



2509 Thomas Avenue For Lease

2509 Thomas Avenue
Dallas TX 75201

Mike Turner
J. Elmer Turner
(214) 502-8020
mike@jelmerturner.com

Logan Turner
J. Elmer Turner
(214) 250-4578
logan@jelmerturner.com

J. ELMER TURNER
"SINCE 1898"

THE SPACE

Location

2509 Thomas Avenue
Dallas, TX 75201

HIGHLIGHTS

- Size: 3,042 sqft of building, 7,750 sqft of land
- Allowed uses include: medical office / office and retail
- Located in the State Thomas Historic District
- 5 exam rooms / all offices are equipped with a hand sink
- 2 restrooms downstairs
- Kitchen / break room area downstairs
- Large conference room by rear entrance
- Large waiting area with a fireplace
- Administrative area with two workstations and large workspace
- The building has a second story with office space / storage
- The upstairs office is large with an open office area adjacent (no partition between them)
- 1 bathroom with a shower upstairs
- Zoned HVAC
- 7 parking spaces with automatic gate access located at the rear
- Walking distance to class A developments, retail and dozens of restaurants



POPULATION

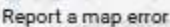
1.00 MILE	3.00 MILE	5.00 MILE
44,857	190,530	385,976

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$153,147	\$144,903	\$150,328

NUMBER OF HOUSEHOLDS

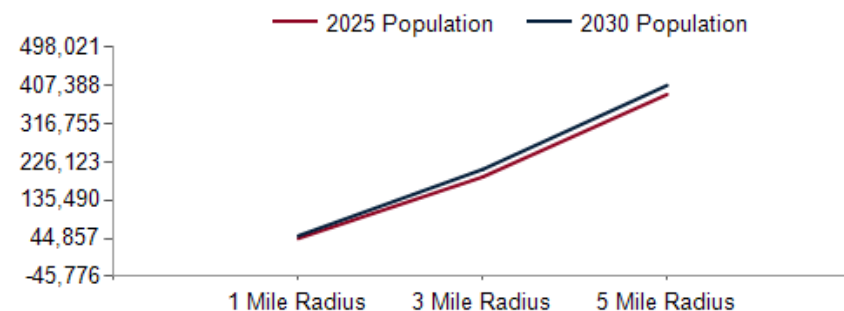
1.00 MILE	3.00 MILE	5.00 MILE
30,559	107,778	185,181



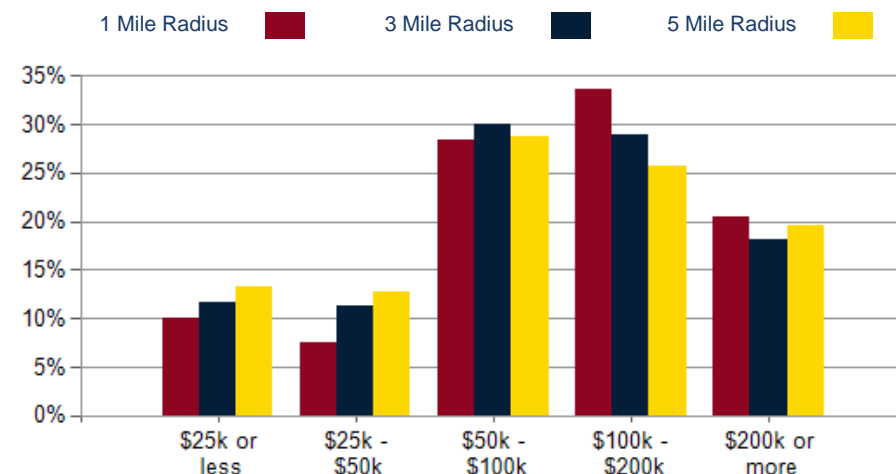


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,902	148,450	337,633
2010 Population	22,437	148,646	325,995
2025 Population	44,857	190,530	385,976
2030 Population	50,993	208,290	407,388
2025 African American	6,124	30,307	65,279
2025 American Indian	214	1,796	3,733
2025 Asian	3,357	10,613	18,185
2025 Hispanic	6,589	52,523	126,007
2025 Other Race	1,688	20,158	52,276
2025 White	28,576	101,382	189,224
2025 Multiracial	4,876	26,155	57,080
2025-2030: Population: Growth Rate	13.00%	9.00%	5.45%

