



Uptown Dallas Retail For Sale

3104 Fairmount St
Dallas TX 75201

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J. ELMER TURNER
"SINCE 1898"

Uptown Dallas Retail For Sale

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Exclusive Listing

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<https://jelmerturner.com>

OFFERING SUMMARY

ADDRESS 3104 Fairmount St
Dallas TX 75201

COUNTY Dallas

FINANCIAL SUMMARY

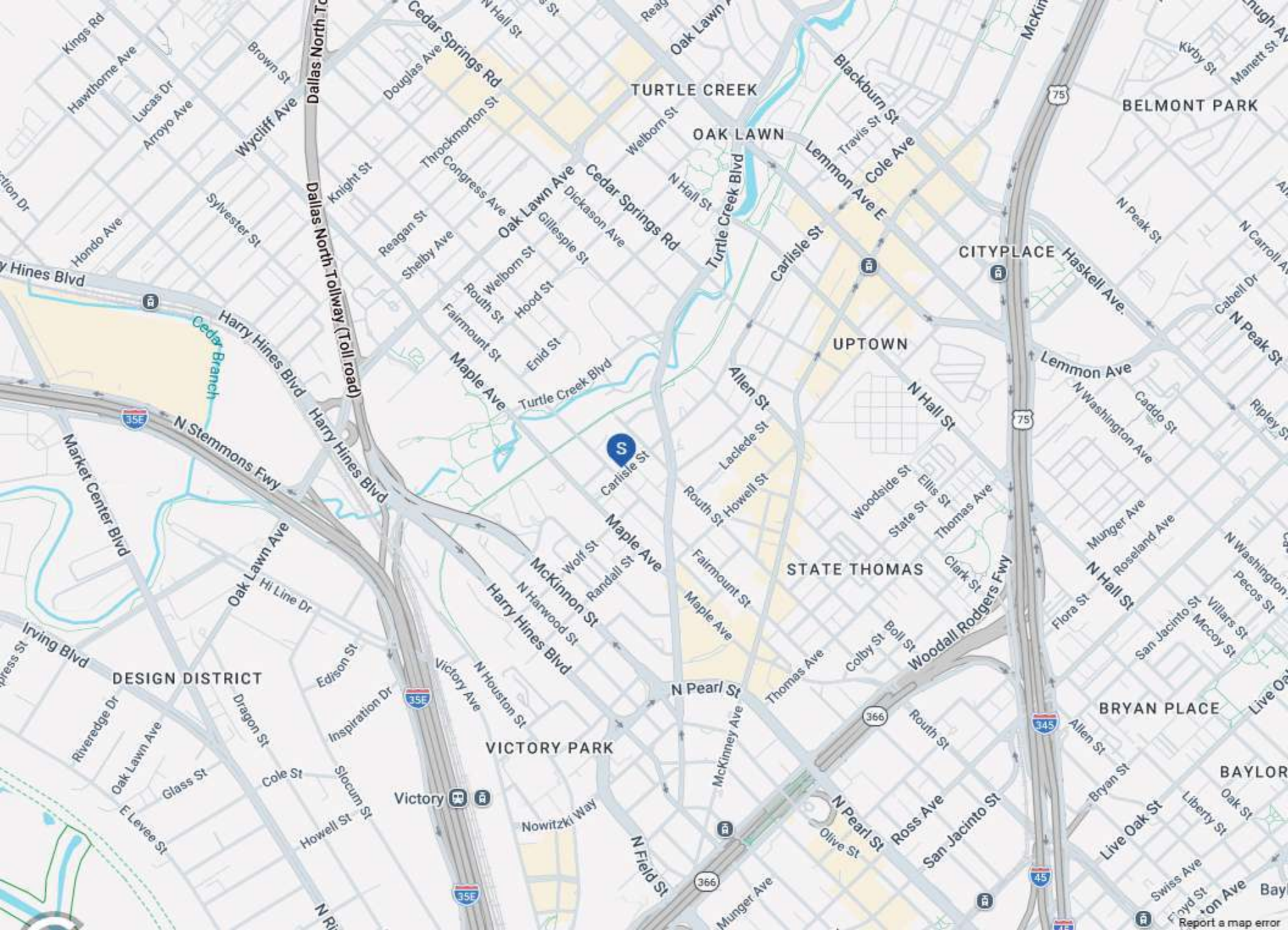
PRICE Call For Pricing

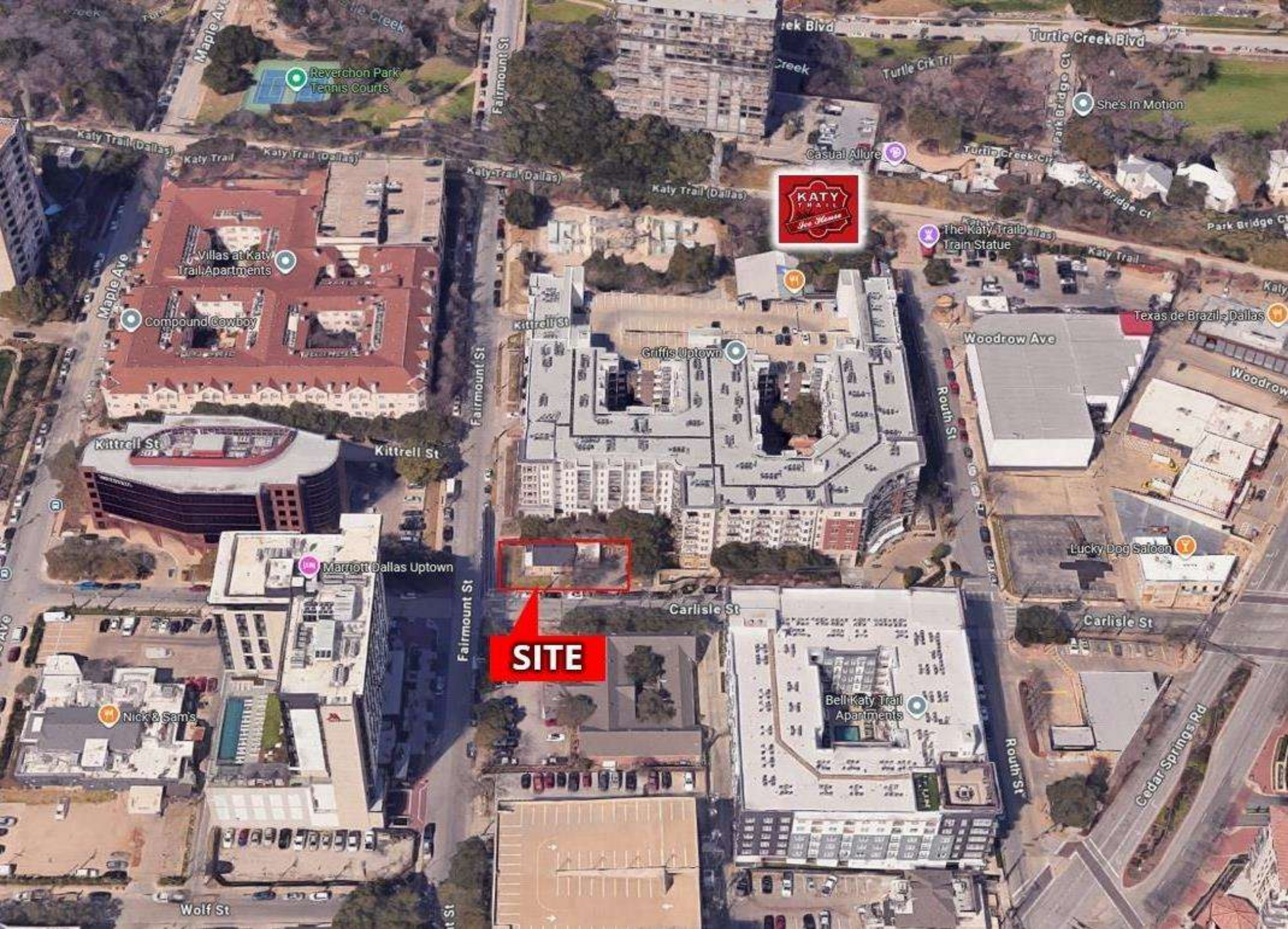
| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|-----------|-----------|-----------|
| 2026 Population | 42,777 | 189,771 | 383,153 |
| 2026 Median HH Income | \$108,021 | \$94,086 | \$89,661 |
| 2026 Average HH Income | \$154,819 | \$149,704 | \$153,672 |

