



OFFERING MEMORANDUM

817 W JEFFERSON BLVD
DALLAS, TX 75208

FOR SALE

OWNER-USER OPPORTUNITY WITH INCOME



CENTURY 21
Mike Bowman, Inc.

FERNANDO RAMSEY
817.913.2023

MICHELLE CARRASCO
972.754.0686

CONFIDENTIALITY AND DISCLAIMER

The information contained in this offering memorandum is proprietary and strictly confidential. It is based on information provided by sources we believe to be reliable and is intended to provide summarized, unverified information to prospective purchasers, and only to establish only a preliminary level of information. Its accuracy is not verified and offered with no guarantee, warranty, or representation. It is submitted subject to the possibility of errors, omissions, change of price, prior sale, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent the current or future performance of the property. All potential purchasers must take appropriate measures to verify the information set forth herein and conduct their own investigation with the assistance of their tax and legal advisors. Each office is independently owned and operated.



CENTURY 21
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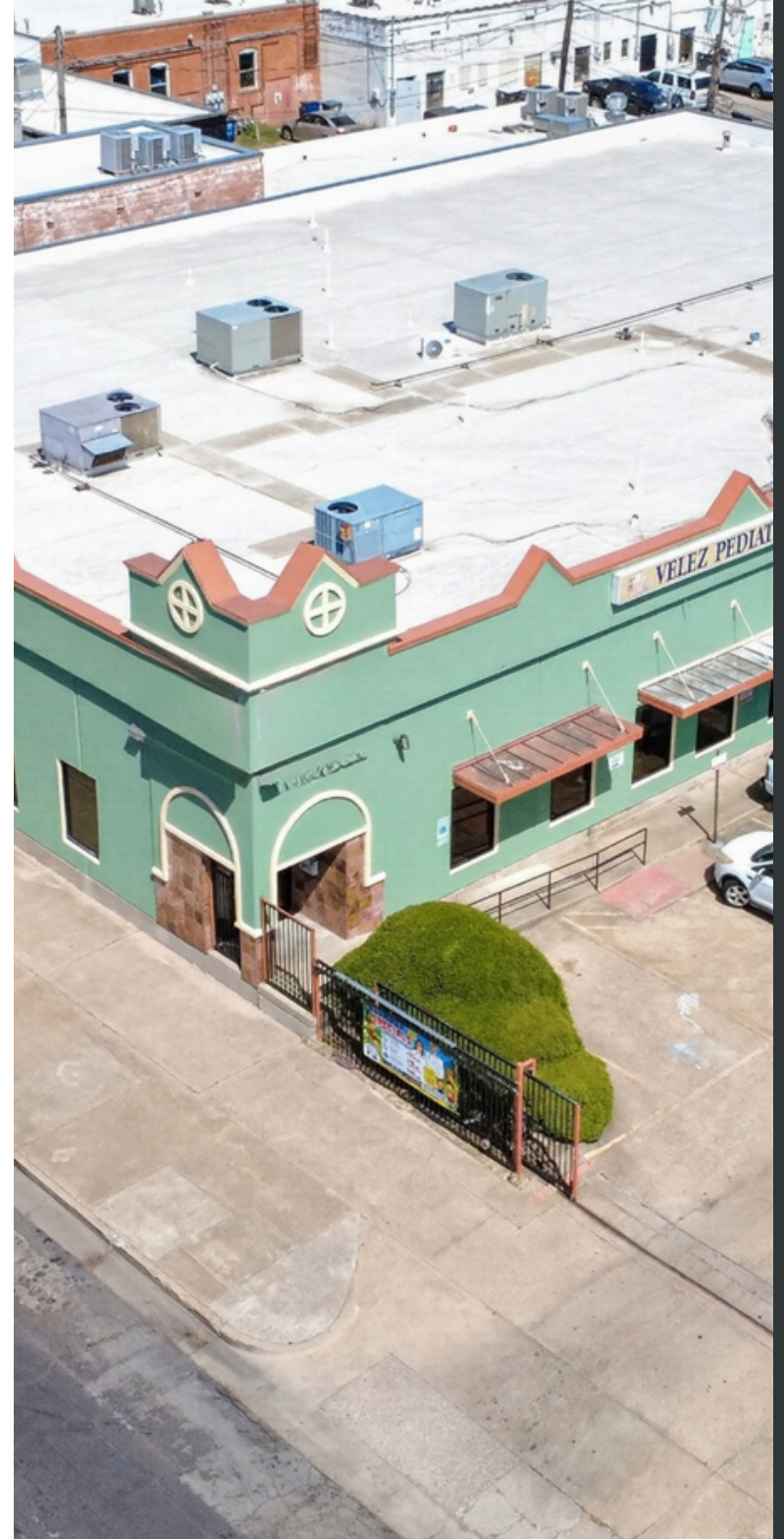




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01

EXECUTIVE SUMMARY



INVESTMENT SUMMARY

Address	817 W Jefferson Blvd, Dallas, TX 75208
Price	\$1,900,000
Price Per SF	\$305
Cap Rate	7.5%
Occupancy	Suite 1 - Dental Tenant
Market Rates	Suite 1: \$43-\$46 PSF Suite 130: \$29-\$30 PSF
Size	+/- 21,313 SF Lot (0.489 Acres)
Location	Located in Dallas Land and Loan PD-316 Planned Development District 316
Zoning	Allows for Combination of Residential, Commercial and Other Uses within a Defined Area
Construction	Built in 1993
Building Size	Suite 1: 2,000 SF (occupied dental practice) Suite 130: 4,222 SF (vacant medical build out) Warehouse/Storage: 4,779 SF
Parking	21 Parking Spaces

