

Ground Lease Opportunity

HARVEST LOFTS



1550 S Harwood St
Dallas, TX 75215

Pure Farmers Market Apartments



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J. ELMER TURNER
"SINCE 1898"

GROUND LEASE OPPORTUNITY

Location **1550 S Harwood St
Dallas, TX 75215**

HIGHLIGHTS

- 27,966 sqft of land
- Zoning: PD 317, The Cedars Area Special Purpose District
- Located at S Harwood St & E RL Thornton Fwy, 1.1 miles south of Downtown Dallas
- The Cedars has grown tremendously throughout recent years bringing development and gentrification in all directions
- Harwood Street is a large Dallas artery which connects numerous neighborhoods and highways
- Located off I-30 with excellent visibility and easy access from E RL Thornton Fwy
- I-30 traffic counts: 215,640 VPD



POPULATION

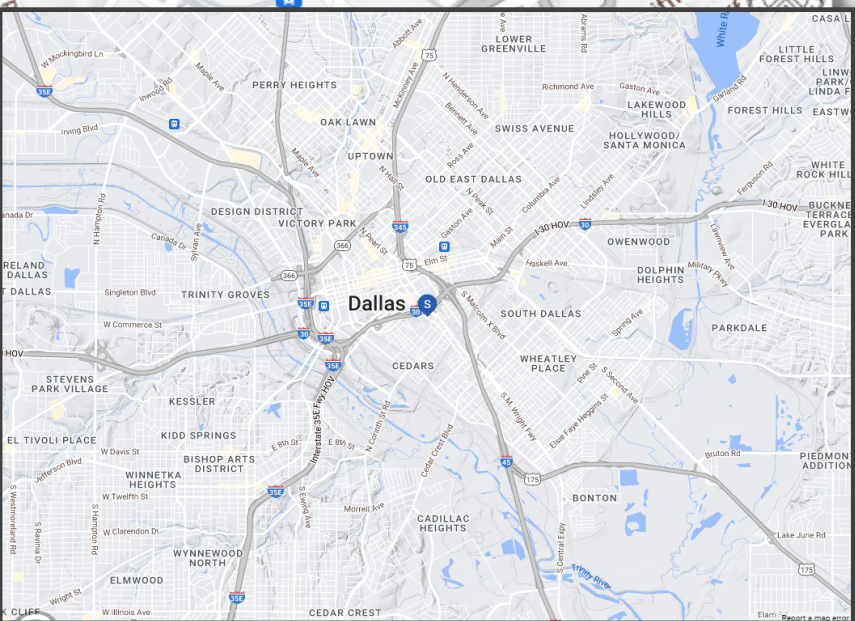
1.00 MILE	3.00 MILE	5.00 MILE
16,297	163,247	377,715

AVERAGE HOUSEHOLD INCOME

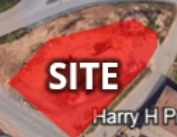
1.00 MILE	3.00 MILE	5.00 MILE
\$110,711	\$119,273	\$125,376

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
10,162	86,186	173,776



Pure Farmers Market Apartments



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,180	131,804	338,398
2010 Population	9,819	130,309	325,126
2023 Population	16,297	163,247	377,715
2028 Population	21,930	181,928	400,475
2023 African American	4,549	38,790	75,820
2023 American Indian	141	1,703	4,111
2023 Asian	818	6,996	14,763
2023 Hispanic	3,078	51,777	142,443
2023 Other Race	1,032	21,883	61,730
2023 White	7,808	71,277	161,779
2023 Multiracial	1,935	22,504	59,306
2023-2028: Population: Growth Rate	30.60 %	10.95 %	5.90 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,034	9,594	19,991
\$15,000-\$24,999	400	4,855	10,314
\$25,000-\$34,999	655	5,602	12,193
\$35,000-\$49,999	774	7,806	16,382
\$50,000-\$74,999	1,467	12,641	25,680
\$75,000-\$99,999	1,400	9,901	18,086
\$100,000-\$149,999	2,181	14,684	26,266
\$150,000-\$199,999	1,271	8,317	15,353
\$200,000 or greater	980	12,785	29,506
Median HH Income	\$86,657	\$80,346	\$77,558
Average HH Income	\$110,711	\$119,273	\$125,376

