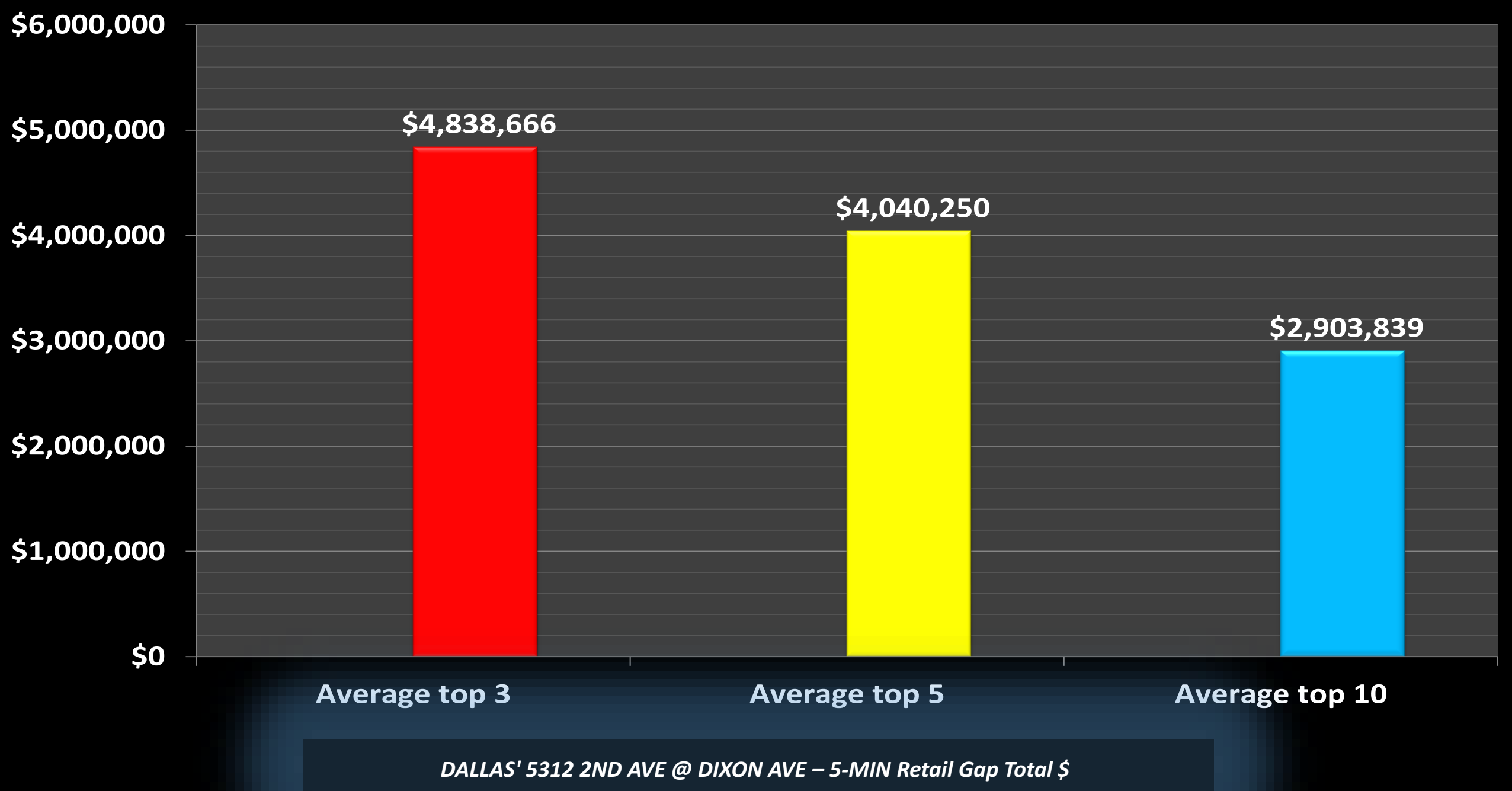


DALLAS' 5312 2ND AVE @ DIXON AVE – 5-MIN drive map

Rank	Category	Annual \$
1	Department Store	\$ 5,579,801
2	Auto Related	\$ 5,502,579
3	Electronics & Appliances	\$ 3,433,617
4	Limited-Service Eating	\$ 3,327,048
5	Nonstore Retailers	\$ 2,358,203
6	Furniture & Furnishings	\$ 2,341,170
7	Bldg Materials & Garden	\$ 2,181,183
8	Full-Service Restaurant	\$ 1,800,679
9	Clothing & Accessories	\$ 1,528,019
10	Sports, Hobbies, Books, Music	\$ 986,093
Average top 3		\$ 4,838,666
Average top 5		\$ 4,040,250
Average top 10		\$ 2,903,839
DALLAS' 5312 2ND AVE @ DIXON AVE – 5-MIN Retail Gap \$ Total		

