

OFFERING MEMORANDUM



Building For Sale | Dallas, TX

2023 J B Jackson Jr Blvd
Dallas TX 75210

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

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

J. ELMER TURNER
"SINCE 1898"

Building For Sale | Dallas, TX

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Exclusively Marketed by:

Logan Turner

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(214) 250-4578
logan@jelmerturner.com

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<https://jelmerturner.com>

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BUILDING FOR SALE | DALLAS, TX

01

Executive Summary

Investment Summary

OFFERING SUMMARY

| | |
|---------|---|
| ADDRESS | 2023 J B Jackson Jr Blvd Dallas TX 75210 |
| COUNTY | Dallas |
| PRICE | \$295,000 |

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|-----------|-----------|
| 2025 Population | 12,603 | 106,646 | 361,891 |
| 2025 Median HH Income | \$49,720 | \$72,173 | \$80,868 |
| 2025 Average HH Income | \$69,992 | \$103,725 | \$129,187 |

INFORMATION

- Located at the corner of J B Jackson Jr Blvd and Hamilton Ave, near Fair Park
- Size: 1,750 sqft of building
6,500 sqft of land
- Zoning: PD 595 (NC) Neighborhood Commercial

The property is located within the South Dallas Fair Park Area Plan where the zoning is proposed to be Community Mixed-Use allowing for more density

The NC Neighborhood Commercial Subdistrict is characterized by small institutional and community service, office, and retail and personal service uses primarily serving nearby residential areas

- Year Built: 1949

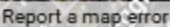


- Three-phase power
- New roof along with other interior improvements
- Ample parking
- Prime location and identity
- The building is vacant

