



NO
TRUCKS
OVER
2 TONS



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

© 2012 Google

© 2012 Google

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

05-2012



DALLAS' 5306 2ND AVE @ DIXON AVE



2S
4E
102



DALLAS' 5306 2ND AVE @ DIXON AVE



DALLAS' 5306 2ND AVE @ DIXON AVE



DALLAS' 5306 2ND AVE @ DIXON AVE



Southwest Partners

Global Partners

INTERNATIONAL REALTY

Karl Skadowski, Collaborative CLOUD Broker & Broker of Record, Texas Land Man

Lori Skadowski, Texas Land Man, REALTOR®, CLOUD Listing Manager

Diane Alexander, MBA, CEO, Broker, Team Leader

Nasir Bajwa, MA, CCIM, CPM, Collaborative Broker

Jorge Verar, MBA, CPA, Collaborative Broker

George Alexander, MA, Staff Broker, RAINMAKER® Development

O: 1+ 979.421.9996

TheRainmakers@swpre.com

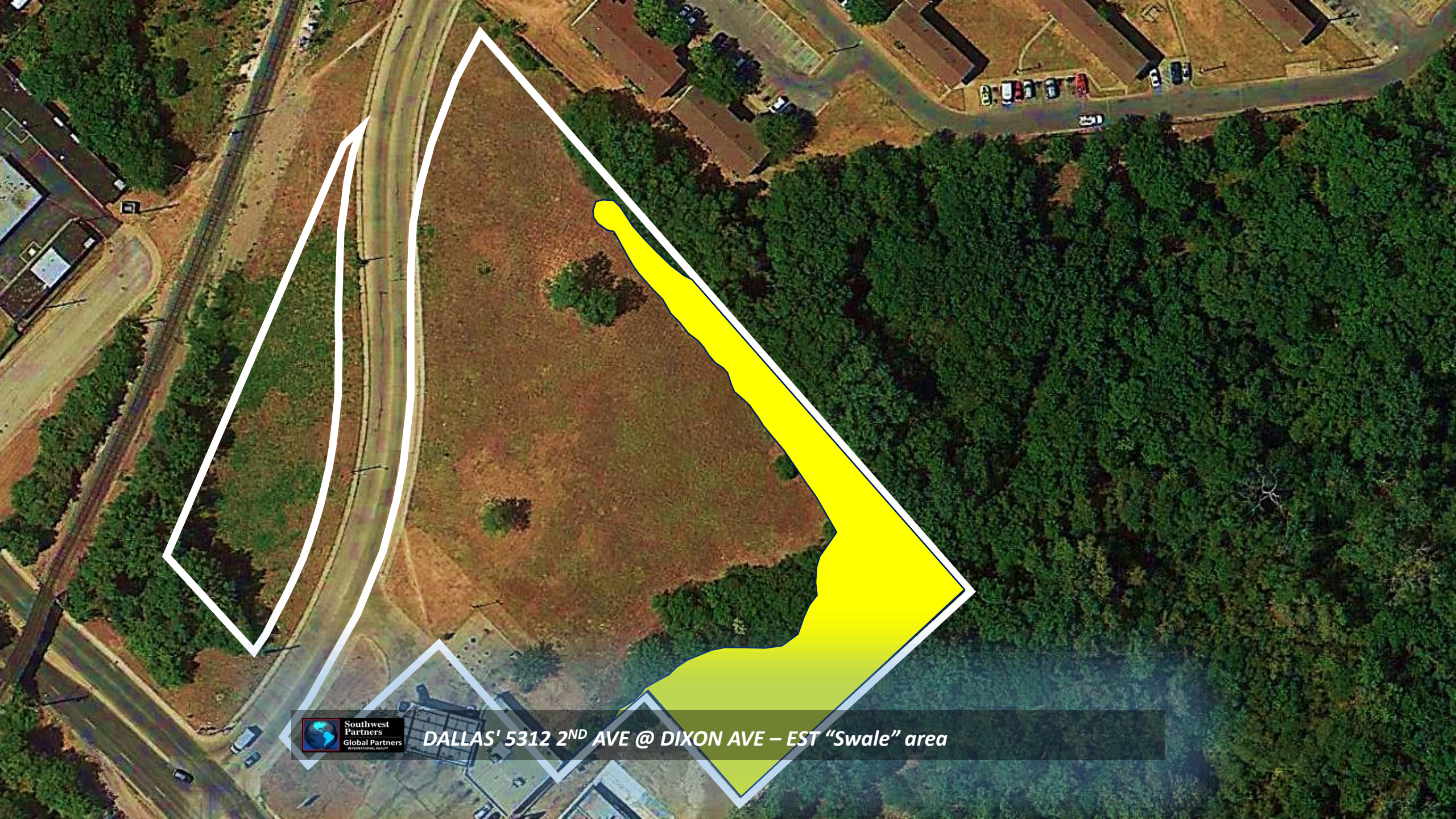
swpre.com



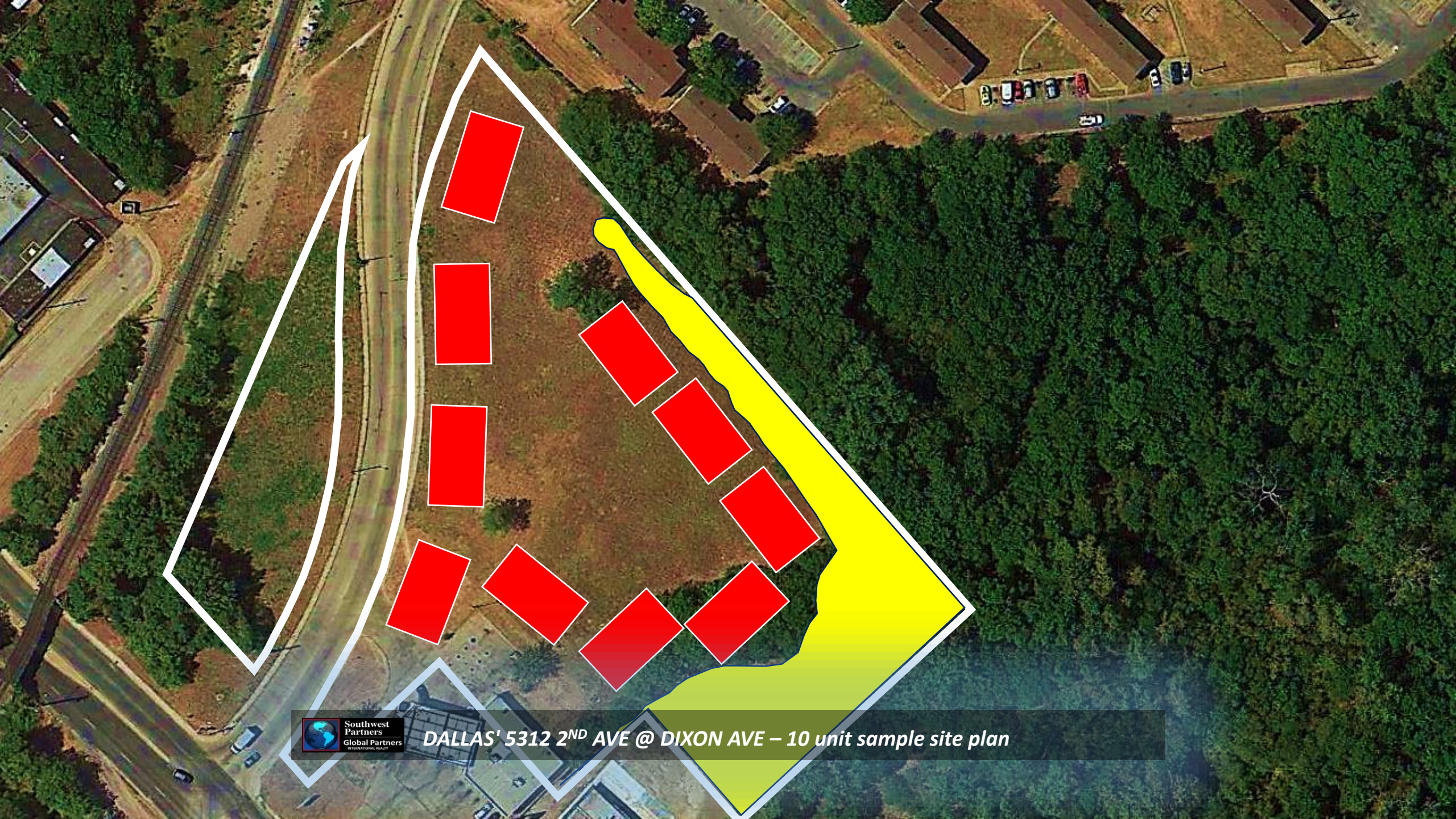
DALLAS' 5312 2ND AVE @ DIXON AVE



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. To the left of the yellow area, a white outline indicates a different section of land. The property is situated near a road and a wooded area. The text on the right provides details about the property for sale.