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,817	52,041	134,047
2010 Total Households	5,501	55,812	129,782
2023 Total Households	10,162	86,186	173,776
2028 Total Households	13,970	99,229	190,253
2023 Average Household Size	1.50	1.82	2.11
2000 Owner Occupied Housing	220	12,284	48,740
2000 Renter Occupied Housing	2,218	33,655	73,662
2023 Owner Occupied Housing	1,117	18,974	59,766
2023 Renter Occupied Housing	9,045	67,212	114,010
2023 Vacant Housing	2,275	12,234	20,618
2023 Total Housing	12,437	98,420	194,394
2028 Owner Occupied Housing	1,165	20,369	62,787
2028 Renter Occupied Housing	12,805	78,859	127,466
2028 Vacant Housing	1,914	10,840	19,240
2028 Total Housing	15,884	110,069	209,493
2023-2028: Households: Growth Rate	32.85 %	14.30 %	9.15 %

Source: esri

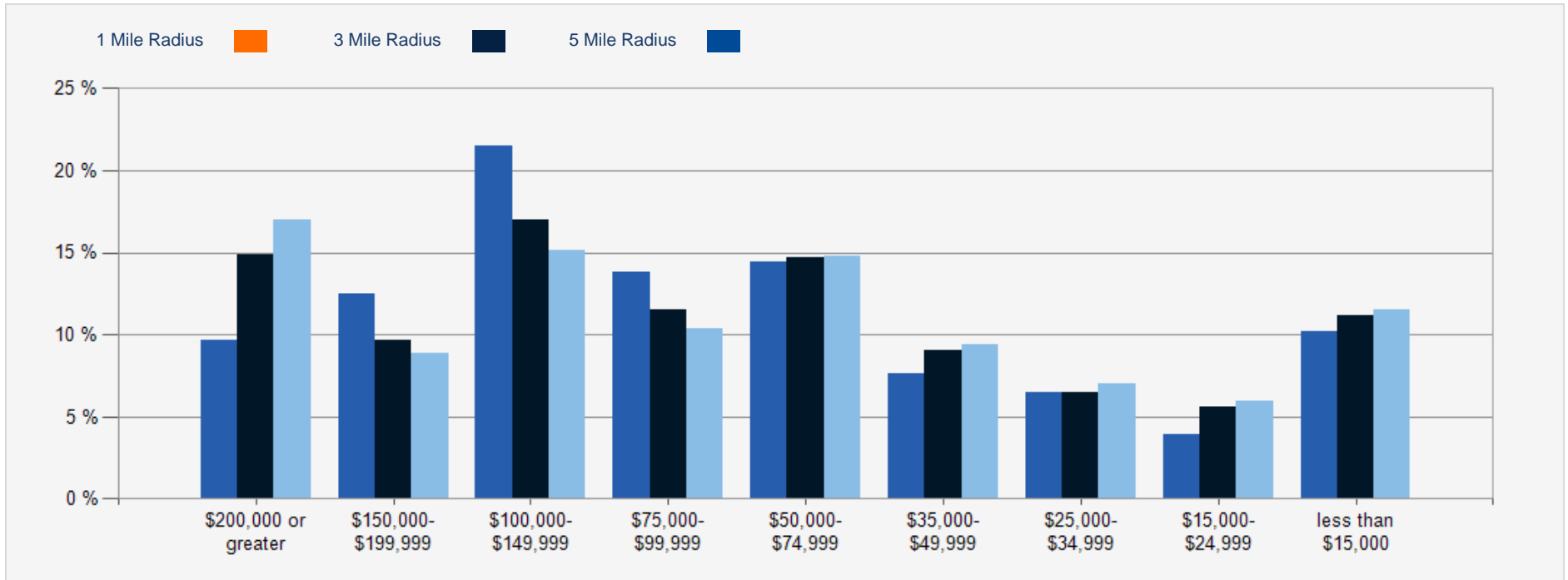
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	3,078	26,001	47,001
2023 Population Age 35-39	1,810	15,592	32,727
2023 Population Age 40-44	1,167	10,898	26,377
2023 Population Age 45-49	928	8,459	21,132
2023 Population Age 50-54	944	8,230	20,570
2023 Population Age 55-59	906	7,786	19,175
2023 Population Age 60-64	715	7,416	18,514
2023 Population Age 65-69	473	5,708	14,740
2023 Population Age 70-74	273	3,929	10,549
2023 Population Age 75-79	128	2,573	7,403
2023 Population Age 80-84	59	1,394	4,187
2023 Population Age 85+	51	1,260	3,624
2023 Population Age 18+	15,080	142,804	311,348
2023 Median Age	34	33	34