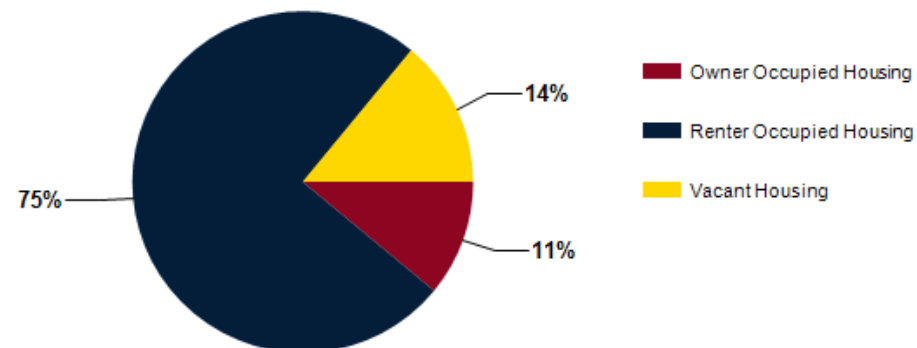
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,362	8,206	15,770
\$15,000-\$24,999	682	4,328	8,686
\$25,000-\$34,999	847	4,261	8,723
\$35,000-\$49,999	1,452	7,876	14,844
\$50,000-\$74,999	4,916	19,362	32,391
\$75,000-\$99,999	3,755	13,042	20,876
\$100,000-\$149,999	6,539	20,650	31,195
\$150,000-\$199,999	3,740	10,542	16,372
\$200,000 or greater	6,265	19,505	36,313
Median HH Income	\$107,457	\$92,623	\$88,003
Average HH Income	\$153,147	\$144,903	\$150,328



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

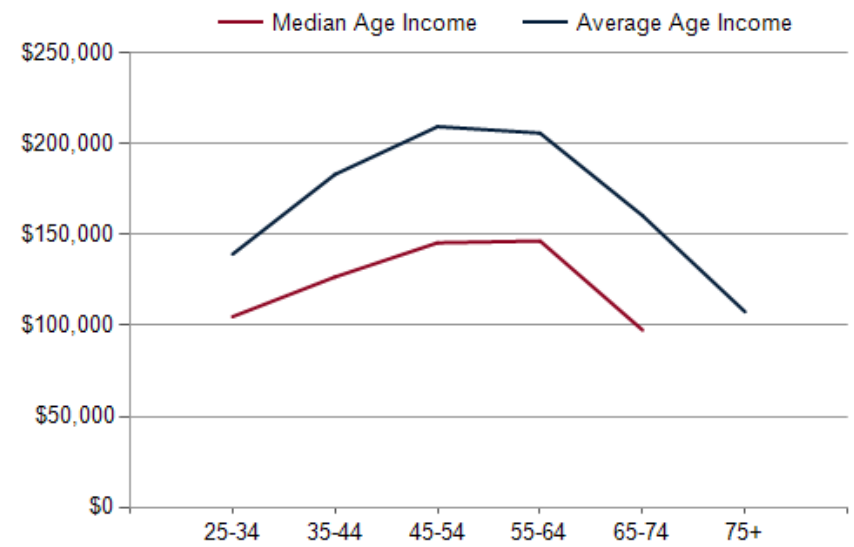
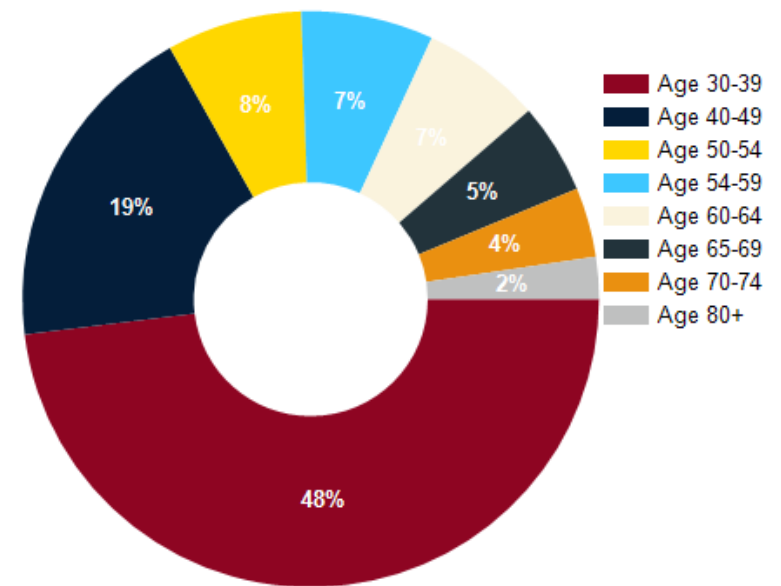