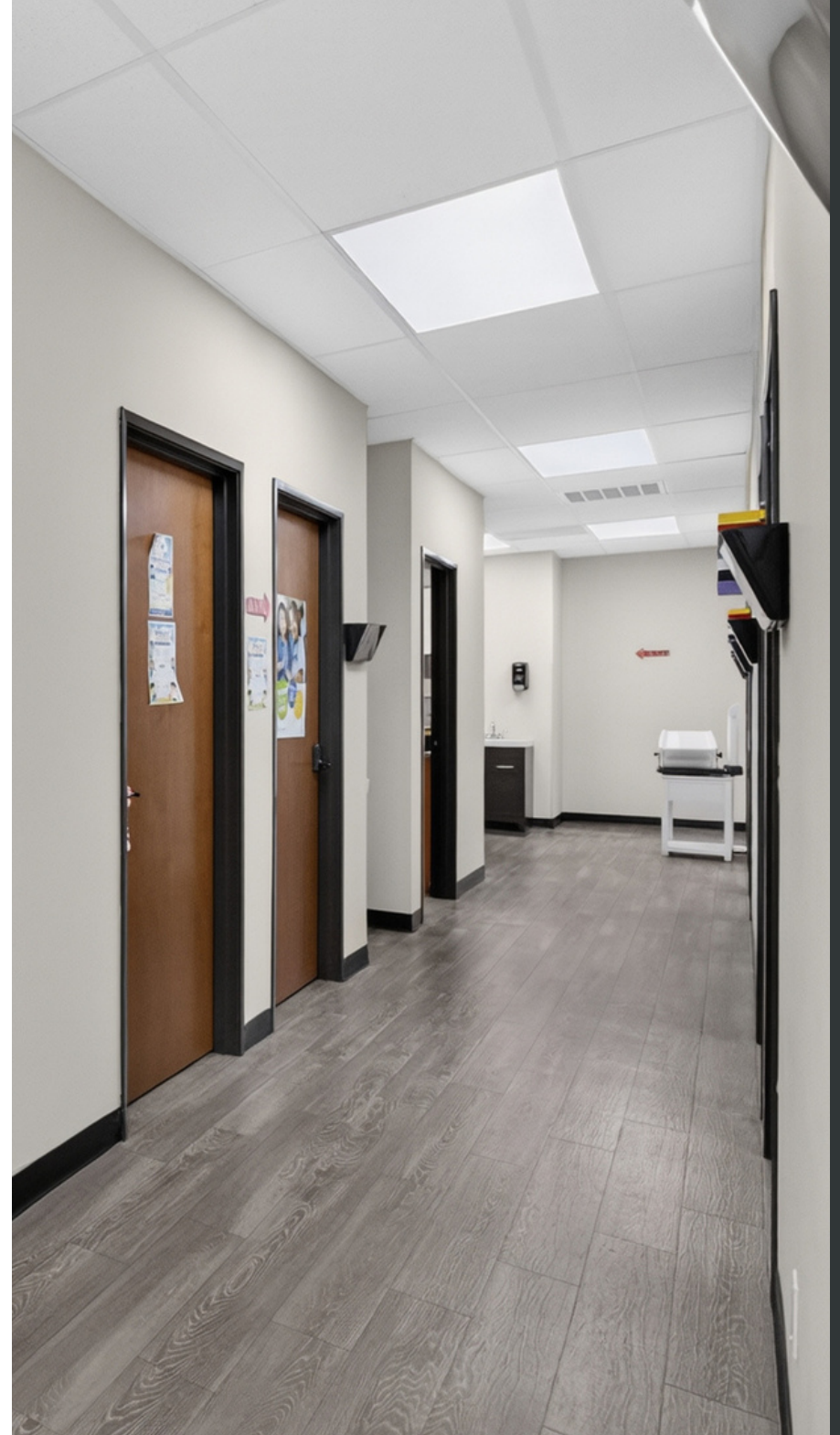
CENTURY 21 Mike Bowman Inc.'s Commercial Division is pleased to present a +/- 6,222 SF medical building with +/- 4,779 SF private staff parking or storage space in Dallas, TX, in Dallas Land and Loan. Close proximity to downtown Dallas (approximately 4 miles), I-35, I-30, Bishop Arts District (1 mile), Trinity Groves, and Oak Cliff.

This property is currently 18% occupied with a 5-year lease and a 4-year term left by Brident Dental. Tenants are at a modified gross lease with tenants paying their own utilities. Landlord is responsible for repairs and maintenance, property taxes, insurance, roof and structure, and common area maintenance.

Dallas is a growing city with a population of 1,329,000 and an estimated average household income of \$122,492. Property is in close proximity to hospitals, grocery stores, and shopping. The DART bus station is only 2 miles away, off Tyler and Sylvan Streets. The property is located +/- 9 miles from Dallas Love Field Airport and +/- 24 miles from DFW International Airport.

