

1001 & 1007 Singleton Blvd

OFFERING MEMORANDUM

1001 Singleton Blvd
Dallas, TX 75212

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OFFERING SUMMARY

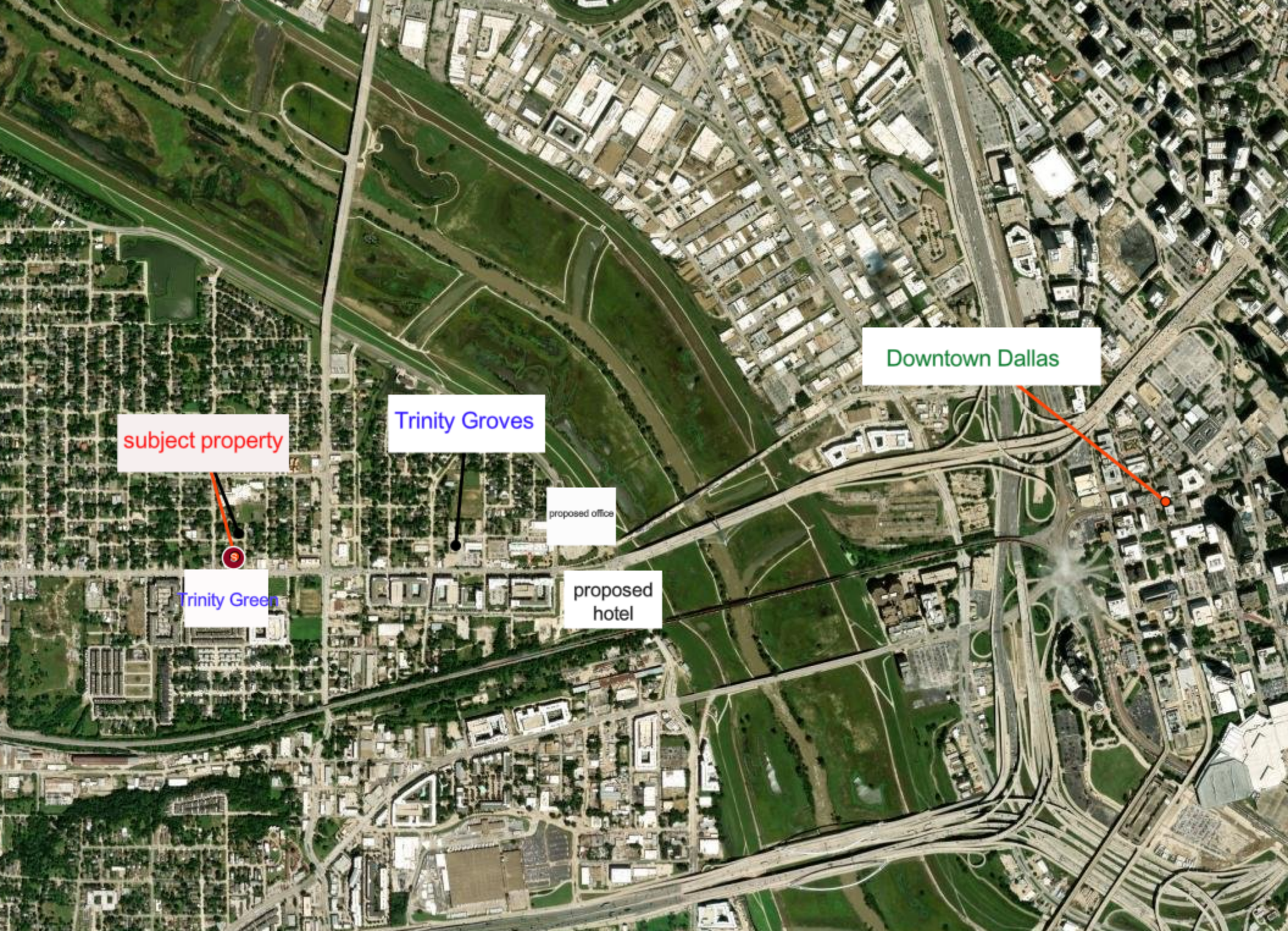
ADDRESS	1001 Singleton Blvd Dallas TX 75212
COUNTY	Dallas
MARKET	West Dallas
SUBMARKET	Trinity Groves
LAND ACRES	.33
ZONING TYPE	Commercial Retail
# OF PARCELS	2

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	14,559	142,877	355,314
2025 Median HH Income	\$70,841	\$84,090	\$80,209
2025 Average HH Income	\$95,565	\$121,795	\$128,389

- Prime development opportunity in the corner of Singleton & Conklin across from Trinity Green and 3 blocks from Trinity Groves development.