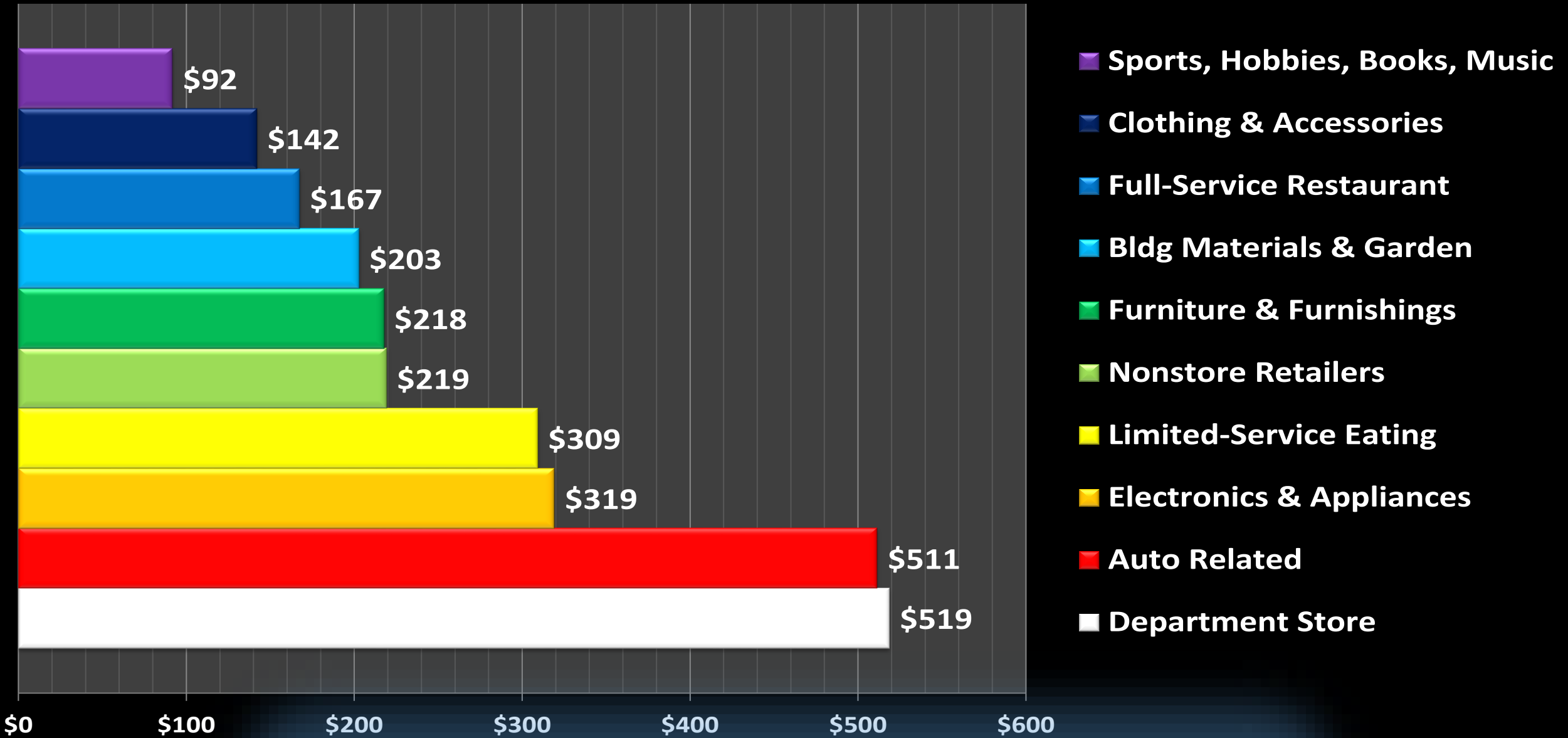


DALLAS' 5312 2ND AVE @ DIXON AVE – 5-MIN Retail Gap \$ Total

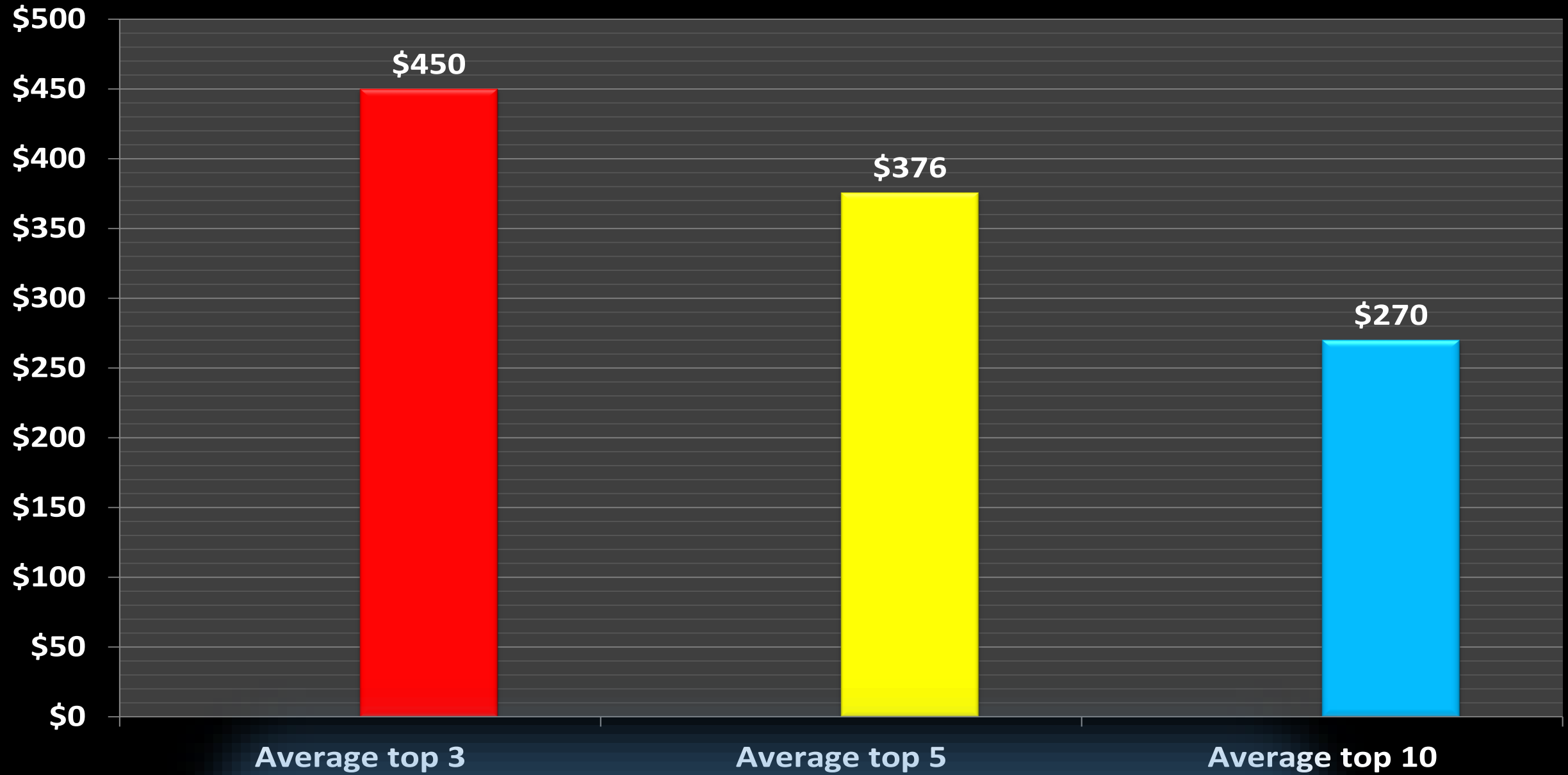


Rank	Category	Annual \$
1	Department Store	\$ 519
2	Auto Related	\$ 511
3	Electronics & Appliances	\$ 319
4	Limited-Service Eating	\$ 309
5	Nonstore Retailers	\$ 219
6	Furniture & Furnishings	\$ 218
7	Bldg Materials & Garden	\$ 203
8	Full-Service Restaurant	\$ 167
9	Clothing & Accessories	\$ 142
10	Sports, Hobbies, Books, Music	\$ 92
Average top 3		\$ 450
Average top 5		\$ 376
Average top 10		\$ 270

DALLAS' 5312 2ND AVE @ DIXON AVE – 5-MIN Retail Gap \$ Per Household



DALLAS' 5312 2ND AVE @ DIXON AVE – 5-MIN Retail Gap \$ Per Household



DALLAS' 5312 2ND AVE @ DIXON AVE – 5-MIN Retail Gap \$ Per Household

Rank	Category	Annual \$
1	Department Store	\$ 185
2	Auto Related	\$ 182
3	Electronics & Appliances	\$ 114
4	Limited-Service Eating	\$ 110
5	Nonstore Retailers	\$ 78
6	Furniture & Furnishings	\$ 78
7	Bldg Materials & Garden	\$ 72
8	Full-Service Restaurant	\$ 60
9	Clothing & Accessories	\$ 51
10	Sports, Hobbies, Books, Music	\$ 33
Average top 3		\$ 160
Average top 5		\$ 134
Average top 10		\$ 96

DALLAS' 5312 2ND AVE @ DIXON AVE – 5-MIN Retail Gap \$ Per Person



DALLAS' 5312 2ND AVE @ DIXON AVE – 5-MIN Retail Gap \$ Per Person



DALLAS' 5312 2ND AVE @ DIXON AVE – 5-MIN Retail Gap \$ Per Person