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PROPERTY PHOTOS, FLOOR AND SITE PLANS



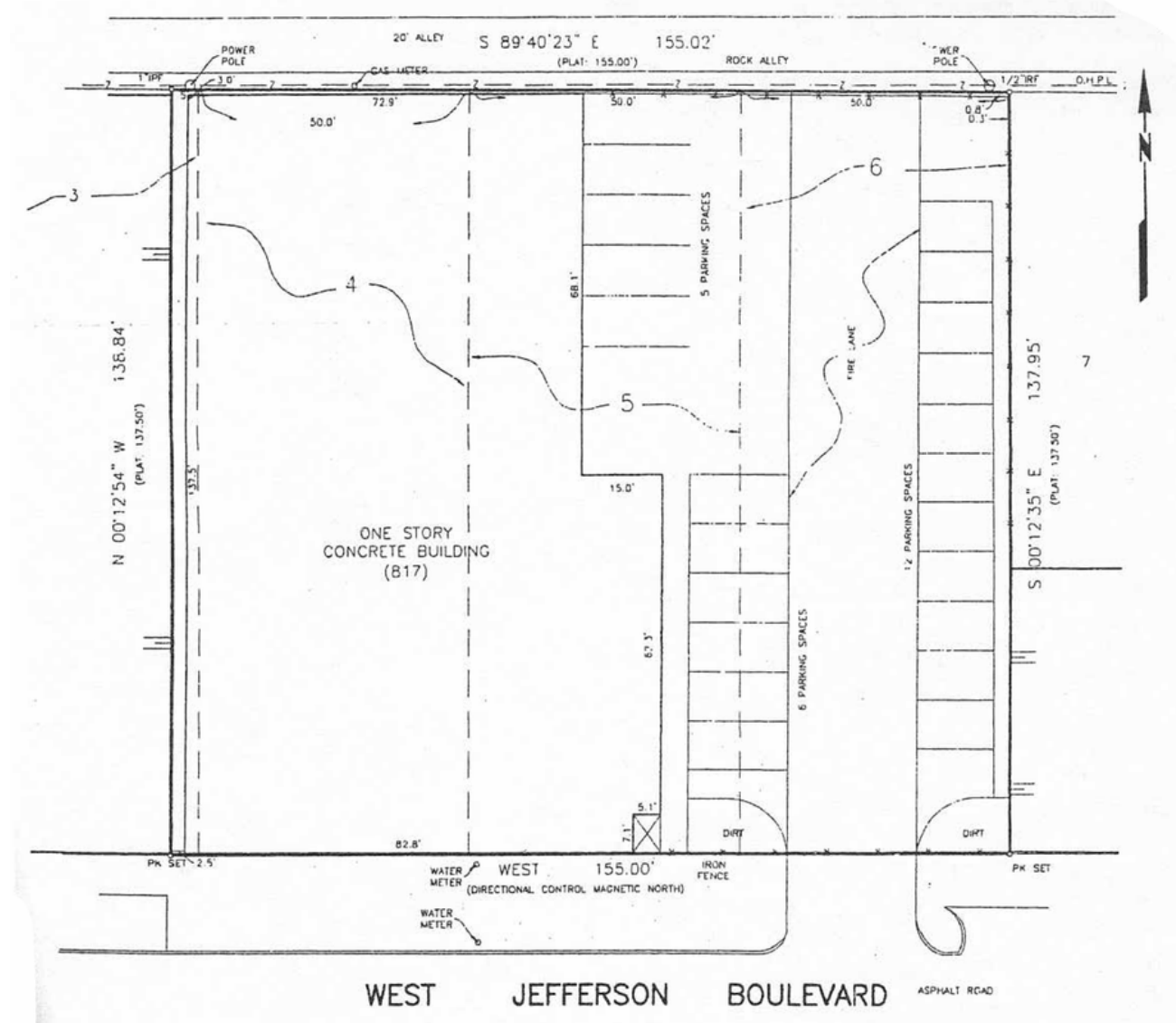
FLOOR PLAN

817 W JEFFERSON BLVD | DALLAS, TX 75208



SITE PLAN

817 W JEFFERSON BLVD | DALLAS, TX 75208

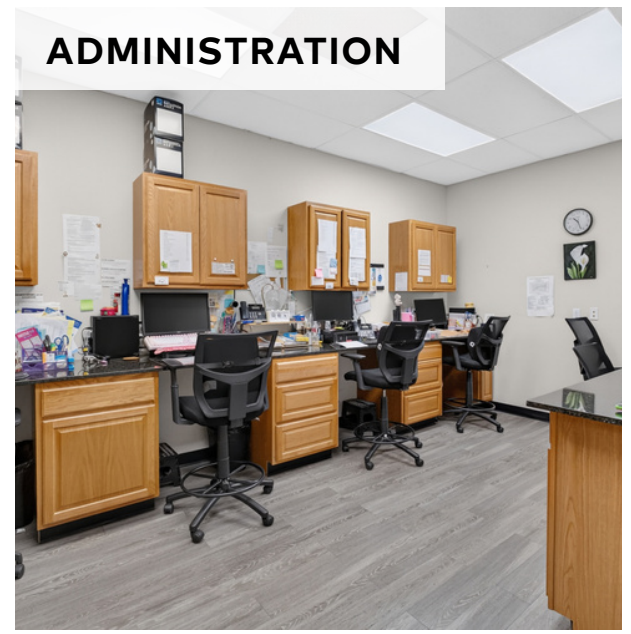




