

OFFERING MEMORANDUM



Building For Sale | Dallas, TX

10118 Rylie Rd
Dallas TX 75217

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J. ELMER TURNER
“SINCE 1898”

Building For Sale | Dallas, TX

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Exclusively Marketed by:

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BUILDING FOR SALE | DALLAS, TX

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	10118 Rylie Rd Dallas TX 75217
COUNTY	Dallas
PRICE	\$385,000

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	5,947	56,990	180,465
2025 Median HH Income	\$70,035	\$59,990	\$61,279
2025 Average HH Income	\$80,977	\$74,337	\$75,218

INFORMATION

- Located at the southwest corner of Rylie Rd and Tempest Dr
- Size: 3,840 sqft of building
14,980 sqft of land
- Excellent proximity to LBJ & Hwy 175



- Zoning: NS(A) Neighborhood Service District

Primary uses: retail & personal service, office

Examples of some of the allowed uses are below:

- Convenience stores with no alcohol sales
- General merchandise/food stores
- Restaurant (no drive-thru without a Special Use Permit approval)
- Bakery or coffee shop
- Barber shop, beauty, and nail salon
- Dry cleaning and laundry pickup (no on site dry cleaning)
- Day care centers
- Church
- Banks (no drive-thru)
- Post office
- Office (Pool service, landscaping, contractor, etc.)

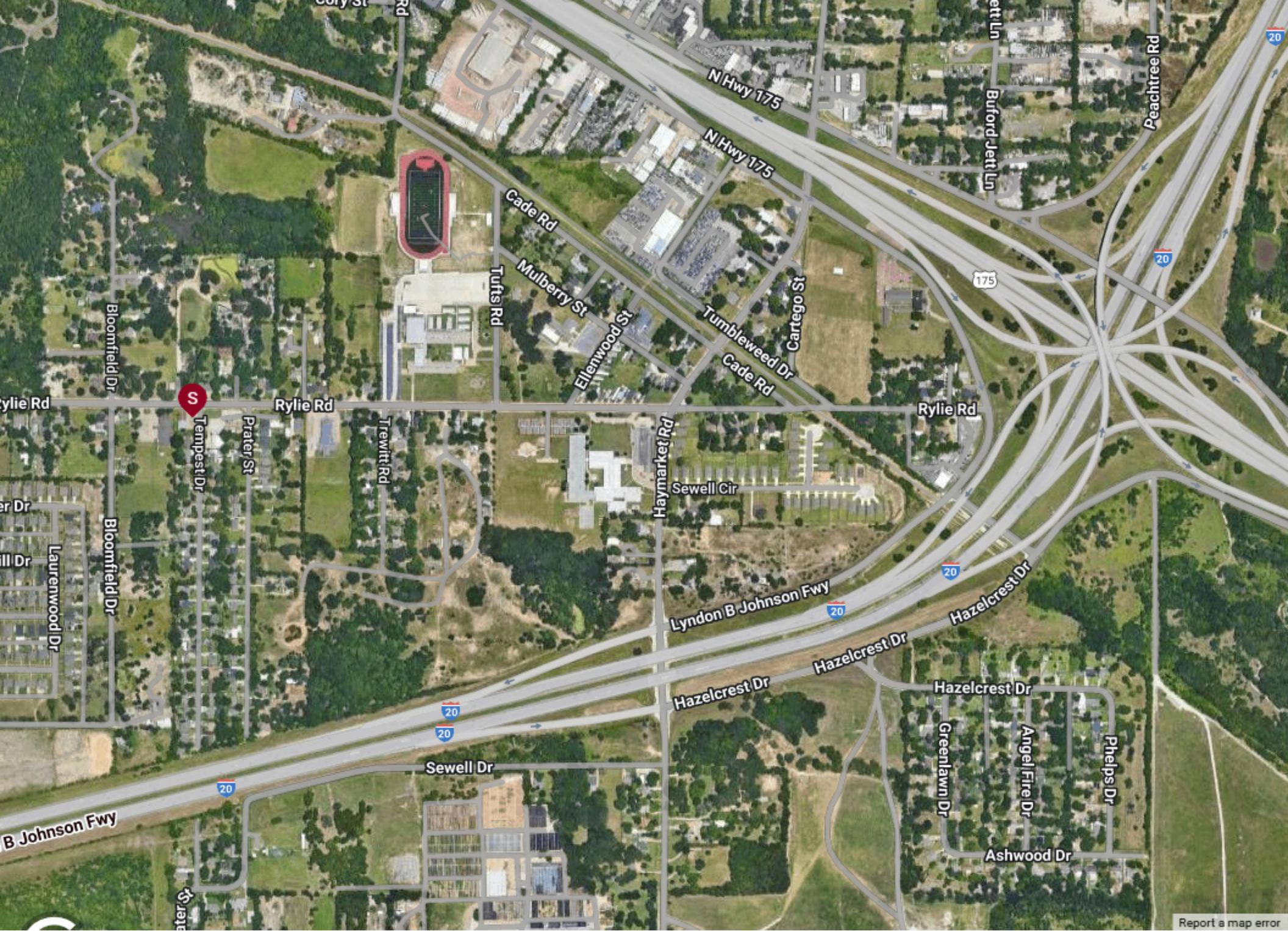
- Year Built: 1966
- Two grade level doors
- Ample parking
- A catering kitchen occupies approximately 1/4 of the building on a month-to-month basis

