

**SITE**

# Opportunity Zoned Building For Sale

1801 S Good Latimer Expy & 1800 Lincoln St  
Dallas, TX 75226

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"SINCE 1898"

# Opportunity Zoned Building For Sale

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*Exclusively Marketed by:*

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<https://jelmerturner.com>

# OPPORTUNITY ZONED BUILDING FOR SALE

## 01 Executive Summary

Investment Summary

Location Summary



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## OFFERING SUMMARY

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ADDRESS 1801 S Good Latimer Expy & 1800 Lincoln St  
Dallas, TX 75226

COUNTY Dallas

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## FINANCIAL SUMMARY

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PRICE Call for pricing

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2023 Population	14,227	162,069	370,070
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2023 Median HH Income	\$67,159	\$71,848	\$69,534
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2023 Average HH Income	\$88,977	\$110,426	\$117,357
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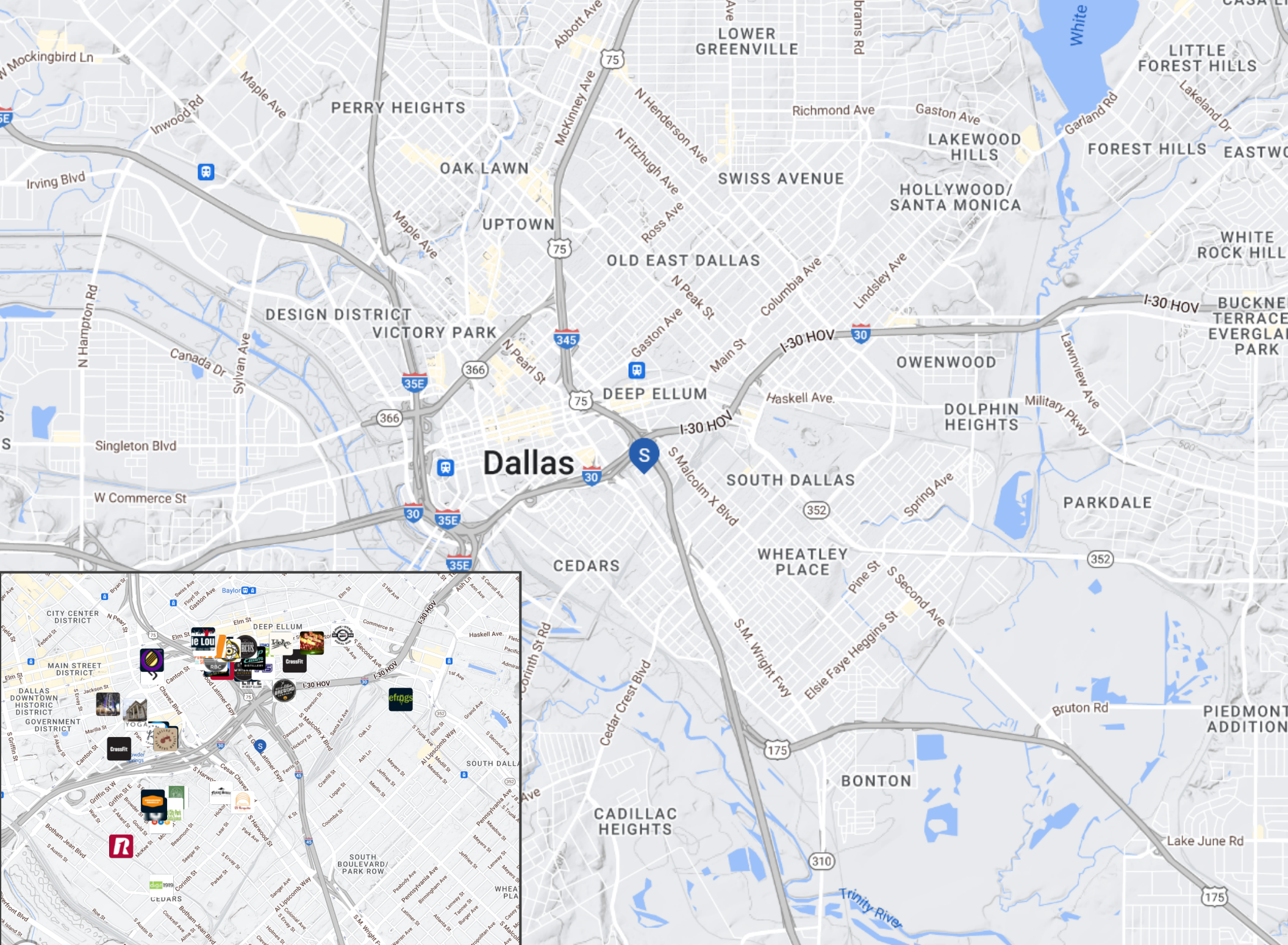
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## INFORMATION