WAITING ROOM



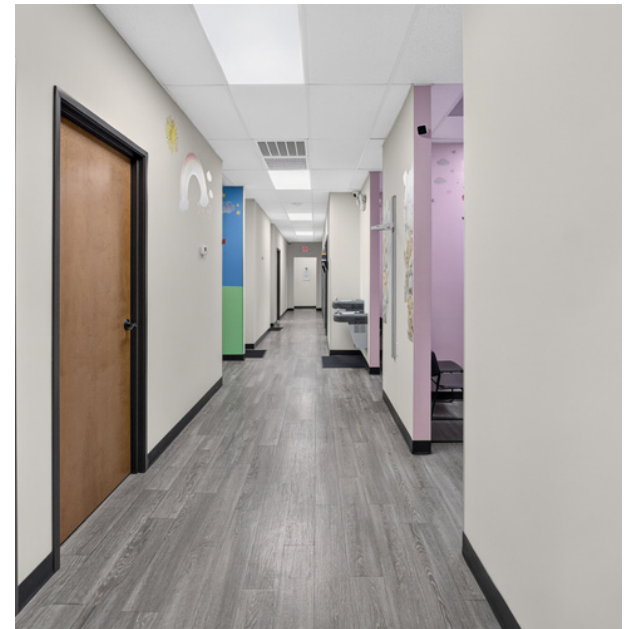
ADMINISTRATION



WAITING ROOM



RECEPTION



EXAM ROOM



EXAM ROOM





STORAGE ROOM



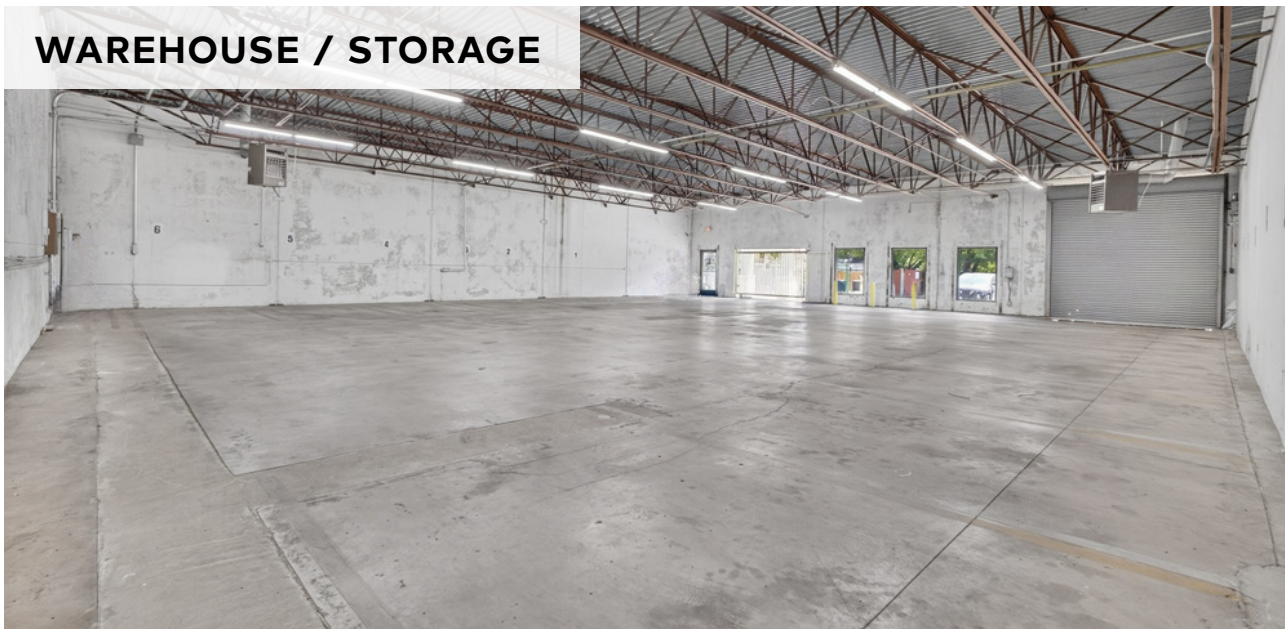
BREAK ROOM



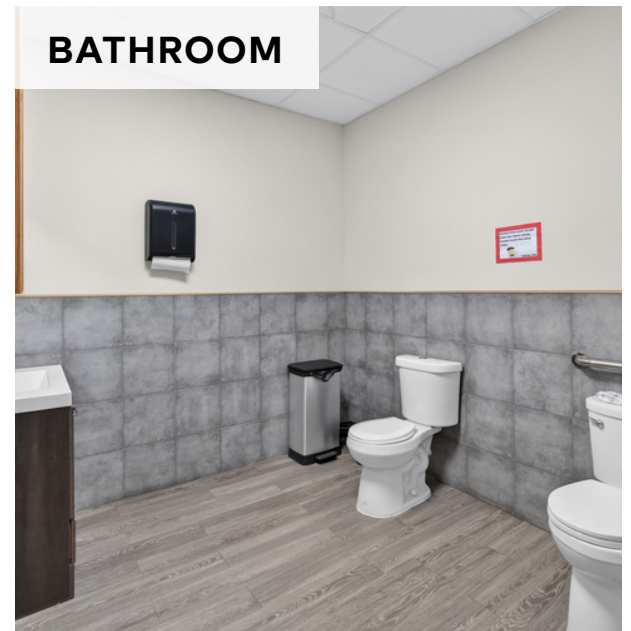
LAB ROOM



