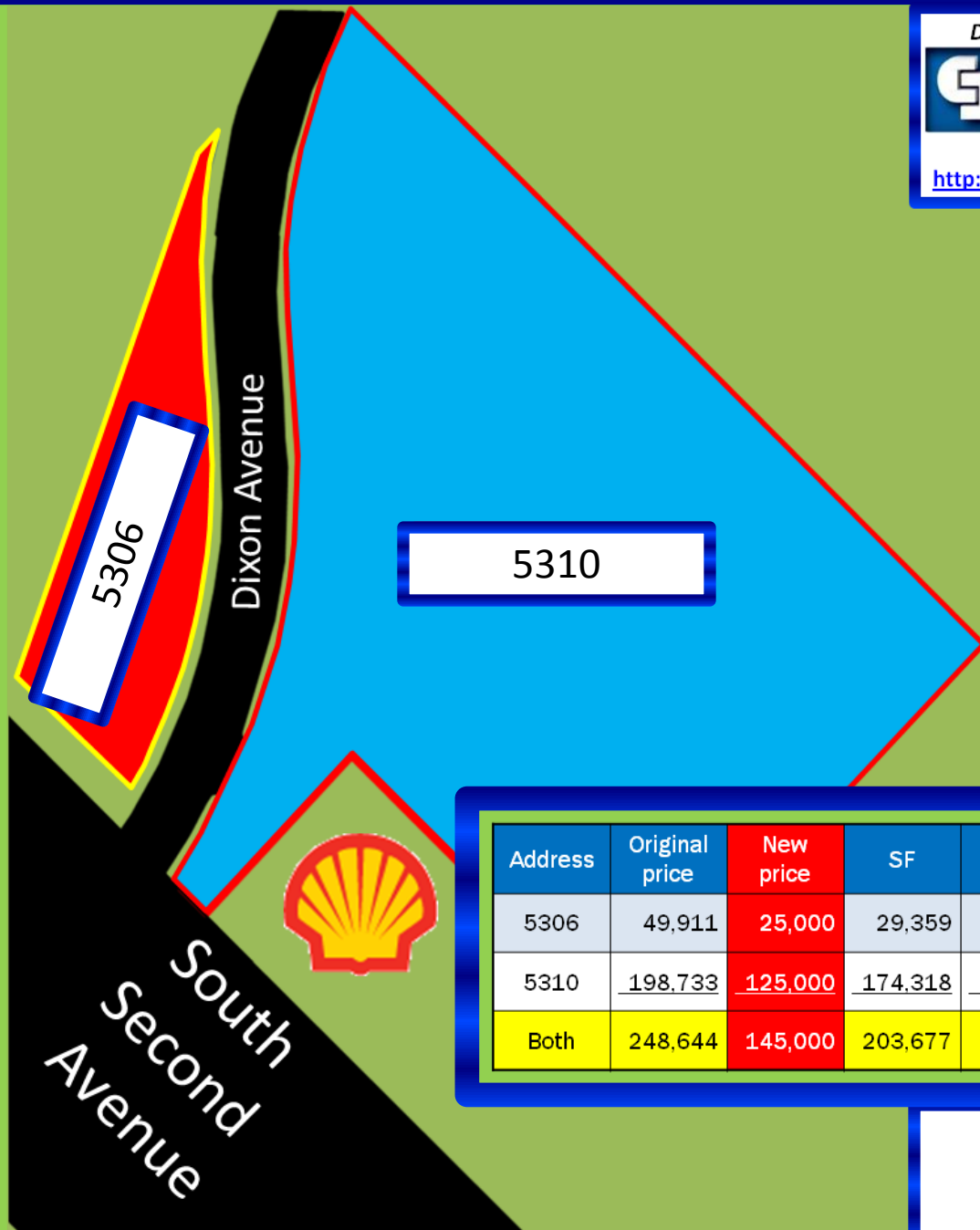



DALLAS 2nd AVE up to 50% off 3 mi to Deep Ellum & Downtown
 5306: \$25K 29,359 SF 467' est. front 5% + \$5K
 5310: **\$125K** 174,318 SF 678' est. front 5% + \$7.5K
 Both: \$145K 203,677 SF 1,145' est front 5% + \$10K
CLOUD listing Texas Land Man & CBC Southwest Partners
<http://bit.ly/TX-Dallas-Second-Avenue-up-to-50-percent-off-You-Tube>



Address	Original price	New price	SF	\$/SF	Acres	\$/acre	Est. frontage	BBC %	BBC Bonus
5306	49,911	25,000	29,359	0.85	0.674	37,093	467	5%	5,000
5310	<u>198,733</u>	125,000	<u>174,318</u>	<u>0.72</u>	<u>4.002</u>	<u>31,236</u>	<u>678</u>	5%	<u>7,500</u>
Both	248,644	145,000	203,677	0.71	4.676	31,011	1,145	5%	10,000

2nd AVE graphics-offering summary



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5310 2nd AVE graphics-
satellite close-up



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5310 2nd AVE graphics-
close-up shaded

DALLAS 2nd AVE up to 50% off 3 mi to Deep Ellum & Downtown



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**5310 2nd AVE graphics-
satellite half-mi**