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

An aerial photograph of a property. A yellow-shaded area with a red border is located on the left side, adjacent to a road. A white line outlines a larger, irregularly shaped area that includes the yellow-shaded area and extends further into a wooded area on the right. The property is surrounded by other buildings and trees.

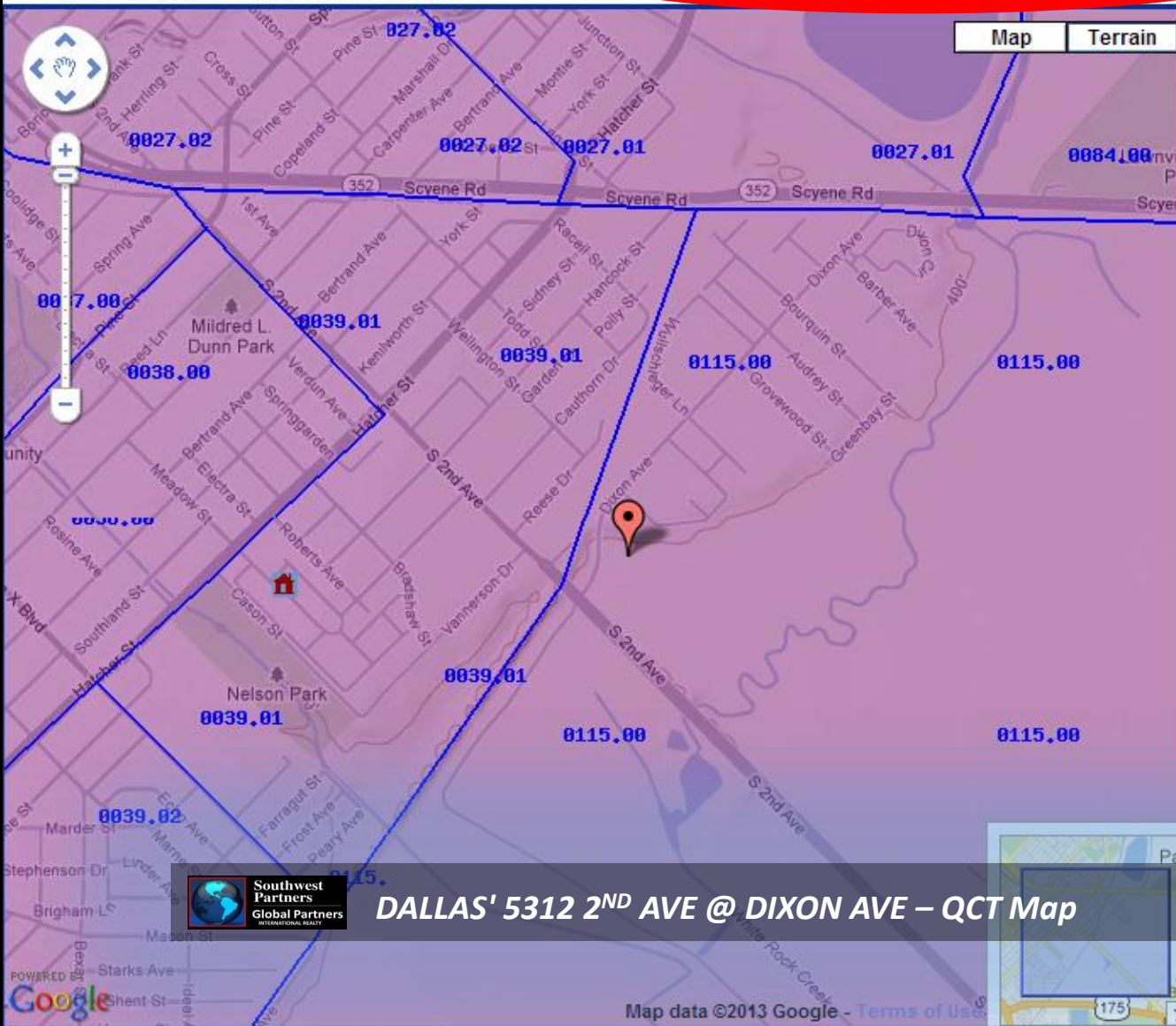
ALSO FOR SALE
REDUCED 50%
5306 2nd AVE
0.674 acres
467' EST Dixon frontage



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

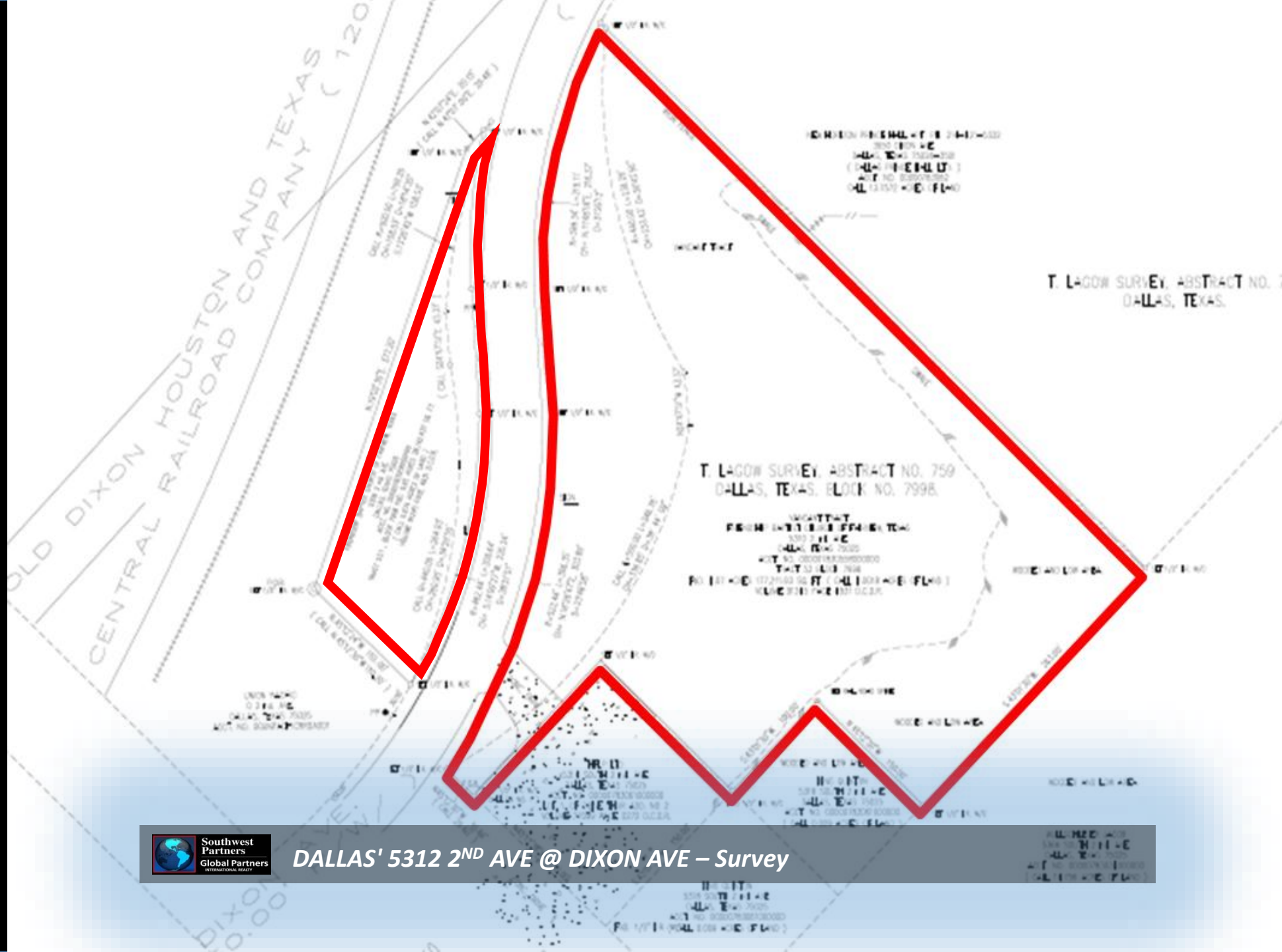
- ☒ Show Tracts Outline (Zoom 11+)
- ☒ Show LIHTC Projects (Zoom 11+)
- ☒ Color Qualified Tracts

