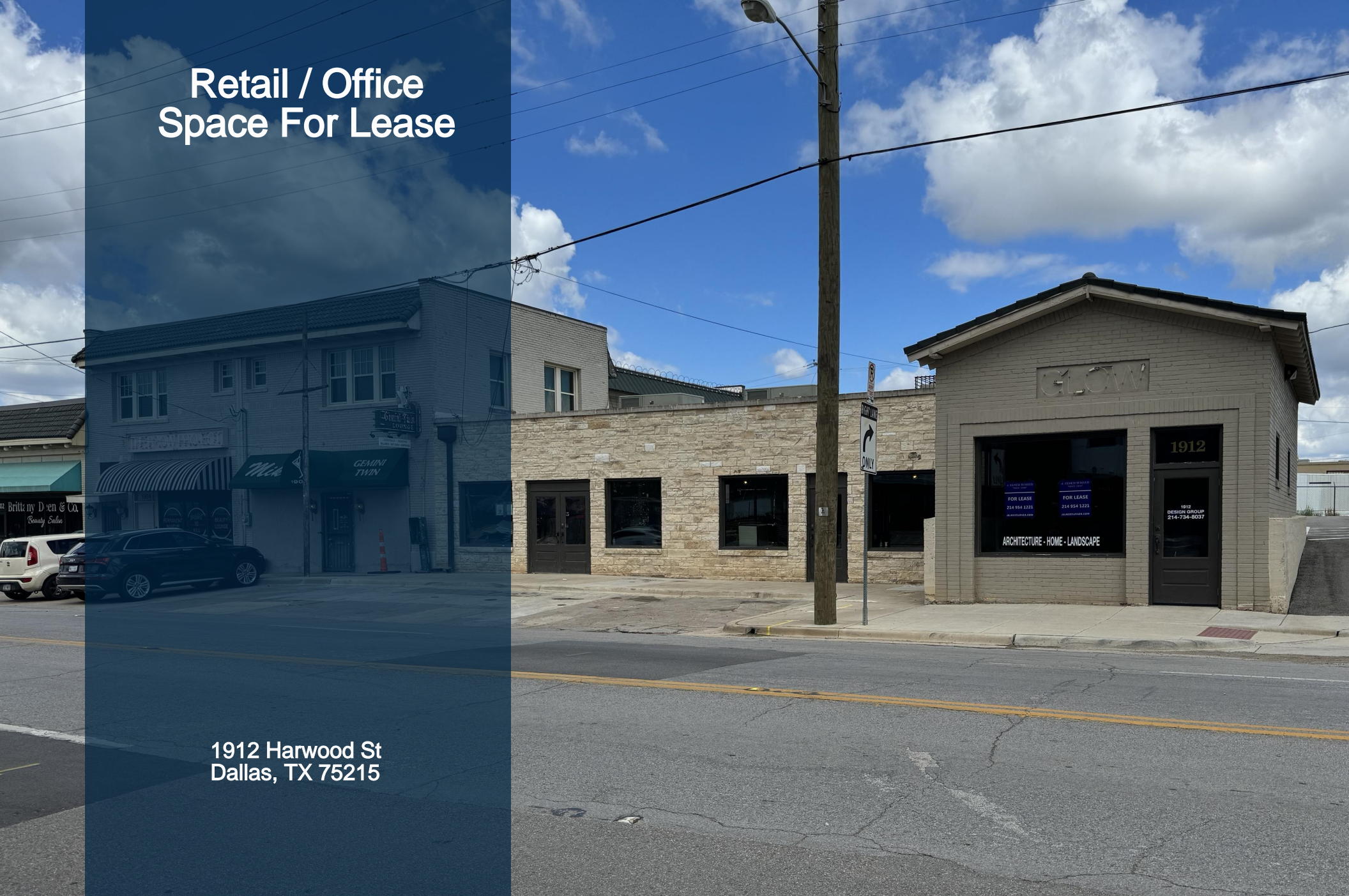


Retail / Office Space For Lease



1912 Harwood St
Dallas, TX 75215

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

J. ELMER TURNER
"SINCE 1898"

THE SPACE

Location

1912 Harwood St
Dallas, TX 75215

HIGHLIGHTS

- 560 sqft of retail / office space available
- Prime location and identity
- Located at S Harwood St & Hickory St in The Cedars
- Plenty of onsite parking
- Many new developments are underway nearby



