

KING LAUGHLIN

PROPERTY INFORMATION

- LOCATION:** Dallas, Texas 7204, CityPlace area near Downtown Dallas, 4300 Lafayette Street at Peak Street, bounded by Peak, Lafayette Street, Cabell Street, and Ashby Street.
- SIZE:** Approximately 181,730 Square Feet.
- ZONING:** Multi-Family-2(A), 36 foot height allowed, 60% Lot Coverage.
- UTILITIES:** All available to the site.
- PRICE:** \$38.50 per Square Foot

AREA INFORMATION:

- Excellent access to downtown Dallas.
- Two blocks from CityPlace Tower, 1,200,000 SF of office.
- A DART station is located at CityPlace Tower.
- Close to a Target, Wal-Mart Grocery and Albertson's.
- Elementary, Middle and High School in walking distance.
- The site is flat with no impediment to development.
- Close to the Baylor Hospital Complex.
- Four blocks from the West Village retail/residential complex.
- Numerous retail, office buildings and residential projects within one-half mile.

DEVELOPMENT OPPORTUNITY:

The owner of the property will entertain the involvement of an investor and or a lender in the development of the property. There are extensive plans for the development of a 62 unit Town Home project that will sell in the \$400's per Square Foot. Construction could begin within 60 to 90 days. For more information about the development contact the Broker.

REPRESENTED BY:

King Laughlin Co., Inc., C. King Laughlin, President

Call: 214-704-9900

Email: king@kinglaughlin.com

The information contained herein was obtained from sources believed reliable, however, King Laughlin Company, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.