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	7,884	27,774	42,934
2025 Population Age 35-39	4,238	17,750	31,926
2025 Population Age 40-44	2,740	12,999	26,434
2025 Population Age 45-49	2,014	10,396	22,474
2025 Population Age 50-54	1,915	9,968	21,273
2025 Population Age 55-59	1,874	9,485	19,983
2025 Population Age 60-64	1,702	8,723	18,768
2025 Population Age 65-69	1,284	6,652	15,806
2025 Population Age 70-74	984	5,242	12,367
2025 Population Age 75-79	597	3,436	8,473
2025 Population Age 80-84	287	1,988	5,033
2025 Population Age 85+	317	1,623	4,198
2025 Population Age 18+	42,339	169,827	321,105
2025 Median Age	32	34	34
2030 Median Age	33	34	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$104,892	\$94,420	\$89,435
Average Household Income 25-34	\$139,293	\$128,105	\$127,304
Median Household Income 35-44	\$126,784	\$110,518	\$109,568
Average Household Income 35-44	\$183,252	\$170,114	\$177,151
Median Household Income 45-54	\$145,561	\$112,519	\$114,119
Average Household Income 45-54	\$209,531	\$181,237	\$194,680
Median Household Income 55-64	\$146,572	\$108,188	\$102,269
Average Household Income 55-64	\$205,977	\$183,394	\$185,915
Median Household Income 65-74	\$97,501	\$71,598	\$66,552
Average Household Income 65-74	\$160,537	\$148,333	\$143,662
Average Household Income 75+	\$107,587	\$121,003	\$110,885

Population By Age



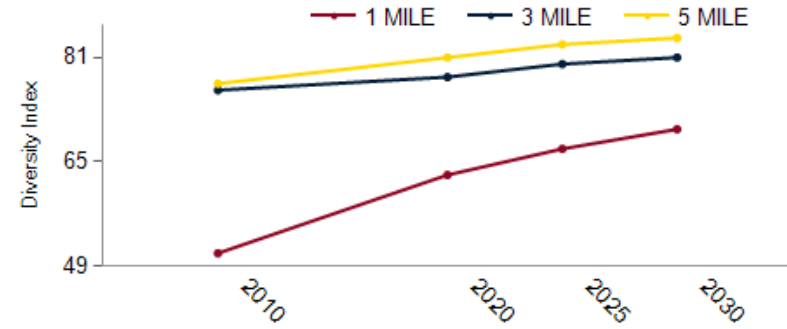
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	70	81	84
Diversity Index (current year)	67	80	83
Diversity Index (2020)	63	78	81
Diversity Index (2010)	51	76	77

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	12%	12%	13%
American Indian	0%	1%	1%
Asian	7%	4%	4%
Hispanic	13%	22%	25%
Multiracial	9%	11%	11%
Other Race	3%	8%	10%
White	56%	42%	37%