CENSUS TRACT QUALIFICATIONS

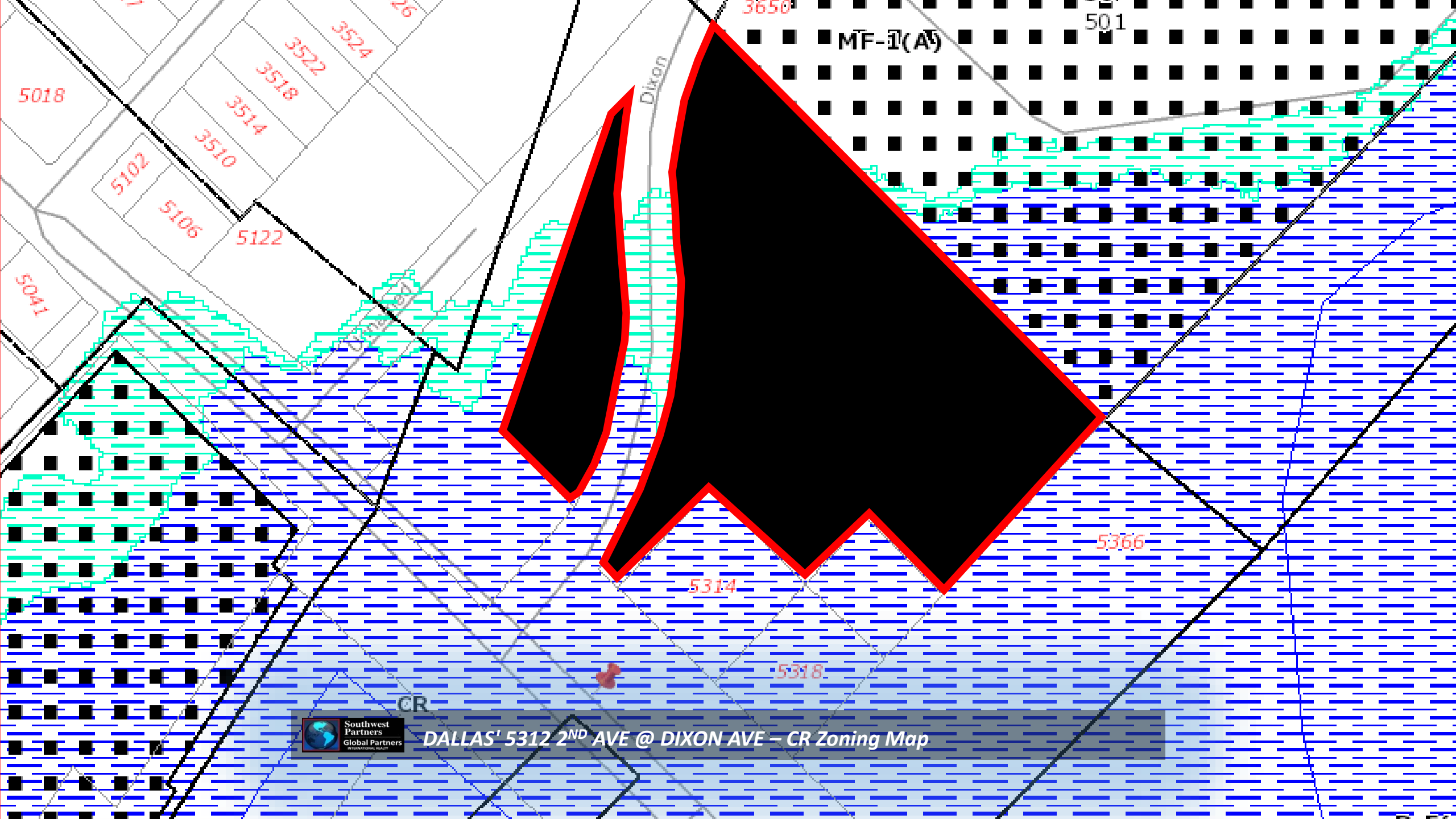
- Tract Outline
- Qualified Census Tracts (2010-2012)



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



DALLAS' 5312 2ND AVE @ DIXON AVE – Survey



5018

5041

5102

5106

5122

3514

3518

3522

3524

DIXON

Dixon

MF-1(A)

