



Uptown Dallas Retail For Sale

3104 Fairmount St
Dallas TX 75201

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“SINCE 1898”

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OFFERING SUMMARY

ADDRESS

3104 Fairmount St
Dallas TX 75201

COUNTY

Dallas

FINANCIAL SUMMARY

PRICE

Call For Pricing

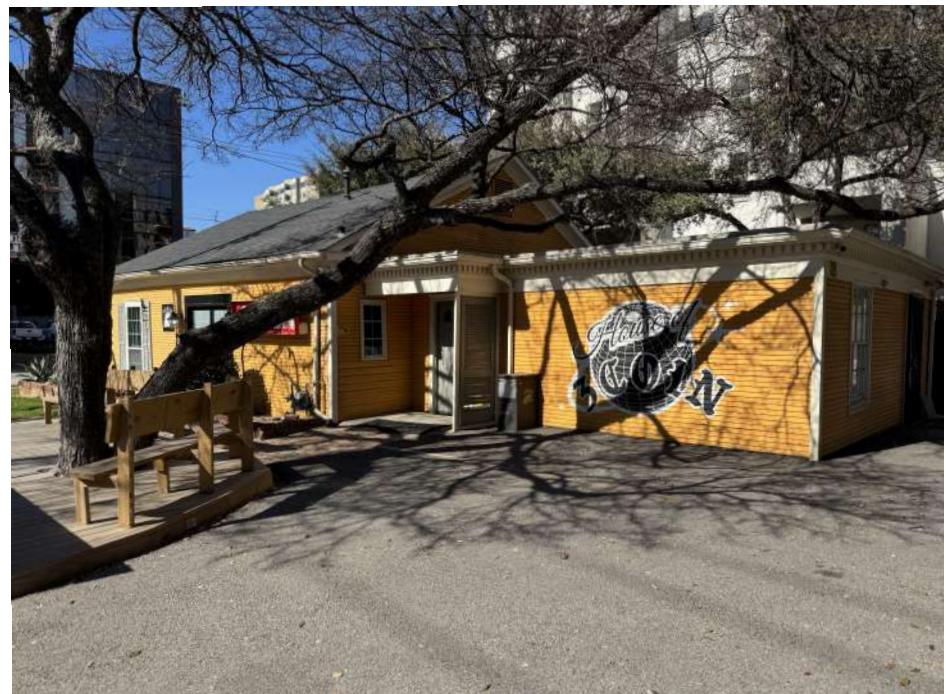
DEMOGRAPHICS