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$93,015	\$90,799	\$85,707
Average Household Income 25-34	\$108,578	\$122,315	\$120,696
Median Household Income 35-44	\$94,813	\$91,749	\$94,908
Average Household Income 35-44	\$122,940	\$136,366	\$147,762
Median Household Income 45-54	\$100,818	\$88,169	\$92,713
Average Household Income 45-54	\$128,968	\$131,799	\$148,664
Median Household Income 55-64	\$86,452	\$73,466	\$74,665
Average Household Income 55-64	\$124,163	\$123,805	\$134,863
Median Household Income 65-74	\$38,840	\$47,872	\$52,859
Average Household Income 65-74	\$83,039	\$99,785	\$108,603
Average Household Income 75+	\$58,921	\$77,812	\$82,901

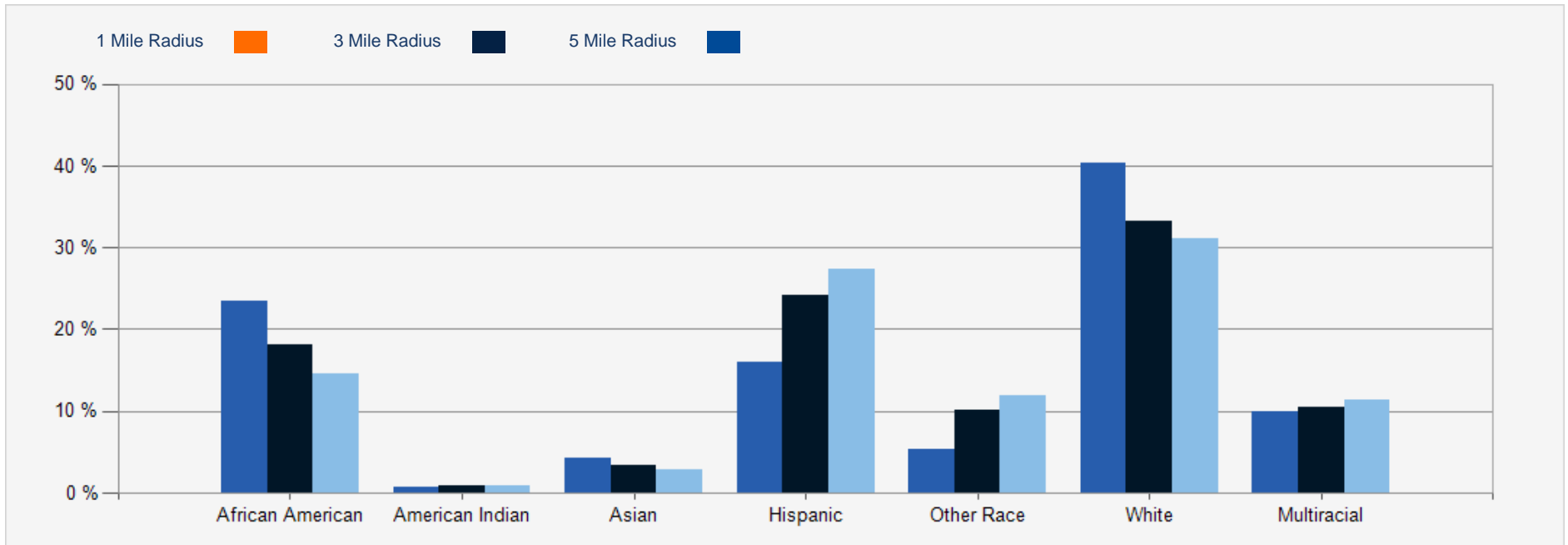
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	3,730	26,477	45,407
2028 Population Age 35-39	2,920	20,144	38,130
2028 Population Age 40-44	1,863	13,615	29,345
2028 Population Age 45-49	1,345	10,627	25,025
2028 Population Age 50-54	1,197	8,731	20,757
2028 Population Age 55-59	1,171	8,400	19,961
2028 Population Age 60-64	1,037	7,705	18,160
2028 Population Age 65-69	765	7,011	16,815
2028 Population Age 70-74	527	5,372	13,138
2028 Population Age 75-79	342	3,786	9,596
2028 Population Age 80-84	169	2,294	6,118
2028 Population Age 85+	127	1,766	4,577
2028 Population Age 18+	20,223	160,187	333,403
2028 Median Age	36	35	35