- Located at the corner of S Good Latimer Expy and Dawson St, 0.1 miles south of I-30
- Size: 6,656 sqft of building  
13,000 sqft of land
- New roof on the building
- The building can be leased to a variety of uses including industrial, office/showroom, art gallery, and restaurant
- Large refrigerated cooler space with an avocado room
- Two dock-level doors under a covered loading area with a large fenced yard located at the rear of the building with ample parking
- Located near the The Cedars, Deep Ellum, Farmers Market, and the proposed SoGood District development
- Zoning: PD 317 (Subdistrict 5)







02 Property Description

Aerial Map

Property Images





Dawson St

S Good Latimer Expy







**Demographics**

Demographics

Demographic Charts

03



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	6,308	130,877	333,065
2010 Population	9,046	130,007	318,997
2023 Population	14,227	162,069	370,070
2028 Population	17,638	179,899	392,447
2023 African American	4,886	40,004	76,878
2023 American Indian	110	1,625	3,842
2023 Asian	641	7,027	15,145
2023 Hispanic	2,495	48,974	131,349
2023 Other Race	937	20,890	56,724
2023 White	6,132	71,158	161,862
2023 Multiracial	1,513	21,282	55,433
2023-2028: Population: Growth Rate	21.95 %	10.55 %	5.90 %

<b>2023 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	1,054	10,342	21,212
\$15,000-\$24,999	455	5,751	11,734
\$25,000-\$34,999	616	5,264	11,316
\$35,000-\$49,999	828	7,700	16,084
\$50,000-\$74,999	1,490	14,657	29,618
\$75,000-\$99,999	1,089	9,912	18,649
\$100,000-\$149,999	1,495	14,091	24,940
\$150,000-\$199,999	782	6,735	12,800
\$200,000 or greater	362	10,279	23,884
Median HH Income	\$67,159	\$71,848	\$69,534
Average HH Income	\$88,977	\$110,426	\$117,357

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	2,910	52,170	133,321
2010 Total Households	4,627	56,091	128,460
2023 Total Households	8,170	84,732	170,243
2028 Total Households	10,401	96,671	185,138
2023 Average Household Size	1.60	1.84	2.11
2000 Owner Occupied Housing	277	12,199	48,443
2000 Renter Occupied Housing	2,212	33,882	73,244
2023 Owner Occupied Housing	958	19,366	58,138
2023 Renter Occupied Housing	7,212	65,366	112,105
2023 Vacant Housing	1,422	11,952	20,610
2023 Total Housing	9,592	96,684	190,853
2028 Owner Occupied Housing	972	20,049	59,336
2028 Renter Occupied Housing	9,429	76,622	125,802
2028 Vacant Housing	1,114	10,252	19,005
2028 Total Housing	11,515	106,923	204,143
2023-2028: Households: Growth Rate	24.75 %	13.35 %	8.45 %