DALLAS 2nd AVE up to 50% off 3 mi to Deep Ellum & Downtown



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Hatcher St

S 2nd Ave

Hawn Fwy

5310 2nd AVE graphics-
satellite 1-mi

DALLAS 2nd AVE up to 50% off 3 mi to Deep Ellum & Downtown



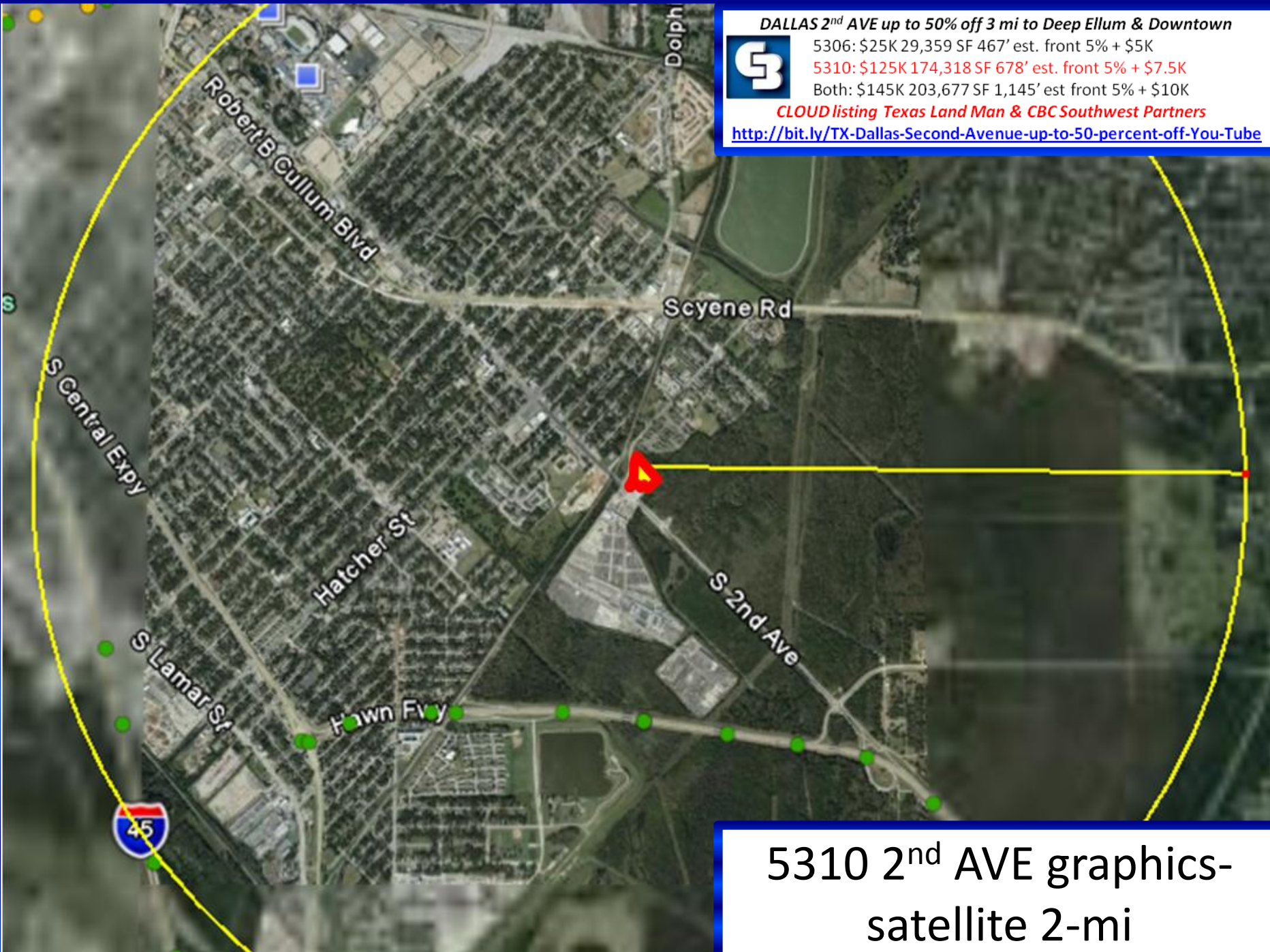
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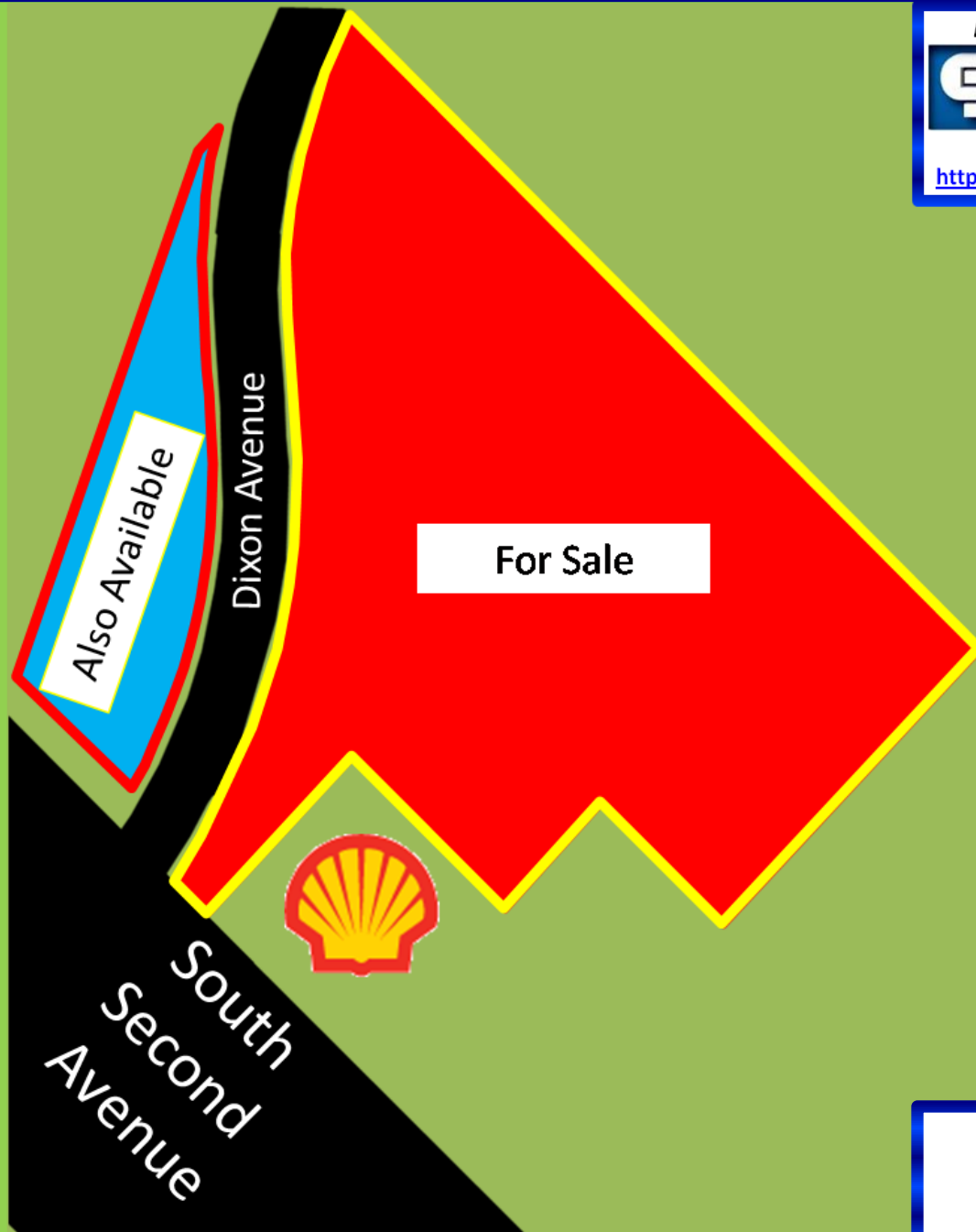
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**5310 2nd AVE graphics-
satellite 2-mi**