501

3650

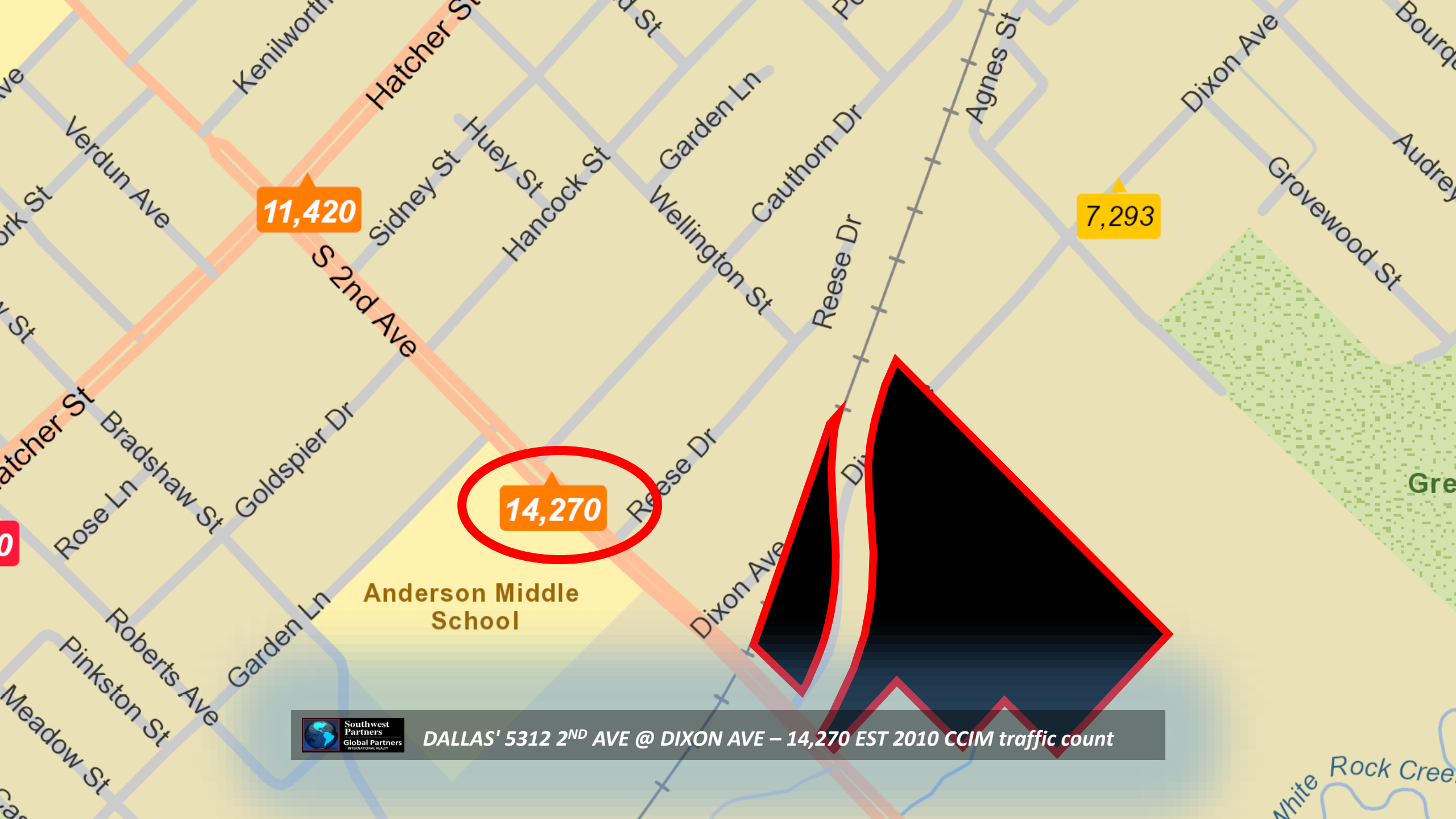
5366

5314

5318



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

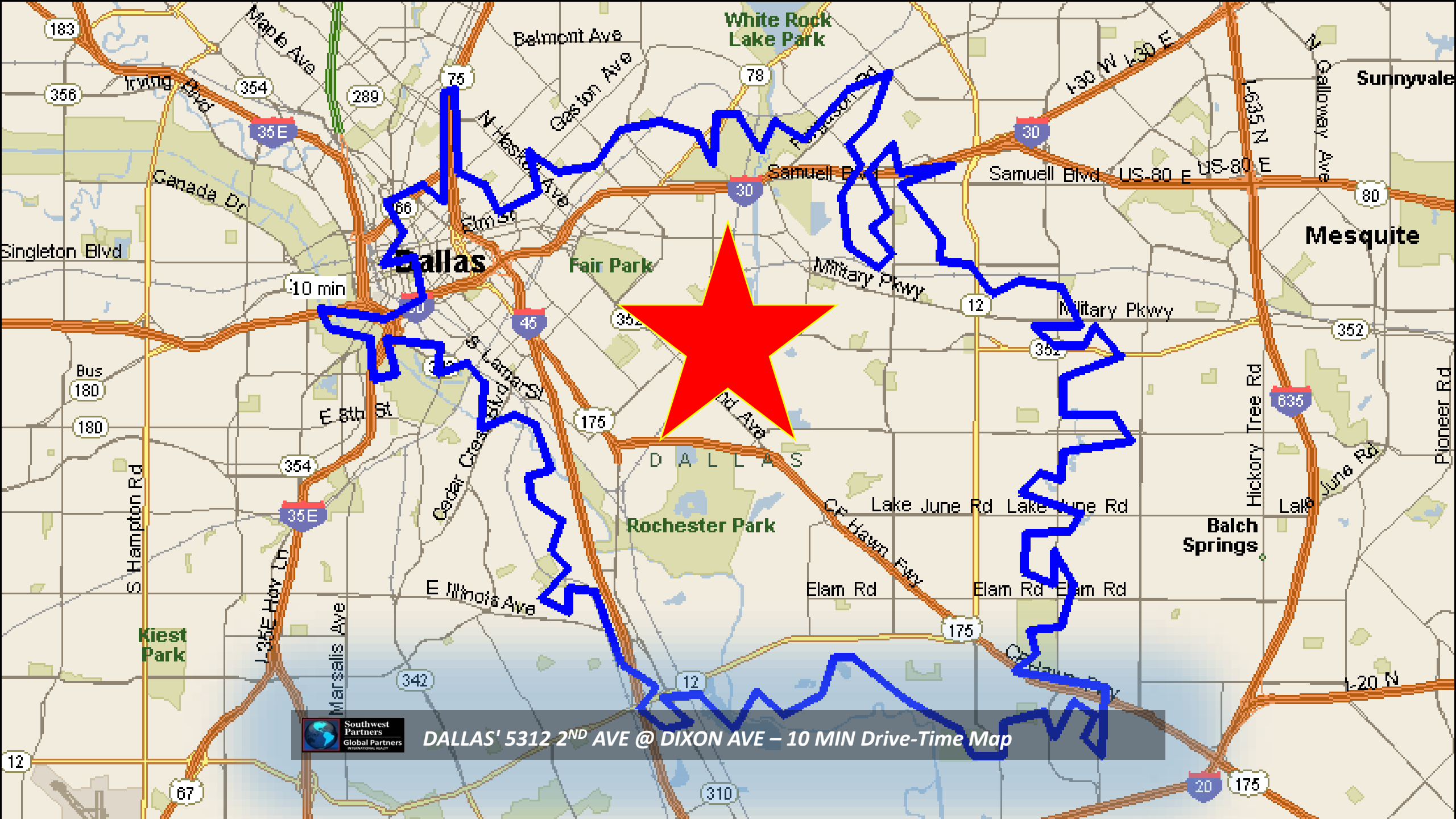




