



5,000 SF
Retail Space

FOR SALE OR LEASE

5214 BOTHAM JEAN BOULEVARD | DALLAS, TX

ROGERS HEALY
AND ASSOCIATES COMMERCIAL



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PROPERTY DETAILS

5214 BOTHAM JEAN BOULEVARD | DALLAS, TX



5214 Botham Jean Boulevard

DALLAS, TX 75215 - PLEASANT GR/SE DALLAS



EXECUTIVE SUMMARY

Located off I-45 on the C.F. Hawn split to Athens. Property has ample parking and ADA access with an elevator on over half an acre. Built in 2008, this property currently operates as a remote commercial kitchen and leased out as a private club. Would be an ideal rental venue, restaurant, theater, event center, commercial kitchen, retail, gym, community center, etc. Owner is open to selling all equipment with property.

TRAFFIC COUNTS

| | |
|------------------------------------|------|
| S Central Exwy Svc Rd/Anderson St | 1.3K |
| S Lamar St/Starks Ave | 7.3K |
| S Central Exwy Svc Rd/Bethurum Ave | 1.6K |
| S Central Expy/Haven St | 16K |

PROPERTY FACTS

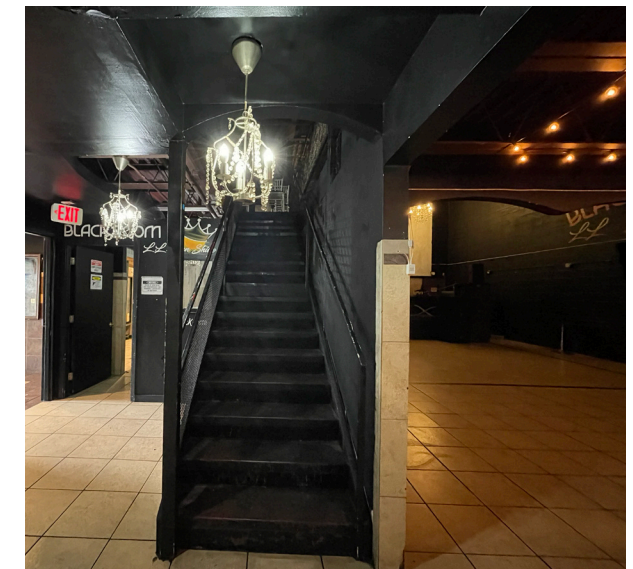
| | |
|-------------------|--|
| Sale Type: | Investment or Owner User |
| Property Type: | Retail |
| Property Subtype: | Bar |
| Suggested Uses: | Tacos + Tire Shop, Restaurant, Retail, Event Space, Light Distribution |
| Building Size: | 5,000 SF |
| Building Class: | C |
| Year Built: | 2008 |
| Price: | \$1,495,000 |
| Price Per SF: | \$299 |
| Tenancy: | Single |
| Building Height: | 2 Stories |
| Building FAR: | 0.22 |
| Land Acres: | 0.52 AC |
| Zoning: | Z59 |
| Parking: | 37 Surface Spaces Available; Ratio of 7.40/1000 SF |
| Frontage: | 251 ft on Botham Jean Blvd |

