

# OFFERING MEMORANDUM



**Building For Sale | Dallas, TX**

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2023 J B Jackson Jr Blvd  
Dallas TX 75210

**J. ELMER TURNER**  
“SINCE 1898”

# Building For Sale | Dallas, TX

## CONTENTS

### 01 Executive Summary

Investment Summary

### 02 Location

Locator Map

### 03 Property Description

Property Images

### 04 Demographics

General Demographics

Race Demographics

### 05 Additional Information

Uses Allowed

Information About Brokerage Services

*Exclusively Marketed by:*

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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



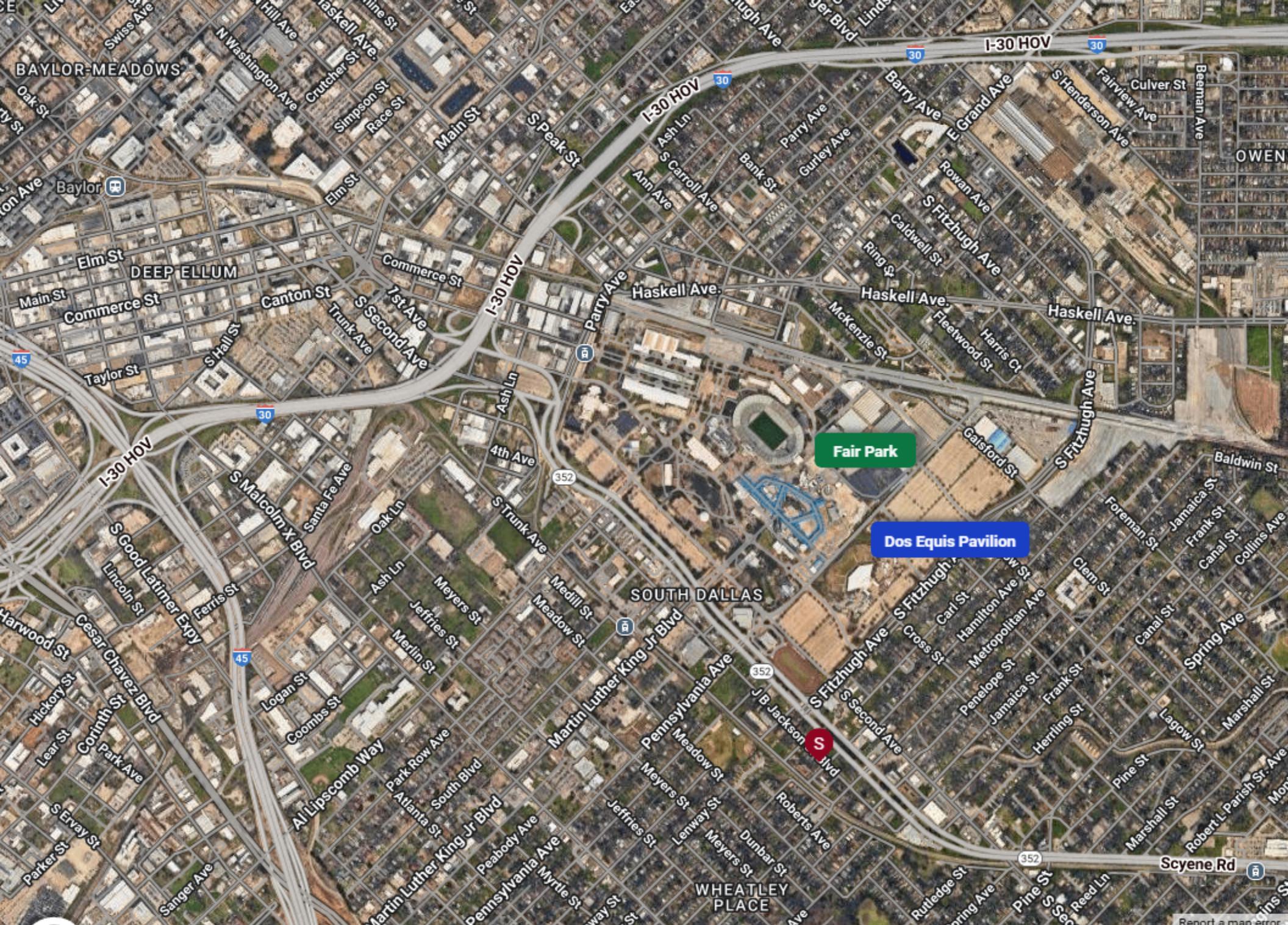
- Three-phase power
- New roof along with other interior improvements
- Ample parking
- Prime location and identity
- The building is vacant