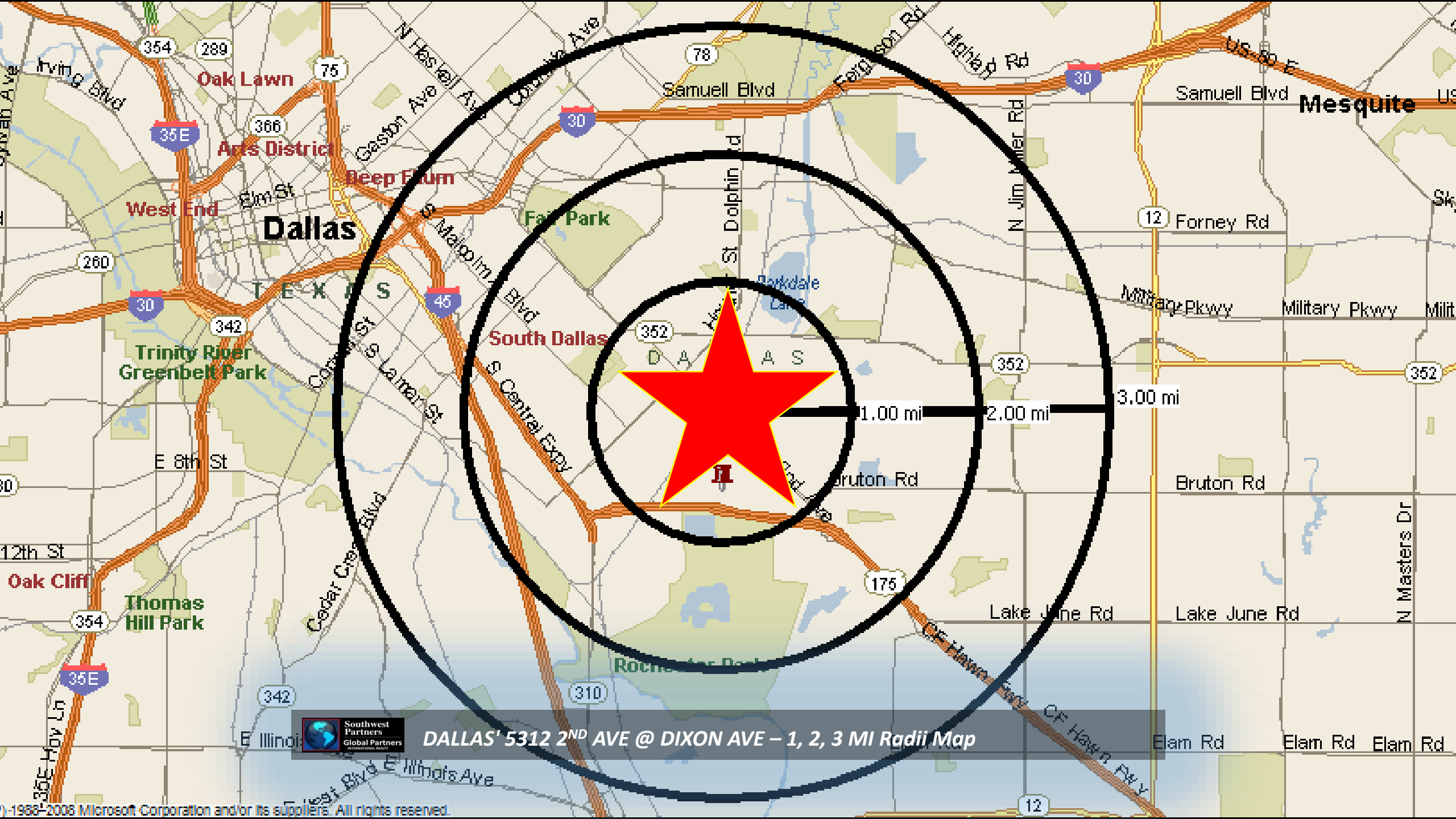
Dallas



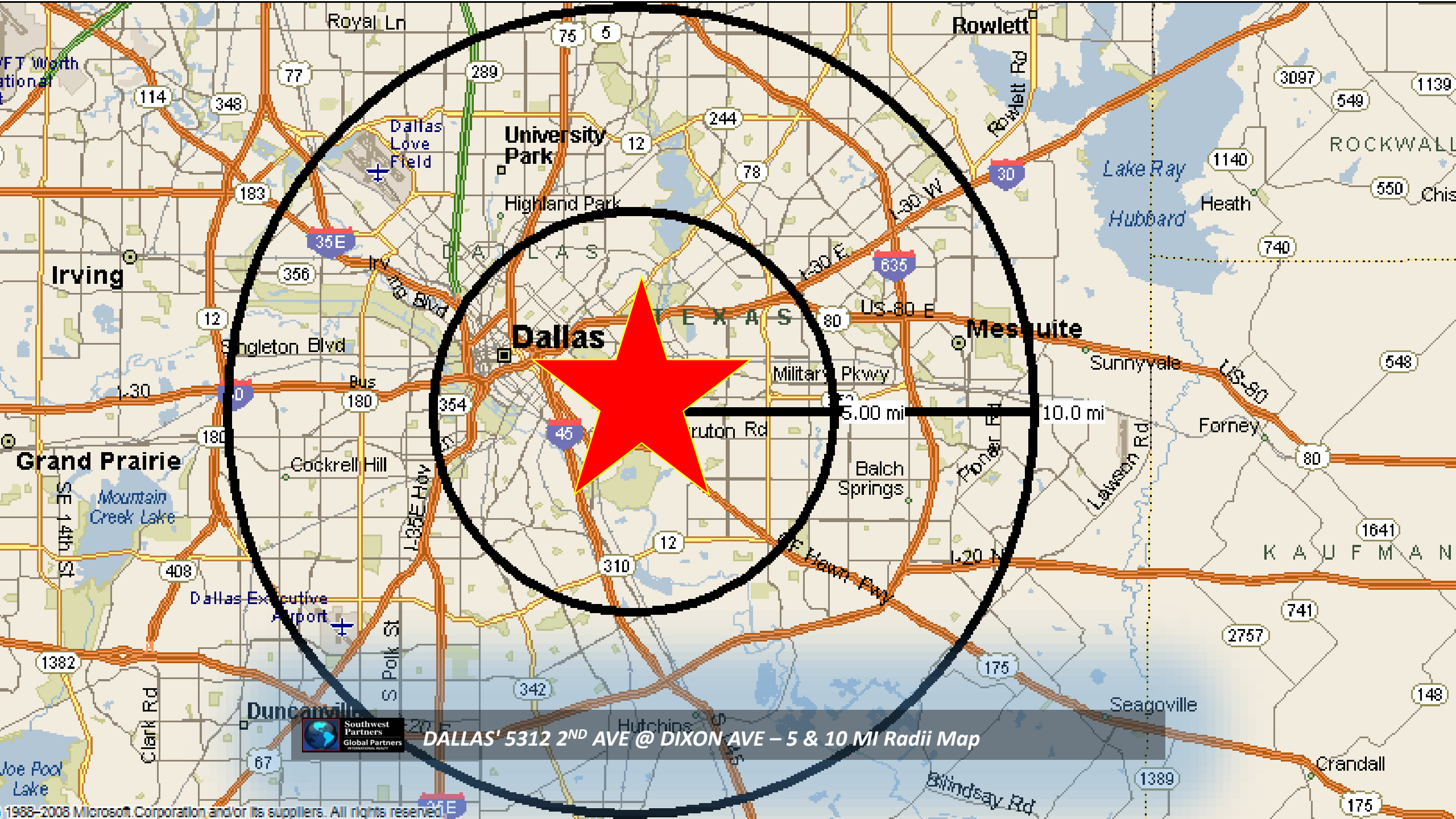
DALLAS' 5312 2ND AVE @ DIXON AVE – just off Scyene RD/TX 352