WAREHOUSE / STORAGE



BATHROOM



03

AREA MAP

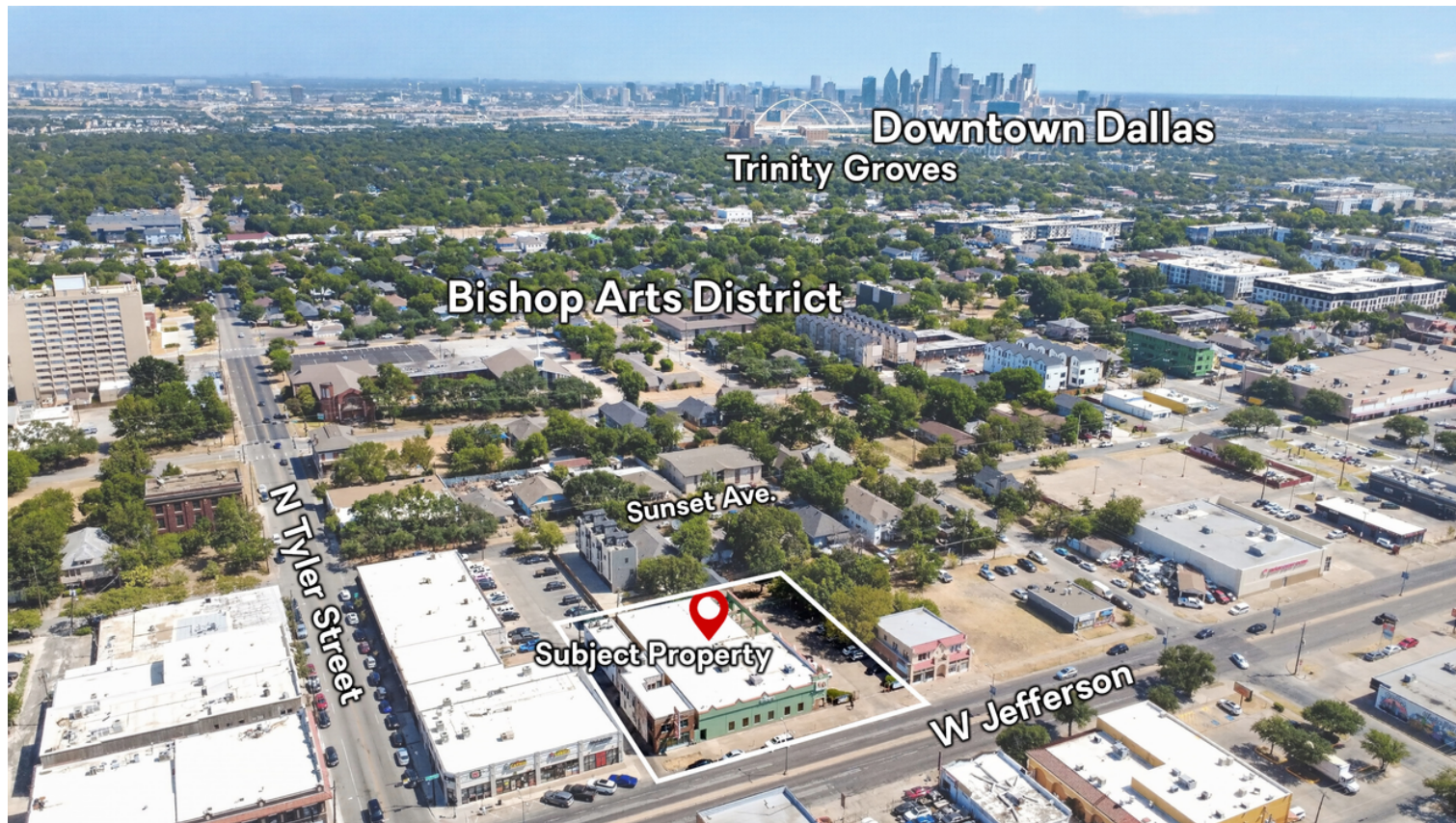


AREA OVERVIEW

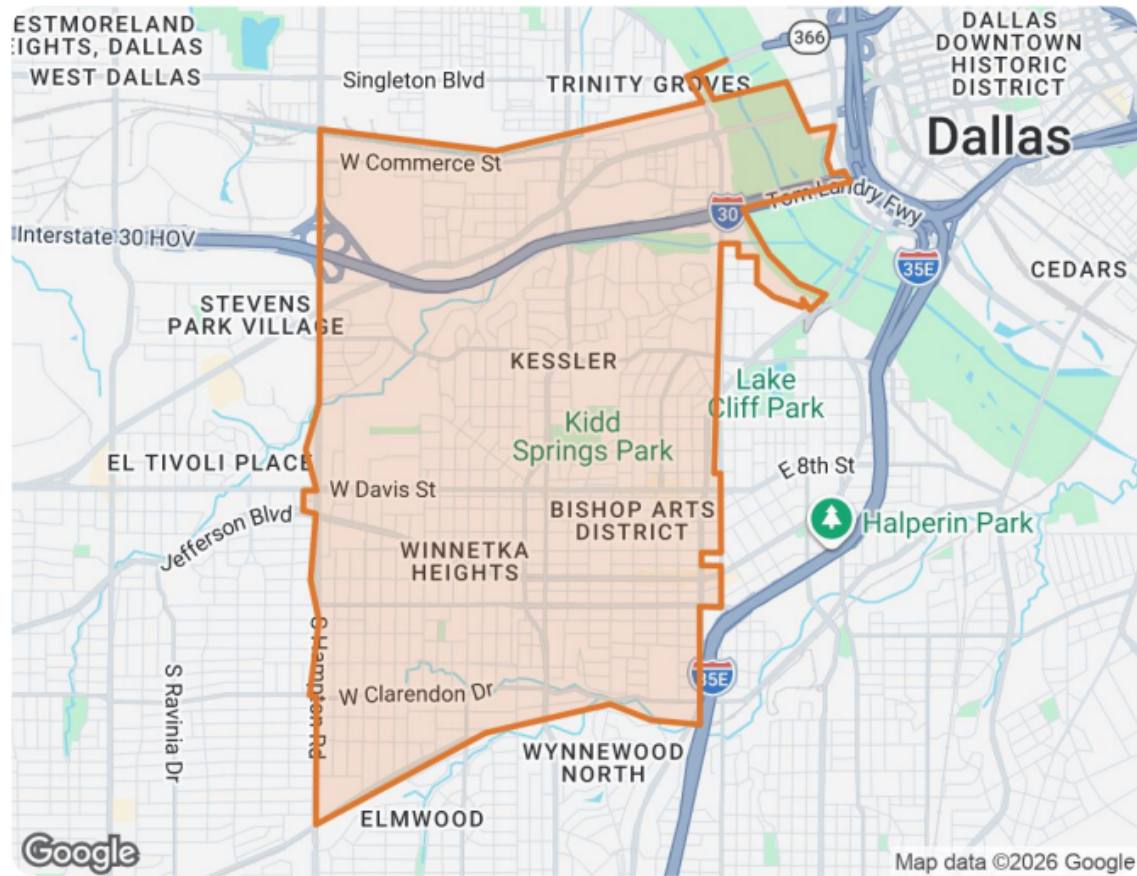
AREA MAP

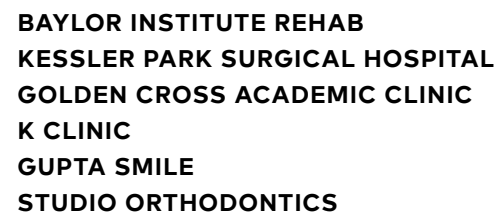


AREA MAP



AREA MAP

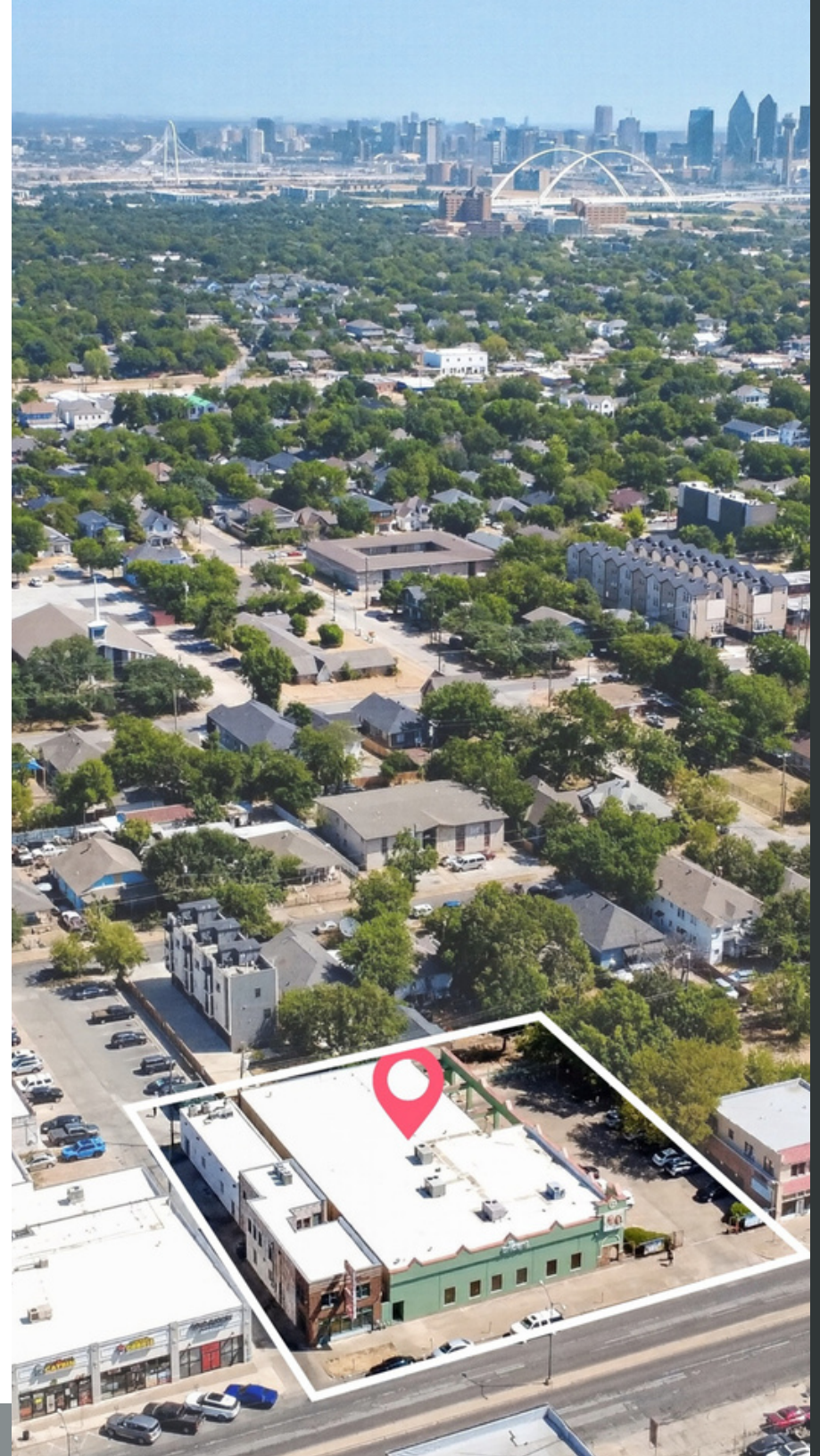




**AGAPE PLACE
SOUTH OAK CLIFF DIALYSIS
OUR WELLNESS COMMUNITY
OUR BIRTHING HOME
CARDIAC AND VASCULAR GROUP**

04

MARKET & DEMOGRAPHICS



MARKET & DEMOGRAPHICS

Attribute Summary for Dallas, TX 75208

Median Household Income

\$81,798

Source: 2025/2029 Income (Esri)