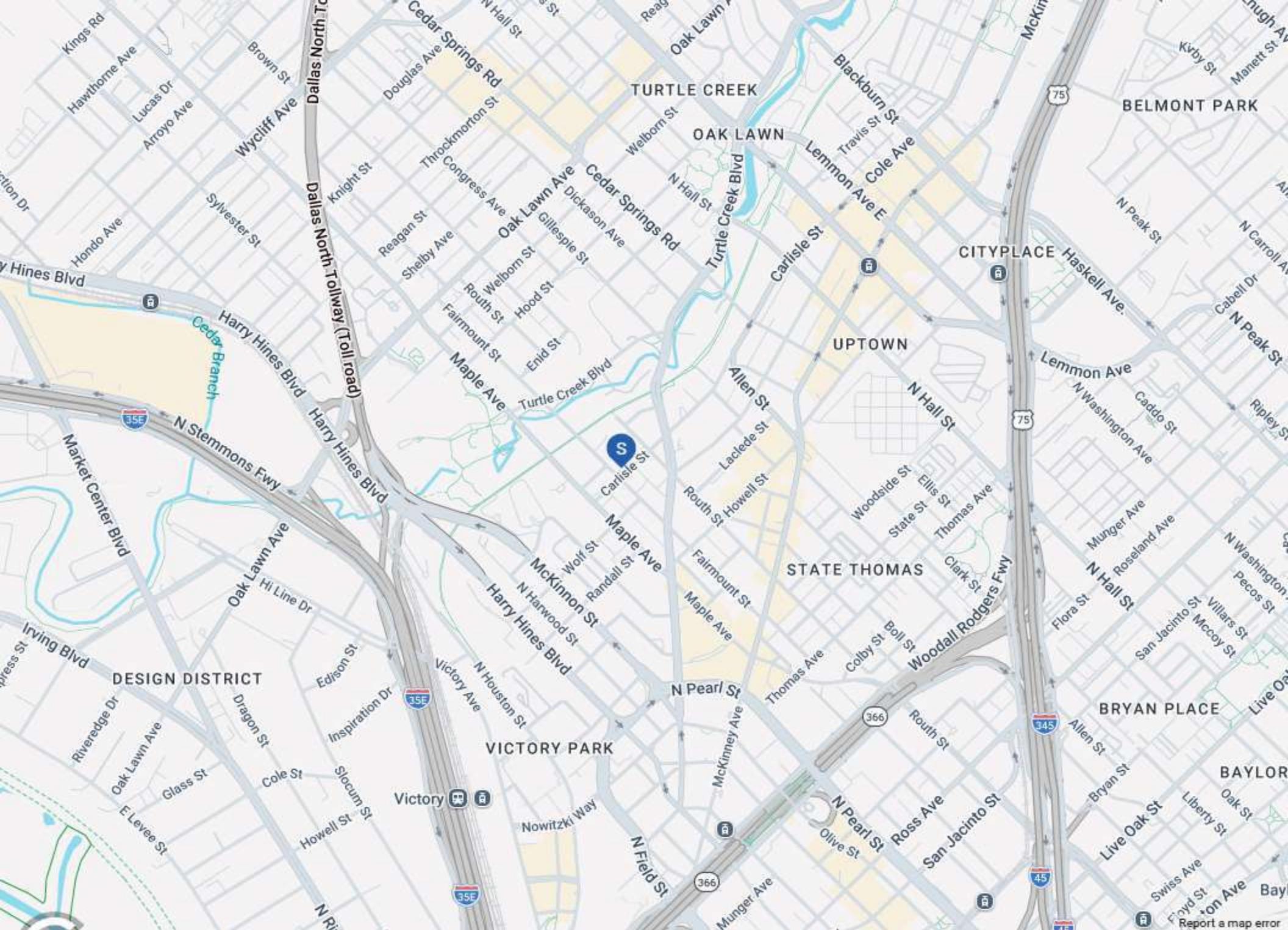
1 MILE 3 MILE 5 MILE

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

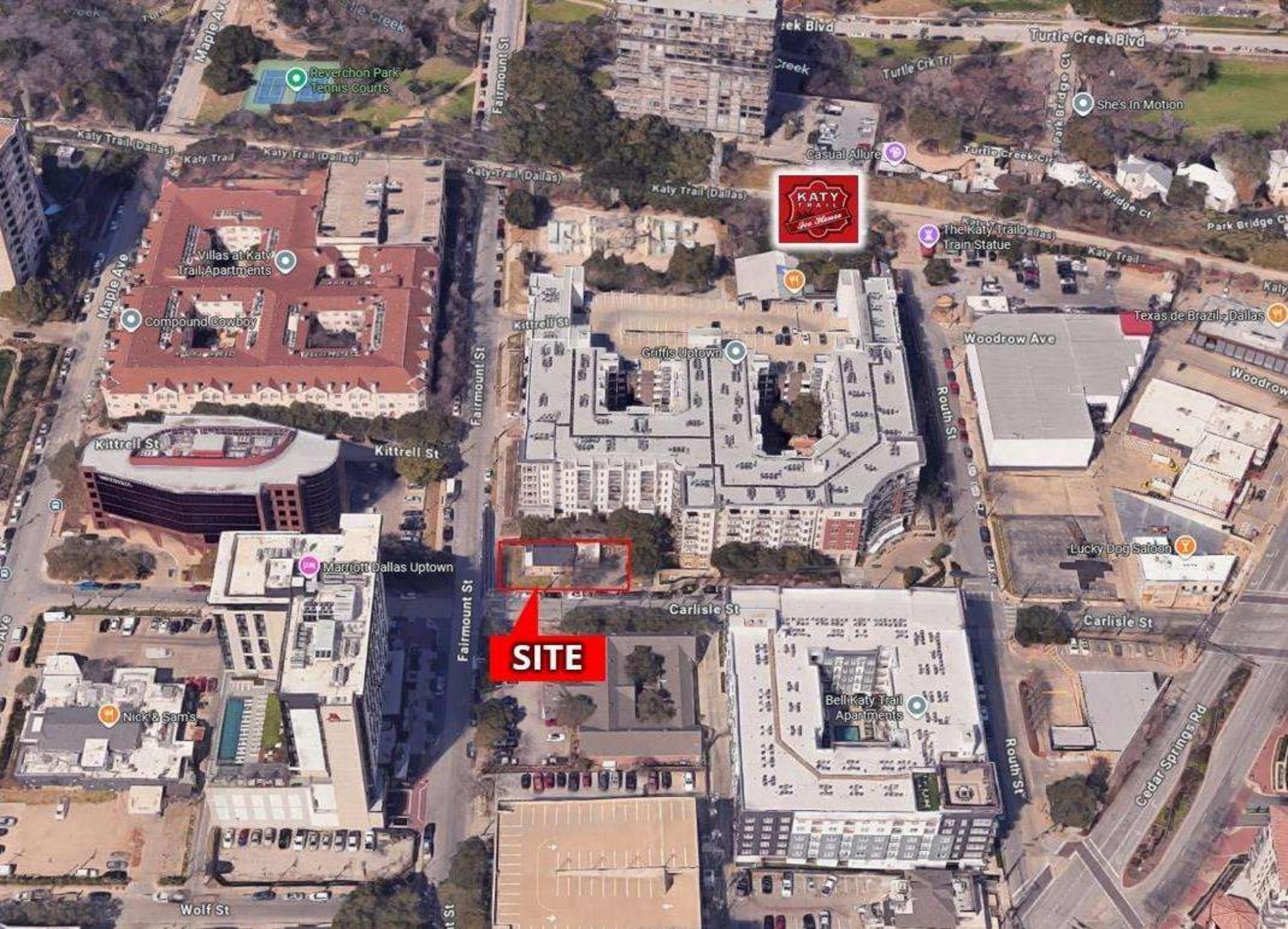
INFORMATION

- 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





Locator Map | Uptown Dallas Retail For Sale

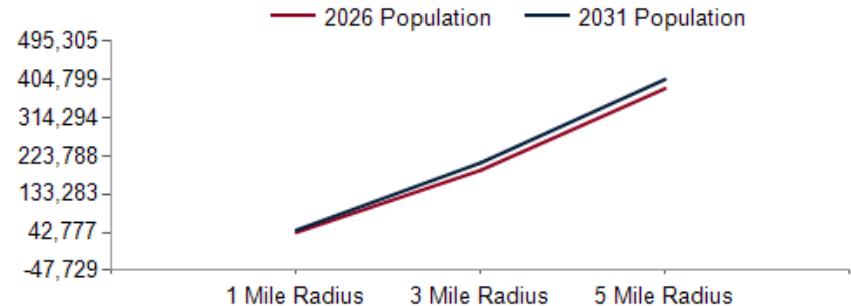


Aerial Map | Uptown Dallas Retail For Sale

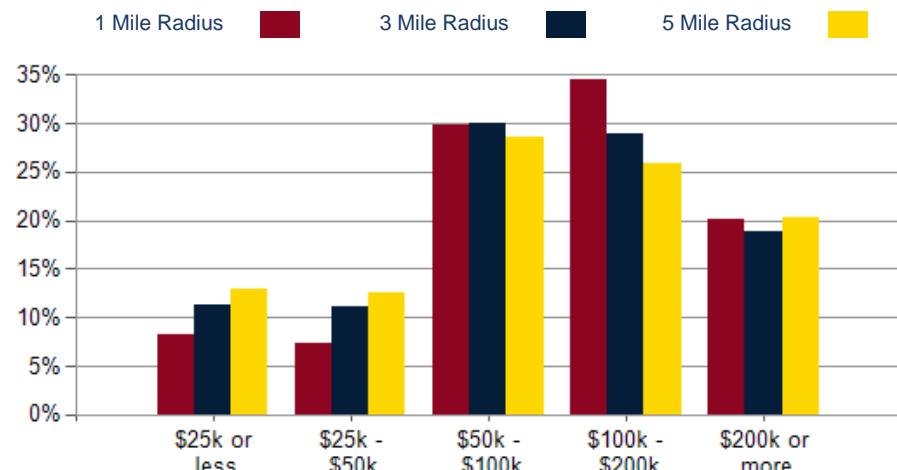