DALLAS' 5312 2ND AVE @ DIXON AVE – 10 MIN Drive-Time Map



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



DALLAS' 5312 2ND AVE @ DIXON AVE - 5 & 10 MI Radii Map





Southwest Partners

Global Partners

INTERNATIONAL REALTY

Karl Skadowski, Collaborative CLOUD Broker & Broker of Record, Texas Land Man

Lori Skadowski, Texas Land Man, REALTOR®, CLOUD Listing Manager

Diane Alexander, MBA, CEO, Broker, Team Leader

Nasir Bajwa, MA, CCIM, CPM, Collaborative Broker

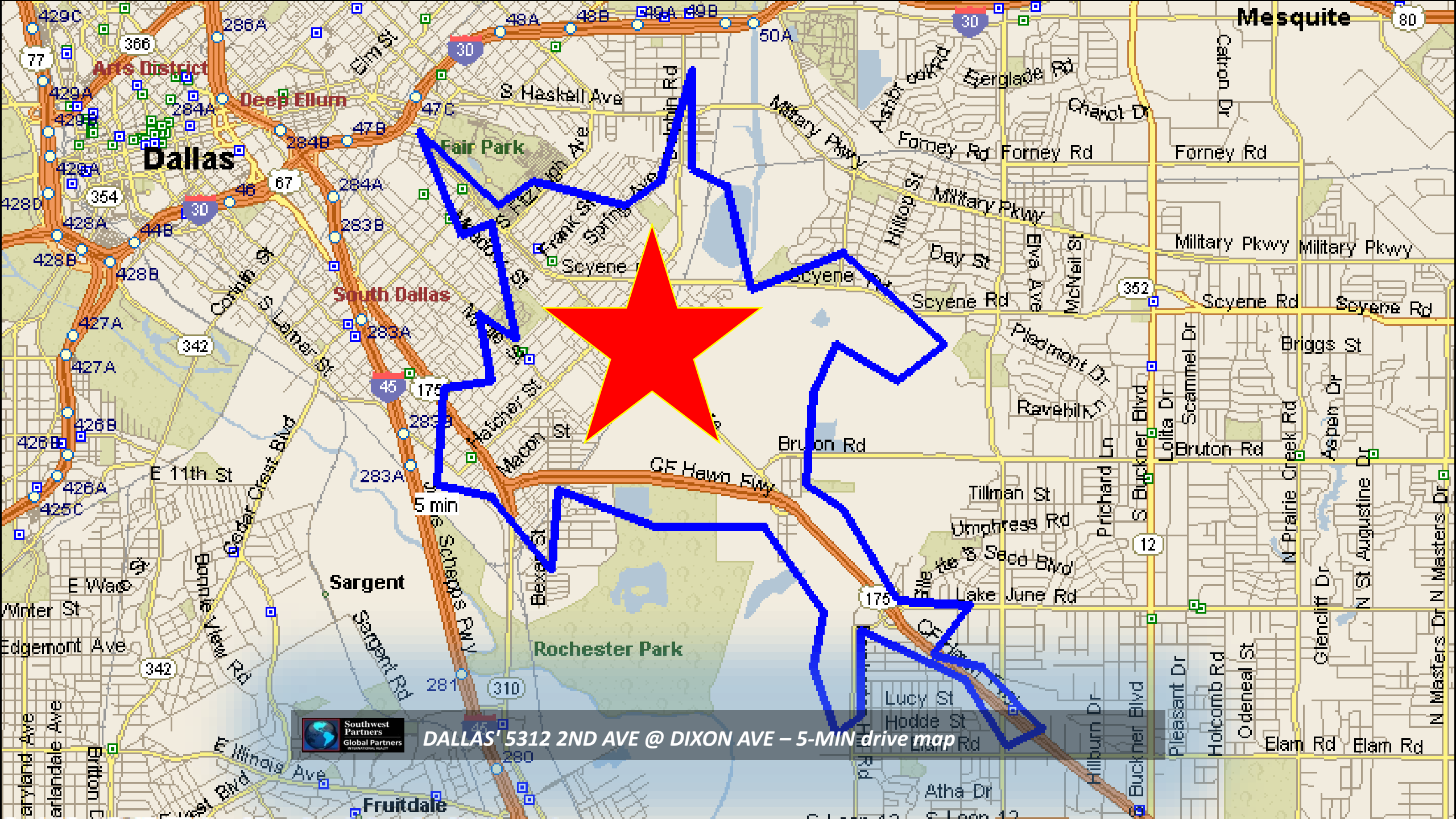
Jorge Verar, MBA, CPA, Collaborative Broker