Source: esri



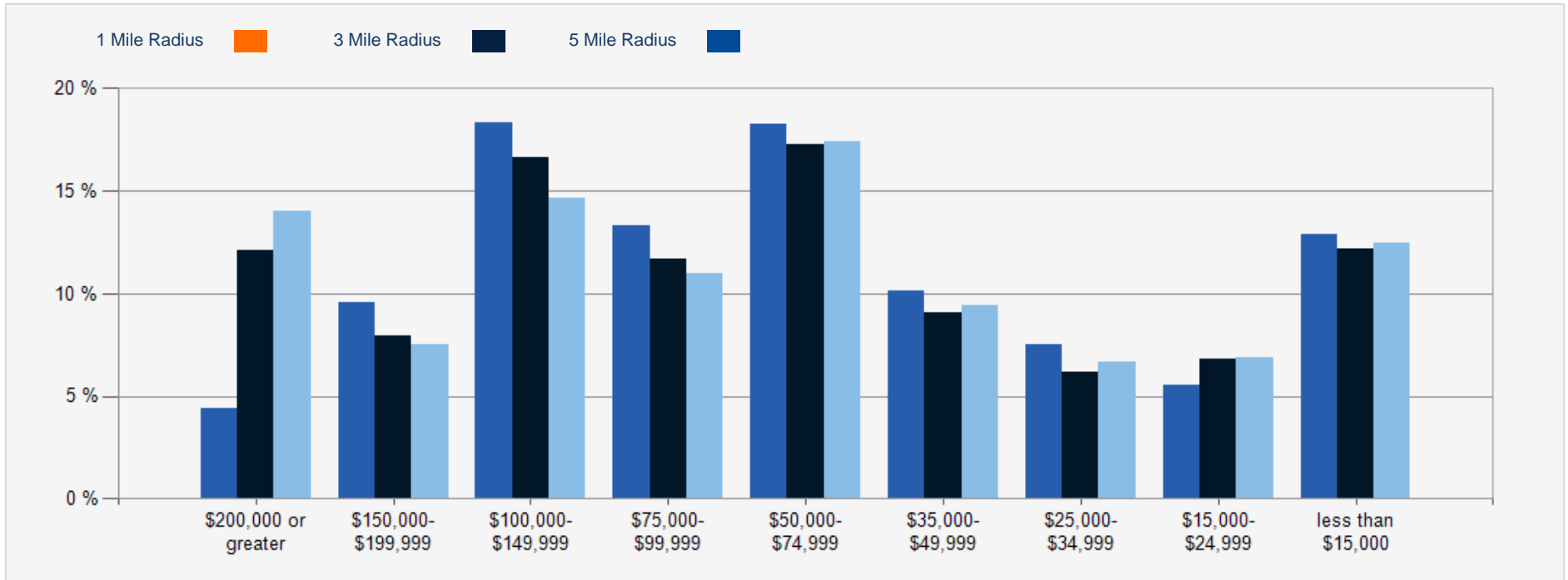
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,085	20,699	37,147
2023 Population Age 35-39	1,475	15,711	31,357
2023 Population Age 40-44	1,067	11,782	26,359
2023 Population Age 45-49	853	9,177	21,491
2023 Population Age 50-54	837	8,432	20,189
2023 Population Age 55-59	759	7,901	19,582
2023 Population Age 60-64	650	7,645	18,793
2023 Population Age 65-69	539	6,456	15,984
2023 Population Age 70-74	399	4,680	11,976
2023 Population Age 75-79	256	3,123	8,145
2023 Population Age 80-84	168	1,890	4,773
2023 Population Age 85+	229	1,835	4,593
2023 Population Age 18+	12,841	134,660	292,186
2023 Median Age	35	34	35

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,656	\$82,971	\$77,706
Average Household Income 25-34	\$94,686	\$112,583	\$109,394
Median Household Income 35-44	\$78,263	\$84,851	\$83,517
Average Household Income 35-44	\$101,821	\$128,651	\$135,585
Median Household Income 45-54	\$78,237	\$82,461	\$85,348
Average Household Income 45-54	\$100,813	\$126,410	\$143,096
Median Household Income 55-64	\$57,289	\$66,059	\$69,745
Average Household Income 55-64	\$90,247	\$113,772	\$131,129
Median Household Income 65-74	\$29,407	\$47,935	\$52,382
Average Household Income 65-74	\$58,068	\$91,967	\$102,498
Average Household Income 75+	\$46,099	\$71,700	\$79,727