DALLAS 2nd AVE up to 50% off 3 mi to Deep Ellum & Downtown



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**5310 2nd AVE graphics-
graphic enhanced**



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Swale

Wooded & low area



5310 2nd AVE graphics-
swale & low area focus



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5310 2nd AVE graphics-survey



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Dixon Ave

5306 2nd AVE graphics-
satellite close-up



DALLAS 2nd AVE up to 50% off 3 mi to Deep Ellum & Downtown

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Dixon Ave

5306 2nd AVE graphics-
close-up shaded

DALLAS 2nd AVE up to 50% off 3 mi to Deep Ellum & Downtown



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**5306 2nd AVE graphics-
satellite half-mi**



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5306 2nd AVE graphics-
satellite 1-mi

DALLAS 2nd AVE up to 50% off 3 mi to Deep Ellum & Downtown



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**5306 2nd AVE graphics-
satellite 2-mi**



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5306 2nd AVE graphics-
survey

DALLAS 2nd AVE up to 50% off 3 mi to Deep Ellum & Downtown



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PD 595
(R-5(A))

3650

Dixon

5306

5310

5366

5314

5318

CR

5310 2nd AVE graphics-
area zoning

DALLAS 2nd AVE up to 50% off 3 mi to Deep Ellum & Downtown



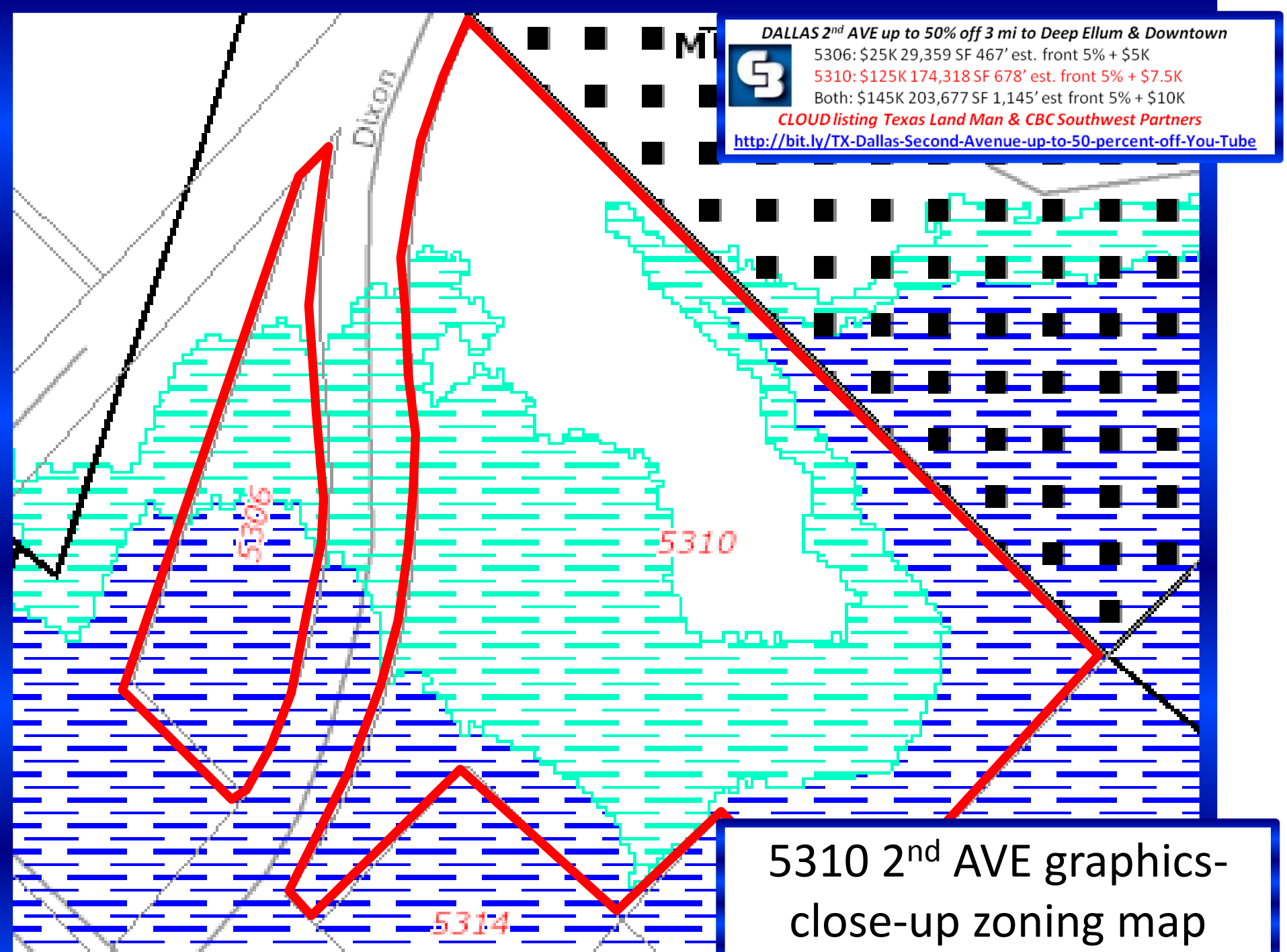
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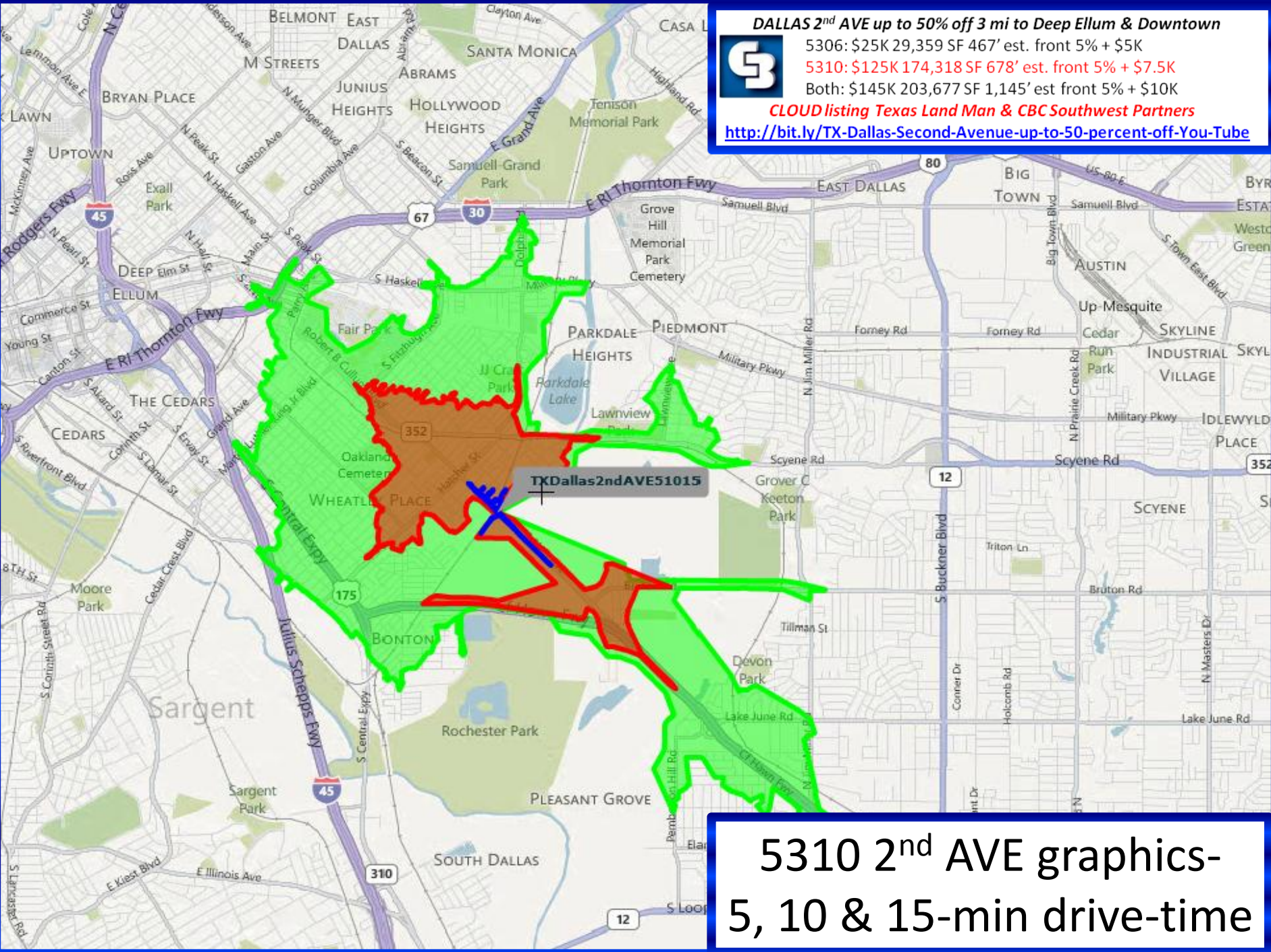
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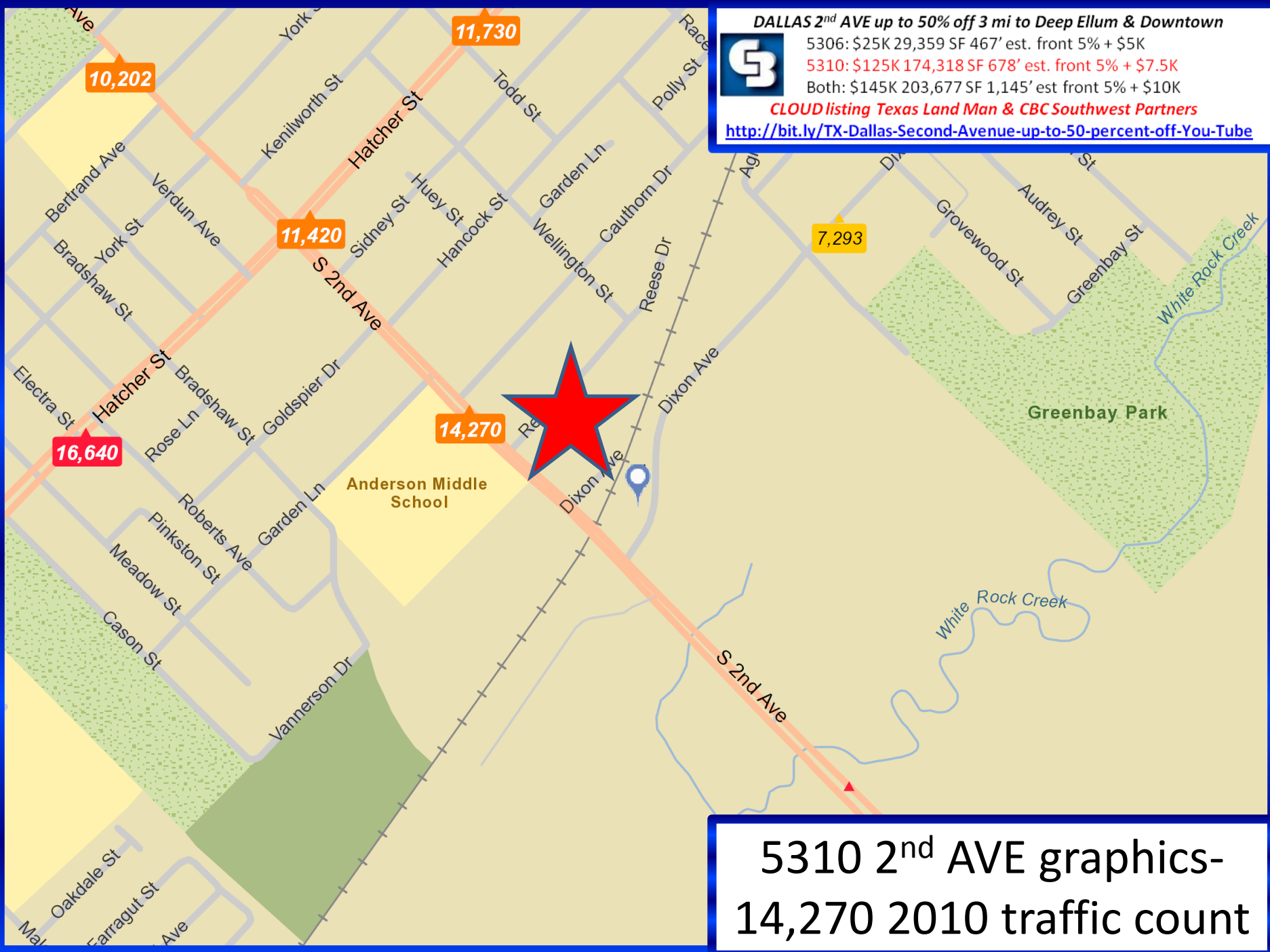
**5310 2nd AVE graphics-
close-up zoning map**