14,380 sf, zoned Commercial retail (CR), allowing up to 4 stories high.

Minutes fro Downtown Dallas



subject property

Trinity Groves

Downtown Dallas

Trinity Green

proposed office

proposed hotel

PROPERTY FEATURES

LAND SF	14,380
LAND ACRES	.33
# OF PARCELS	2
ZONING TYPE	Commercial Retail
TOPOGRAPHY	Flat
LOT DIMENSION	101'x144'
CORNER LOCATION	Yes

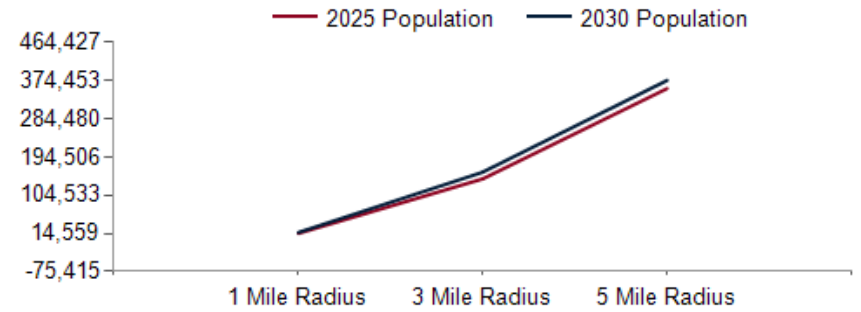
UTILITIES

WATER	Yes
IRRIGATION	Yes
ELECTRICITY / POWER	Yes

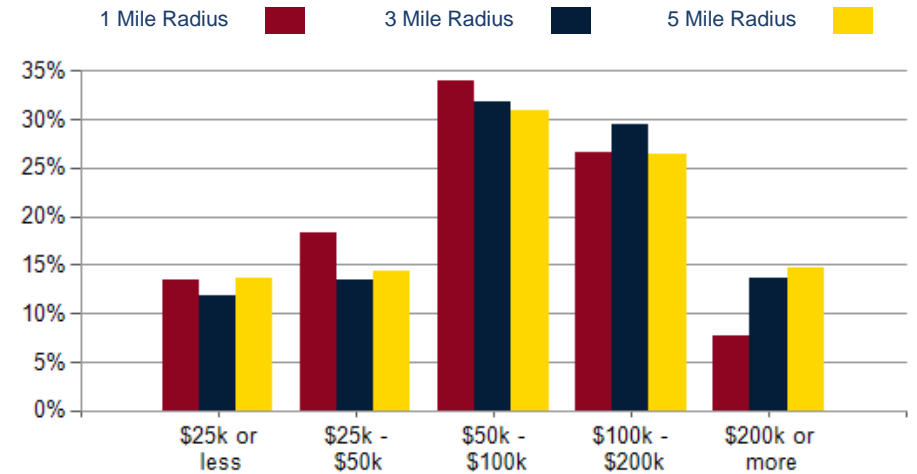


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,795	110,631	319,519
2010 Population	9,572	114,082	314,370
2025 Population	14,559	142,877	355,314
2030 Population	16,729	158,682	374,453
2025 African American	3,138	24,164	57,897
2025 American Indian	191	1,616	4,649
2025 Asian	377	6,606	12,909
2025 Hispanic	8,620	59,367	169,020
2025 Other Race	4,398	24,885	75,330
2025 White	3,717	61,092	140,207
2025 Multiracial	2,730	24,430	64,144
2025-2030: Population: Growth Rate	14.10%	10.60%	5.25%

