

# LA VISTA DR, DALLAS, TX

*Presented by:*

*Realtor Gital Harlap*



## UNIQUELY SUITED FOR 3 DIFFERENT USE CASES

1. Single Family Homes
2. 3 Full Duplexes - 6 Units
3. Townhomes – Up to 12 Units

## 3 PROPERTIES FOR SALE IN LOWER GREENVILE DALLAS





# PROPERTIES SUMMERY

## Land and Buildings

- \* 3 Adjacent Parcels
- \* 4150sqft each, 12450 feet of land
- \* Currently there is a house on each lot
- \* additional 1500sqft of abandoned Alley for each lot

## Location

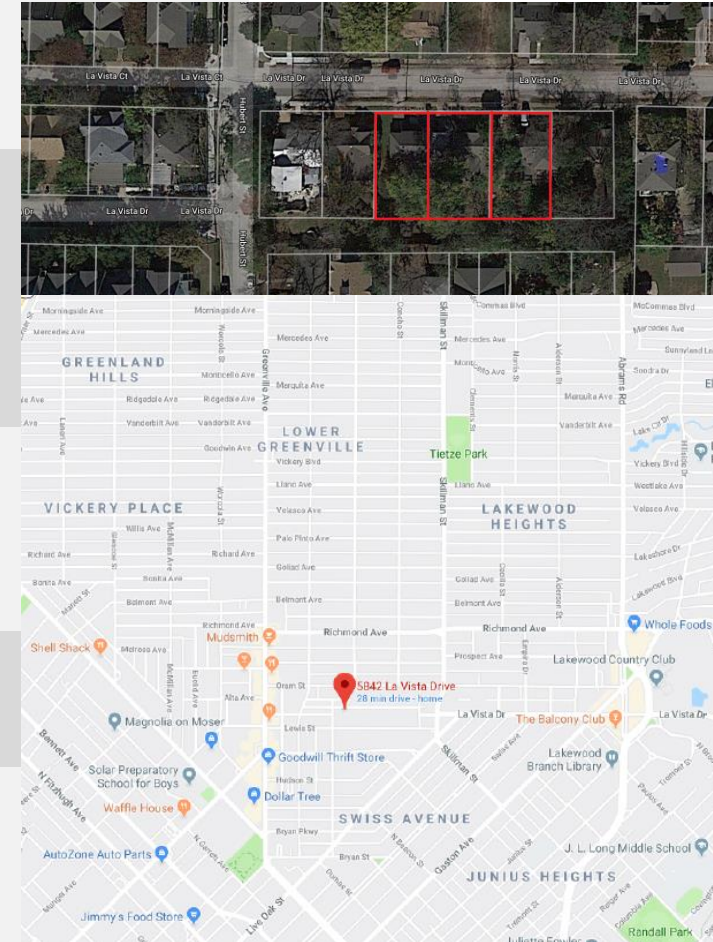
- \* 5838-5842-5846 La Vista Dr, Dallas,
- \* Lower Greenville Neighborhood
- \* Walking distance to Restaurants, Bars and Shopping

## Details

- \* Zoned MF-2 (Multi Family)
- \* Many Townhomes and Duplexes Nearby

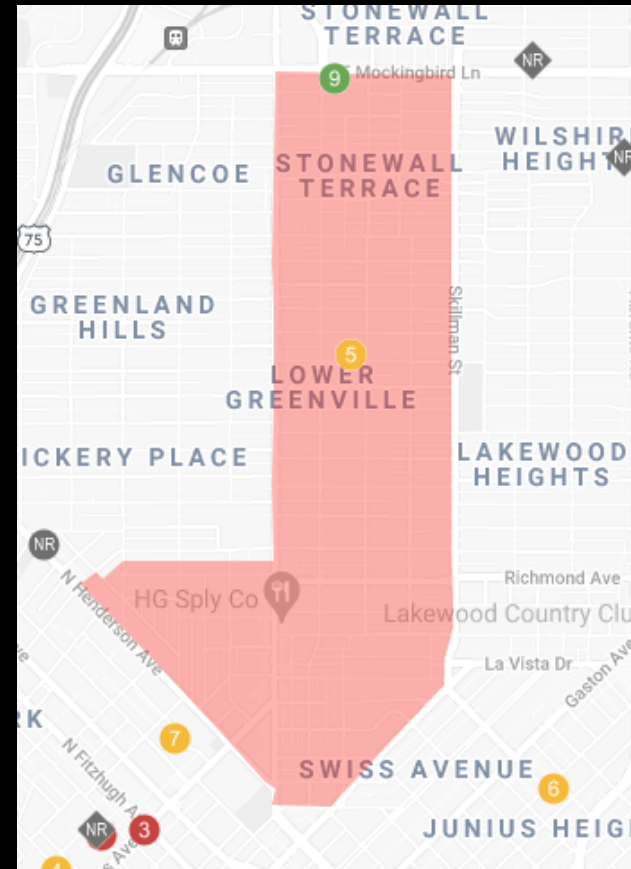
## Pricing Details

- \* \$1,200,000 For all three lots
- \* Or 5838 La Vista Dr - \$420,000
- \* 5842 La Vista Dr - \$390,000
- \* 5846 La Vista Dr - \$390,000



# LOWER GREENVILLE, NEIGHBORHOOD

Lower Greenville is a major entertainment district in Dallas south of Mockingbird Lane containing many popular bars, restaurants, boutique stores and live music venues. Real estate in the area is renewing with new construction modern homes and many townhomes.