George Alexander, MA, Staff Broker, RAINMAKER® Development

O: 1+ 979.421.9996

TheRainmakers@swpre.com

swpre.com

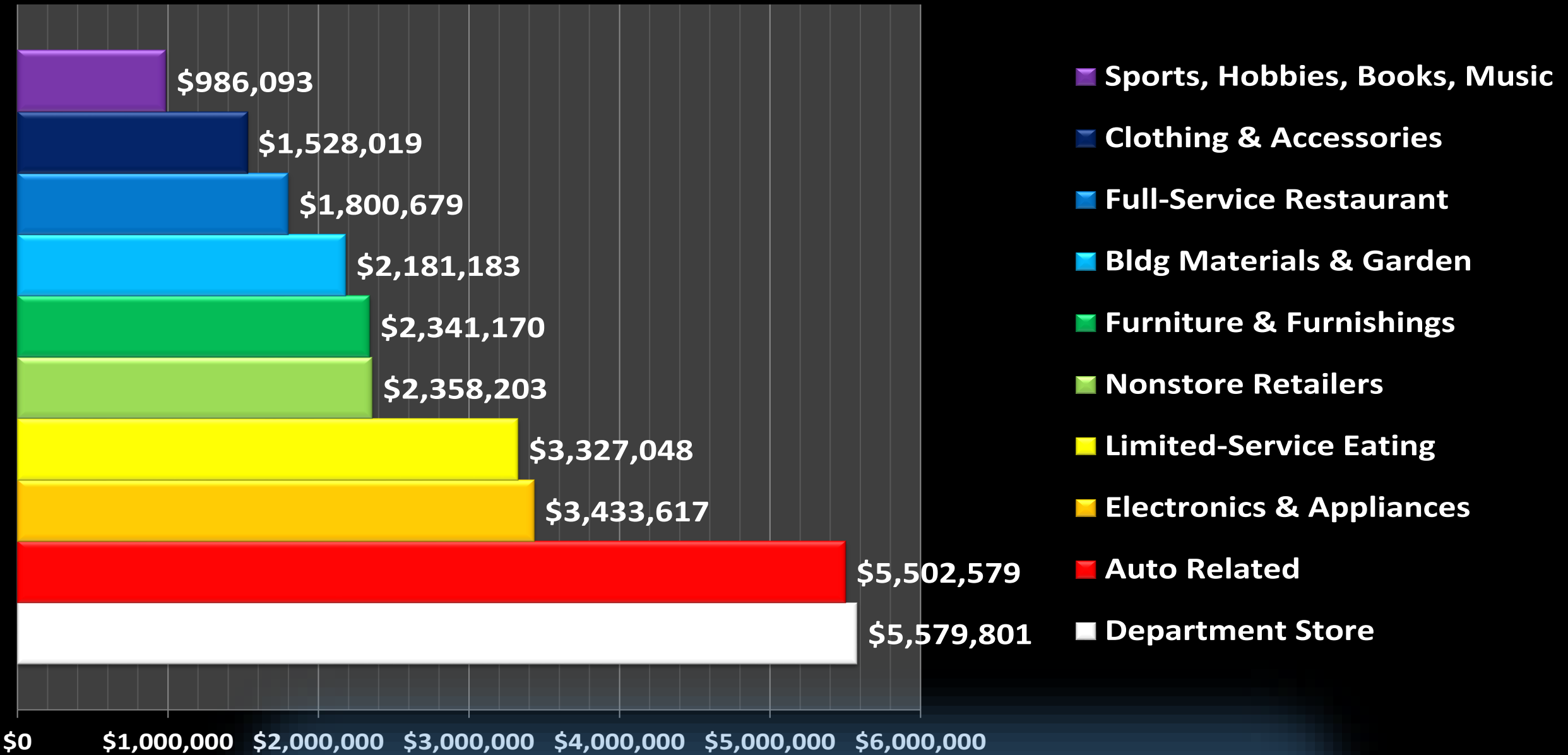


DALLAS' 5312 2ND AVE @ DIXON AVE – 5-MIN drive map

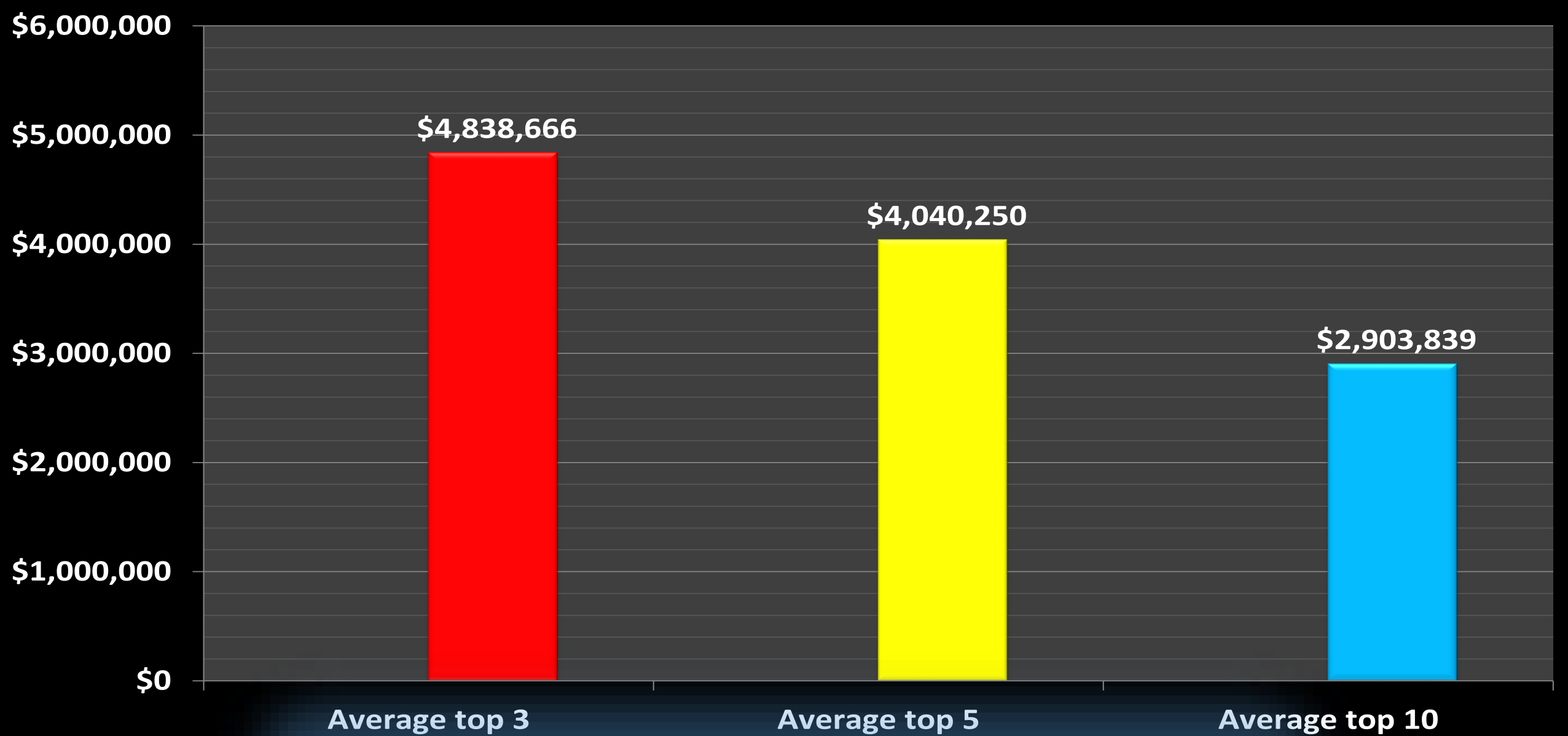
Rank	Category	Annual \$
1	Department Store	\$ 5,579,801
2	Auto Related	\$ 5,502,579
3	Electronics & Appliances	\$ 3,433,617
4	Limited-Service Eating	\$ 3,327,048
5	Nonstore Retailers	\$ 2,358,203
6	Furniture & Furnishings	\$ 2,341,170
7	Bldg Materials & Garden	\$ 2,181,183
8	Full-Service Restaurant	\$ 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

