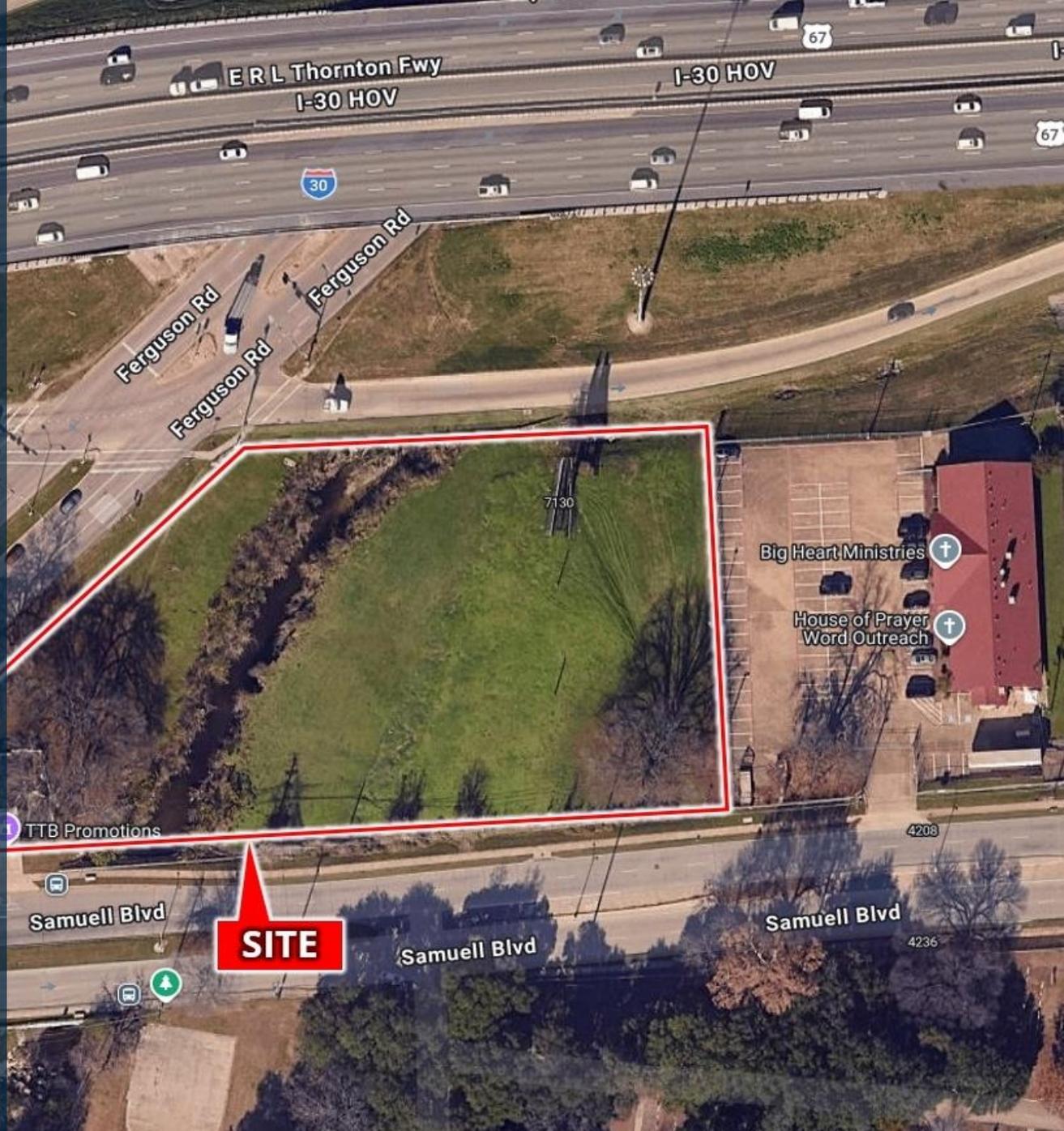


# Land For Sale

OFFERING MEMORANDUM

4015 Samuell Blvd  
Dallas, TX 75228



Logan Turner  
J. Elmer Turner  
(214) 250-4578  
logan@jelmerturner.com

Mike Turner  
J. Elmer Turner  
(214) 502-8020  
mike@jelmerturner.com

Mike Smith  
Mike Smith & Co.  
(214) 352-3939  
mikesmithco@yahoo.com

**J. ELMER TURNER**  
"SINCE 1898"

# Land For Sale

## CONTENTS

- 01 **Executive Summary**
  - Investment Summary
  
- 02 **Location**
  - Locator Map
  - Aerial Map
  
- 03 **Demographics**
  - General Demographics