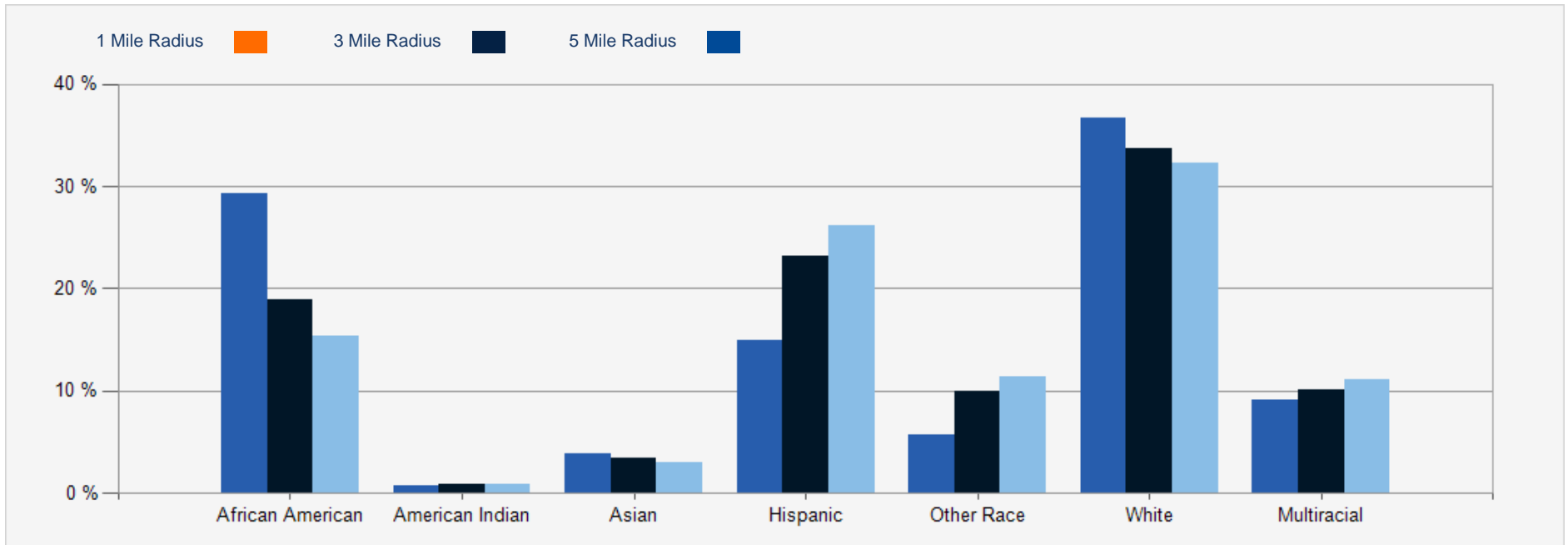
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,392	20,662	35,330
2028 Population Age 35-39	1,835	17,561	33,251
2028 Population Age 40-44	1,350	13,858	28,834
2028 Population Age 45-49	1,115	11,308	25,326
2028 Population Age 50-54	908	8,966	20,758
2028 Population Age 55-59	844	8,229	19,462
2028 Population Age 60-64	756	7,530	18,085
2028 Population Age 65-69	643	7,179	17,196
2028 Population Age 70-74	531	5,699	13,876
2028 Population Age 75-79	369	3,998	10,023
2028 Population Age 80-84	246	2,638	6,482
2028 Population Age 85+	276	2,269	5,533
2028 Population Age 18+	16,034	150,440	312,425
2028 Median Age	35	35	35

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$90,572	\$90,304	\$85,460
Average Household Income 25-34	\$108,841	\$123,175	\$121,778
Median Household Income 35-44	\$90,212	\$97,924	\$95,315
Average Household Income 35-44	\$122,050	\$145,567	\$149,541
Median Household Income 45-54	\$92,004	\$97,567	\$99,970
Average Household Income 45-54	\$122,912	\$144,747	\$158,998
Median Household Income 55-64	\$75,078	\$79,935	\$82,684
Average Household Income 55-64	\$111,578	\$129,976	\$145,971
Median Household Income 65-74	\$38,598	\$55,896	\$59,380
Average Household Income 65-74	\$79,192	\$106,267	\$116,855
Average Household Income 75+	\$57,137	\$84,568	\$94,322