Median Age

36.2

Source: 2025/2029 Age: 5 Year
Increments (Esri)

Total Population

33,903

Source: 2025 Age: 1 Year Increments
(Esri)

1 21,426

S Zang Blvd

2025 Est. daily traffic counts

Cross: Centre St
Cross Dir: N
Distance: 0.01 miles

Historical counts

Year	▲ Count	Type
2009	▲ 20,790	AADT
2004	▲ 20,920	ADT
2002	▲ 18,410	ADT
1992	▲ 12,235	ADT

2 21,089

W 12th St

2025 Est. daily traffic counts

Cross: S Bishop Ave
Cross Dir: E
Distance: 0.02 miles

Historical counts

Year	▲ Count	Type
2009	▲ 20,340	AADT
2004	▲ 20,750	ADT
2001	▲ 18,553	ADT
1994	▲ 16,348	ADT

3 20,732

S Zang Blvd

2025 Est. daily traffic counts

Cross: W Page Ave
Cross Dir: S
Distance: 0.03 miles

Historical counts

Year	▲ Count	Type
2009	▲ 20,080	AADT
2004	▲ 20,290	ADT
2002	▲ 17,620	ADT

4 19,821

W 12th St

2025 Est. daily traffic counts

Cross: S Van Buren Ave
Cross Dir: W
Distance: 0.02 miles

Historical counts

Year	▲ Count	Type
2009	▲ 18,760	AADT
2004	▲ 19,960	ADT
2001	▲ 18,689	ADT
1996	▲ 16,861	ADT