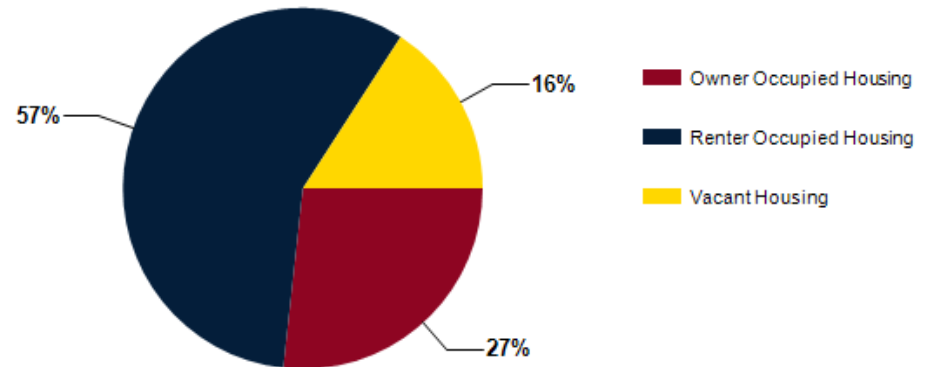
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	412	5,677	13,898
\$15,000-\$24,999	461	2,956	8,138
\$25,000-\$34,999	400	3,246	8,281
\$35,000-\$49,999	798	6,495	15,000
\$50,000-\$74,999	1,397	14,129	30,919
\$75,000-\$99,999	823	8,931	19,177
\$100,000-\$149,999	1,238	14,409	29,267
\$150,000-\$199,999	502	6,925	13,691
\$200,000 or greater	504	9,883	23,938
Median HH Income	\$70,841	\$84,090	\$80,209
Average HH Income	\$95,565	\$121,795	\$128,389



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

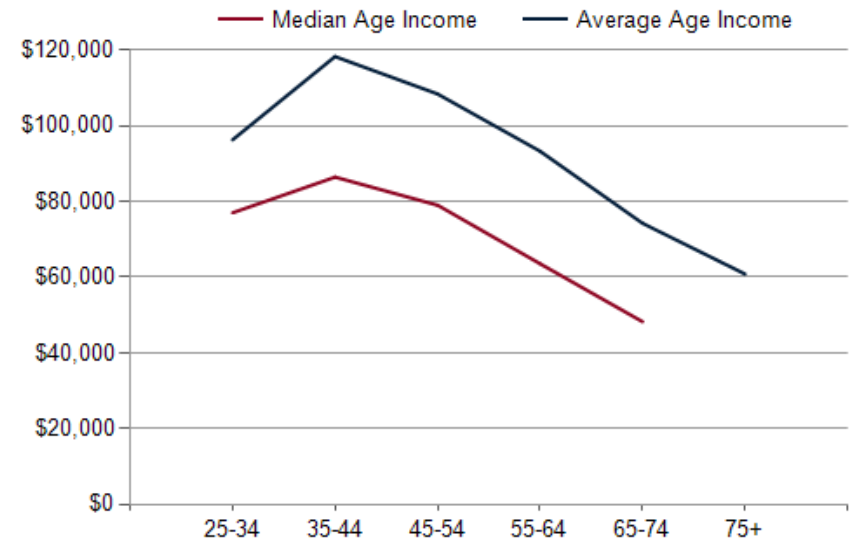
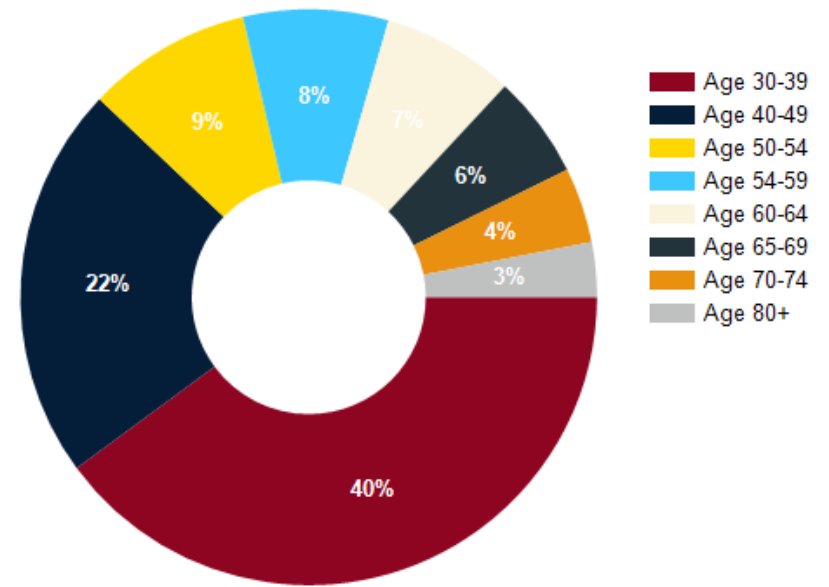