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,243	\$101,182	\$95,944
Average Household Income 25-34	\$125,508	\$136,256	\$134,285
Median Household Income 35-44	\$105,115	\$105,767	\$108,542
Average Household Income 35-44	\$141,784	\$154,926	\$163,386
Median Household Income 45-54	\$110,135	\$104,151	\$109,686
Average Household Income 45-54	\$148,298	\$152,225	\$169,235
Median Household Income 55-64	\$104,201	\$89,762	\$94,074
Average Household Income 55-64	\$145,203	\$142,105	\$155,449
Median Household Income 65-74	\$55,662	\$60,021	\$63,313
Average Household Income 65-74	\$106,621	\$115,995	\$124,740
Average Household Income 75+	\$83,863	\$92,653	\$100,731

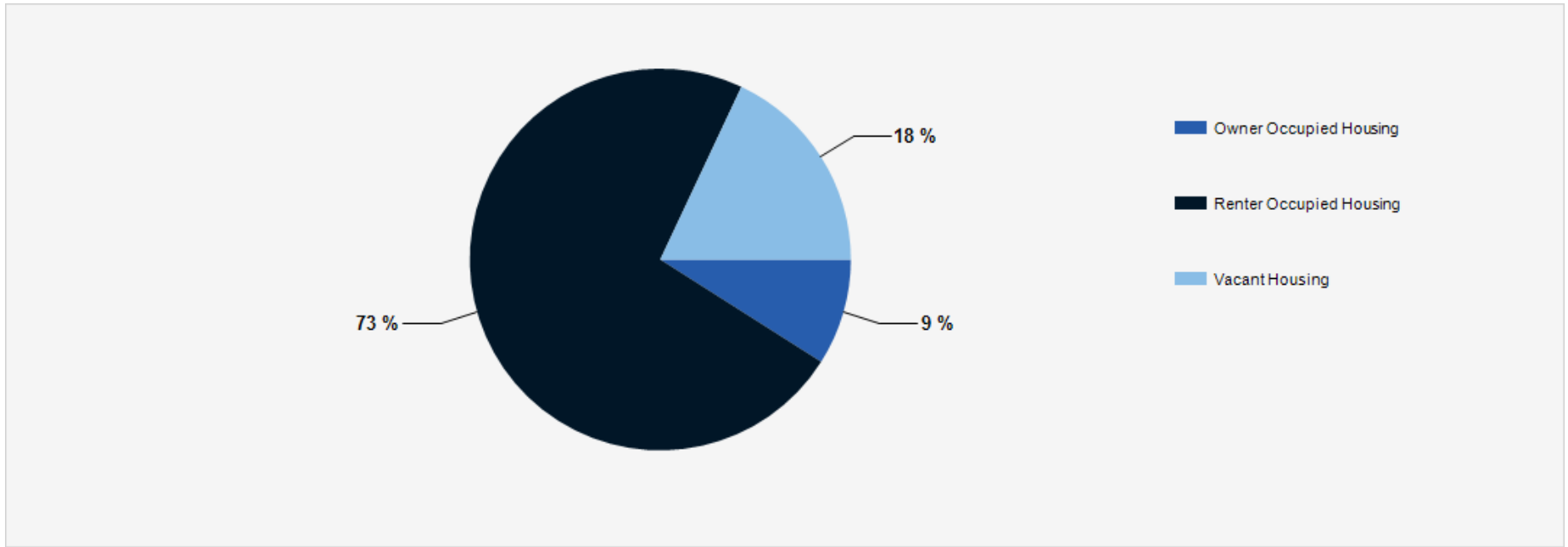
2023 Household Income



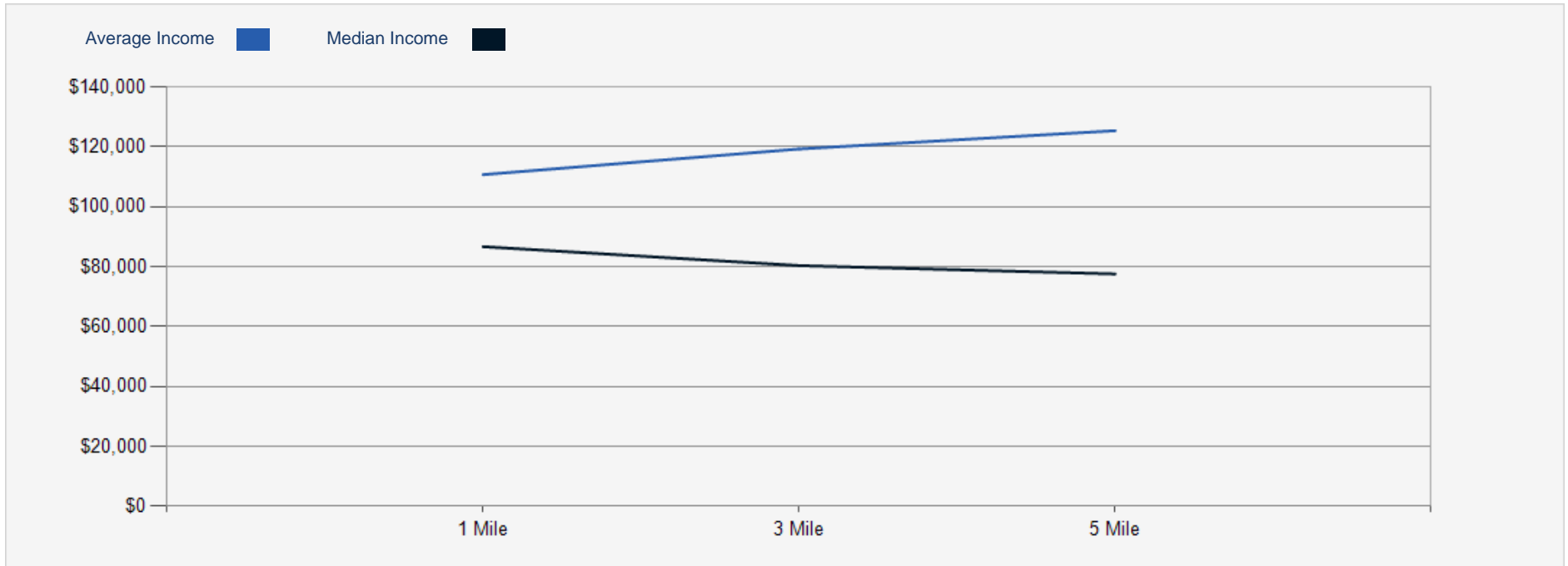
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





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.

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J. ELMER TURNER
"SINCE 1898"

Buyer/Tenant/Seller/Landlord Initials

Information About Brokerage Services

Date

Ground Lease Opportunity

Regulated by the Texas Real Estate Commission
Information available at www.texas.gov
ABS 1-0 11-2-2015