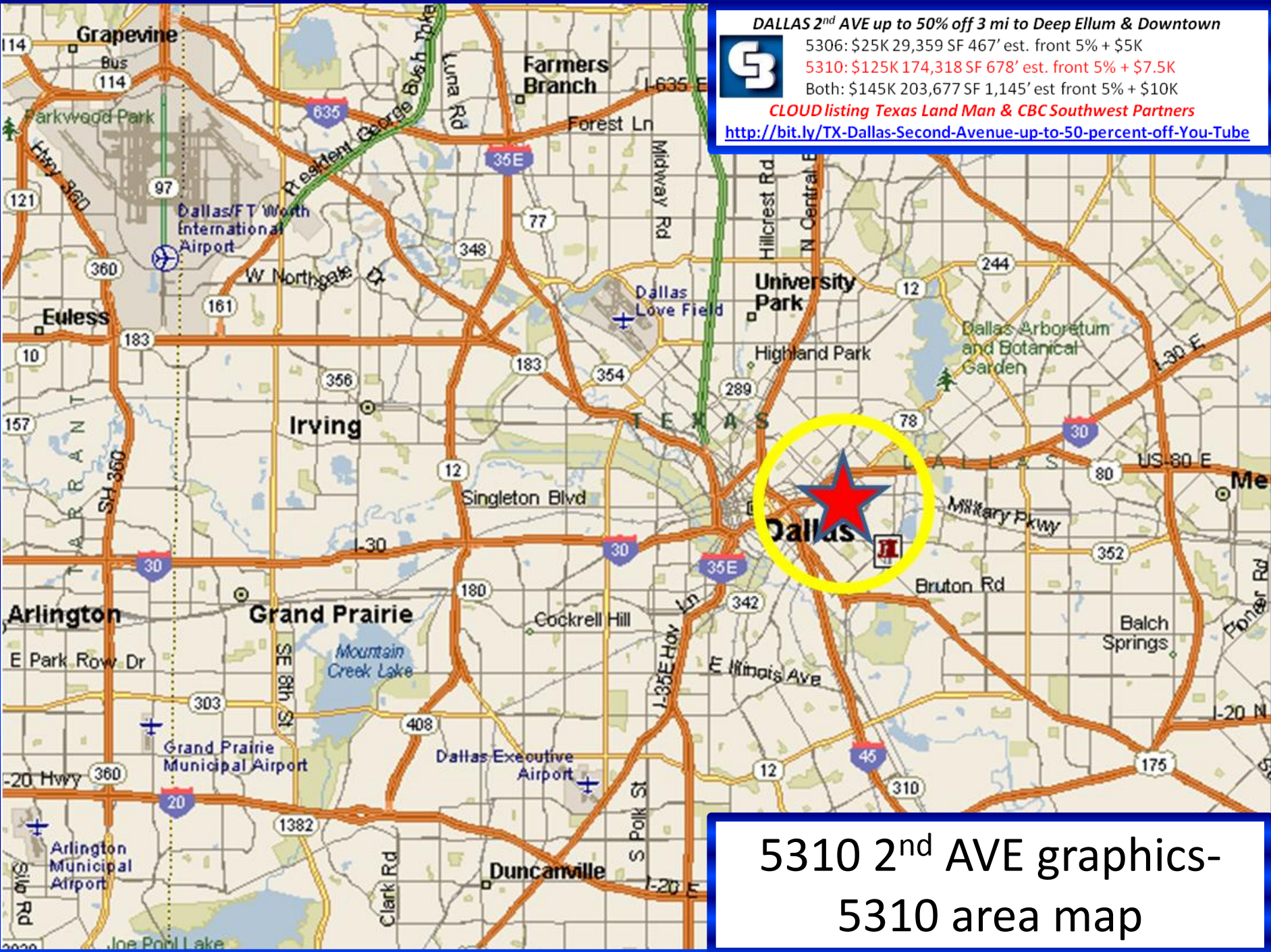
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5310 2nd AVE graphics-
5, 10 & 15-min drive-time