02

Location

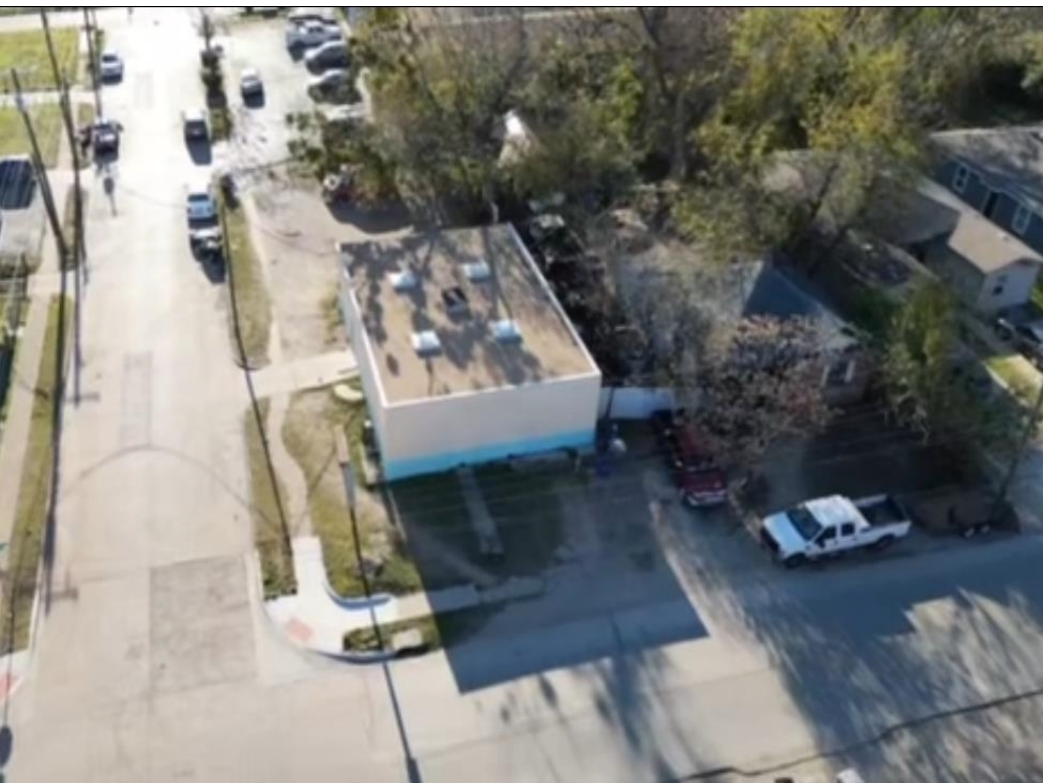
Locator Map



03

Property Description

Property Images



04

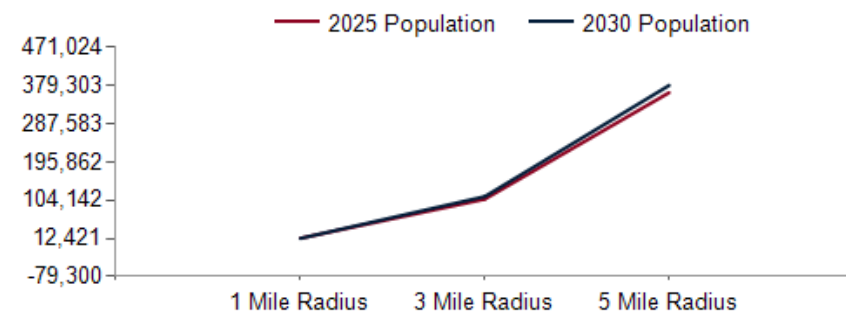
Demographics

General Demographics

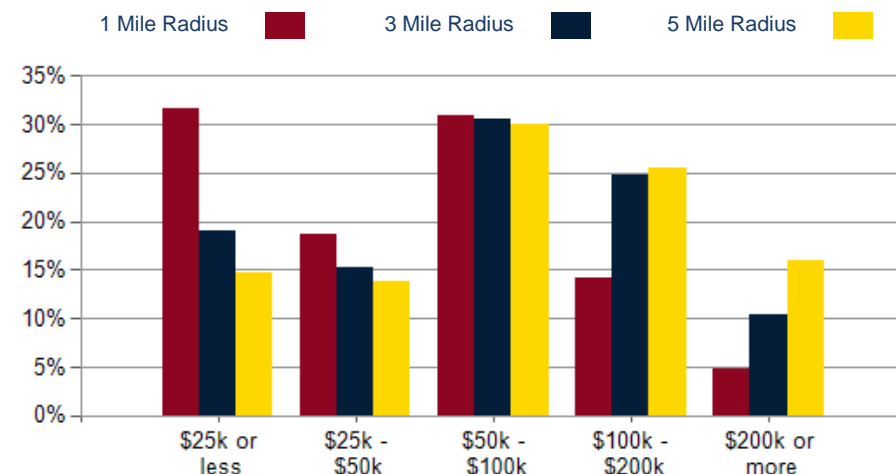
Race Demographics

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|---------|---------|
| 2000 Population | 13,228 | 95,952 | 315,834 |
| 2010 Population | 10,924 | 90,049 | 312,645 |
| 2025 Population | 12,603 | 106,646 | 361,891 |
| 2030 Population | 12,421 | 112,698 | 379,303 |
| 2025 African American | 8,642 | 31,309 | 78,492 |
| 2025 American Indian | 99 | 1,304 | 4,021 |
| 2025 Asian | 21 | 3,190 | 11,495 |
| 2025 Hispanic | 3,361 | 41,218 | 142,372 |
| 2025 Other Race | 1,998 | 18,505 | 63,597 |
| 2025 White | 867 | 35,348 | 146,888 |
| 2025 Multiracial | 974 | 16,934 | 57,204 |
| 2025-2030: Population: Growth Rate | -1.45% | 5.55% | 4.70% |

