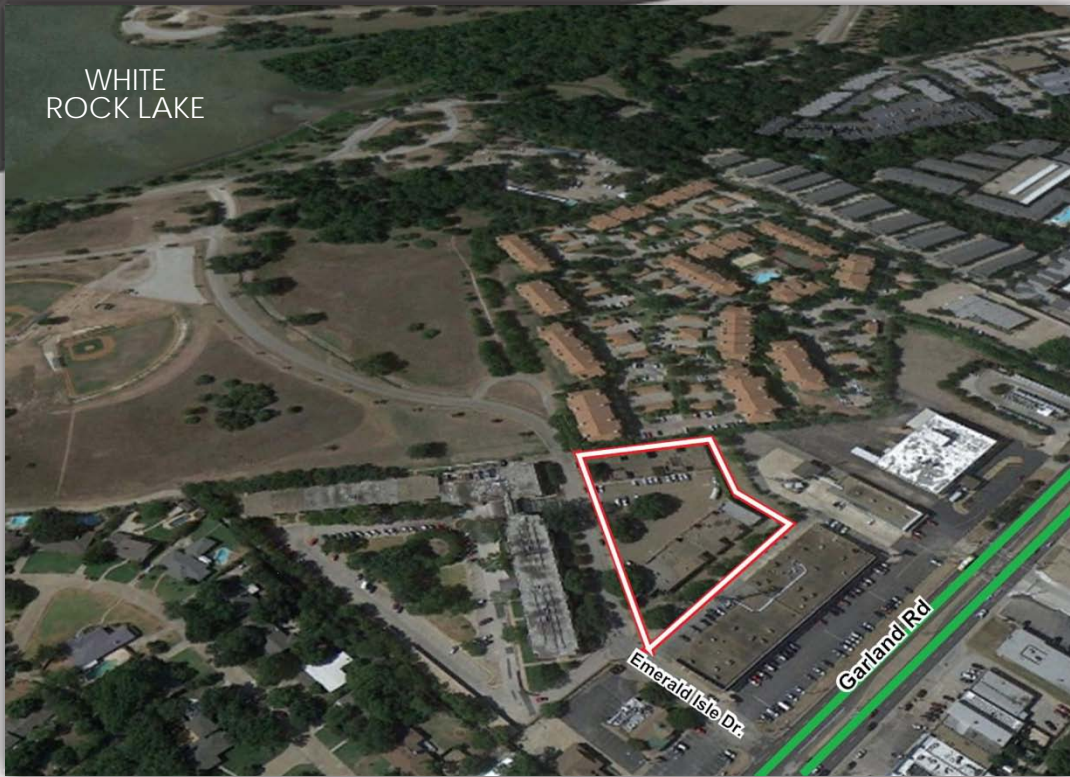


±2.03 AC. ON WHITE ROCK LAKE

EAST DALLAS RESIDENTIAL OPPORTUNITY

FOR SALE



PROPERTY OVERVIEW

ADDRESS: 1000 Emerald Isle Dr.
Dallas, TX 75218

LAND SIZE: ±2.03 Acres
±88,383 Square Feet

ZONING: PD 781

ALLOWED USES:

- Up to 41 Single-Family Shared Access Lots
- Medical/Office

ALLOWABLE HEIGHT: 38 Feet

SALE PRICE: \$3,300,000

INVESTMENT HIGHLIGHTS

- **Extremely rare** opportunity to own Townhome zoned property with views of White Rock Lake and White Rock Park.
- NO new development of this sort around White Rock Lake.
- Incredible infill redevelopment opportunity.
- The property is located in the eastern portion of Dallas, Texas within close proximity to new retail and single family residential development. Downtown Dallas is less than a 15 minute drive and Downtown Lakewood and Greenville Avenue are both just on the other side of the Lake. The Dallas Arboretum, White Rock Lake, and the Santa Fe Bike Trails are all within walking distance of the property.



FOR DETAILED INFORMATION:

LANE KOMMER

Investments/Land Division

p 972.419.4093 e lkommer@henrysmiller.com

AUSTIN
DALLAS-FORT WORTH
EL PASO
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HENRY S. MILLER BROKERAGE, LLC
Since 1914