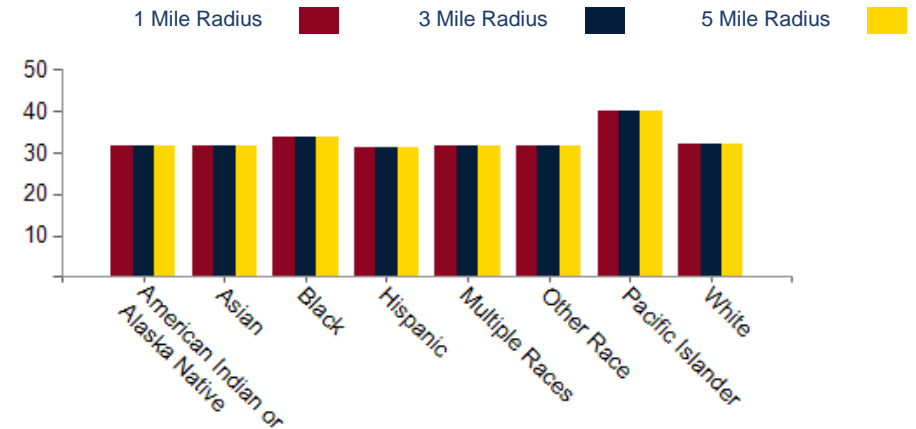
POPULATION DIVERSITY



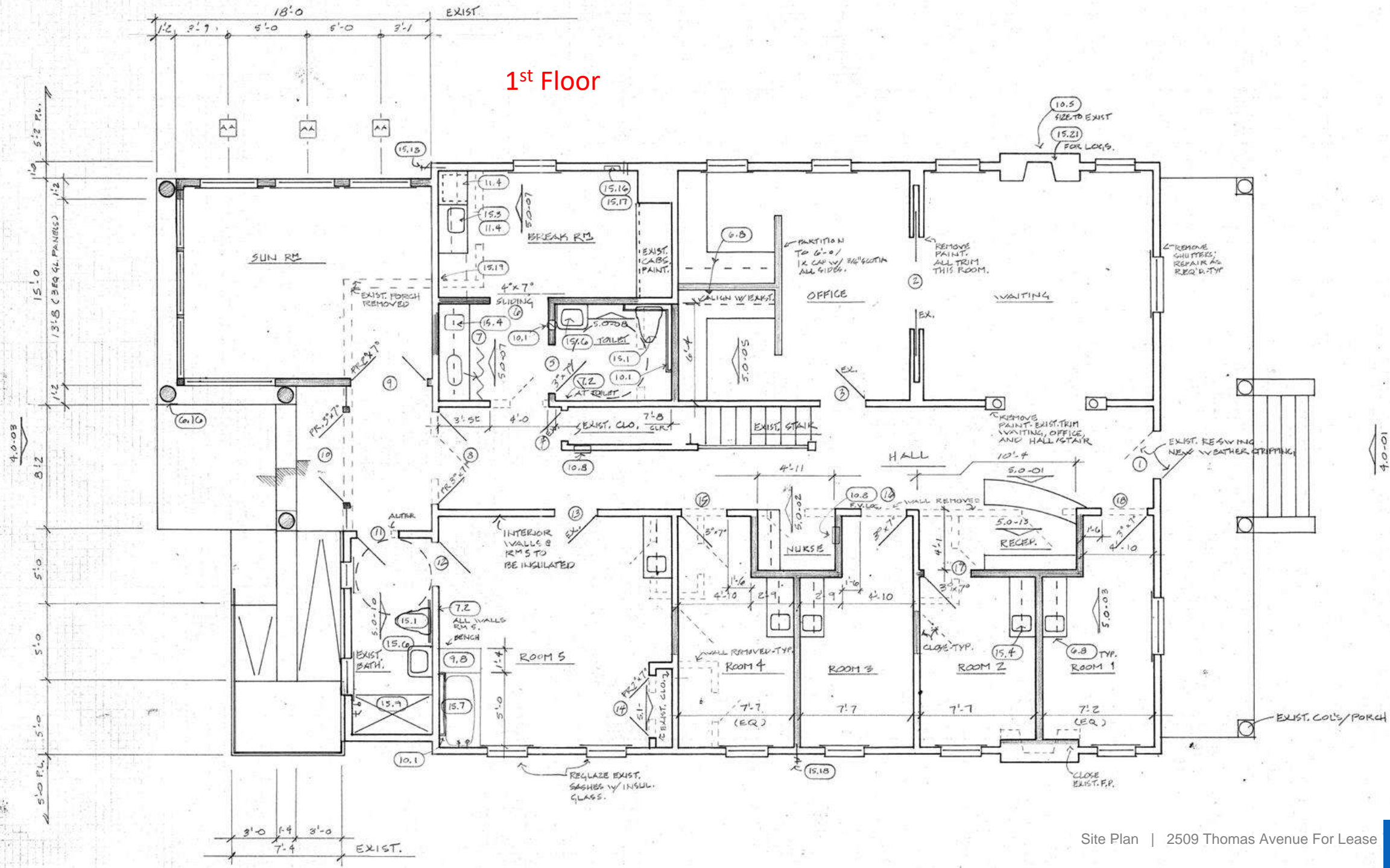
2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	31	35	35
Median Asian Age	32	32	32
Median Black Age	34	35	37
Median Hispanic Age	31	32	32
Median Multiple Races Age	32	33	32
Median Other Race Age	32	33	32
Median Pacific Islander Age	40	33	35
Median White Age	32	34	35