INFORMATION

- Located at the corner of Fairmount St and Carlisle St
- Size: 1,534 sqft of building
5,968 sqft of land
- Year Built: 1945
- Proximity to world class hotels, restaurants, nightlife, and class A developments
- Prime location and identity
- Zoning: PD 193 (D-1 liquor control overlay district)
- Permitted uses: retail or office



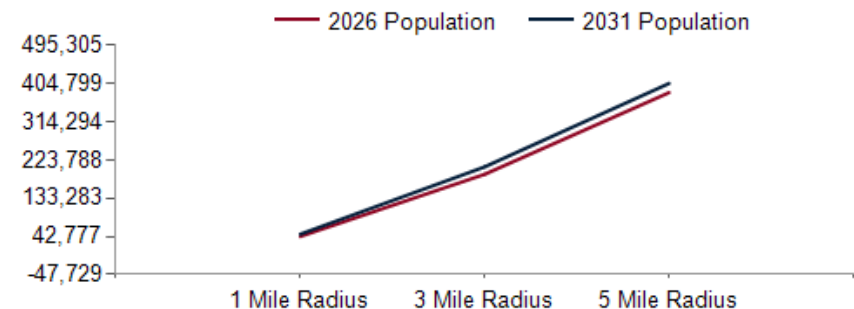




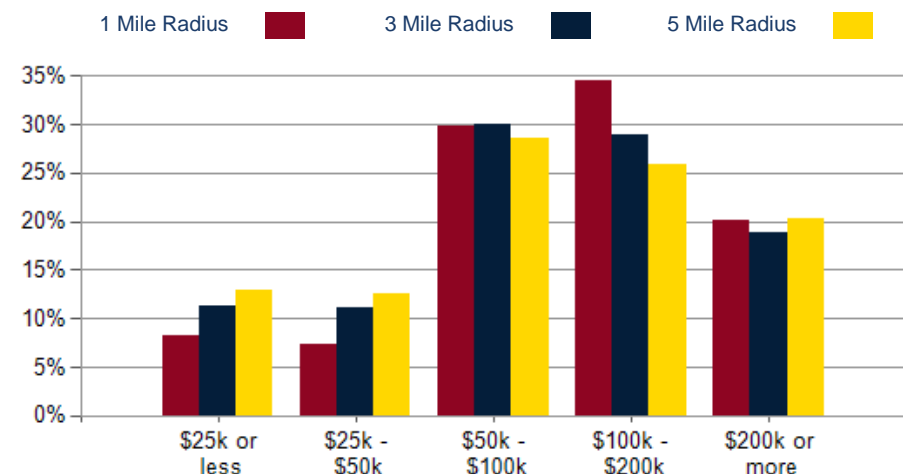


| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|---------|---------|
| 2000 Population | 15,857 | 142,124 | 332,395 |
| 2010 Population | 24,765 | 145,224 | 323,663 |
| 2026 Population | 42,777 | 189,771 | 383,153 |
| 2031 Population | 47,966 | 207,371 | 404,799 |
| 2026 African American | 4,106 | 28,793 | 62,338 |
| 2026 American Indian | 202 | 1,673 | 3,583 |
| 2026 Asian | 3,217 | 11,490 | 18,600 |
| 2026 Hispanic | 6,597 | 49,458 | 120,614 |
| 2026 Other Race | 1,846 | 18,698 | 49,420 |
| 2026 White | 28,674 | 103,743 | 193,218 |
| 2026 Multiracial | 4,711 | 25,257 | 55,797 |
| 2026-2031: Population: Growth Rate | 11.60% | 8.95% | 5.55% |