POPULATION

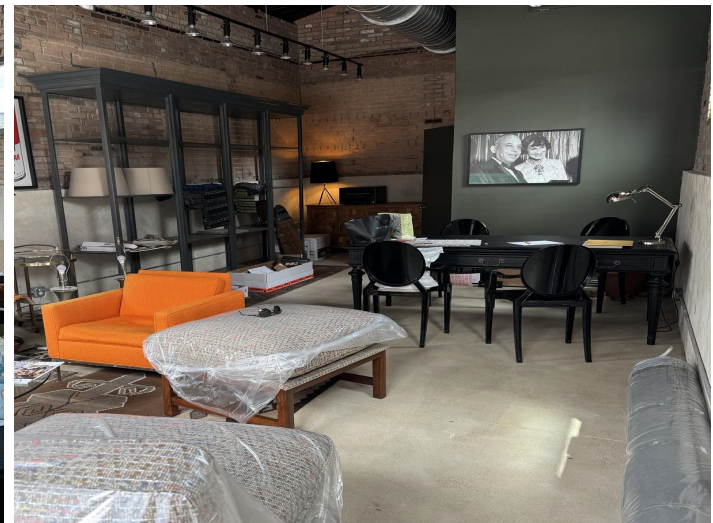
1.00 MILE	3.00 MILE	5.00 MILE
14,559	159,017	375,421