  - Race Demographics
  
- 04 **Additional Information**
  - Information About Brokerage Services

*Exclusively Marketed by:*

**Logan Turner**

J. Elmer Turner  
(214) 250-4578  
logan@jelmerturner.com

**Mike Turner**

J. Elmer Turner  
(214) 502-8020  
mike@jelmerturner.com

**Mike Smith**

Mike Smith & Co.  
(214) 352-3939  
mikesmithco@yahoo.com

**J. ELMER TURNER**  
“SINCE 1898”

<https://jelmerturner.com>

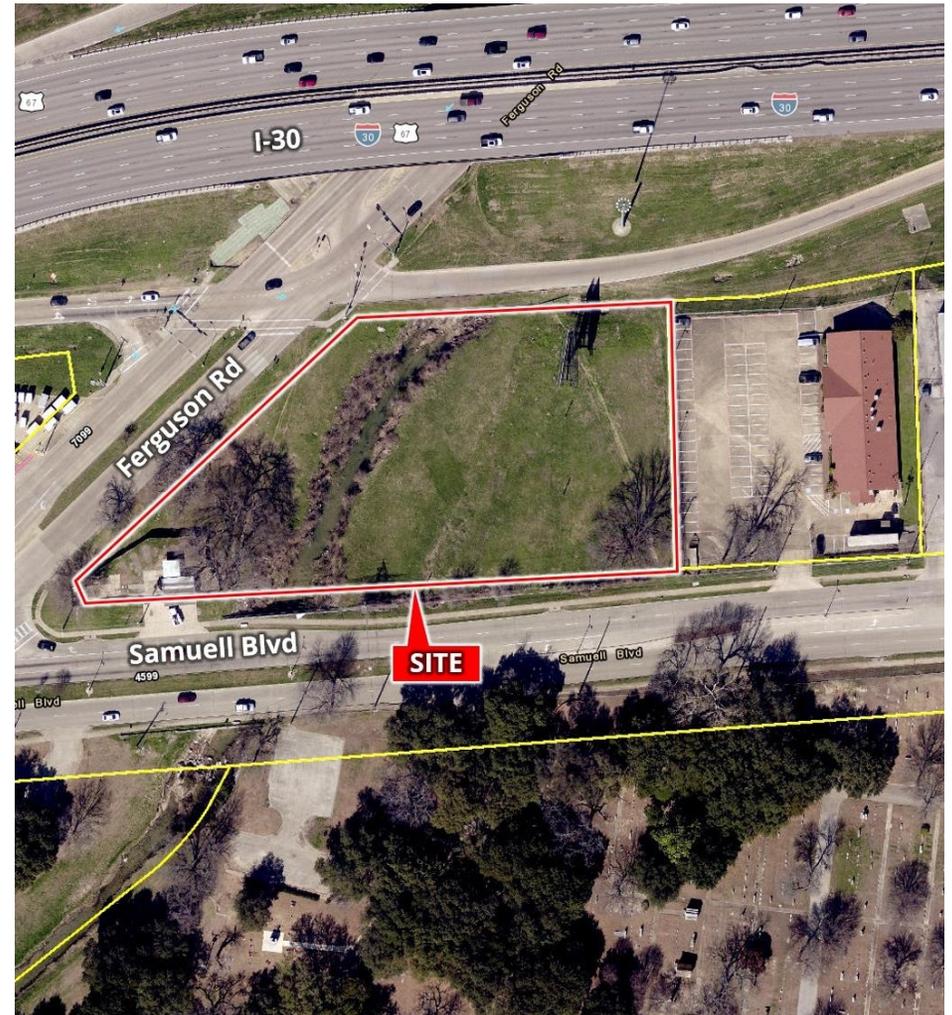
## OFFERING SUMMARY

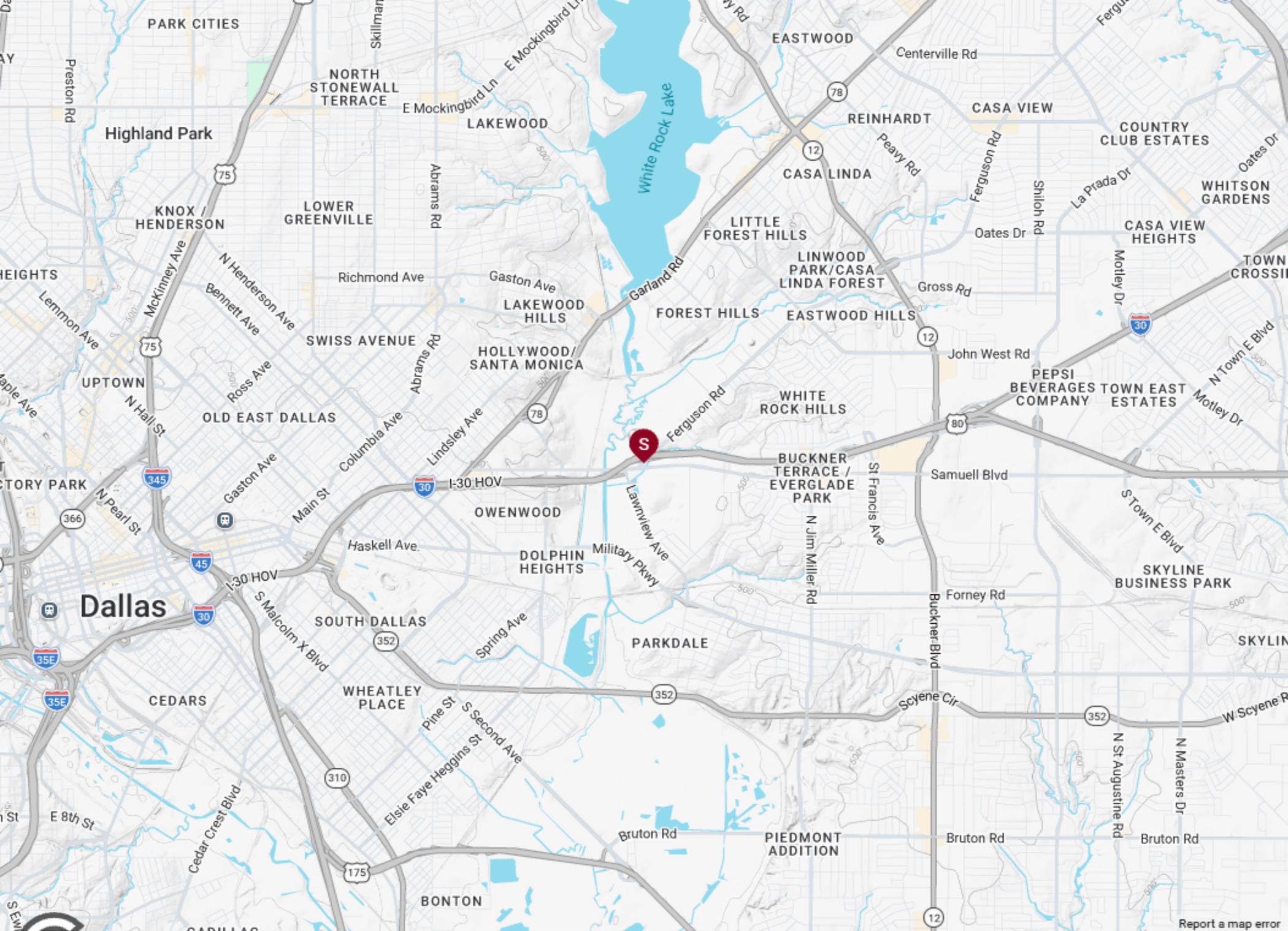
ADDRESS	4015 Samuell Blvd Dallas TX 75228
COUNTY	Dallas
PRICE	Call For Pricing

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	11,289	117,661	377,846
2026 Median HH Income	\$68,291	\$71,961	\$82,543
2026 Average HH Income	\$94,055	\$119,232	\$131,220

## INFORMATION

- Development site with freeway visibility
- Size: 504 sqft of building  
2.29 acres of land
- Zoning: PD 83
- Prime location and identity
- Easy access from I-30
- The Tenant occupying the building is month-to-month
- Conditional Letter of Map Revision (CLOMR) on file for flood recovery