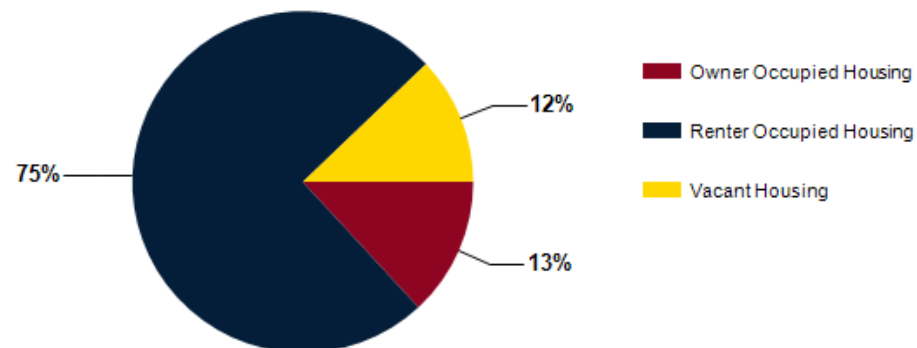
| 2026 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000 | 1,863 | 7,976 | 15,609 |
| \$15,000-\$24,999 | 532 | 4,141 | 8,387 |
| \$25,000-\$34,999 | 734 | 4,094 | 8,535 |
| \$35,000-\$49,999 | 1,420 | 7,866 | 14,816 |
| \$50,000-\$74,999 | 5,191 | 19,288 | 32,187 |
| \$75,000-\$99,999 | 3,551 | 13,152 | 20,691 |
| \$100,000-\$149,999 | 6,305 | 20,634 | 31,412 |
| \$150,000-\$199,999 | 3,786 | 10,506 | 16,591 |
| \$200,000 or greater | 5,897 | 20,292 | 37,568 |
| Median HH Income | \$108,021 | \$94,086 | \$89,661 |
| Average HH Income | \$154,819 | \$149,704 | \$153,672 |



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

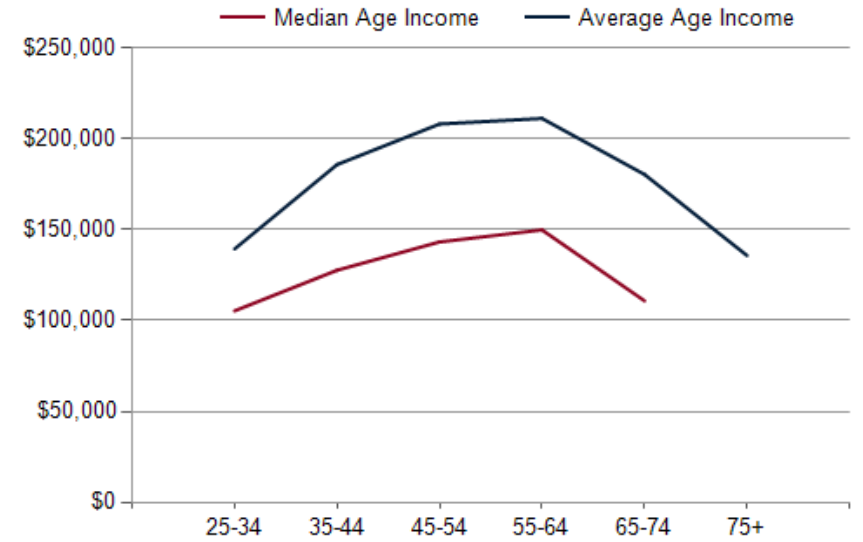
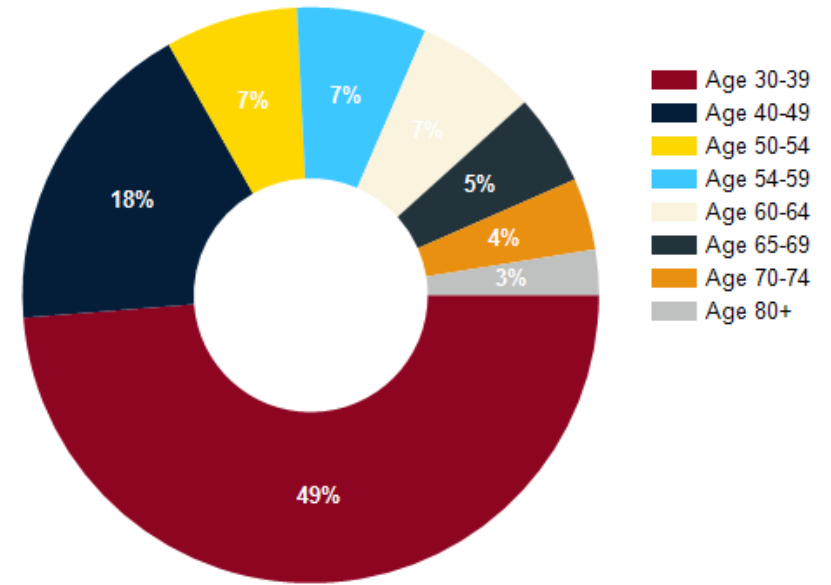