# BUILDING FOR SALE | DALLAS, TX

02

Location

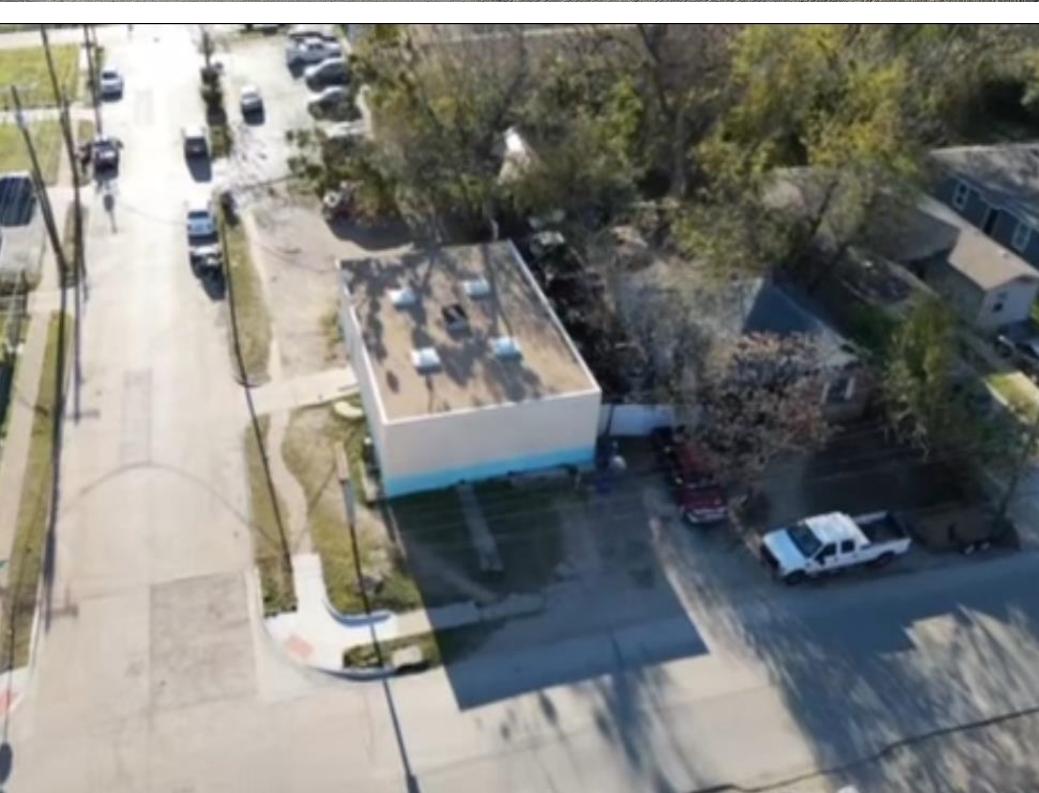
Locator Map



# BUILDING FOR SALE | DALLAS, TX

## 03 Property Description

Property Images



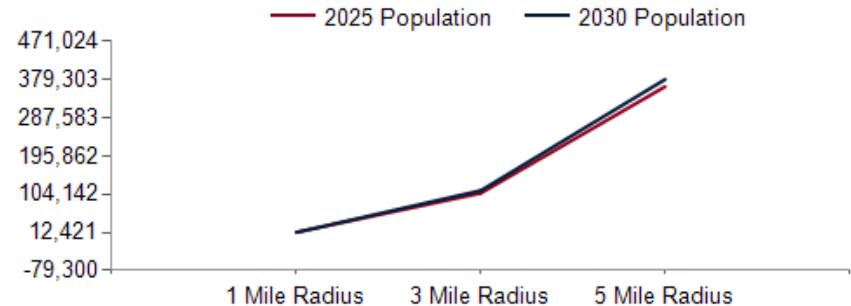
04

## Demographics

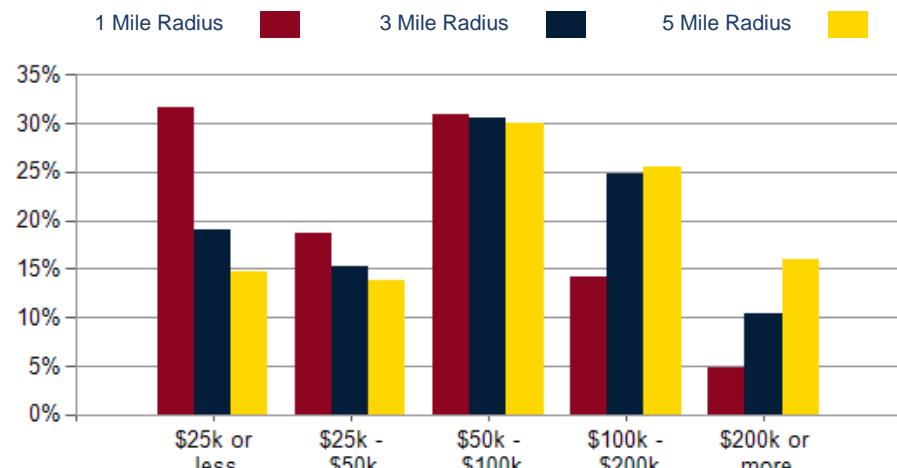
General Demographics  
Race Demographics