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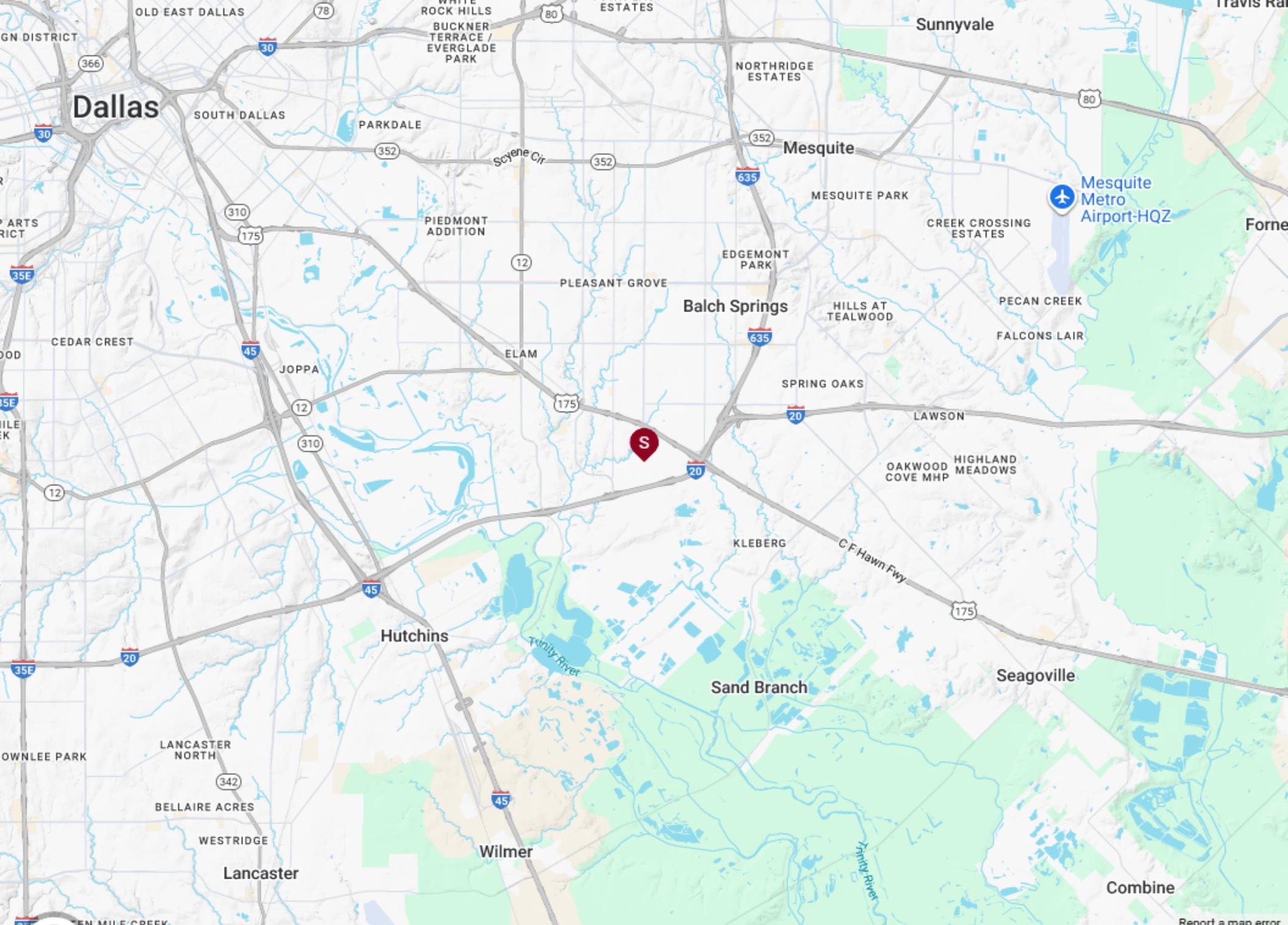
