

# Apartment guide



**The Shelby**  
5609 SMU Boulevard  
Dallas, TX 75206

**Call Us**  
1 (866)  
255-0154

Shelby is conveniently located on the east side of 75/Central Expressway at 5609 SMU (Yale) Blvd. within walking distance of the SMU campus, restaurants, shopping and DART's Mockingbird Station. Brilliantly planned, this is exclusive boutique-style apartment living! This new and exclusive community offers a choice of distinctive 1 and 2 bedroom apartment homes featuring open and spacious floor plans with high-end finishes such as stained concrete and wood flooring, granite countertops, stainless steel appliances and amazing downtown views. The Shelby also features a state-of-the-art fitness center, outdoor lifestyle deck, and a stunning clubroom. We are NOW LEASING for this boutique-style community for immediate move-ins! Now is your chance to be one of the lucky few who have a chance to live in one of only 55 brand-new luxury flats.

Pricing							
Style	Beds	Ba	1/2	SqFt	Price	Term	Deposit
<u>Flat</u>	1	1	0	752	\$1149-1470	Per Month	\$100
Flat	1	1	0	841	\$1199-1640	Per Month	\$100
<u>Flat</u>	2	2	0	1025	\$1499-1990	Per Month	\$200
<u>Flat</u>	2	2	0	1158	\$1649-2325	Per Month	\$200
<u>Flat</u>	2	2	0	1185	\$1749-2300	Per Month	\$200
<u>Flat</u>	2	2	0	1192	\$1749-2315	Per Month	\$200
<u>Flat</u>	2	2	0	1217	\$1799-2435	Per Month	\$200

Prices and availability subject to change without notice. For more information, contact property at (866) 255-0154 .

## Apartment Features

- Air Conditioning
- Alarm
- Balcony
- Cable Ready
- Ceiling Fan(s)
- Dishwasher
- Microwave
- Some Paid Utilities
- View
- Oversized Closets
- Washer & Dryer Connections
- New/Renovated Interior

## Community Features

- Clubhouse
- Emergency Maintenance
- Fitness Center
- Garage
- Gated Access
- High Speed Internet Access
- Public Transportation
- Covered Parking
- Wireless Internet Access
- Accepts Credit Card Payments
- Accepts Electronic Payments
- Se Habla Espanol

## Office Hours

- Sunday** 1:00 to 5:00
- Monday** 10:00 to 5:30
- Tuesday** 10:00 to 5:30
- Wednesday** 10:00 to 5:30
- Thursday** 10:00 to 5:30
- Friday** 10:00 to 5:30
- Saturday** 10:00 to 5:30
- Other** Other times available by appointment. Call 214-295-4790.

- Green Community

### Special Features

- Disability Access
- Furnished Available
- Pets
- Short Term Available

### Pet Policy

- Breed Restriction
- Deposit: 500
- No "aggressive" breeds.

### Directions

From US-75, exit SMU Boulevard and turn East. Our Leasing Office is on the left just before the DART Light Rail.

### Additional Properties By Greystar in the Dallas Area

Property Name	Address	City	Phone	Beds	Price Range
Cityville at Southwestern Medical Dist.	2222 Medical District Drive	Dallas	(866) 498-2544	0 - 2	\$699-\$1871
Shadows of Cottonwood	3950 North Story Road	Irving	(888) 355-4957	1 - 2	\$565-\$929
Churchill On The Park	7601 Churchill Way	Dallas	(866) 462-0405	1 - 2	\$762-\$1375
Rockwall Commons	1389 Ridge Road	Rockwall	(866) 476-3046	1 - 3	\$882-\$1619
Vue Fitzhugh	2819 North Fitzhugh	Dallas	(888) 564-6153	0 - 2	Please Call
Arbors of Las Colinas	1000 San Jacinto Blvd	Irving	(866) 699-9759	1 - 3	From \$629
Vue Live Oak	1333 N. Peak	Dallas	(866) 469-4192	1 - 2	From \$503
Times Square at Craig Ranch	7951 Collin McKinney Parkway	McKinney	(888) 354-3979	1 - 3	From \$699
Mission Ranch	901 Highway 80 East	Mesquite	(866) 665-6084	1 - 3	\$725-\$1315
Grand Reserve	6044 East Lovers Lane	Dallas	(866) 906-1440	1 - 3	\$1199-\$3075
The Shelby	5609 SMU Boulevard	Dallas	(866) 255-0154	1 - 2	\$1149-\$2435
Waters Edge	5000 Whitestone Lane	Plano	(866) 491-3589	1 - 2	From \$610
Riverhill	2775 N. Highway 360	Grand Prairie	(866) 603-3795	1 - 3	\$605-\$1140
Pear Ridge Creek	4750 Pear Ridge Drive	Dallas	(866) 409-9083	1 - 2	From \$585
The Preserve At Arbor Hills	7001 West Parker Road	Plano	(866) 542-2928	1 - 3	\$640-\$1698
Monaco Parc	5930 Arapaho	Dallas	(866) 452-8978	1 - 2	\$465-\$920
Montecito Creek	11330 Amanda Lane	Dallas	(888) 872-7607	1 - 2	\$375-\$752
Vue Greenville	1811 Greenville Avenue	Dallas	(866) 930-2269	1 - 3	\$930-\$2327
Trinity Square	4350 Trinity Mills Road	Dallas	(866) 497-9197	1 - 2	\$599-\$760
Regal Parc	2346 North MacArthur	Irving	(866) 404-9585	0 - 3	\$450-\$850



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