# Opportunity - Townhomes

Example - 2 Buildings of 6 Townhomes each on all 3 lots



02 FRONT RIGHT VIEW  
SCALE: 1:151.6328



03 REAR RIGHT VIEW  
SCALE: 1:76.1605



04 FRONT LEFT VIEW  
SCALE: 1:58.8491



05 AERIAL VIEW FRONT RIGHT  
SCALE: 1:82.7196

## Opportunity – Duplexes (Up to 6 units)

Example for 4 units on 2 lots





# Opportunity – Single Family Homes

Build a Single Family Residence  
Modern Contemporary Style

Recent sales show 330 per sqft and up  
Example of some of the Comps



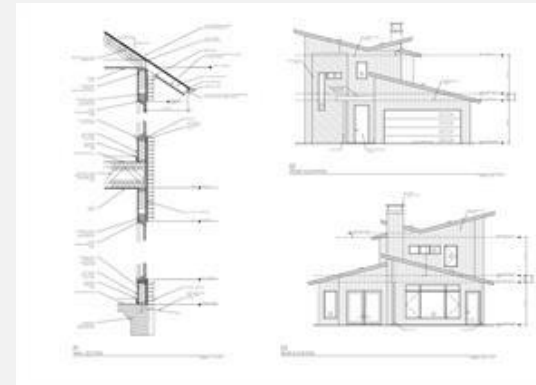
6023 Richmond, Active  
@ \$1.35M 323 per sqft



6031 Richmond, Sold  
@ \$1.3M 338 per sqft



6119 Valesco, Pending  
@ \$1.3M 331 per sqft



6215 Llano, Pending  
@ \$1.35M 348 per sqft

# COMPS

## Active Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM
14580728	6023 Richmond Avenue	Dallas	5	5/1	2/0/2	2021	Yes	4,180	\$322.97	0.212	\$1,350,000	26
# LISTINGS: 1			Medians:	5	5/1	2/0/2	2021	4,180	\$322.97	0.212	\$1,350,000	26
			Minimums:	5	5/1	2/0/2	2021	4,180	\$322.97	0.212	\$1,350,000	26
			Maximums:	5	5/1	2/0/2	2021	4,180	\$322.97	0.212	\$1,350,000	26
			Averages:	5	5/1	2/0/2	2021	4,180	\$322.97	0.212	\$1,350,000	26

## Pending Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM
14571636	6022 Lewis Avenue #102	Dallas	2	2/1	2/0/2	2020	No	1,385	\$295.31		\$409,000	15
# LISTINGS: 1			Medians:	2	2/1	2/0/2	2020	1,385	\$295.31		\$409,000	15
			Minimums:	2	2/1	2/0/2	2020	1,385	\$295.31		\$409,000	15
			Maximums:	2	2/1	2/0/2	2020	1,385	\$295.31		\$409,000	15
			Averages:	2	2/1	2/0/2	2020	1,385	\$295.31		\$409,000	15

## Sold Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
14520250	5605 Bryan Parkway #103	Dallas	2	2/1	2/0/2	2020	No	1,500	\$249.00		\$375,000	\$373,500	04/30/2021	99.60	9
14546917	5912 Lindell Avenue #104	Dallas	2	2/1	2/0/2	2017	No	1,380	\$284.06	0.165	\$385,000	\$392,000	05/14/2021	101.82	9
14518041	5905 Ross Avenue #3	Dallas	2	2/1	2/0/2	2018	No	1,609	\$247.98	0.618	\$399,000	\$399,000	03/16/2021	100.00	1
14525642	5901 Ross Avenue #3	Dallas	2	2/1	2/0/2	2018	No	1,639	\$253.20		\$429,000	\$415,000	04/29/2021	96.74	27
14564097	5811 Lindell Avenue #102	Dallas	2	2/1	2/0/2	2018	No	1,463	\$287.08	0.165	\$395,000	\$420,000	05/14/2021	106.33	3
14514596	5905 Ross Avenue #1	Dallas	2	2/1	2/0/2	2018	No	1,637	\$268.78		\$439,000	\$440,000	04/01/2021	100.23	2
14426260	5931 Oram Street	Dallas	4	4/0	2/0/2	2017	No	3,259	\$208.65	0.149	\$699,000	\$680,000	01/29/2021	97.28	39
14524771	5945 Oram Street	Dallas	4	2/1	2/0/2	2019	No	3,054	\$239.03	0.075	\$699,900	\$730,000	03/26/2021	104.30	6
14456156	6110 Richmond Avenue	Dallas	4	4/1	2/0/2	2019	No	3,744	\$283.12	0.195	\$1,069,000	\$1,060,000	02/05/2021	99.16	58
14509570	6031 Richmond Avenue	Dallas	4	4/0	2/0/2	2021	Yes	3,840	\$338.54	0.212	\$1,300,000	\$1,300,000	04/19/2021	100.00	34
# LISTINGS: 10			Medians:	2	2/1	2/0/2	2018	1,638	\$260.99	0.165	\$434,000	\$430,000		100.00	9
			Minimums:	2	2/0	2/0/2	2017	1,380	\$208.65	0.075	\$375,000	\$373,500		96.74	1
			Maximums:	4	4/1	2/0/2	2021	3,840	\$338.54	0.618	\$1,300,000	\$1,300,000		106.33	58
			Averages:	3	3/1	2/0/2	2019	2,313	\$265.94	0.226	\$618,990	\$620,950		100.55	19



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