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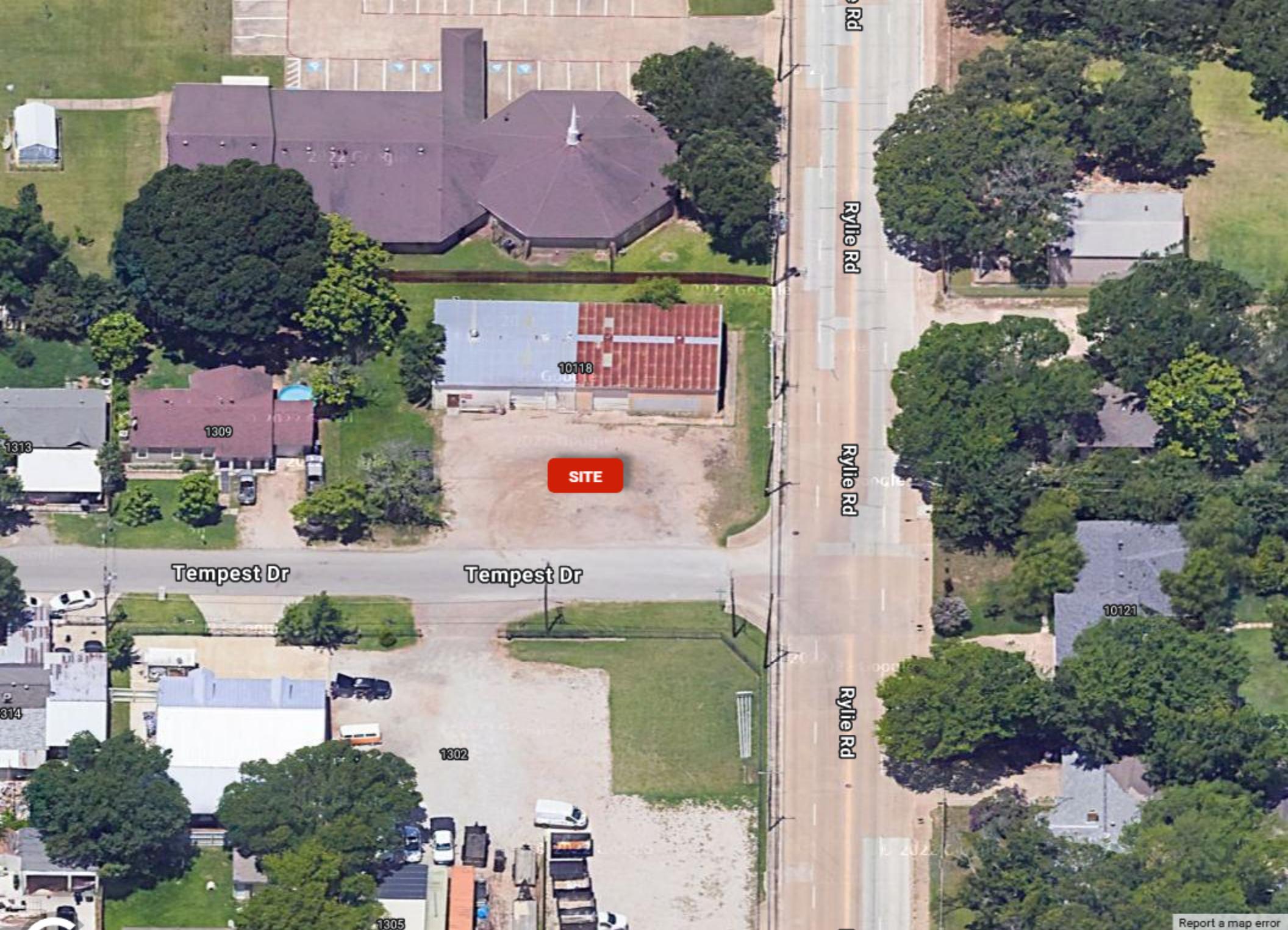
Location