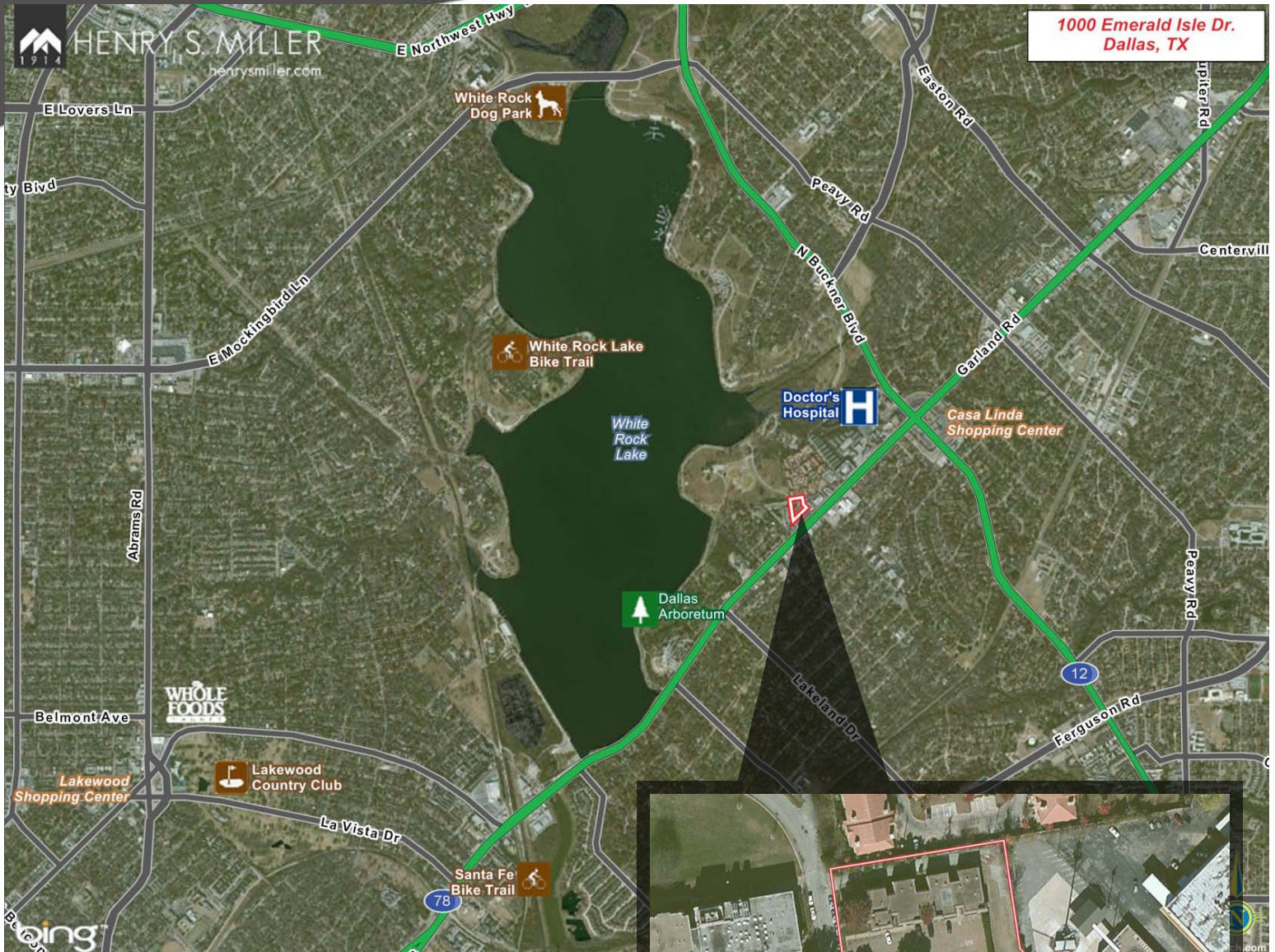
5001 SPRING VALLEY RD., SUITE 1100W • DALLAS, TEXAS 75244 • p 972.419.4000 • f 972.419.4099

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±2.03 AC. ON WHITE ROCK LAKE

EAST DALLAS RESIDENTIAL OPPORTUNITY

FOR SALE

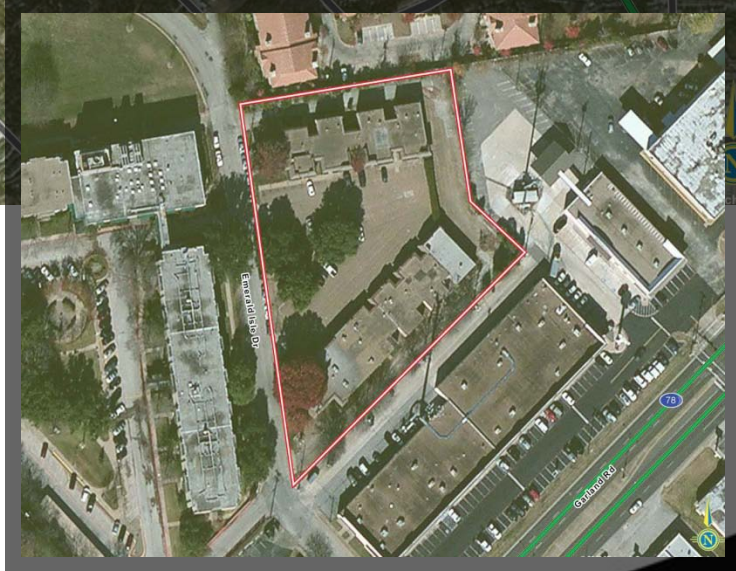


1000 Emerald Isle Dr.
Dallas, TX

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2011 Population	65139	115,501	375,160
2016 Est. Population	6,322	113,934	374,500
Ave. HH Income	\$96,305	\$80,356	\$72,308

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