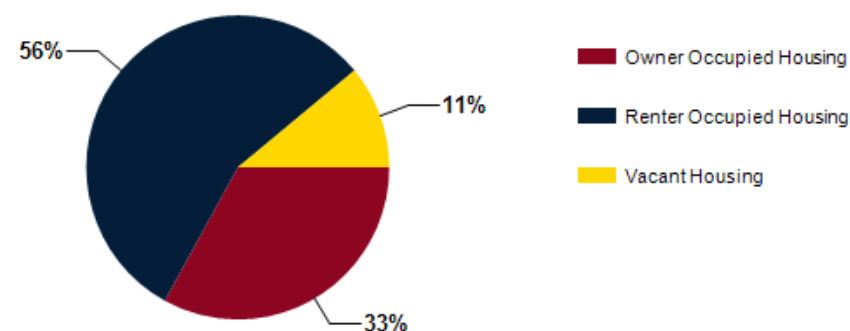
| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|-----------|-----------|
| less than \$15,000 | 891 | 6,115 | 15,616 |
| \$15,000-\$24,999 | 613 | 3,438 | 8,849 |
| \$25,000-\$34,999 | 369 | 3,168 | 8,592 |
| \$35,000-\$49,999 | 521 | 4,456 | 14,337 |
| \$50,000-\$74,999 | 887 | 8,797 | 29,627 |
| \$75,000-\$99,999 | 581 | 6,556 | 19,921 |
| \$100,000-\$149,999 | 526 | 8,292 | 28,022 |
| \$150,000-\$199,999 | 150 | 4,113 | 14,106 |
| \$200,000 or greater | 228 | 5,226 | 26,405 |
| Median HH Income | \$49,720 | \$72,173 | \$80,868 |
| Average HH Income | \$69,992 | \$103,725 | \$129,187 |



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

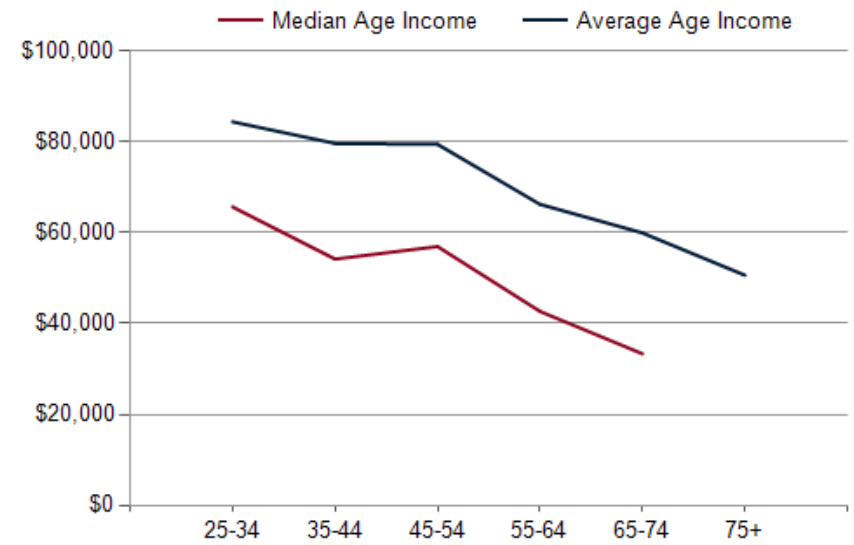
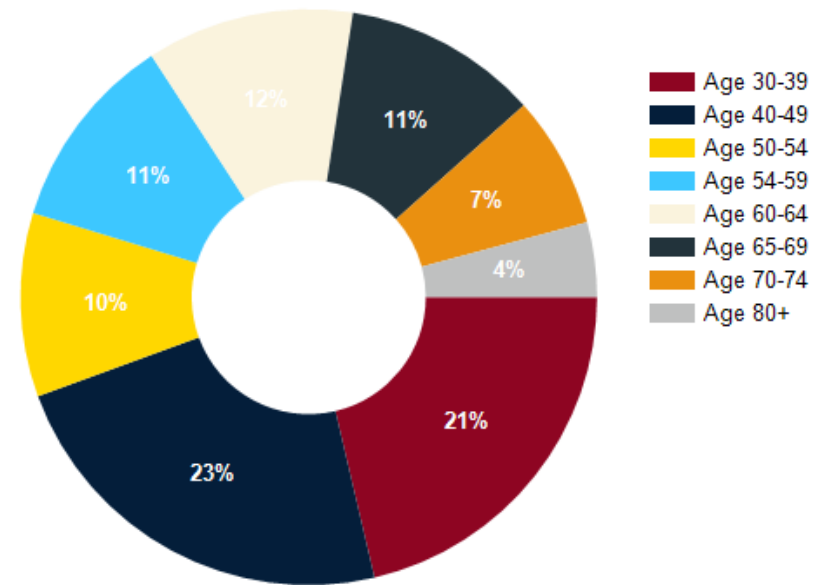