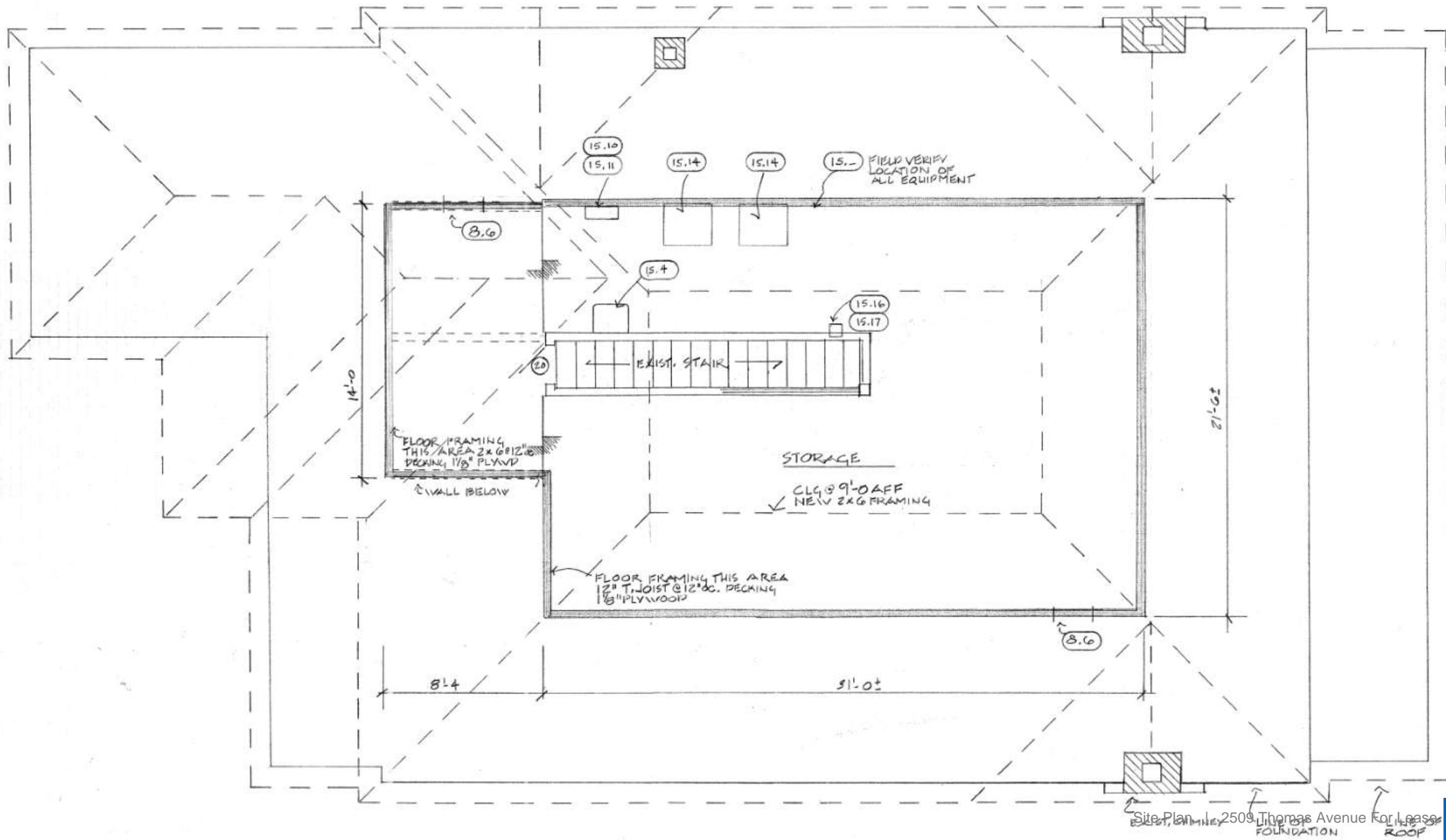
2025 MEDIAN AGE BY RACE



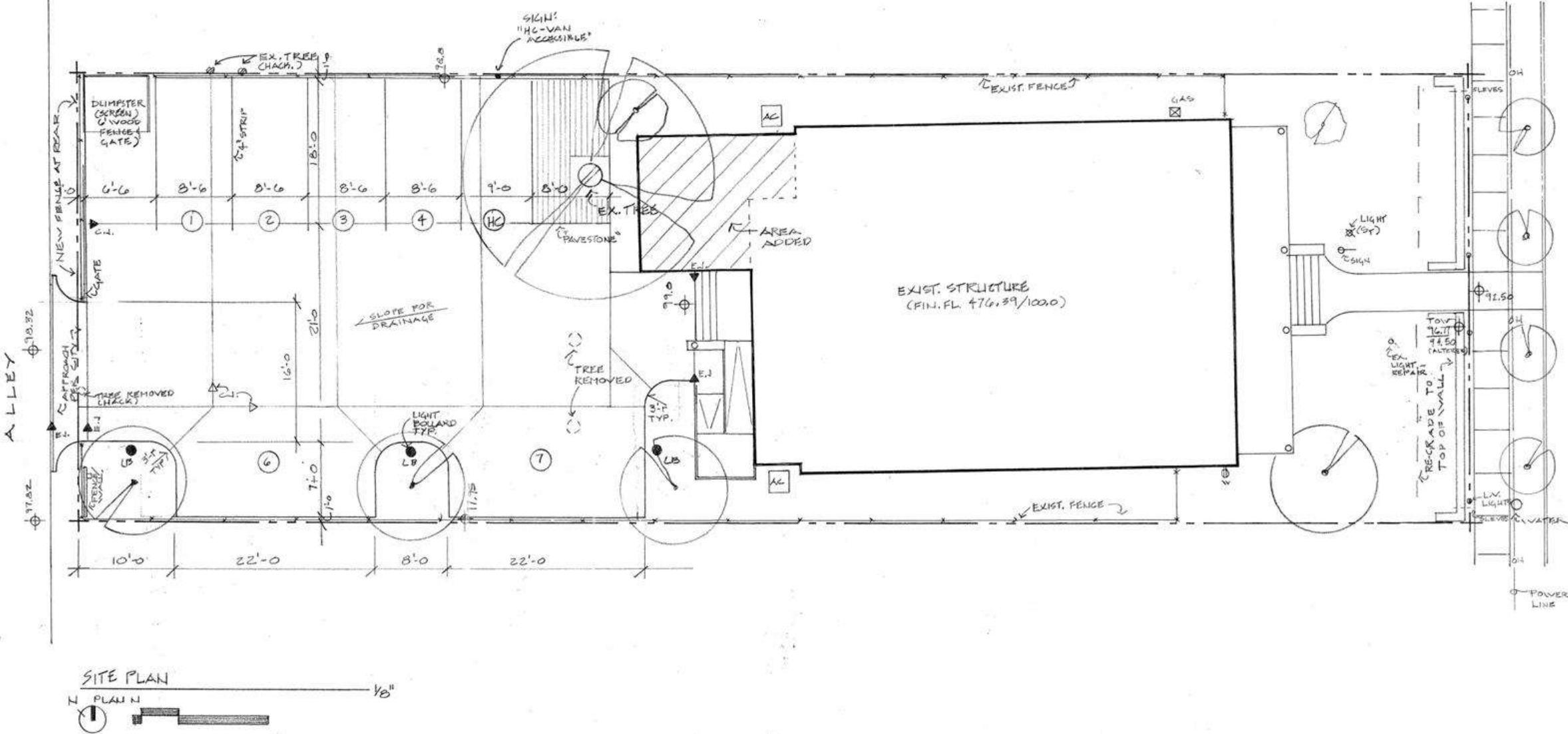
1st Floor



2nd Floor



Site Plan





INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

J. Elmer Turner, Realtors Inc.	381055	mike@jelmerturner.com	214-954-1221
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael C. Turner	0277278	mike@jelmerturner.com	214-954-1221
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Logan F. Turner	681322	logan@jelmerturner.com	214-954-1221
Sales Agent/Associate's Name	License No.	Email	Phone

J. ELMER TURNER
"SINCE 1898"

Buyer/Tenant/Seller/Landlord Initials

Date

Information About Brokerage Services | 2509 Thomas Avenue, Fort Worth, Texas 76102

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
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