- Locator Map
- Regional Map
- Aerial Map



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Report a map error

BUILDING FOR SALE | DALLAS, TX

03 Property Description

Property Images



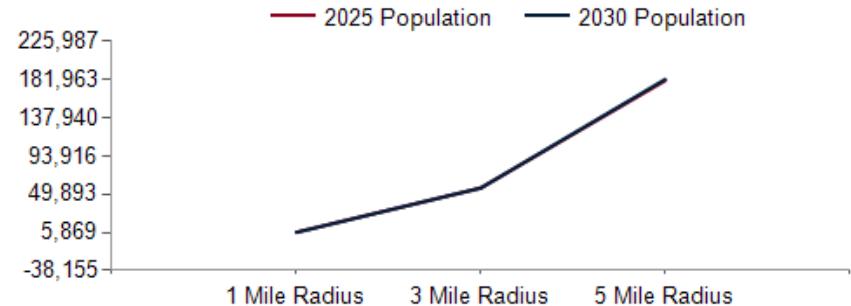
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Demographics

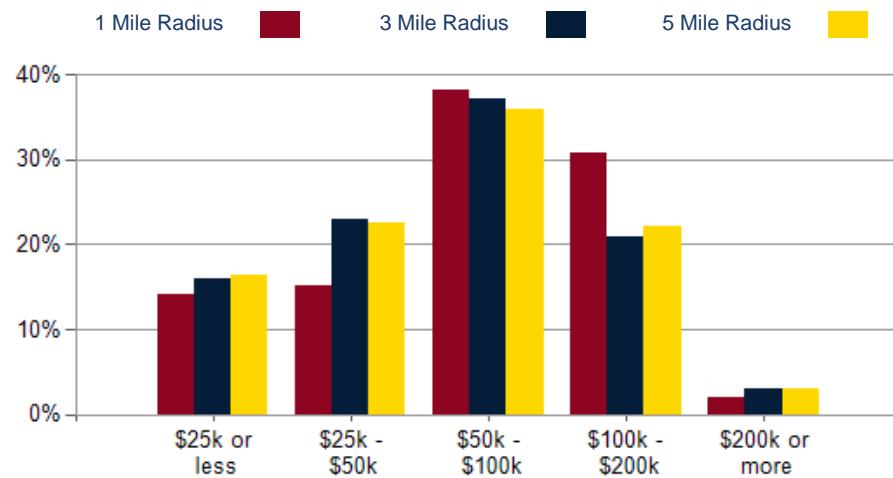
General Demographics
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,361	42,497	137,262
2010 Population	5,012	50,062	159,065
2025 Population	5,947	56,990	180,465
2030 Population	5,869	56,882	181,963
2025 African American	736	9,928	37,562
2025 American Indian	181	1,403	3,739
2025 Asian	34	227	947
2025 Hispanic	4,593	41,433	123,524
2025 Other Race	2,031	19,771	59,407
2025 White	1,481	12,694	39,128
2025 Multiracial	1,480	12,918	39,578
2025-2030: Population: Growth Rate	-1.30%	-0.20%	0.85%

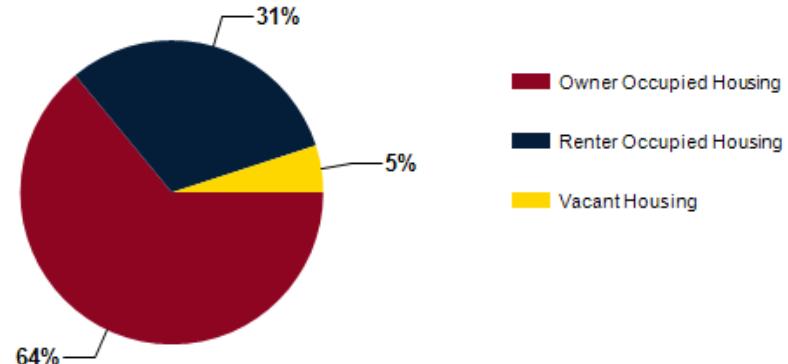
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	126	1,413	4,492
\$15,000-\$24,999	89	1,181	4,023
\$25,000-\$34,999	72	1,294	4,065
\$35,000-\$49,999	160	2,425	7,531
\$50,000-\$74,999	364	3,835	11,442
\$75,000-\$99,999	218	2,182	7,098
\$100,000-\$149,999	361	2,570	8,952
\$150,000-\$199,999	108	815	2,464
\$200,000 or greater	29	488	1,581
Median HH Income	\$70,035	\$59,990	\$61,279
Average HH Income	\$80,977	\$74,337	\$75,218