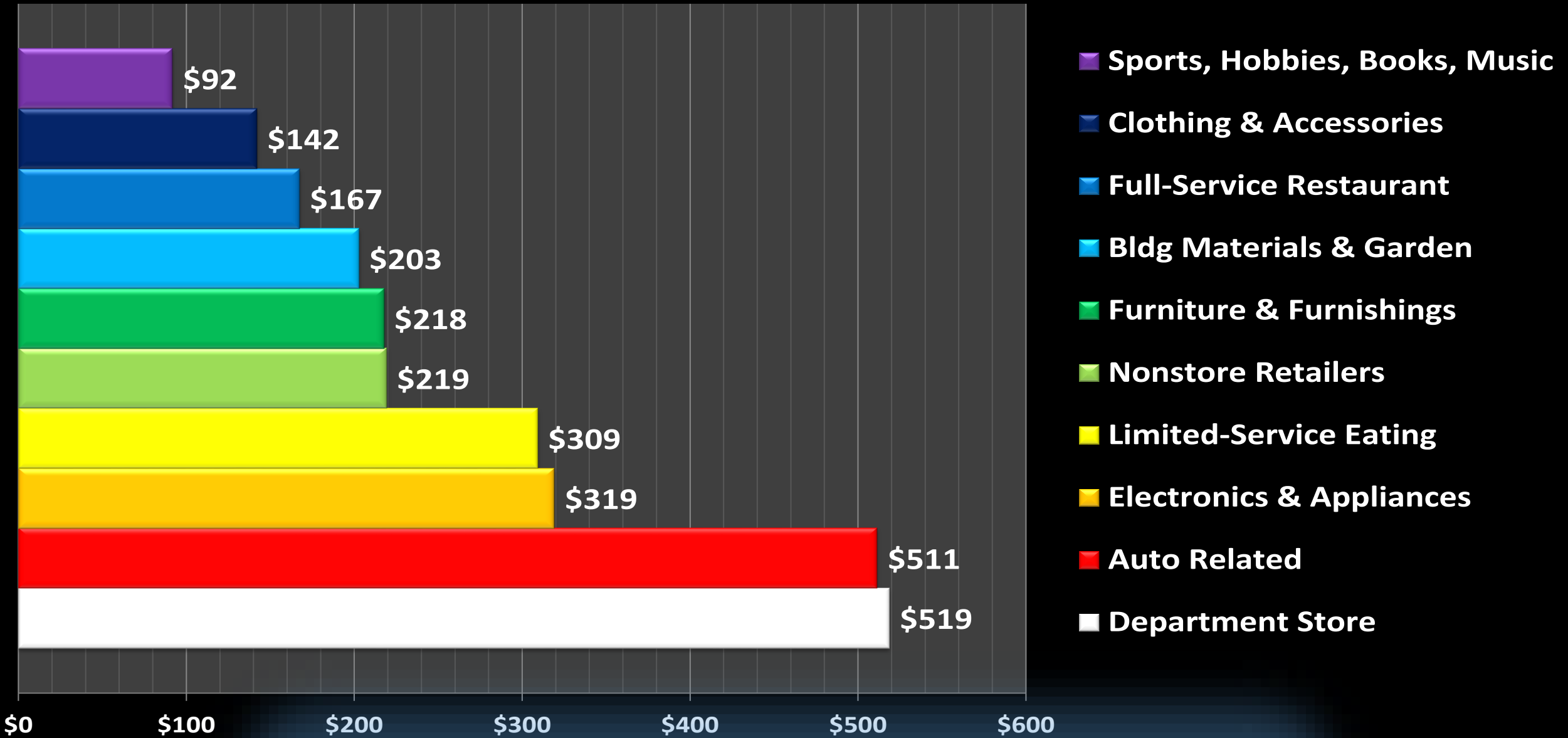


DALLAS' 5312 2ND AVE @ DIXON AVE – 5-MIN Retail Gap Total \$

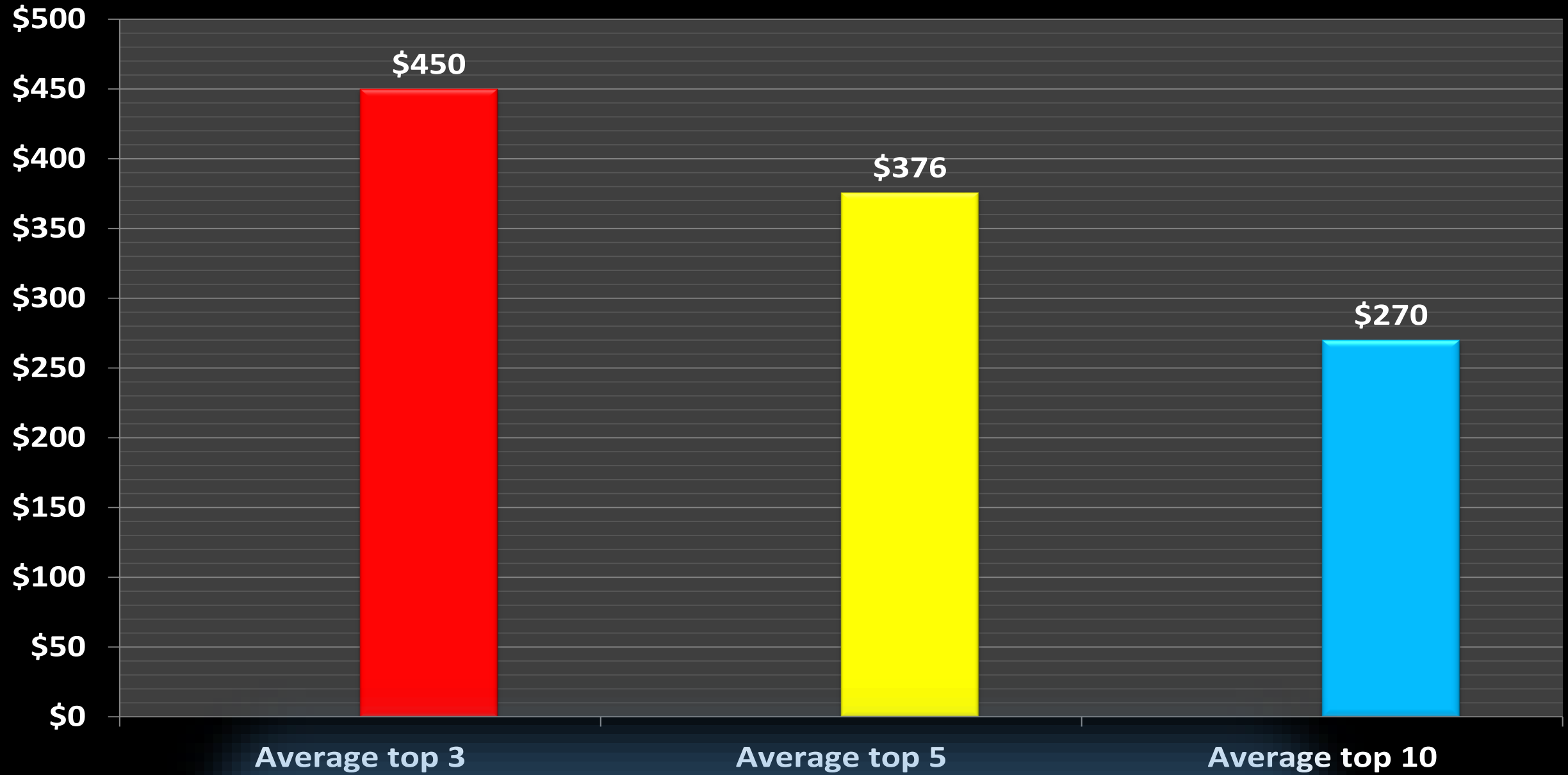
Rank	Category	Annual \$
1	Department Store	\$ 519
2	Auto Related	\$ 511
3	Electronics & Appliances	\$ 319
4	Limited-Service Eating	\$ 309
5	Nonstore Retailers	\$ 219
6	Furniture & Furnishings	\$ 218
7	Bldg Materials & Garden	\$ 203
8	Full-Service Restaurant	\$ 167
9	Clothing & Accessories	\$ 142
10	Sports,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

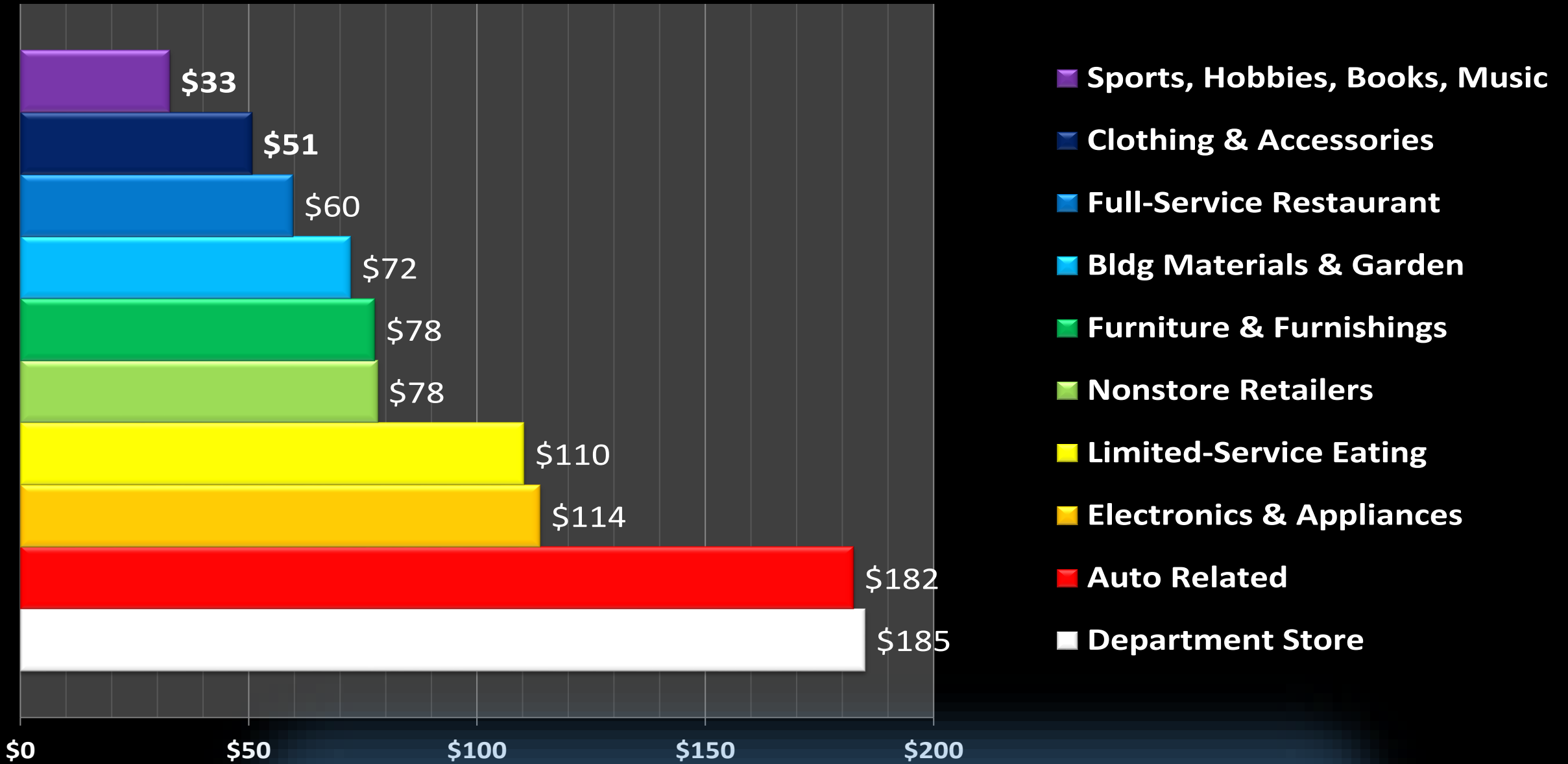


DALLAS' 5312 2ND AVE @ DIXON AVE – 5-MIN Retail Gap \$ Per Household

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



<http://www.swpre.com/listing/5312-2nd-ave/>



DALLAS' 5312 2ND AVE @ DIXON AVE



Southwest Partners

Global Partners

INTERNATIONAL REALTY

Karl Skadowski, Collaborative CLOUD Broker & Broker of Record, Texas Land Man

Lori Skadowski, Texas Land Man, REALTOR®, CLOUD Listing Manager

Diane Alexander, MBA, CEO, Broker, Team Leader

Nasir Bajwa, MA, CCIM, CPM, Collaborative Broker

Jorge Verar, MBA, CPA, Collaborative Broker

George Alexander, MA, Staff Broker, RAINMAKER® Development

O: 1+ 979.421.9996

TheRainmakers@swpre.com

swpre.com