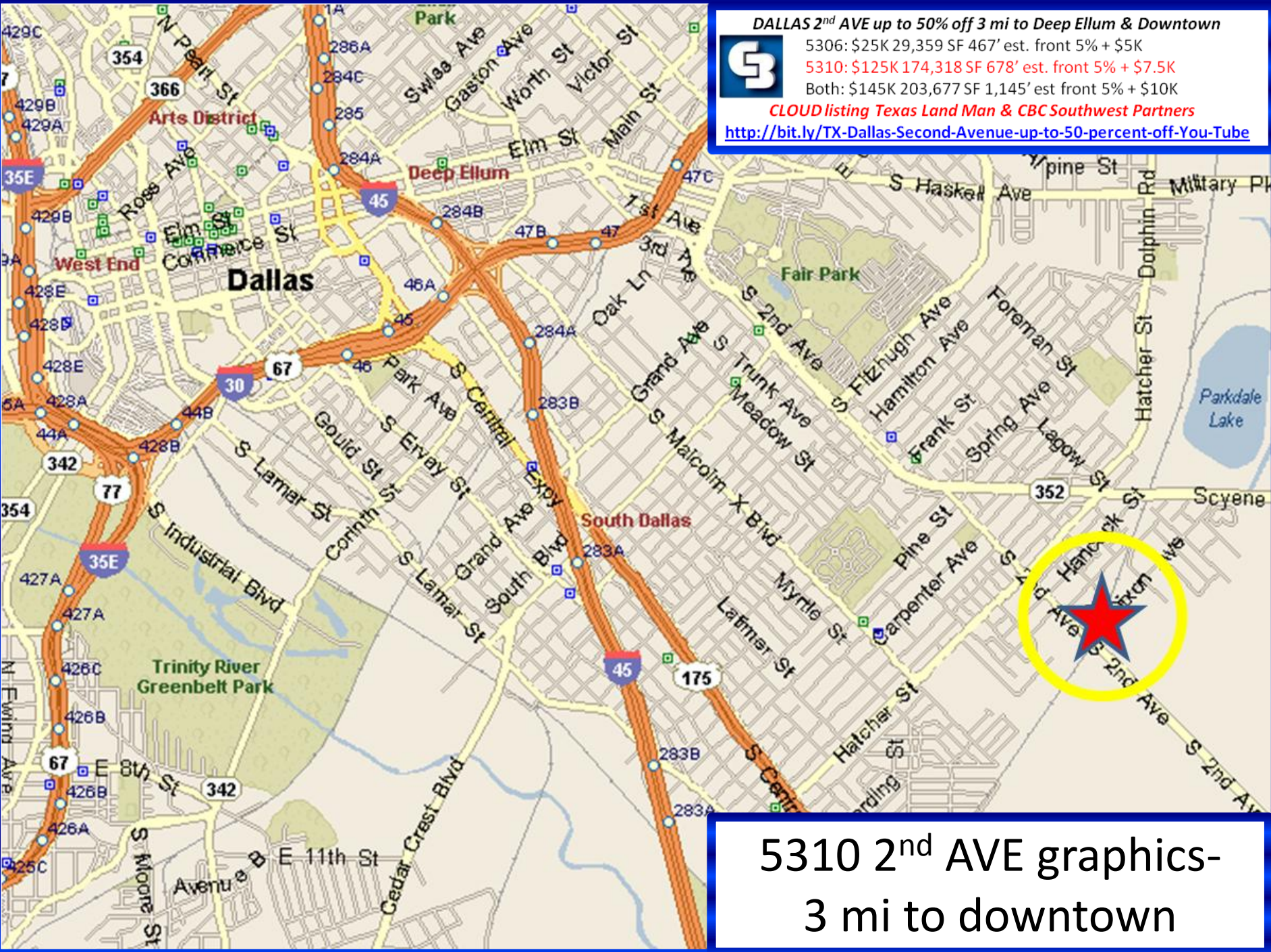


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5310 2nd AVE graphics-
5310 area map

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**5310 2nd AVE graphics-
3 mi to downtown**

DALLAS 2nd AVE up to 50% off 3 mi to Deep Ellum & Downtown



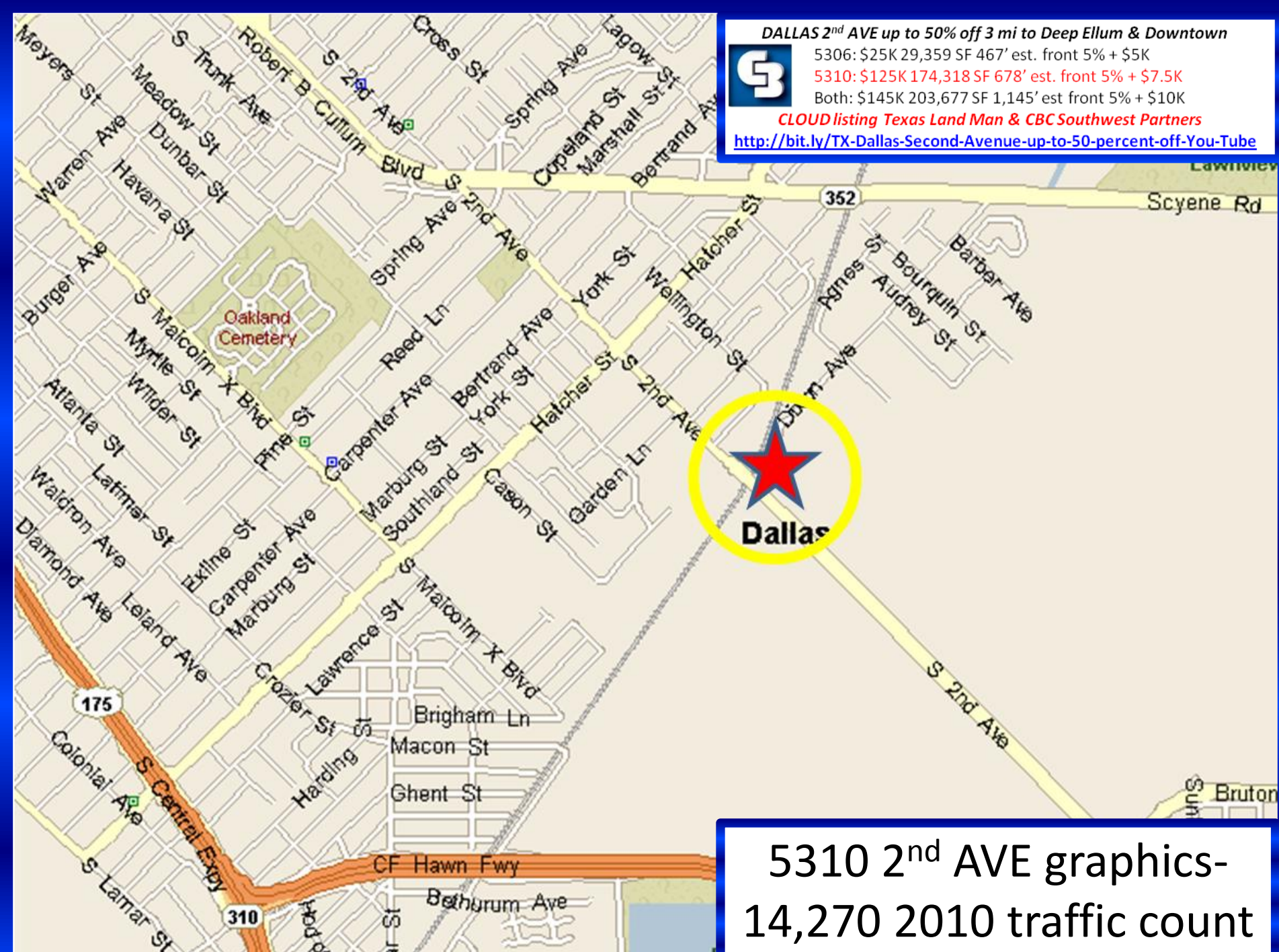
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**5310 2nd AVE graphics-
14,270 2010 traffic count**