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

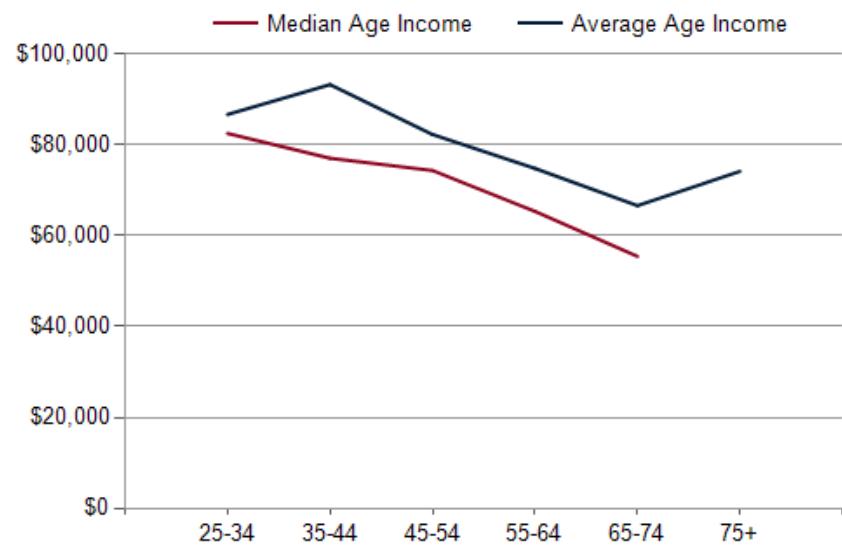
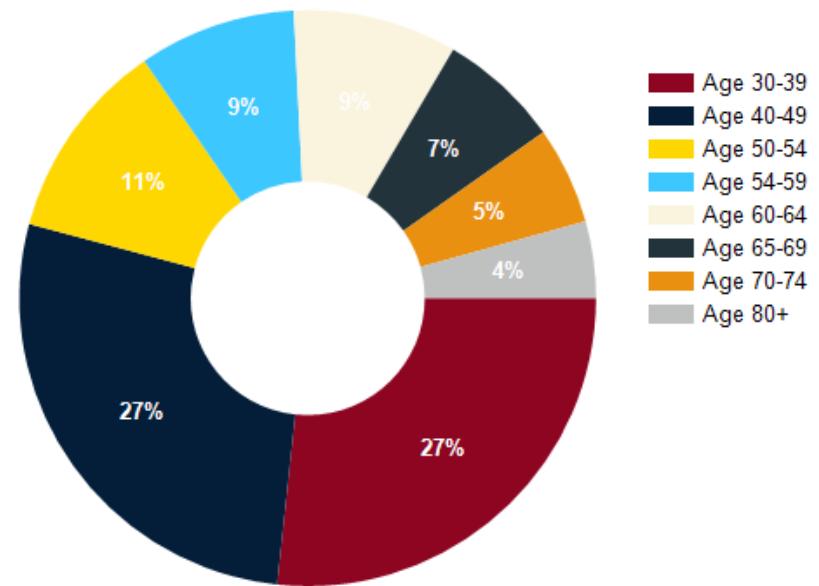


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	434	3,884	13,020
2025 Population Age 35-39	347	3,636	11,960
2025 Population Age 40-44	417	3,758	11,961
2025 Population Age 45-49	386	3,772	11,547
2025 Population Age 50-54	329	3,230	10,389
2025 Population Age 55-59	258	2,819	9,021
2025 Population Age 60-64	269	2,521	7,971
2025 Population Age 65-69	199	2,092	6,525
2025 Population Age 70-74	160	1,544	4,785
2025 Population Age 75-79	126	1,036	3,164
2025 Population Age 80-84	44	511	1,646
2025 Population Age 85+	25	366	1,121
2025 Population Age 18+	4,208	40,642	129,496
2025 Median Age	30	31	31
2030 Median Age	31	32	32