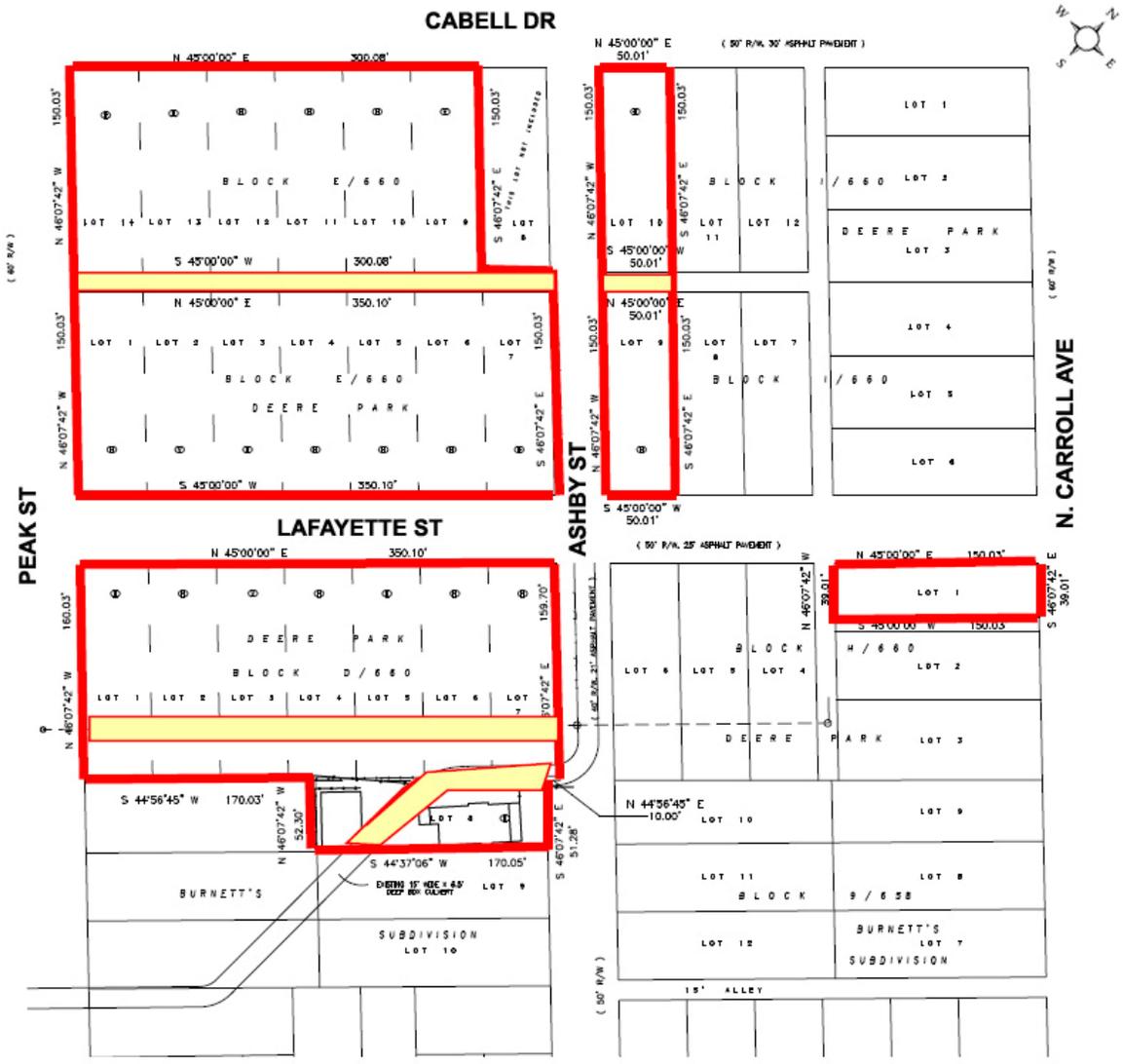
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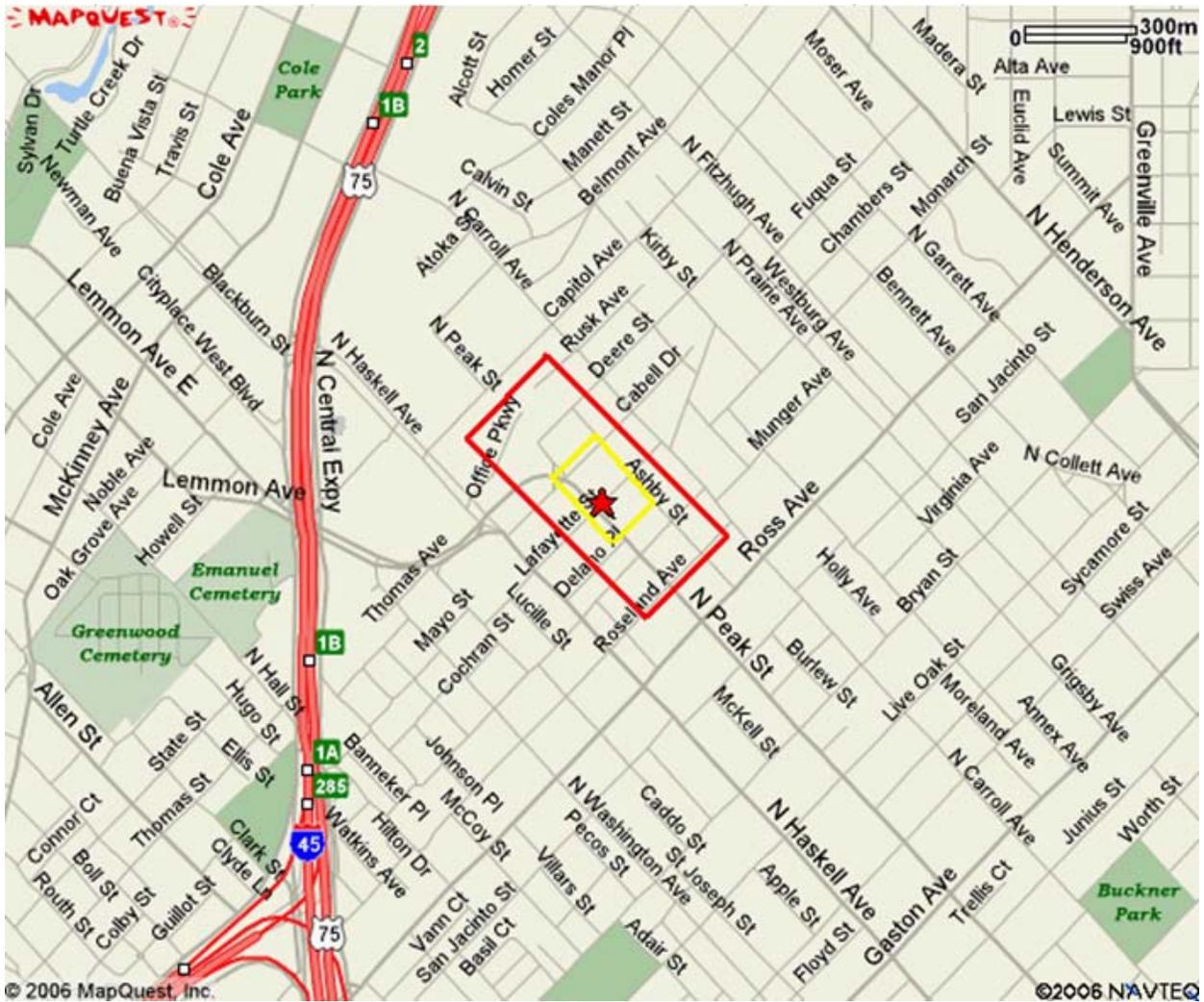


This Map Not to Scale - See Actual Square Footage



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