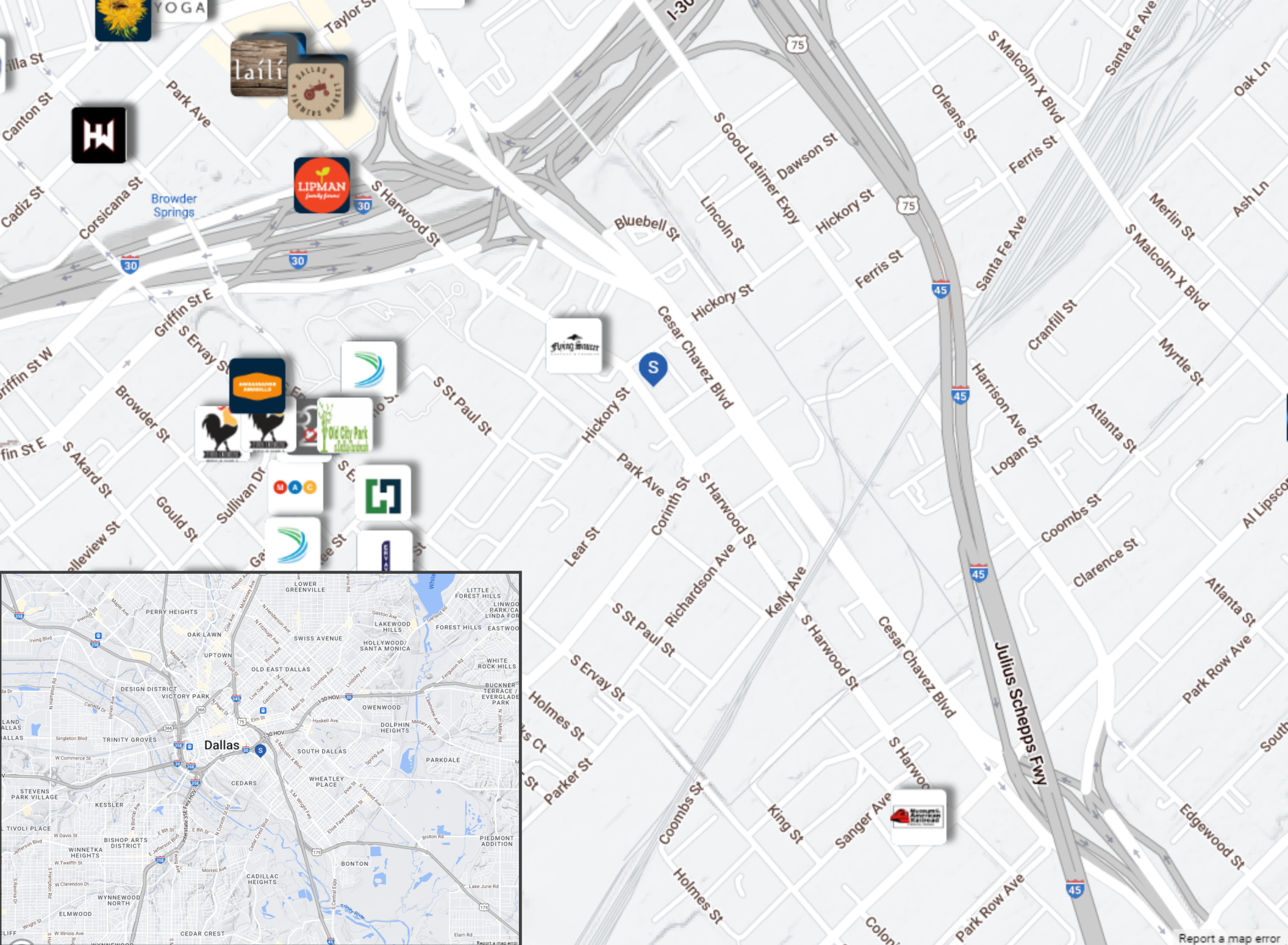
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$98,063	\$117,040	\$124,850