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%

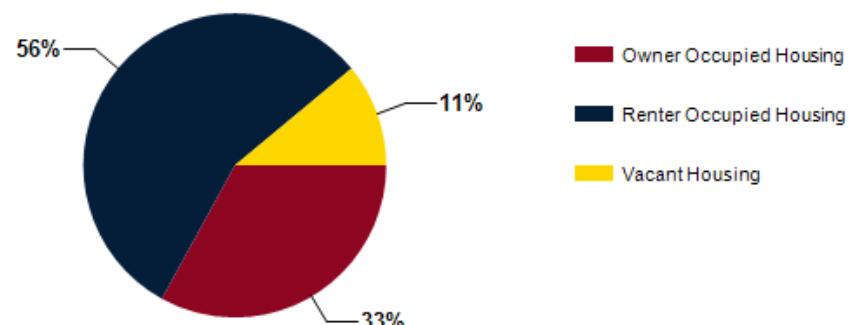
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	891	6,115	15,616
\$15,000-\$24,999	613	3,438	8,849
\$25,000-\$34,999	369	3,168	8,592
\$35,000-\$49,999	521	4,456	14,337
\$50,000-\$74,999	887	8,797	29,627
\$75,000-\$99,999	581	6,556	19,921
\$100,000-\$149,999	526	8,292	28,022
\$150,000-\$199,999	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

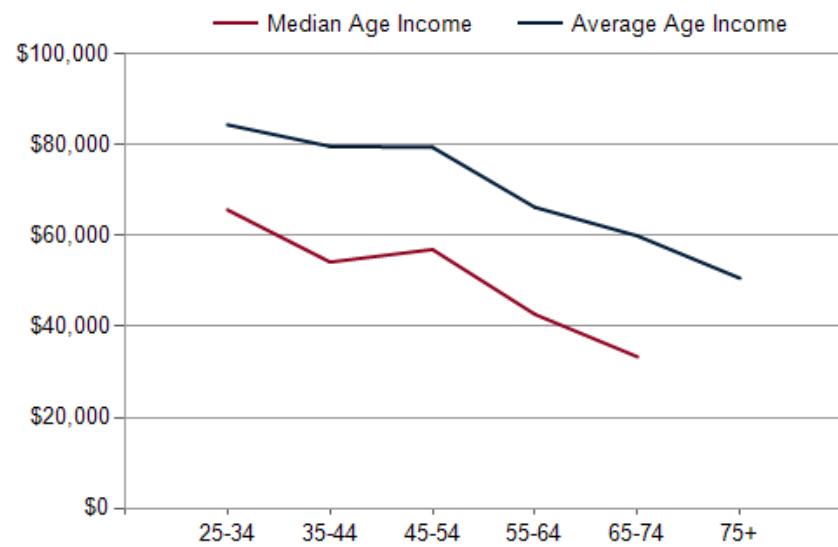
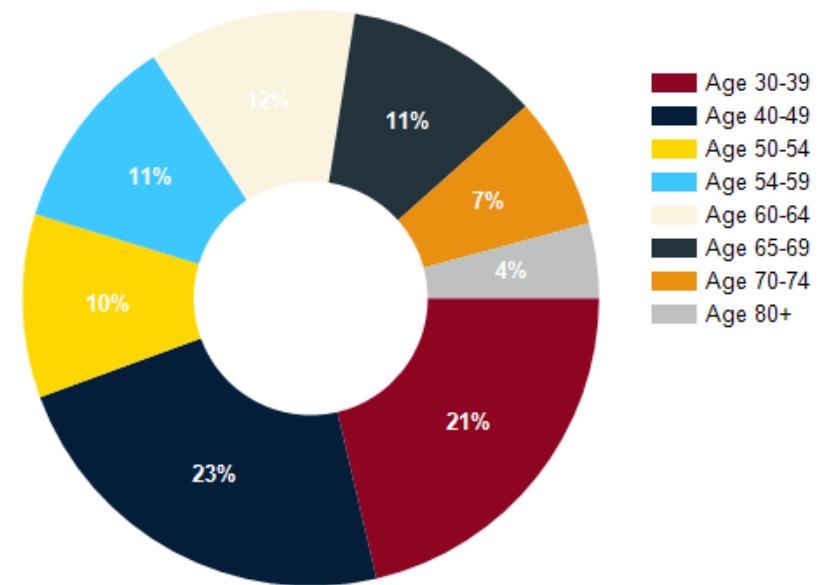