Source: esri

| 2026 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|---------|
| 2026 Population Age 30-34 | 7,613 | 27,962 | 42,764 |
| 2026 Population Age 35-39 | 3,926 | 17,649 | 31,611 |
| 2026 Population Age 40-44 | 2,438 | 12,830 | 26,057 |
| 2026 Population Age 45-49 | 1,833 | 10,251 | 22,211 |
| 2026 Population Age 50-54 | 1,760 | 9,834 | 21,097 |
| 2026 Population Age 55-59 | 1,719 | 9,439 | 19,876 |
| 2026 Population Age 60-64 | 1,612 | 8,589 | 18,788 |
| 2026 Population Age 65-69 | 1,209 | 6,466 | 15,753 |
| 2026 Population Age 70-74 | 953 | 5,053 | 12,456 |
| 2026 Population Age 75-79 | 605 | 3,394 | 8,678 |
| 2026 Population Age 80-84 | 371 | 1,926 | 5,277 |
| 2026 Population Age 85+ | 354 | 1,544 | 4,673 |
| 2026 Population Age 18+ | 40,849 | 169,290 | 320,150 |
| 2026 Median Age | 32 | 34 | 34 |
| 2031 Median Age | 32 | 34 | 35 |

| 2026 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$105,339 | \$93,949 | \$90,259 |
| Average Household Income 25-34 | \$139,437 | \$128,436 | \$128,685 |
| Median Household Income 35-44 | \$127,708 | \$112,011 | \$111,236 |
| Average Household Income 35-44 | \$185,892 | \$174,567 | \$180,259 |
| Median Household Income 45-54 | \$143,294 | \$115,784 | \$117,168 |
| Average Household Income 45-54 | \$208,215 | \$190,283 | \$199,717 |
| Median Household Income 55-64 | \$149,915 | \$112,714 | \$105,775 |
| Average Household Income 55-64 | \$211,303 | \$195,866 | \$192,220 |
| Median Household Income 65-74 | \$110,859 | \$76,582 | \$68,783 |
| Average Household Income 65-74 | \$180,460 | \$162,091 | \$149,976 |
| Average Household Income 75+ | \$135,805 | \$135,290 | \$115,977 |