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,912	18,888	40,695
2025 Population Age 35-39	1,310	12,987	29,169
2025 Population Age 40-44	1,025	10,001	23,714
2025 Population Age 45-49	767	8,104	20,570
2025 Population Age 50-54	748	7,465	19,602
2025 Population Age 55-59	657	6,925	18,472
2025 Population Age 60-64	602	6,399	17,456
2025 Population Age 65-69	467	4,950	14,408
2025 Population Age 70-74	342	3,740	11,050
2025 Population Age 75-79	248	2,396	7,370
2025 Population Age 80-84	140	1,380	4,156
2025 Population Age 85+	121	1,117	3,349
2025 Population Age 18+	11,922	122,922	294,680
2025 Median Age	33	33	34
2030 Median Age	34	34	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,010	\$91,015	\$88,421
Average Household Income 25-34	\$96,303	\$117,891	\$120,971
Median Household Income 35-44	\$86,439	\$100,624	\$97,200
Average Household Income 35-44	\$118,315	\$143,374	\$149,857
Median Household Income 45-54	\$79,027	\$100,531	\$92,786
Average Household Income 45-54	\$108,415	\$145,352	\$149,298
Median Household Income 55-64	\$63,561	\$89,044	\$80,706
Average Household Income 55-64	\$93,300	\$139,153	\$147,455
Median Household Income 65-74	\$48,240	\$58,162	\$57,738
Average Household Income 65-74	\$74,246	\$105,891	\$116,712
Average Household Income 75+	\$60,828	\$76,465	\$98,292

Population By Age



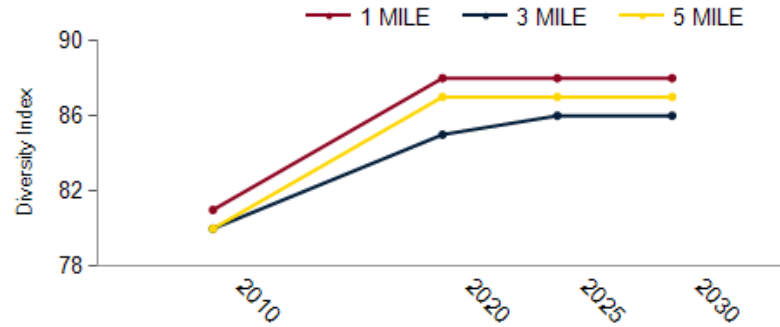
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	88	87	87
Diversity Index (current year)	88	86	87
Diversity Index (2020)	88	85	87
Diversity Index (2010)	81	80	80

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	14%	12%	11%
American Indian	1%	1%	1%
Asian	2%	3%	2%
Hispanic	37%	29%	32%
Multiracial	12%	12%	12%
Other Race	19%	12%	14%
White	16%	30%	27%

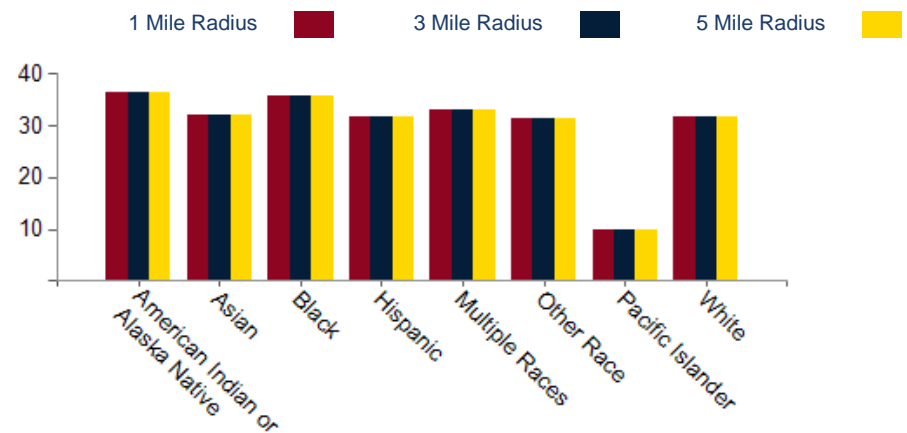
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	34	34
Median Asian Age	32	32	32
Median Black Age	36	35	38
Median Hispanic Age	32	32	32
Median Multiple Races Age	33	33	33
Median Other Race Age	31	32	32
Median Pacific Islander Age	10	38	37
Median White Age	32	34	34

2025 MEDIAN AGE BY RACE



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Exclusively Marketed by:

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