Source: esri

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

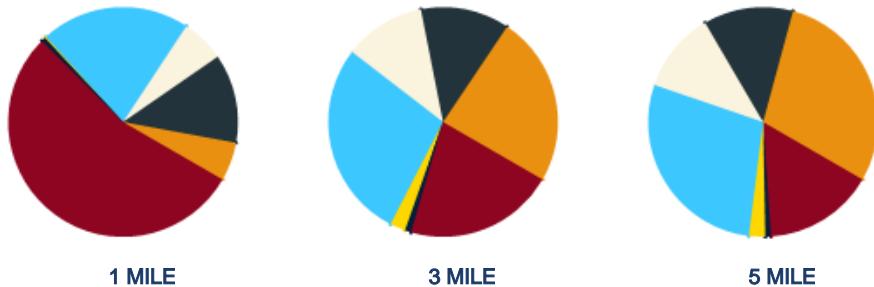
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,676	\$83,370	\$89,637
Average Household Income 25-34	\$84,428	\$107,403	\$122,833
Median Household Income 35-44	\$54,202	\$83,488	\$98,225
Average Household Income 35-44	\$79,671	\$125,388	\$153,224
Median Household Income 45-54	\$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



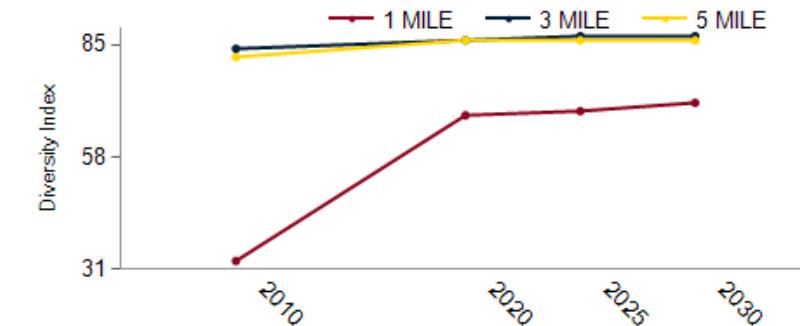
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	71	87	87
Diversity Index (current year)	69	87	86
Diversity Index (2020)	68	86	86
Diversity Index (2010)	33	84	82

#### POPULATION BY RACE



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%

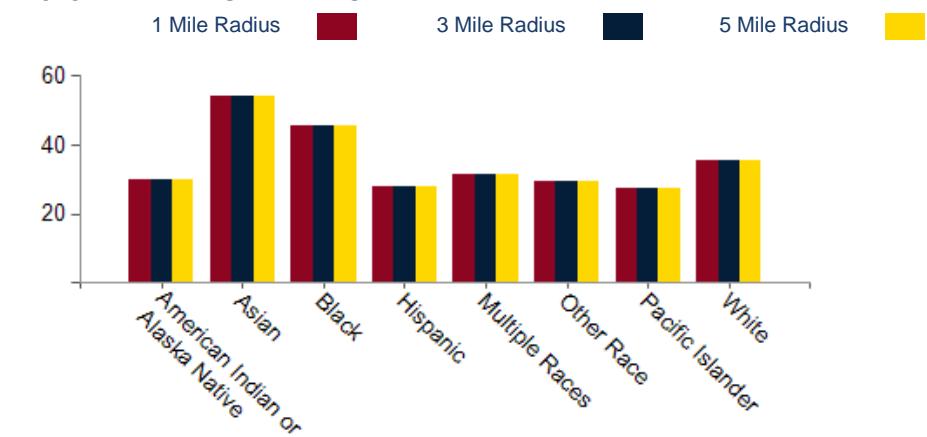
#### POPULATION DIVERSITY



#### 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



# BUILDING FOR SALE | DALLAS, TX

## 05 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.

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

(8) Recreation uses.

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

(11) Transportation uses.

- Transit passenger shelter.

(9) Residential uses.

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

(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]*

(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.]*

(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.

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

Buyer/Tenant/Seller/Landlord Initials

Information About Brokerage Services  
Date