Population By Age



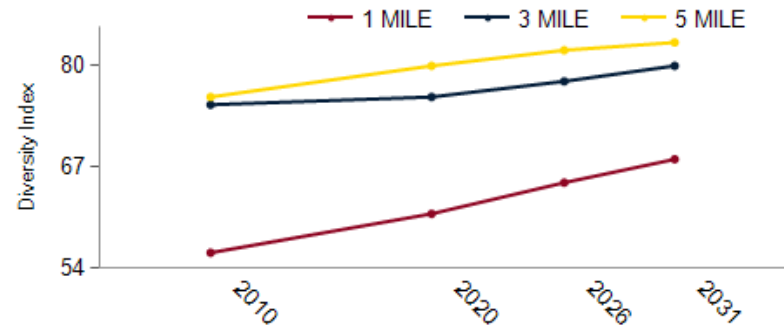
| DIVERSITY INDEX | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|--------|
| Diversity Index (+5 years) | 68 | 80 | 83 |
| Diversity Index (current year) | 65 | 78 | 82 |
| Diversity Index (2020) | 61 | 76 | 80 |
| Diversity Index (2010) | 56 | 75 | 76 |

POPULATION BY RACE



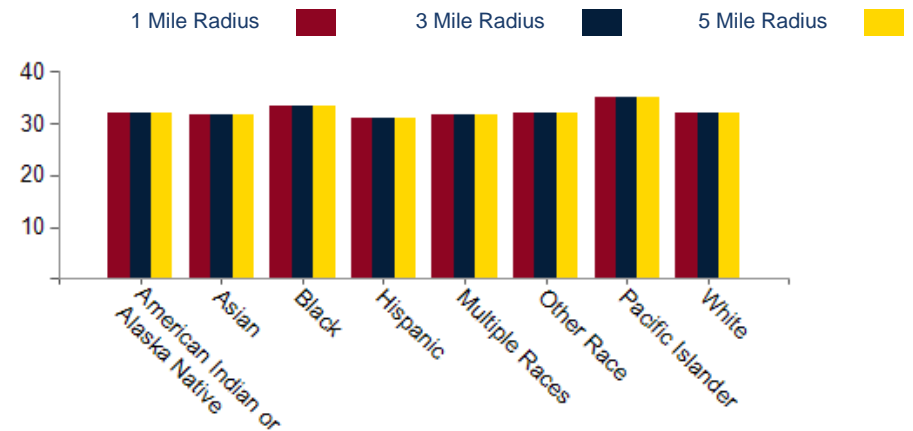
| 2026 POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| African American | 8% | 12% | 12% |
| American Indian | 0% | 1% | 1% |
| Asian | 7% | 5% | 4% |
| Hispanic | 13% | 21% | 24% |
| Multiracial | 10% | 11% | 11% |
| Other Race | 4% | 8% | 10% |
| White | 58% | 43% | 38% |