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,857	142,124	332,395
2010 Population	24,765	145,224	323,663
2026 Population	42,777	189,771	383,153
2031 Population	47,966	207,371	404,799
2026 African American	4,106	28,793	62,338
2026 American Indian	202	1,673	3,583
2026 Asian	3,217	11,490	18,600
2026 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%

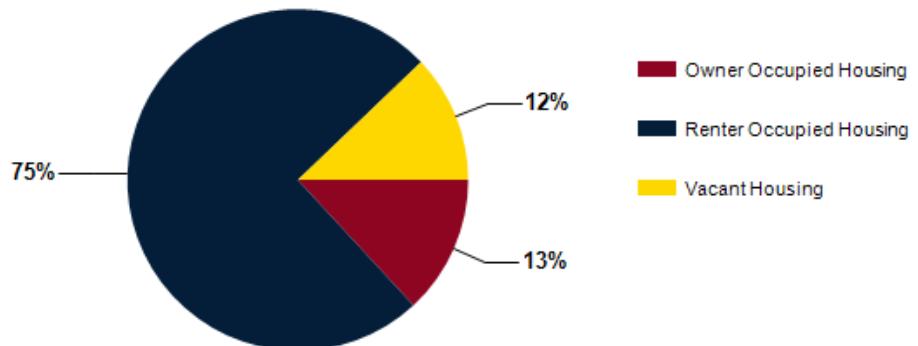
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,863	7,976	15,609
\$15,000-\$24,999	532	4,141	8,387
\$25,000-\$34,999	734	4,094	8,535
\$35,000-\$49,999	1,420	7,866	14,816
\$50,000-\$74,999	5,191	19,288	32,187
\$75,000-\$99,999	3,551	13,152	20,691
\$100,000-\$149,999	6,305	20,634	31,412
\$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