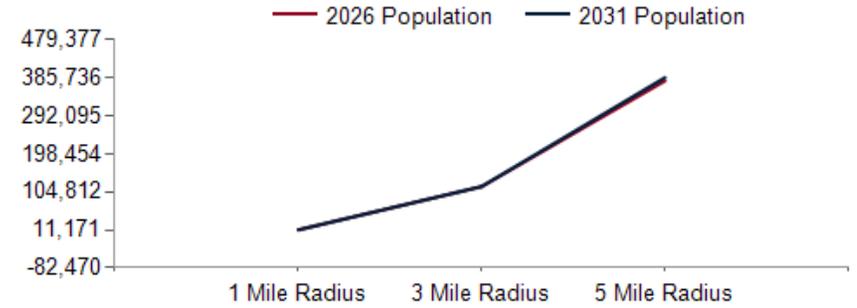


Report a map error

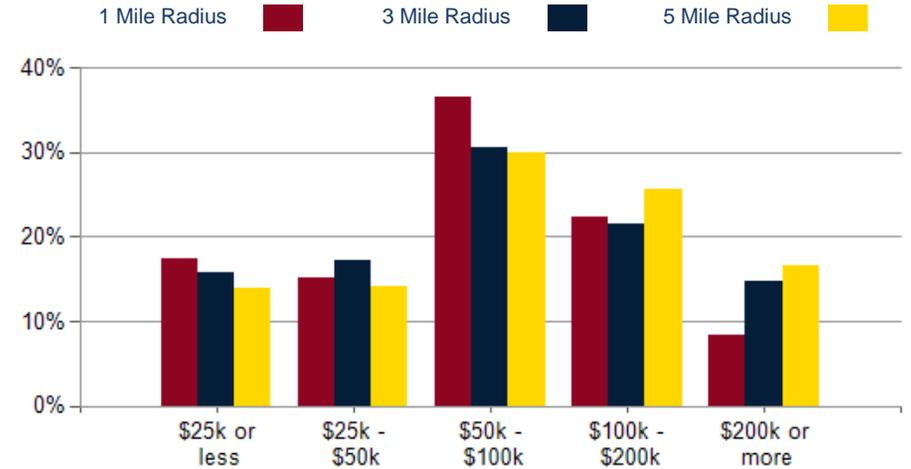


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,407	122,387	323,194
2010 Population	10,613	115,233	328,637
2026 Population	11,289	117,661	377,846
2031 Population	11,171	117,874	385,736
2026 African American	2,930	25,012	67,471
2026 American Indian	134	1,414	4,441
2026 Asian	157	2,052	12,061
2026 Hispanic	5,978	53,826	153,104
2026 Other Race	2,482	24,529	68,354
2026 White	2,989	43,223	163,662
2026 Multiracial	2,588	21,358	61,656
2026-2031: Population: Growth Rate	-1.05%	0.20%	2.05%

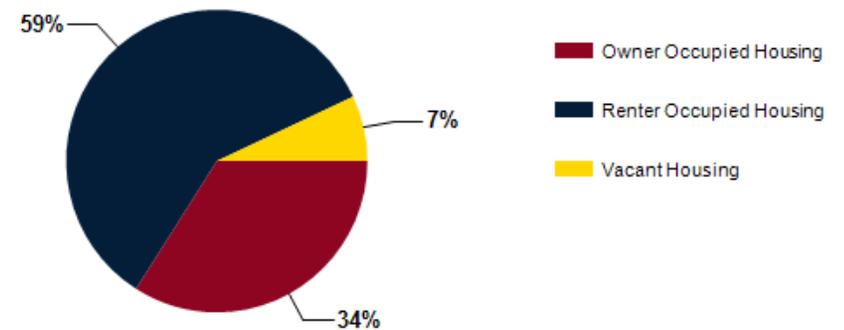
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	494	4,447	14,416
\$15,000-\$24,999	327	2,960	8,722
\$25,000-\$34,999	310	3,133	9,003
\$35,000-\$49,999	402	4,898	14,401
\$50,000-\$74,999	1,111	8,812	29,081
\$75,000-\$99,999	605	5,442	20,529
\$100,000-\$149,999	719	6,859	28,348
\$150,000-\$199,999	327	3,230	14,211
\$200,000 or greater	396	6,911	27,397
Median HH Income	\$68,291	\$71,961	\$82,543
Average HH Income	\$94,055	\$119,232	\$131,220