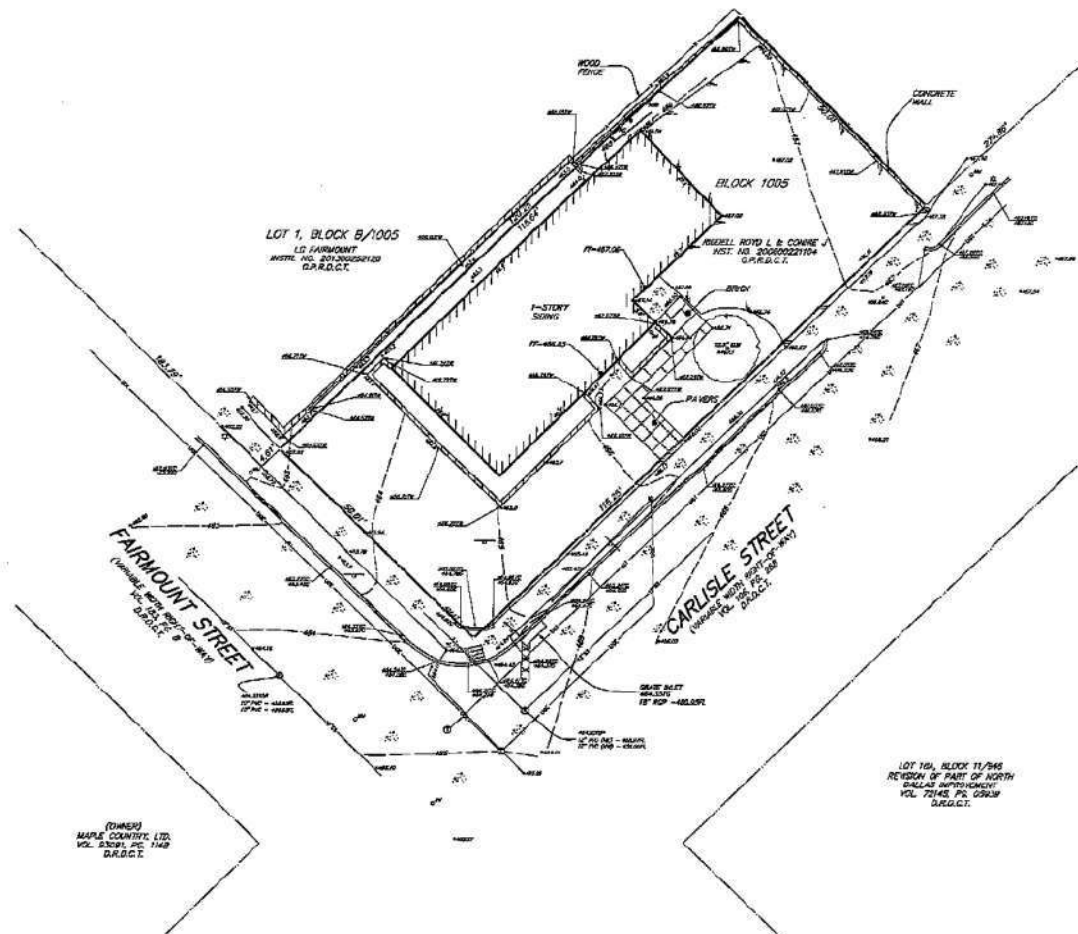
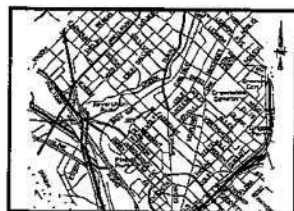
POPULATION DIVERSITY



| 2026 MEDIAN AGE BY RACE | 1 MILE | 3 MILE | 5 MILE |
|--|--------|--------|--------|
| Median American Indian/Alaska Native Age | 32 | 35 | 35 |
| Median Asian Age | 32 | 32 | 32 |
| Median Black Age | 33 | 34 | 37 |
| Median Hispanic Age | 31 | 32 | 32 |
| Median Multiple Races Age | 32 | 33 | 32 |
| Median Other Race Age | 32 | 33 | 32 |
| Median Pacific Islander Age | 35 | 33 | 35 |
| Median White Age | 32 | 34 | 35 |

2026 MEDIAN AGE BY RACE





(OWNER)
MAPLE COUNTRY LTD.
VOL. 230P1, PG. 1462
B.1.C.T.