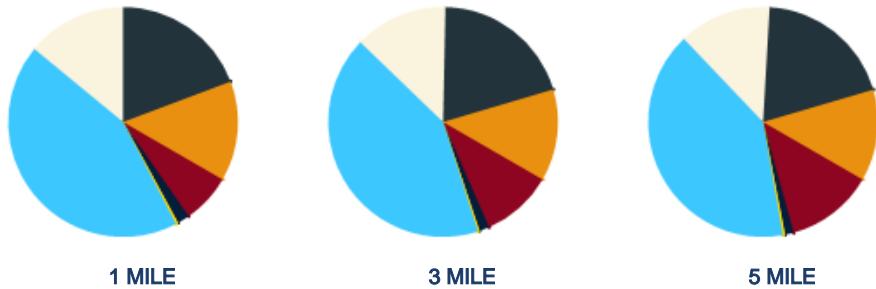
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,525	\$67,518	\$68,621
Average Household Income 25-34	\$86,715	\$79,204	\$80,154
Median Household Income 35-44	\$77,073	\$62,374	\$64,362
Average Household Income 35-44	\$93,292	\$80,816	\$81,950
Median Household Income 45-54	\$74,370	\$63,567	\$65,387
Average Household Income 45-54	\$82,302	\$80,045	\$81,089
Median Household Income 55-64	\$65,368	\$57,145	\$58,985
Average Household Income 55-64	\$74,828	\$72,612	\$75,551
Median Household Income 65-74	\$55,456	\$50,000	\$47,774
Average Household Income 65-74	\$66,624	\$64,209	\$62,698
Average Household Income 75+	\$74,199	\$58,484	\$57,339

Population By Age



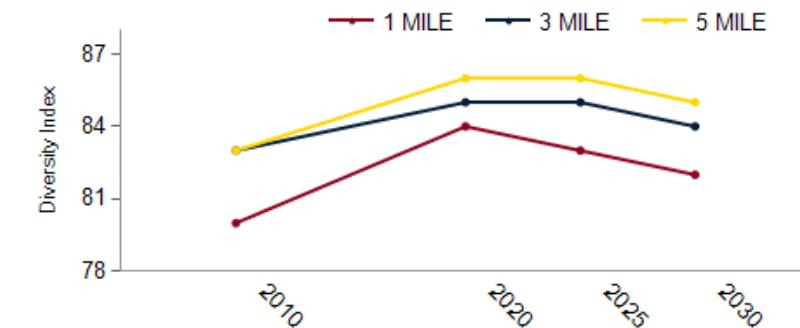
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	82	84	85
Diversity Index (current year)	83	85	86
Diversity Index (2020)	84	85	86
Diversity Index (2010)	80	83	83

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	7%	10%	12%
American Indian	2%	1%	1%
Asian	0%	0%	0%
Hispanic	44%	42%	41%
Multiracial	14%	13%	13%
Other Race	19%	20%	20%
White	14%	13%	13%

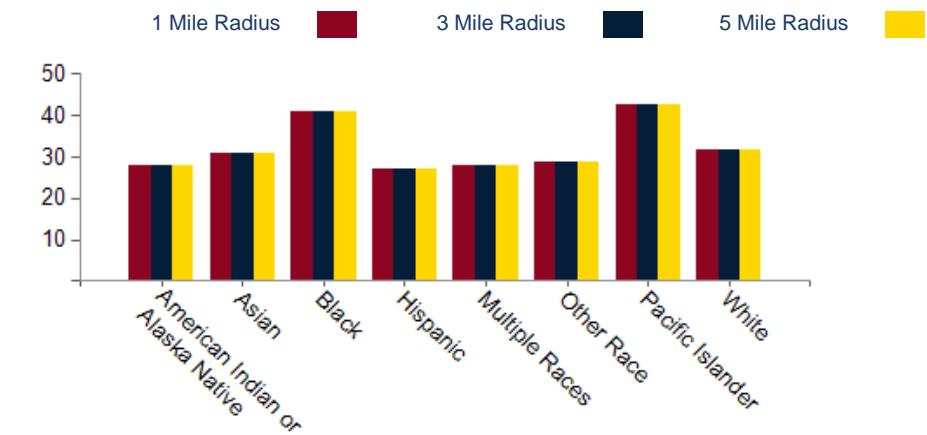
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	28	30	29
Median Asian Age	31	32	36
Median Black Age	41	38	36
Median Hispanic Age	27	28	28
Median Multiple Races Age	28	29	29
Median Other Race Age	29	28	28
Median Pacific Islander Age	43	40	32
Median White Age	31	34	34

2025 MEDIAN AGE BY RACE



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05 Additional Information

Information About Brokerage Services

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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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

Buyer/Tenant/Seller/Landlord Initials

Date

Information About Brokerage Services

Building For Sale, Dallas, TX

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

ABS 1-0 11-2-2015