DALLAS 2nd AVE up to 50% off 3 mi to Deep Ellum & Downtown



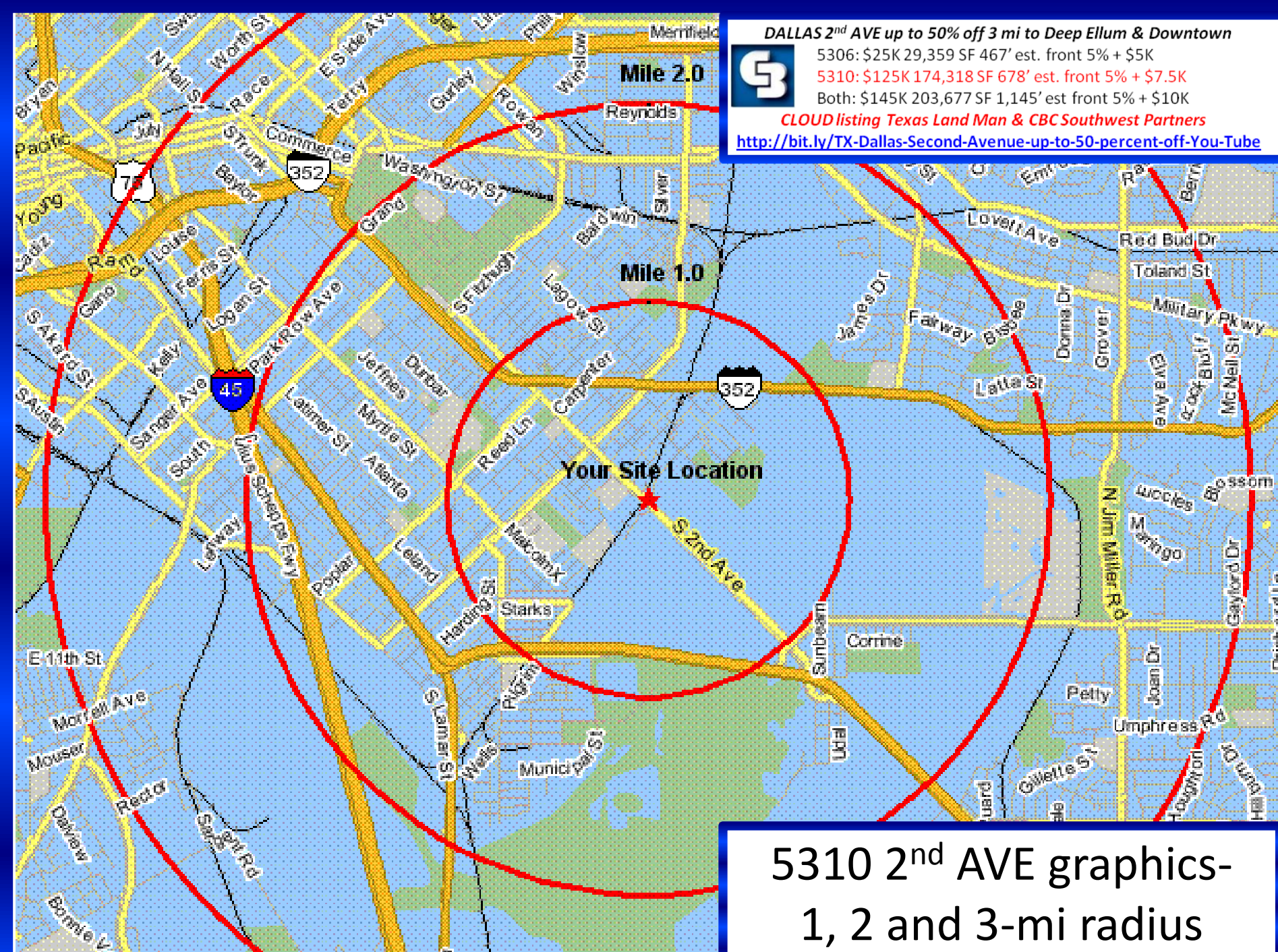
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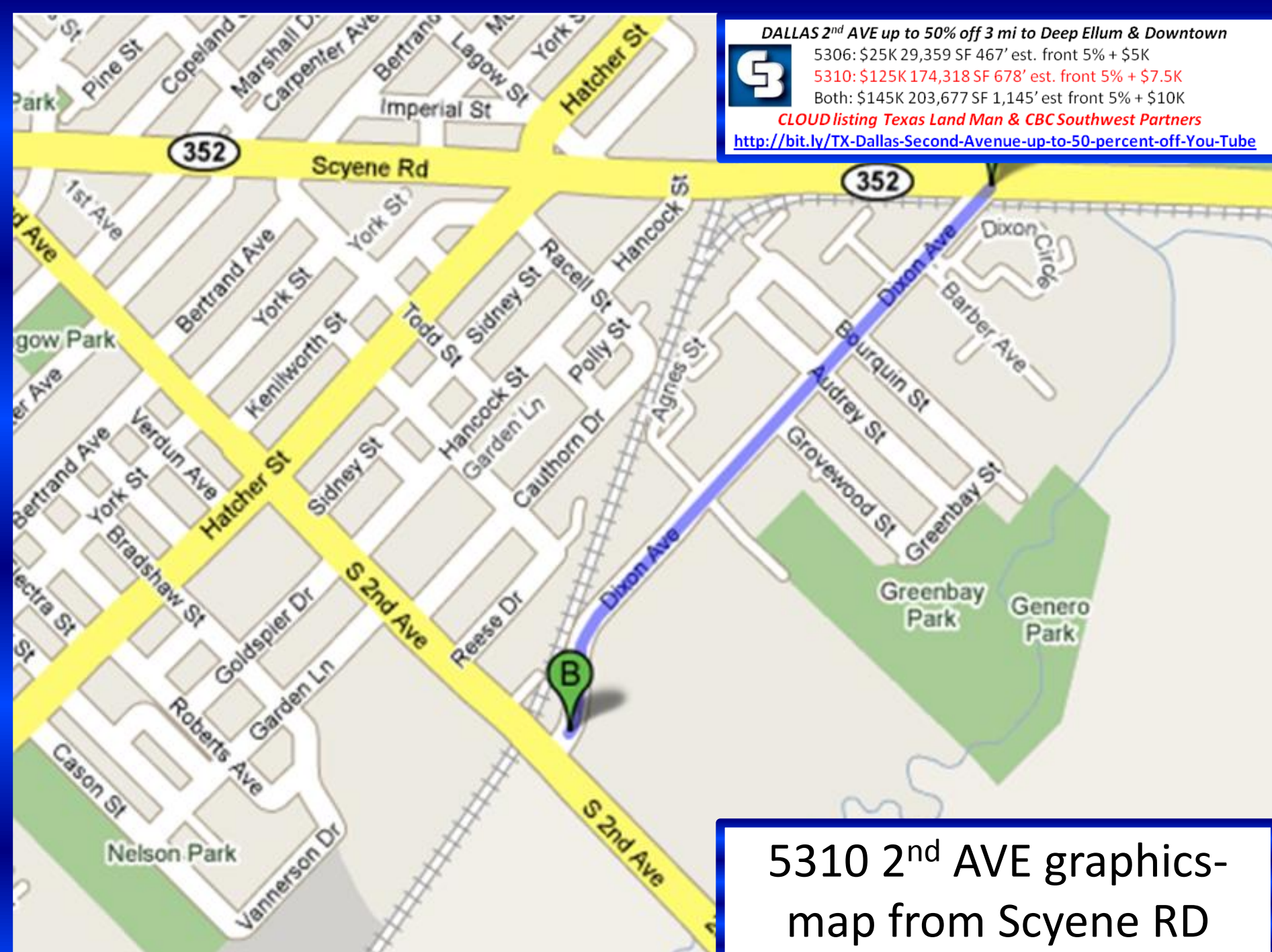
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**5310 2nd AVE graphics-
map from Scyene RD**