PROPERTY TAXES

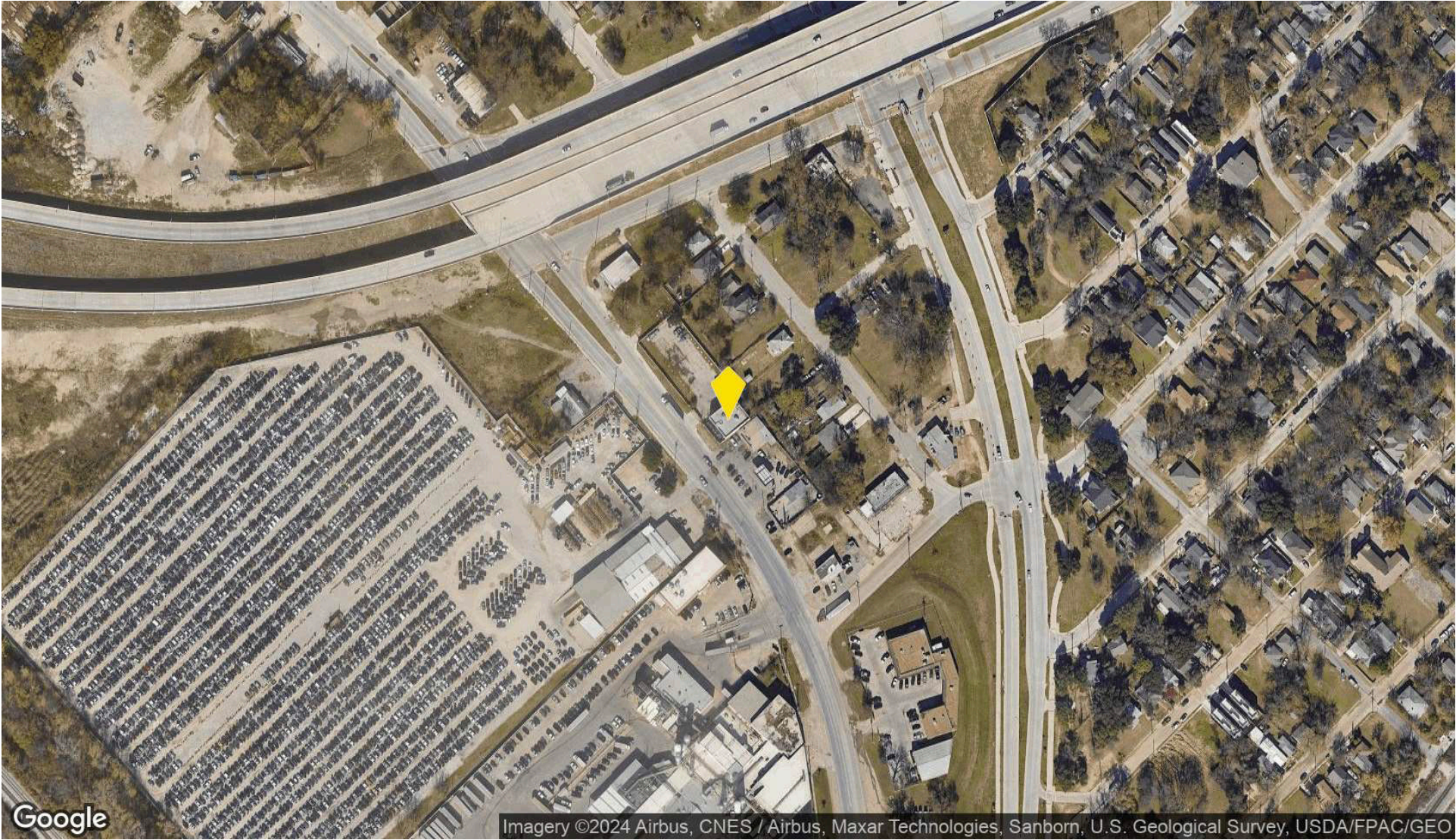
| | |
|--------------------------|-------------------|
| Parcel Number: | 002248000017A0000 |
| Land Assessment: | \$112,080 |
| Improvements Assessment: | \$677,600 |
| Total Assessment: | \$789,680 |

LOCATION

| | |
|-----------------|--------------------|
| Location Score: | Best Location (94) |
| Walk Score®: | Car-Dependent (35) |
| Transit Score®: | Some Transit (39) |







DEMOGRAPHICS

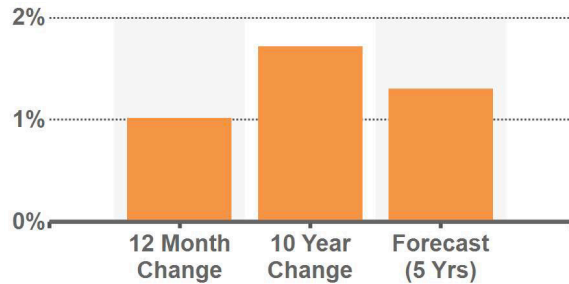
5214 BOTHAM JEAN BOULEVARD | DALLAS, TX

| | 1 MILE | 3 MILES | 5 MILES | 10 MILES | 10 MIN DRIVE |
|--------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| POPULATION | | | | | |
| Population | 6,402 | 57,078 | 302,068 | 1,048,527 | 208,708 |
| 5 Yrs Growth | 2.0% | -1.3% | -1.4% | -2.4% | -2.3% |
| Median Age | 36 | 36 | 35 | 34 | 34 |
| 5 Yr Forecast | 38 | 38 | 37 | 36 | 36 |
| White / Black / Hispanic | 29% / 67% / 33% | 33% / 64% / 30% | 61% / 34% / 48% | 66% / 28% / 46% | 58% / 37% / 47% |
| 5 Yr Forecast | 31% / 66% / 34% | 33% / 63% / 30% | 61% / 34% / 48% | 66% / 28% / 46% | 58% / 37% / 48% |
| Employment | 1,677 | 20,545 | 224,533 | 624,696 | 98,227 |
| Buying Power | \$68.6M | \$745.8M | \$5.9B | \$21.1B | \$3.7B |
| 5 Yr Growth | 1.4% | 2.4% | 2.6% | -0.5% | 0.9% |
| College Graduates | 6.7% | 12.2% | 25.2% | 26.2% | 26.5% |
| HOUSEHOLD | | | | | |
| Households | 2,165 | 21,473 | 113,648 | 381,446 | 78,492 |
| 5 Yr Growth | 0.8% | -1.3% | -1.0% | -2.4% | -2.2% |
| Median HH Income | \$31,704 | \$34,733 | \$52,245 | \$55,246 | \$47,490 |
| 5 Yr Forecast | \$31,871 | \$36,033 | \$54,142 | \$56,323 | \$49,011 |
| Average HH Income | \$45,224 | \$51,323 | \$77,363 | \$83,329 | \$72,822 |
| 5 Yr Forecast | \$45,471 | \$53,016 | \$79,628 | \$84,753 | \$74,525 |
| % High Income (>\$75K) | 17% | 22% | 35% | 36% | 32% |
| HOUSING | | | | | |
| Median Home Value | \$64,119 | \$97,233 | \$171,074 | \$199,085 | \$176,990 |
| Median Year Built | 1955 | 1960 | 1969 | 1972 | 1967 |
| Owner / Renter Occupied | 56% / 44% | 38% / 62% | 35% / 65% | 46% / 54% | 38% / 62% |