LOT 10A, BLOCK 11/945
REVISION OF PART OF NORTH
DALLAS IMPROVEMENT
VOL. 72145, PG. 05938
SUBJECT

LEGEND

| | PROPERTY NAME | UNIT | RENTAL RATE | RENTAL BASIS |
|-----|---------------|---------|-------------|--------------|
| 1 | 1000000 | 1000000 | 1000000 | 1000000 |
| 2 | 1000000 | 1000000 | 1000000 | 1000000 |
| 3 | 1000000 | 1000000 | 1000000 | 1000000 |
| 4 | 1000000 | 1000000 | 1000000 | 1000000 |
| 5 | 1000000 | 1000000 | 1000000 | 1000000 |
| 6 | 1000000 | 1000000 | 1000000 | 1000000 |
| 7 | 1000000 | 1000000 | 1000000 | 1000000 |
| 8 | 1000000 | 1000000 | 1000000 | 1000000 |
| 9 | 1000000 | 1000000 | 1000000 | 1000000 |
| 10 | 1000000 | 1000000 | 1000000 | 1000000 |
| 11 | 1000000 | 1000000 | 1000000 | 1000000 |
| 12 | 1000000 | 1000000 | 1000000 | 1000000 |
| 13 | 1000000 | 1000000 | 1000000 | 1000000 |
| 14 | 1000000 | 1000000 | 1000000 | 1000000 |
| 15 | 1000000 | 1000000 | 1000000 | 1000000 |
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| 17 | 1000000 | 1000000 | 1000000 | 1000000 |
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| 29 | 1000000 | 1000000 | 1000000 | 1000000 |
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| 31 | 1000000 | 1000000 | 1000000 | 1000000 |
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| 95 | 1000000 | 1000000 | 1000000 | 1000000 |
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| 97 | 1000000 | 1000000 | 1000000 | 1000000 |
| 98 | 1000000 | 1000000 | 1000000 | 1000000 |
| 99 | 1000000 | 1000000 | 1000000 | 1000000 |
| 100 | 1000000 | 1000000 | 1000000 | 1000000 |

THIS TOPOGRAPHIC SURVEY DOES NOT
REPRESENT A BOUNDARY SURVEY. THE
BOUNDARY SHOWN IS BASED ON RECORD
INFORMATION AND MAY NOT BE SHOWN IN ITS
TRUE LOCATION.

UNDERGROUND UTILITIES THAT ARE SHOWN ON THE SURVEY, IF ANY, ARE BASED ON AVAILABLE RECORDS AND PLAN DRAWINGS. UNDERGROUND UTILITIES MAY NOT BE SHOWN IN THEIR DIVERSITY OR IN THEIR EXACT LOCATION. CONTACT "TEXAS 811" AT 1-800-344-3377 BEFORE EXCAVATION OR DIGGING.

RECOMMENDATIONS

BUM - SQUARE CUT ON BASE OF LIGHT STANDARD, 2' ± BEHIND THE NORTHWEST CORNER OF CARLISLE STREET, 160' ± NORTHEAST OF THE CENTERLINE OF FAIRMOUNT STREET.
ELEVATION = 462.50'

BM#2 - SQUARE CUT ON BASE OF LIGHT STANDARD, 4'± NORTHEAST OF NORTHEAST CORNER OF
PARKWAY STREET, 857± NORTHWEST OF THE CENTERLINE OF CARLE STREET.
ELEVATION = 462.58'

RLG

RAYMOND L. GOODSON JR., INC.
CONSULTING ENGINEERS
18001 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TEXAS 75243 (214)352-8100
TELE FAX REG # 493
EPLS REG # 00341-00
R000000000

**TOPOGRAPHIC AND IMPROVEMENT
SURVEY**

JOHN CRICSBY SURVEY, ABSTRACT NO. 496

| | | | | | |
|--|----------|----------------|----------|--------------|----------|
| IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS | | | | | |
| SCALE: 1" = 10' | | DATE: 08/19/16 | | SHEET 1 OF 1 | |
| ISS: 107 | ISS: 108 | E-ONE | ISS: 109 | ISS: 110 | ISS: 111 |



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

| | | | |
|--|-------------|------------------------|--------------|
| J. Elmer Turner, Realtors Inc. | 381055 | mike@jelmerturner.com | 214-954-1221 |
| Name of Sponsoring Broker (Licensed Individual or Business Entity) | License No. | Email | Phone |
| Michael C. Turner | 277978 | mike@jelmerturner.com | 214-954-1221 |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email | Phone |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable | License No. | Email | Phone |
| Logan F. Turner | 681322 | logan@jelmerturner.com | 214-954-1221 |
| Name of Sales Agent/Associate | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Information About Brokerage Services | Uptown Dallas Retail For Sale