DALLAS 2nd AVE up to 50% off 3 mi to Deep Ellum & Downtown



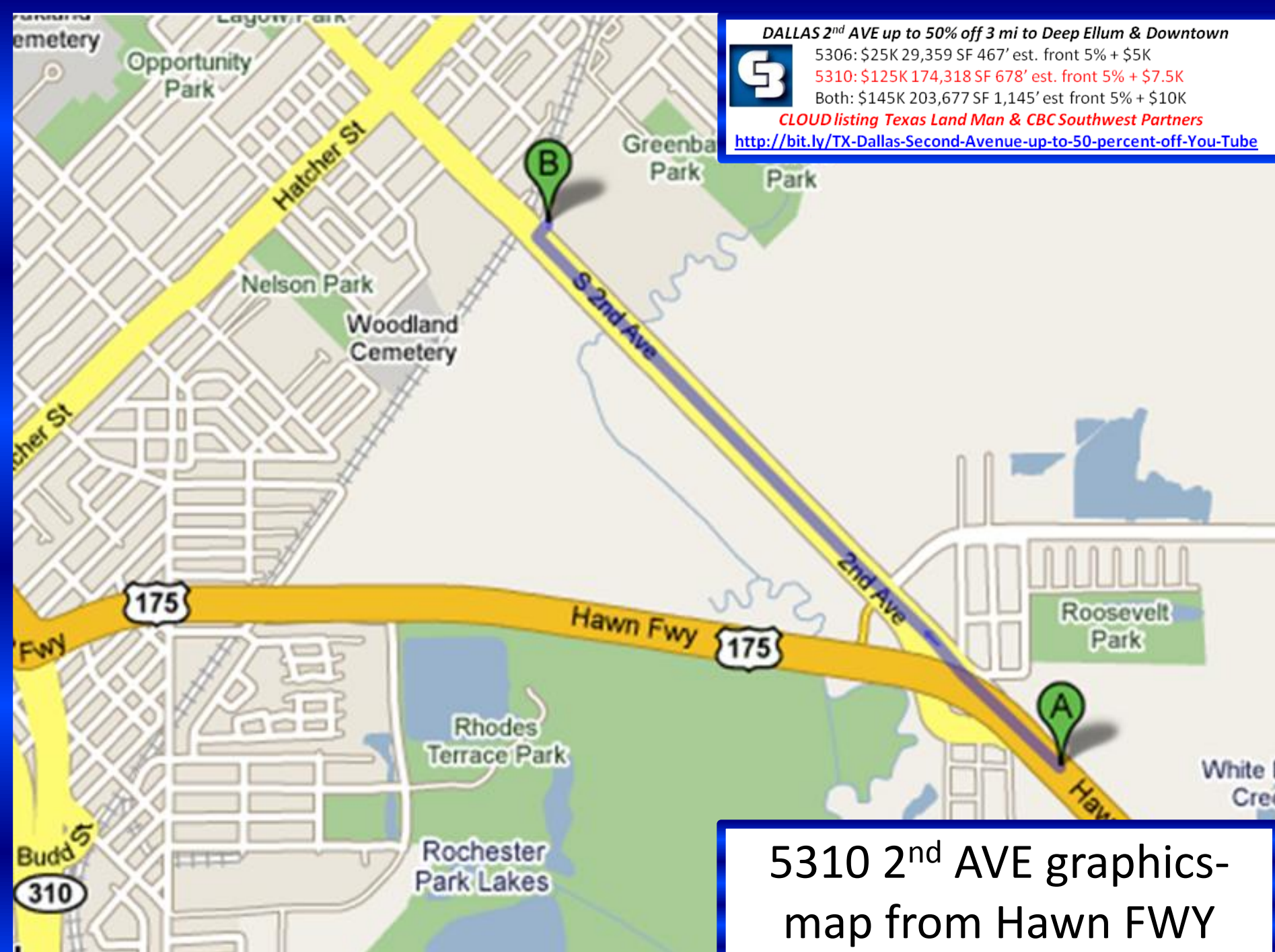
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5310 2nd AVE graphics-
map from Hawn FWY