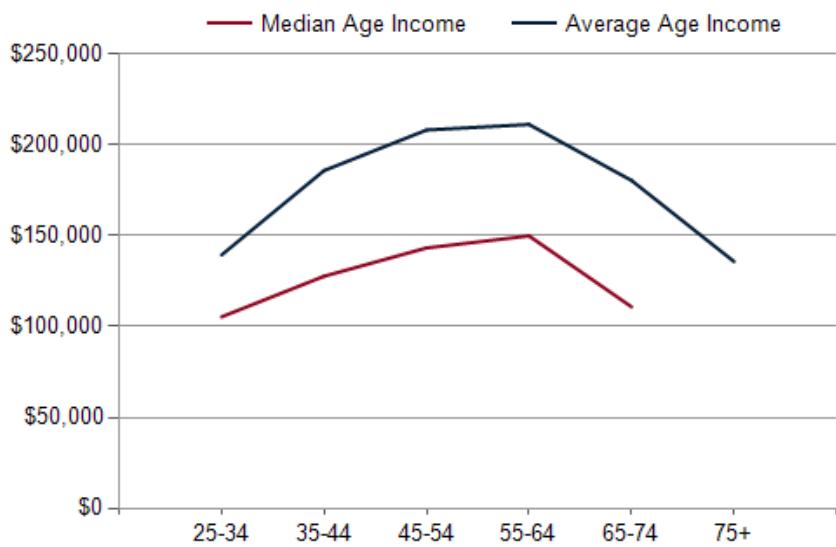
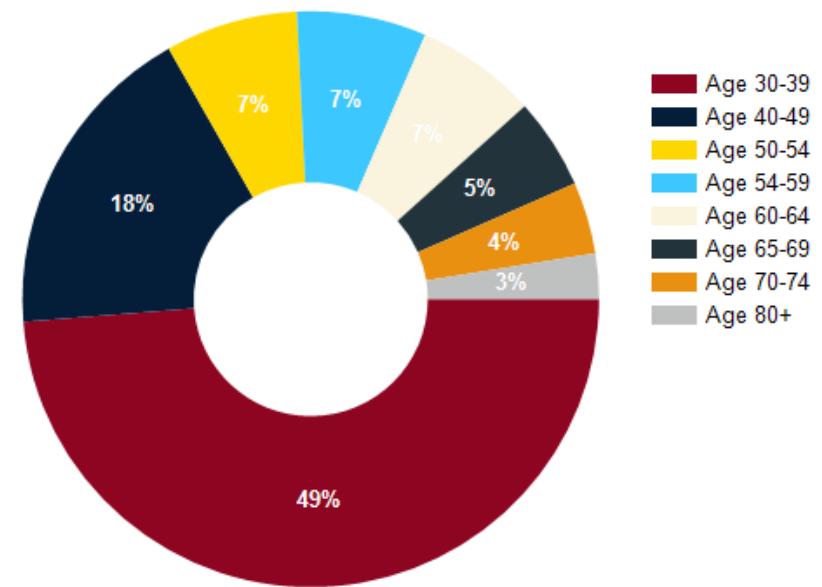


Source: esri

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



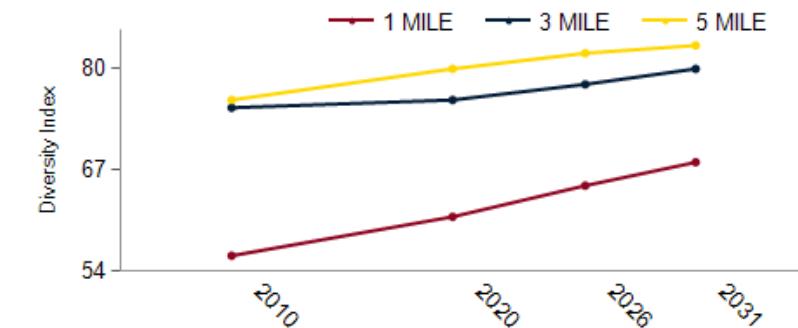
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	68	80	83
Diversity Index (current year)	65	78	82
Diversity Index (2020)	61	76	80
Diversity Index (2010)	56	75	76

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%

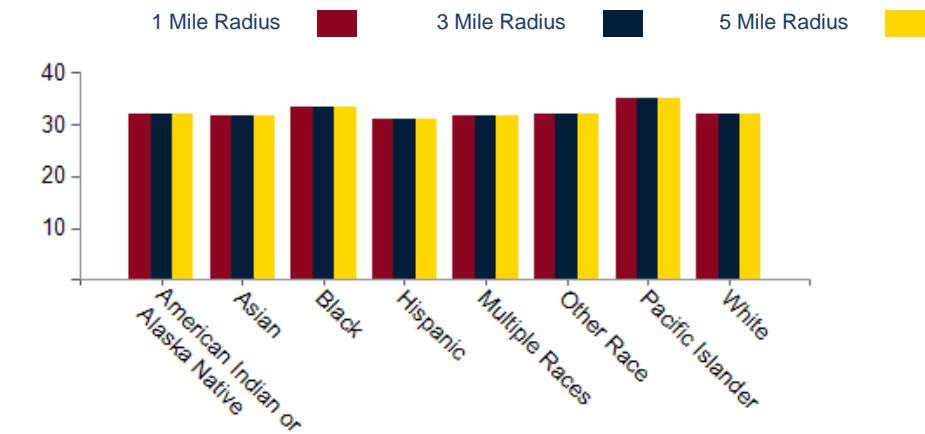
POPULATION DIVERSITY



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





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.



Date

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.

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