### 2026 Household Income



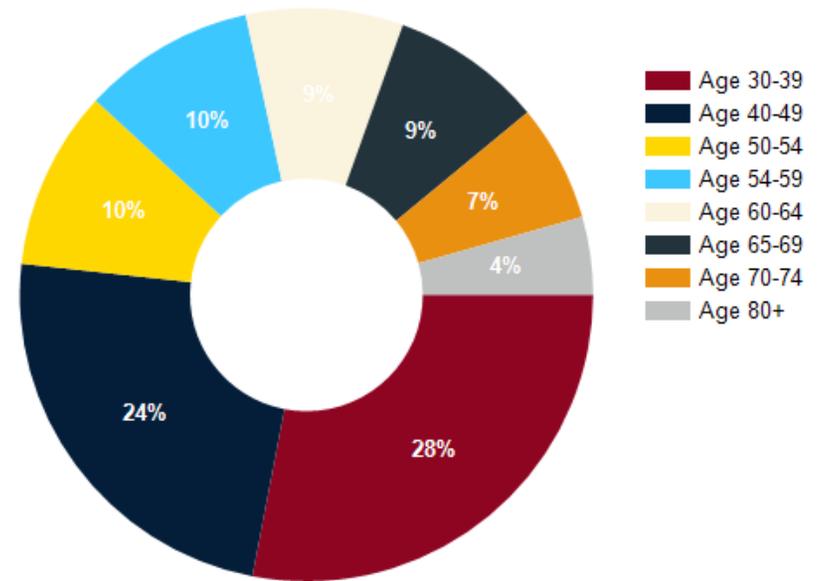
### 2026 Own vs. Rent - 1 Mile Radius



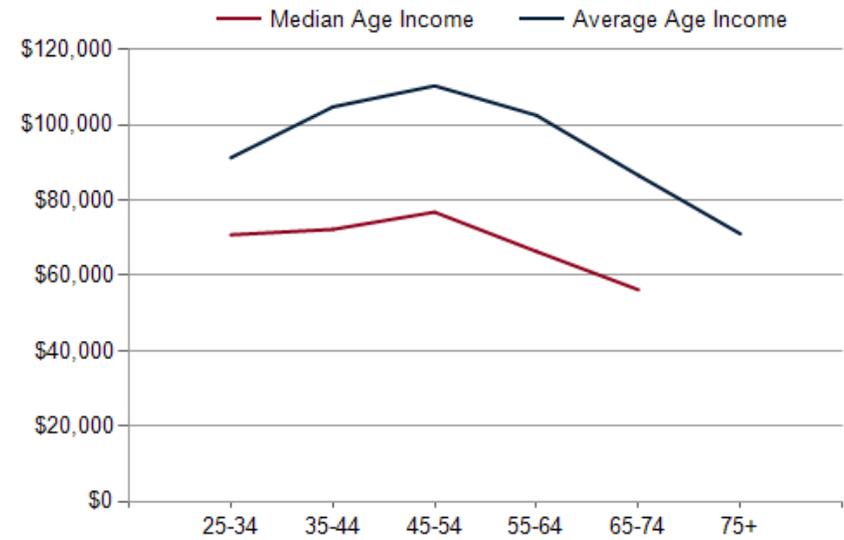
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	951	9,414	37,608
2026 Population Age 35-39	799	8,831	29,663
2026 Population Age 40-44	829	8,665	26,000
2026 Population Age 45-49	652	7,713	22,343
2026 Population Age 50-54	632	7,158	21,193
2026 Population Age 55-59	608	6,552	19,560
2026 Population Age 60-64	554	6,300	18,554
2026 Population Age 65-69	534	5,724	16,039
2026 Population Age 70-74	412	4,324	12,352
2026 Population Age 75-79	274	2,831	8,183
2026 Population Age 80-84	174	1,652	4,753
2026 Population Age 85+	102	1,208	4,130
2026 Population Age 18+	8,683	90,387	303,252
2026 Median Age	35	36	34
2031 Median Age	35	37	35