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
8,504	82,872	172,284

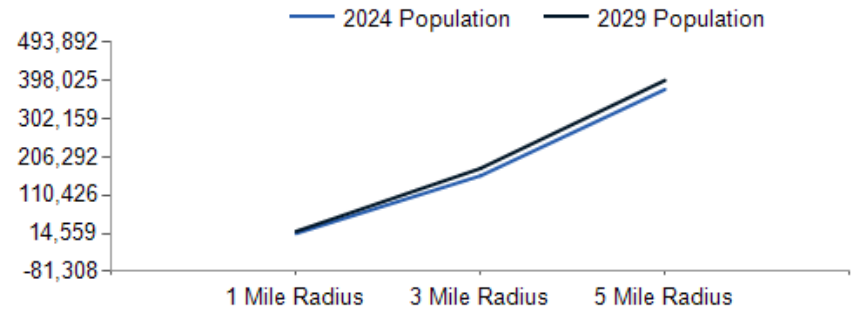




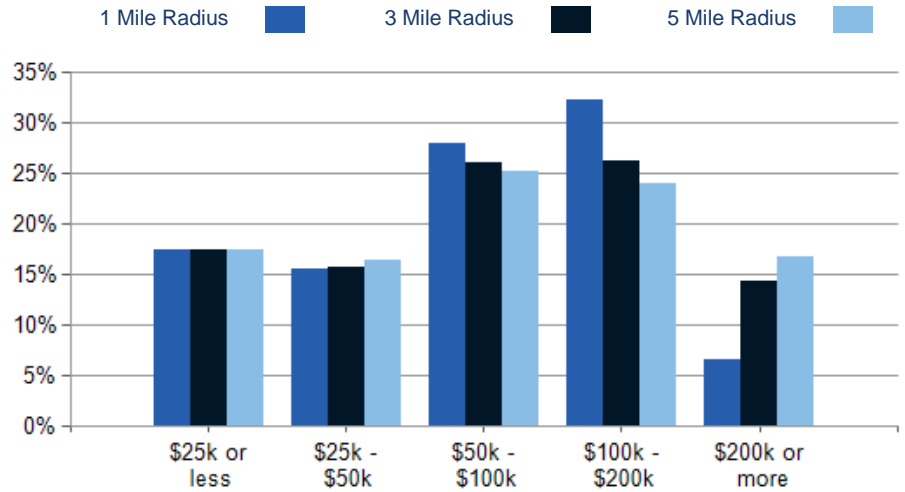
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,842	127,631	337,785
2010 Population	9,463	126,426	323,562
2024 Population	14,559	159,017	375,421
2029 Population	19,570	177,425	398,025
2024-2029: Population: Growth Rate	30.45%	11.05%	5.90%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,068	9,525	19,741
\$15,000-\$24,999	423	4,924	10,337
\$25,000-\$34,999	622	5,579	12,222
\$35,000-\$49,999	701	7,542	16,227
\$50,000-\$74,999	1,254	12,036	25,479
\$75,000-\$99,999	1,123	9,536	17,962
\$100,000-\$149,999	1,748	13,867	26,063
\$150,000-\$199,999	995	7,939	15,226
\$200,000 or greater	570	11,921	29,022
Median HH Income	\$78,198	\$78,837	\$77,357
Average HH Income	\$98,063	\$117,040	\$124,850

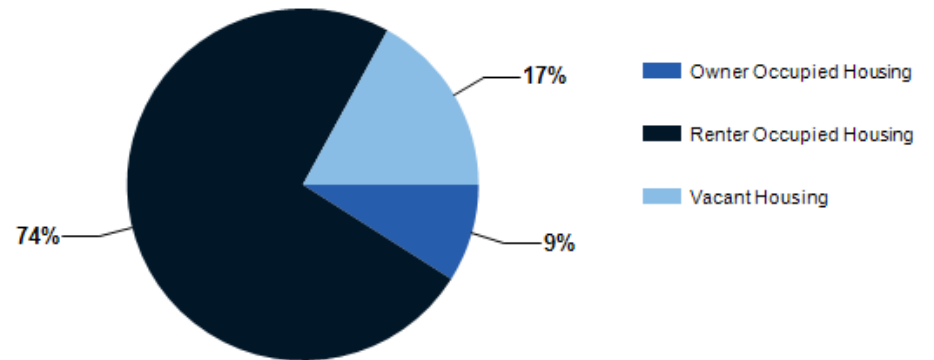
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,172	49,541	133,582
2010 Total Households	4,894	53,300	128,858
2024 Total Households	8,504	82,872	172,284
2029 Total Households	11,828	95,798	188,656
2024 Average Household Size	1.58	1.84	2.12
2024-2029: Households: Growth Rate	34.10%	14.70%	9.15%