5 18,510

W Davis St

2025 Est. daily traffic counts

Cross: N Van Buren Ave
Cross Dir: E
Distance: 0.01 miles

Historical counts

Year	▲ Count	Type
2004	▲ 22,940	ADT
2003	▲ 12,583	ADT
1996	▲ 10,286	ADT

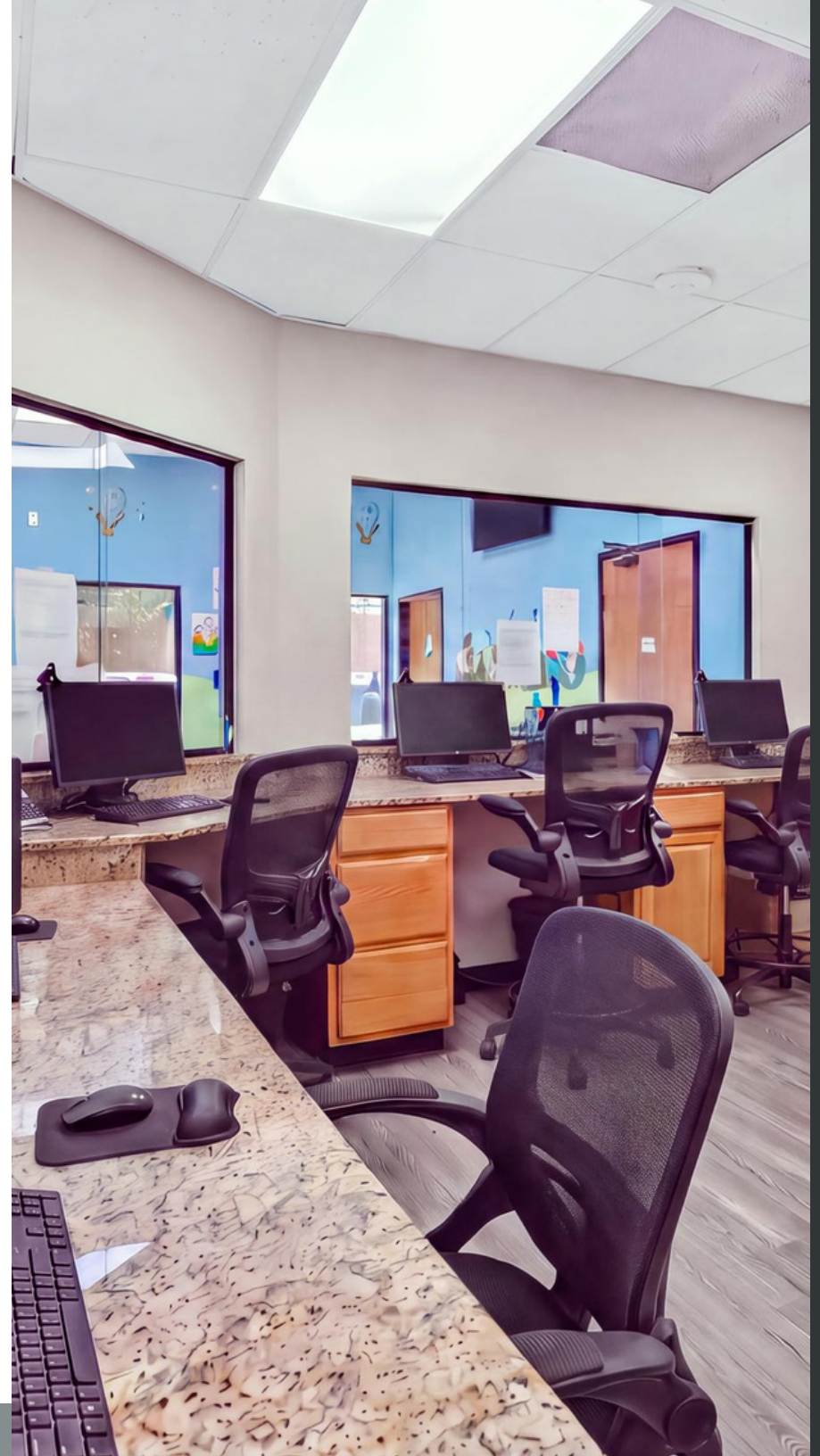
MARKET & DEMOGRAPHICS

Traffic Counts by Highest Traffic Count

1 154,487 I- 30 2025 Est. daily traffic counts Cross: N Beckley Ave Cross Dir: E Distance: 0.16 miles Historical counts Year ▲ Count Type 2012 ▲ 161,000 AADT 2011 ▲ 156,000 AADT 2009 ▲ 137,000 AADT 2008 ▲ 159,000 AADT 1997 ▲ 7,950 ADT	2 141,485 I- 30 2025 Est. daily traffic counts Cross: N Beckley Ave Cross Dir: E Distance: 0.31 miles Historical counts Year ▲ Count Type 2009 ▲ 122,900 AADT 2004 ▲ 150,000 AADT 1997 ▲ 120,030 ADT 1996 ▲ 129,520 AADT	3 128,684 Tom Landry Freeway 2025 Est. daily traffic counts Cross: N Beckley Ave Cross Dir: E Distance: 0.04 miles Historical counts Year ▲ Count Type 2020 ▲ 122,989 AADT 2019 ▲ 132,897 AADT 2018 ▲ 130,312 AADT 2016 ▲ 130,926 AADT 2015 ▲ 125,523 AADT	4 127,136 I- 30 2025 Est. daily traffic counts Cross: Dallas-Ft Worth Tpke Cross Dir: SW Distance: 0.08 miles Historical counts Year ▲ Count Type 2009 ▲ 126,390 AADT 1997 ▲ 127,870 ADT 1996 ▲ 131,380 AADT	5 36,127 N Hampton Rd 2025 Est. daily traffic counts Cross: Dallas-Ft Worth Tpke Cross Dir: S Distance: 0.04 miles Historical counts Year ▲ Count Type 2009 ▲ 32,400 AADT 2005 ▲ 36,786 ADT 2004 ▲ 36,870 ADT 2001 ▲ 44,245 ADT 1995 ▲ 30,398 ADT
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05

RENT ROLL



RENT ROLL

UNIT	NAME	YEAR	SQ. FT.	RENT	Term	DEP	M-In	Ls Exp
1	Brident Dental	1	2200	\$ 7,064.88	\$84,778.56	NA	7/1/2025	6/30/2030
		2		\$ 7,241.51	\$86,898.12			
		3		\$ 7,422.54	\$89,070.48			
		4		\$ 7,608.11	\$91,297.32			
		5		\$ 7,798.31	\$93,579.72			
			2200	\$37,135.35	\$445,624.20			
Unit 130	Owner/User		6222	NA	NA	Market Rent \$29-\$30 PSF		

NET OPERATING INCOME

		2027 Pro Forma * includes suite 130 at \$29 PSF	2026	2027
Rent Income				
Total Rent Income		\$ 210,422.00	\$ 71,355.00	\$ 87,984.00
Other Income				
Tot Other Income				
Total Income		\$ 210,422.00	\$ 71,355.00	\$ 87,984.00
Taxes and Insurance				
	Property Taxes	\$ 32,000.00	\$ 32,000.00	\$ 32,000.00
	Insurance-Property	\$ 9,840.00	\$ 9,840.00	\$ 9,840.00
Tot Taxes & Ins		\$ 41,840.00	\$ 41,840.00	\$ 41,840.00
Tot Utilities/Mnthly Svc		\$ 6,730.00	\$ 6,730.00	6730
Total Operating Expenses		\$ 48,570.00	\$ 48,570.00	\$ 48,570.00
NOI		\$ 161,852.00	\$ 22,785.00	\$ 39,414.00



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CENTURY 21
Mike Bowman, Inc.

1600 SOLANA BLVD, #8150
WESTLAKE, TX 76262



11-03-2025

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.

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:
 - 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.

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.

CENTURY 21 MIKE BOWMAN, Inc. Name of Sponsoring Broker (Licensed Individual or Business Entity)	0273938 License No.	info@c21bowman.com Email	817-354-7653 Phone
David Bowman Name of Designated Broker of Licensed Business Entity, if applicable	0372714 License No.	info@c21bowman.com Email	817-354-7653 Phone
Jeanne Dees Name of Licensed Supervisor of Sales Agent/Associate, if applicable	280300 License No.	info@c21bowman.com Email	817-354-7653 Phone
Fernando Ramsey Name of Sales Agent/Associate	0579124 License No.	fernando.ramsey@c21bowman.com Email	817-913-2023 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



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CENTURY 21 MIKE BOWMAN, Inc.	0273938	info@c21bowman.com	817-354-7653
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
David Bowman	0372714	info@c21bowman.com	817-354-7653
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Jeanne Dees	280300	info@c21bowman.com	817-354-7653
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Michelle Carrasco	0527346	michelle.carrasco@c21bowman.com	972-754-0686
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