Population By Age

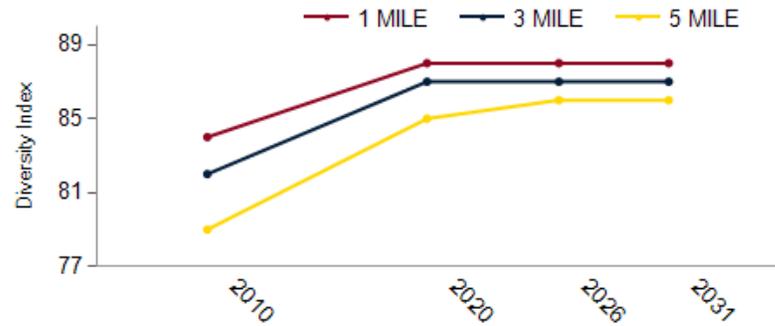


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,787	\$74,318	\$89,421
Average Household Income 25-34	\$91,259	\$106,351	\$123,376
Median Household Income 35-44	\$72,227	\$85,382	\$101,977
Average Household Income 35-44	\$104,763	\$141,845	\$156,127
Median Household Income 45-54	\$76,821	\$87,027	\$97,717
Average Household Income 45-54	\$110,368	\$146,813	\$156,681
Median Household Income 55-64	\$66,357	\$75,283	\$85,256
Average Household Income 55-64	\$102,514	\$129,787	\$146,995
Median Household Income 65-74	\$56,185	\$58,270	\$61,856
Average Household Income 65-74	\$86,580	\$100,092	\$113,898
Average Household Income 75+	\$71,054	\$78,097	\$89,600

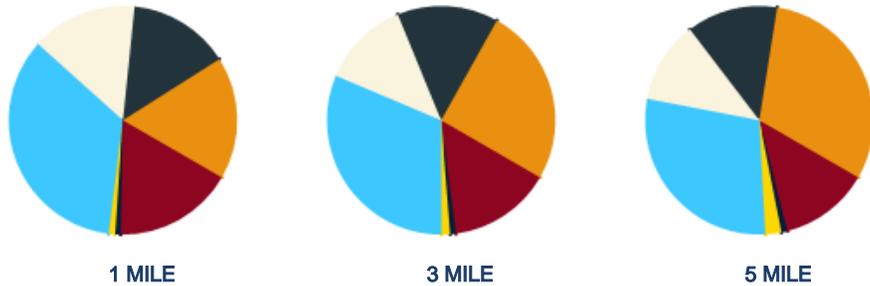


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	88	87	86
Diversity Index (current year)	88	87	86
Diversity Index (2020)	88	87	85
Diversity Index (2010)	84	82	79

POPULATION DIVERSITY



POPULATION BY RACE

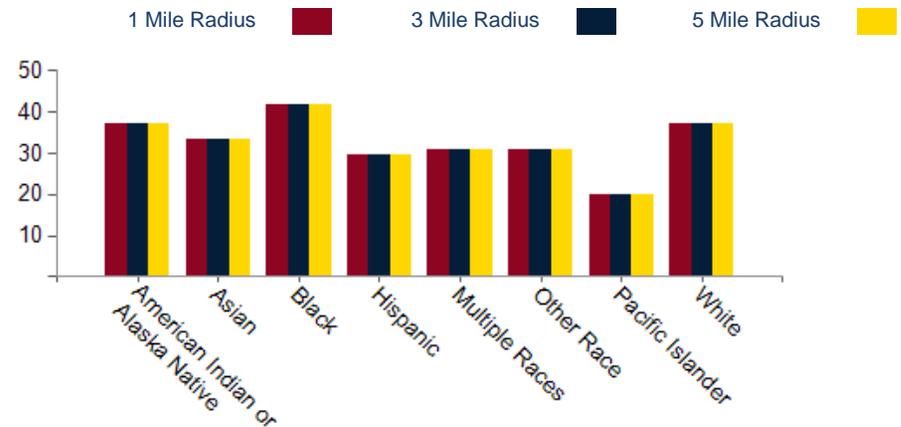


2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	37	35	33
Median Asian Age	33	38	33
Median Black Age	42	40	37
Median Hispanic Age	30	30	30
Median Multiple Races Age	31	32	31
Median Other Race Age	31	31	31
Median Pacific Islander Age	20	31	31
Median White Age	37	40	36

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	17%	15%	13%
American Indian	1%	1%	1%
Asian	1%	1%	2%
Hispanic	35%	31%	29%
Multiracial	15%	12%	12%
Other Race	14%	14%	13%
White	17%	25%	31%

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.

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:
  - 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Information About Brokerage Services | Land For Sale