2024 Household Income

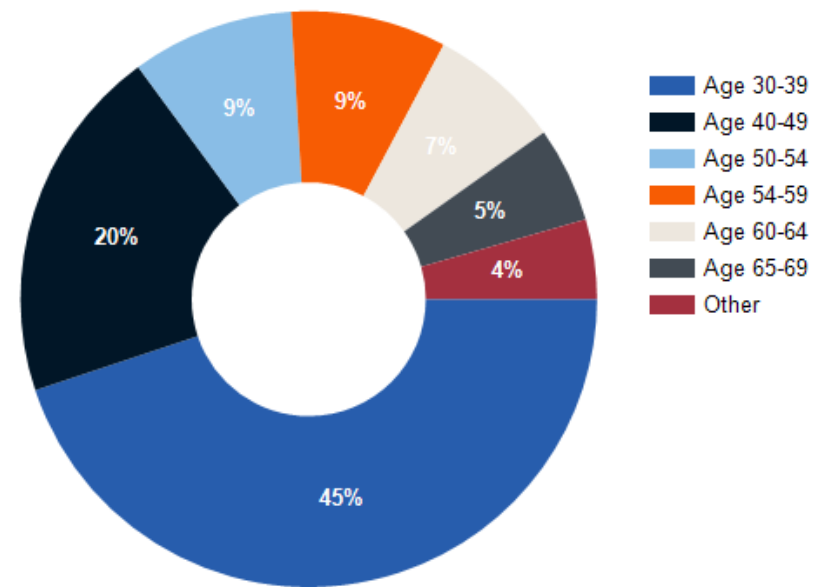


2024 Own vs. Rent - 1 Mile Radius

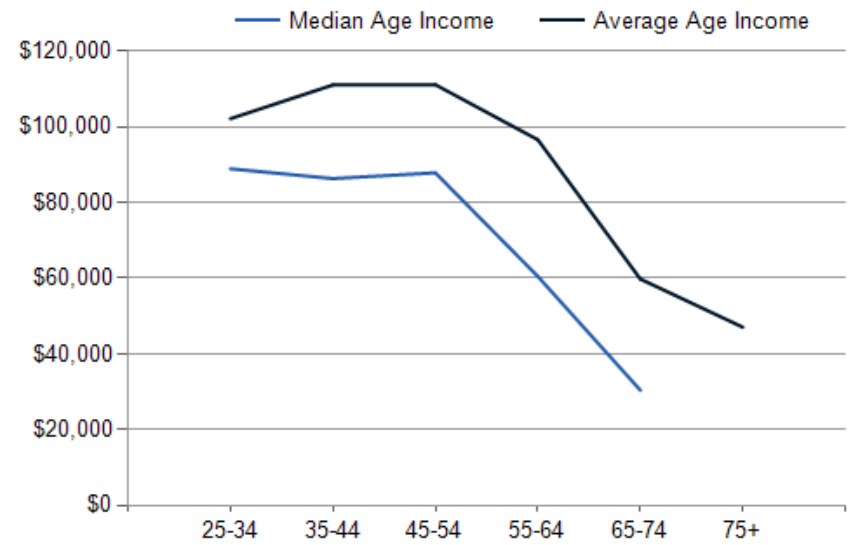


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,618	24,950	46,603
2024 Population Age 35-39	1,565	15,113	32,510
2024 Population Age 40-44	1,040	10,632	26,271
2024 Population Age 45-49	828	8,280	21,067
2024 Population Age 50-54	849	8,006	20,523
2024 Population Age 55-59	813	7,548	19,123
2024 Population Age 60-64	691	7,176	18,503
2024 Population Age 65-69	499	5,535	14,718
2024 Population Age 70-74	279	3,780	10,519
2024 Population Age 75-79	138	2,432	7,385
2024 Population Age 80-84	73	1,318	4,167
2024 Population Age 85+	58	1,223	3,618
2024 Population Age 18+	13,241	138,288	309,497
2024 Median Age	34	33	34
2029 Median Age	36	35	35



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$88,922	\$90,187	\$85,883
Average Household Income 25-34	\$102,144	\$121,572	\$120,858
Median Household Income 35-44	\$86,320	\$89,683	\$94,495
Average Household Income 35-44	\$111,063	\$133,992	\$147,145
Median Household Income 45-54	\$87,837	\$85,400	\$91,907
Average Household Income 45-54	\$111,125	\$128,334	\$147,429
Median Household Income 55-64	\$60,460	\$69,533	\$74,062
Average Household Income 55-64	\$96,582	\$119,438	\$133,650
Median Household Income 65-74	\$30,374	\$45,142	\$52,448
Average Household Income 65-74	\$59,763	\$95,210	\$107,467
Average Household Income 75+	\$47,026	\$73,375	\$82,054





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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

J. ELMER TURNER
"SINCE 1898"

Buyer/Tenant/Seller/Landlord Initials _____ Date _____ Information About Brokerage Services | Retail / Office Space For Lease