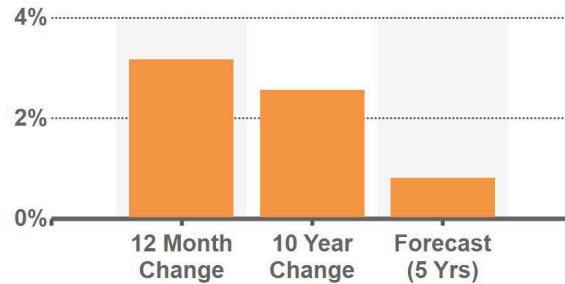
DEMOGRAPHIC TRENDS

| DEMOGRAPHIC CATEGORY | CURRENT LEVEL | | 12 MONTH CHANGE | | 10 YEAR CHANGE | | 5 YEAR FORECAST | |
|-------------------------|---------------|-------------|-----------------|------|----------------|-------|-----------------|------|
| | METRO | US | METRO | US | METRO | US | METRO | US |
| Population | 8,148,734 | 335,368,219 | 1.0% | 0.4% | 1.7% | 0.5% | 1.3% | 0.5% |
| Households | 2,995,801 | 130,965,984 | 1.2% | 0.6% | 1.9% | 0.9% | 1.4% | 0.6% |
| Median Household Income | \$86,252 | \$77,019 | 3.3% | 2.4% | 4.1% | 3.9% | 3.0% | 3.2% |
| Labor Force | 4,458,796 | 168,752,797 | 3.2% | 1.8% | 2.6% | 0.8% | 0.8% | 0.1% |
| Unemployment | 4.2% | 3.8% | 0.8% | 0.3% | -0.1% | -0.3% | - | - |

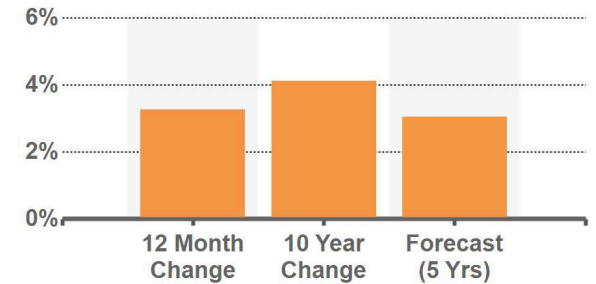
POPULATION GROWTH



LABOR FORCE GROWTH



INCOME GROWTH



Source: Oxford Economics

| | | | |
|------------------|------------------|------------------|-------------------------|
| 16 | 6.2% | \$275 | 12.1% |
| SALE COMPARABLES | AVERAGE CAP RATE | AVERAGE PRICE/SF | AVERAGE VACANCY AT SALE |

SALE COMPARABLES SUMMARY STATISTICS

| | LOW | AVERAGE | MEDIAN | HIGH |
|----------------------------|-----------|-------------|-------------|-------------|
| SALES ATTRIBUTES | | | | |
| Sale Price | \$475,000 | \$1,537,958 | \$1,307,500 | \$2,858,000 |
| Price/SF | \$145 | \$275 | \$241 | \$533 |
| Cap Rate | 5.3% | 6.2% | 6.3% | 6.9% |
| Time Since Sale (Months) | 1.5 | 11.9 | 8.6 | 23.1 |
| PROPERTY ATTRIBUTES | | | | |
| Building SF | 2,580 | 5,590 | 5,304 | 9,180 |
| Stories | 1 | 1 | 1 | 2 |
| Typical Floor SF | 1,290 | 5,401 | 5,304 | 9,180 |
| Vacancy Rate at Sale | 0% | 12.1% | 0% | 100% |
| Year Built | 1950 | 1995 | 2001 | 2022 |
| Star Rating | ★★★★★ | ★★★★★ 2.8 | ★★★★★ | ★★★★★ |

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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| _____ Sales Agent/Associate's Name | _____ License No. | _____ Email | _____ Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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