Source: esri

| 2025 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|---------|
| 2025 Population Age 30-34 | 767 | 11,677 | 39,102 |
| 2025 Population Age 35-39 | 871 | 8,951 | 29,608 |
| 2025 Population Age 40-44 | 929 | 7,517 | 25,040 |
| 2025 Population Age 45-49 | 843 | 6,430 | 21,514 |
| 2025 Population Age 50-54 | 792 | 6,113 | 19,907 |
| 2025 Population Age 55-59 | 852 | 5,742 | 18,444 |
| 2025 Population Age 60-64 | 893 | 5,351 | 17,555 |
| 2025 Population Age 65-69 | 840 | 4,606 | 14,814 |
| 2025 Population Age 70-74 | 569 | 3,419 | 11,424 |
| 2025 Population Age 75-79 | 322 | 2,079 | 7,479 |
| 2025 Population Age 80-84 | 221 | 1,178 | 4,361 |
| 2025 Population Age 85+ | 147 | 884 | 3,387 |
| 2025 Population Age 18+ | 9,794 | 87,807 | 295,336 |
| 2025 Median Age | 41 | 35 | 34 |
| 2030 Median Age | 42 | 35 | 35 |

| 2025 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|-----------|-----------|
| Median Household Income 25-34 | \$65,676 | \$83,370 | \$89,637 |
| Average Household Income 25-34 | \$84,428 | \$107,403 | \$122,833 |
| Median Household Income 35-44 | \$54,202 | \$83,488 | \$98,225 |
| Average Household Income 35-44 | \$79,671 | \$125,388 | \$153,224 |
| Median Household Income 45-54 | \$56,965 | \$81,904 | \$94,881 |
| Average Household Income 45-54 | \$79,472 | \$121,046 | \$154,742 |
| Median Household Income 55-64 | \$42,671 | \$65,269 | \$81,098 |
| Average Household Income 55-64 | \$66,252 | \$106,572 | \$144,721 |
| Median Household Income 65-74 | \$33,337 | \$42,949 | \$58,386 |
| Average Household Income 65-74 | \$59,958 | \$78,643 | \$111,578 |
| Average Household Income 75+ | \$50,637 | \$58,213 | \$88,053 |

Population By Age



| DIVERSITY INDEX | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|--------|
| Diversity Index (+5 years) | 71 | 87 | 87 |
| Diversity Index (current year) | 69 | 87 | 86 |
| Diversity Index (2020) | 68 | 86 | 86 |
| Diversity Index (2010) | 33 | 84 | 82 |

POPULATION BY RACE



1 MILE



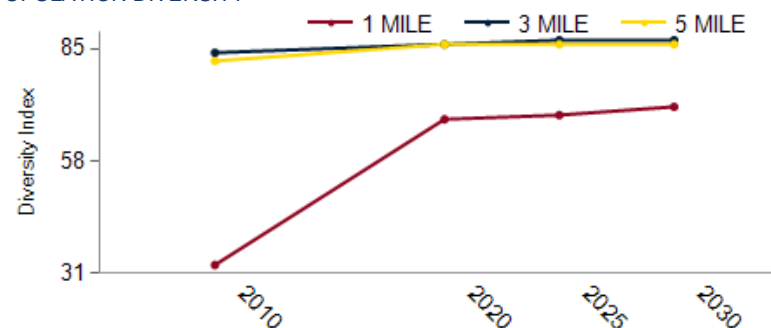
3 MILE



5 MILE

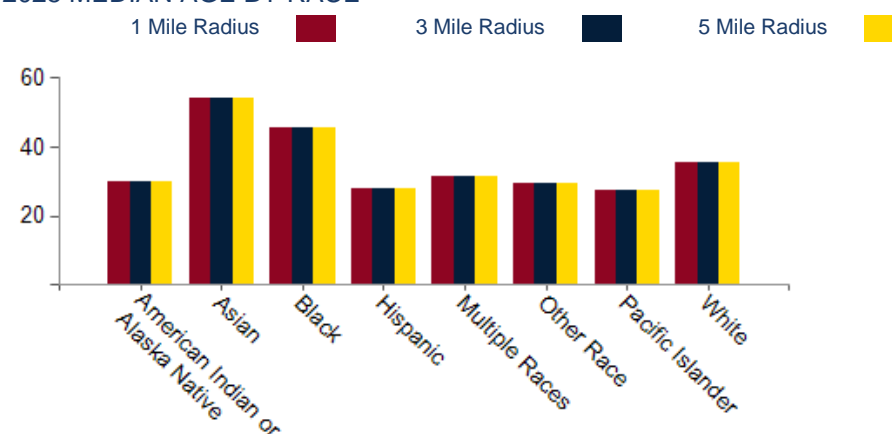
| 2025 POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| African American | 54% | 21% | 16% |
| American Indian | 1% | 1% | 1% |
| Asian | 0% | 2% | 2% |
| Hispanic | 21% | 28% | 28% |
| Multiracial | 6% | 11% | 11% |
| Other Race | 13% | 13% | 13% |
| White | 5% | 24% | 29% |

POPULATION DIVERSITY



| 2025 MEDIAN AGE BY RACE | 1 MILE | 3 MILE | 5 MILE |
|--|--------|--------|--------|
| Median American Indian/Alaska Native Age | 30 | 34 | 33 |
| Median Asian Age | 54 | 33 | 33 |
| Median Black Age | 45 | 39 | 38 |
| Median Hispanic Age | 28 | 31 | 31 |
| Median Multiple Races Age | 31 | 32 | 32 |
| Median Other Race Age | 29 | 31 | 31 |
| Median Pacific Islander Age | 28 | 34 | 32 |
| Median White Age | 35 | 35 | 35 |

2025 MEDIAN AGE BY RACE



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Additional Information

Uses Allowed

Information About Brokerage Services

(a) Main uses permitted.(1) Agricultural uses.

- Community garden.
- Market garden. [SUP]

(2) Commercial and business service uses.

- Catering service. [SUP]

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- Community service center. [SUP]
- Library, art gallery, or museum.
- Public or private school. [SUP]

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center. [Plasma or blood donation center prohibited.]
- Office.

(8) Recreation uses.

- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course.

(9) Residential uses.

- Live-work unit. [Only one dwelling unit per lot.]

(10) Retail and personal service uses.

- Auto service center. [By SUP in NC(E) Enhanced only.]
- Commercial parking lot or garage. [SUP]
- Dry cleaning or laundry store.
- Furniture store. [5,000 square feet or less.]
- General merchandise store. [Must be 3,500 square feet or less.]
- Mortuary, funeral home, or commercial wedding chapel. [SUP]
- Motor vehicle fueling station. [By SUP in NC(E) Enhanced only.]
- Personal service uses. [Massage establishment and tattoo or body piercing studio prohibited.]

- Restaurant without drive-in or drive-through service. [RAR]

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities. [SUP or RAR may be required. See Section 51A-4.212(4), "Local utilities."]
- Police or fire station. [SUP]
- Post office. [SUP]
- Tower/antenna for cellular communication. [SUP]

(13) Wholesale, distribution, and storage uses.

None permitted.

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in this subdistrict:

- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.



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 |