## 2023 Household Income

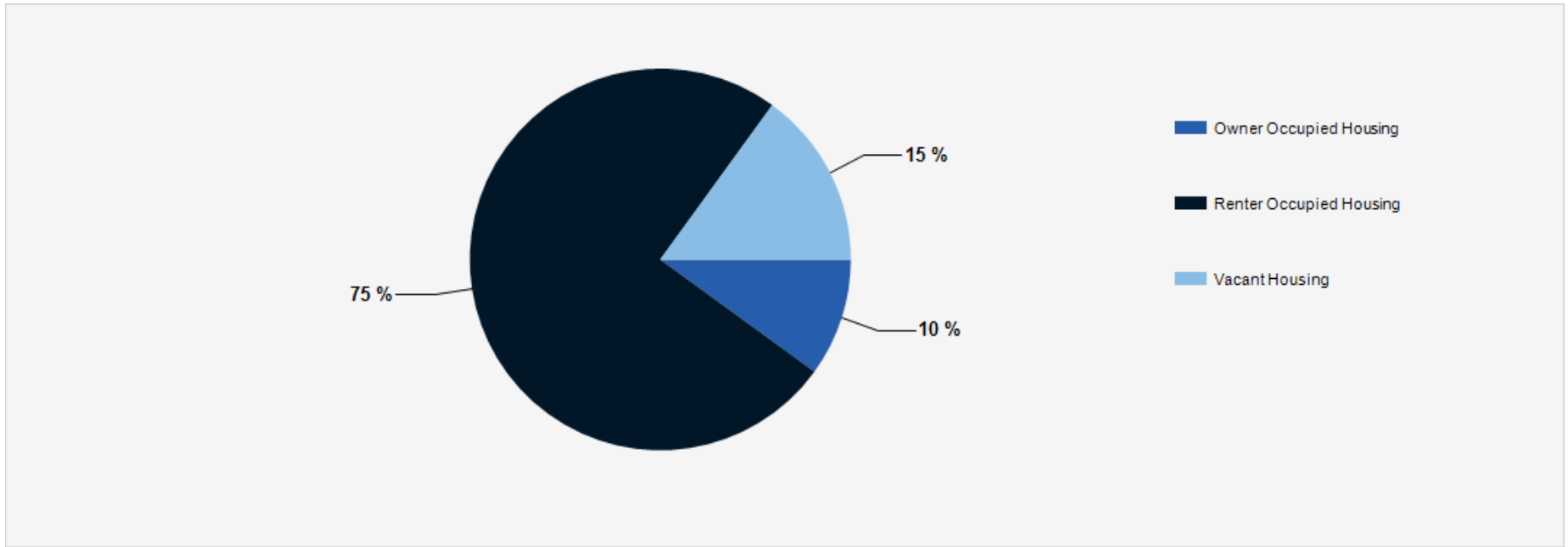


## 2023 Population by Race

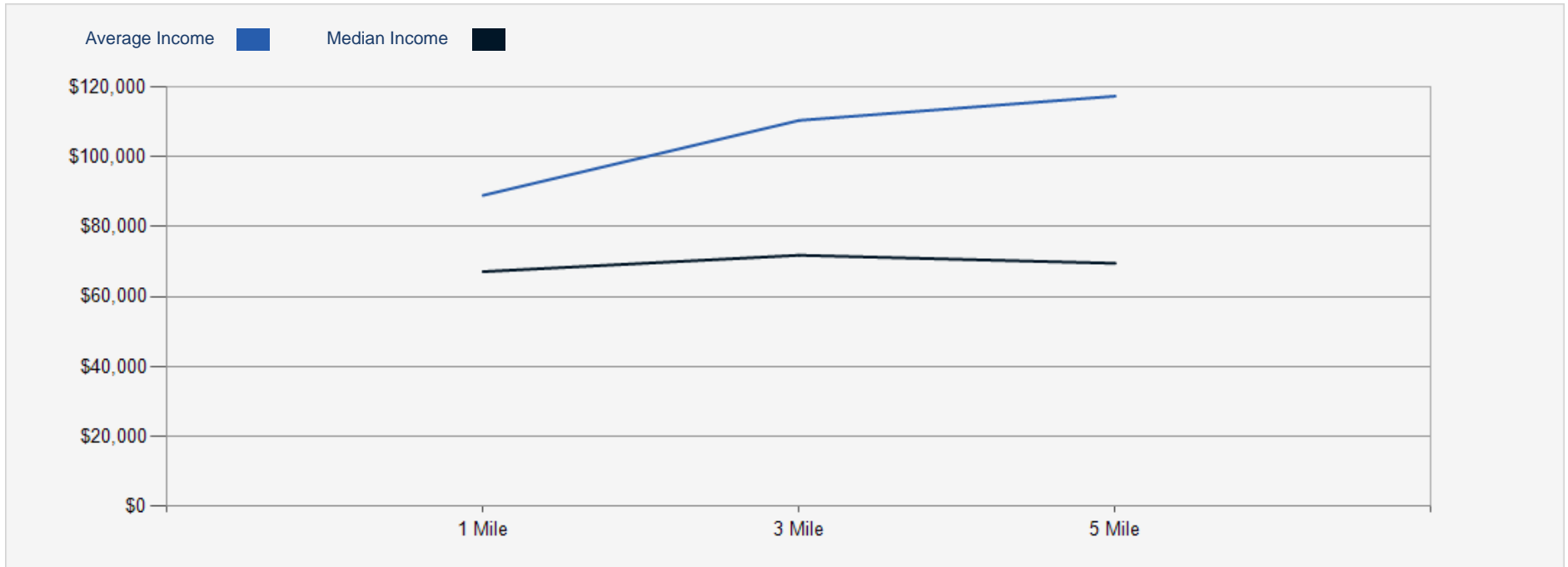




### 2023 Household Occupancy - 1 Mile Radius



### 2023 Household Income Average and Median



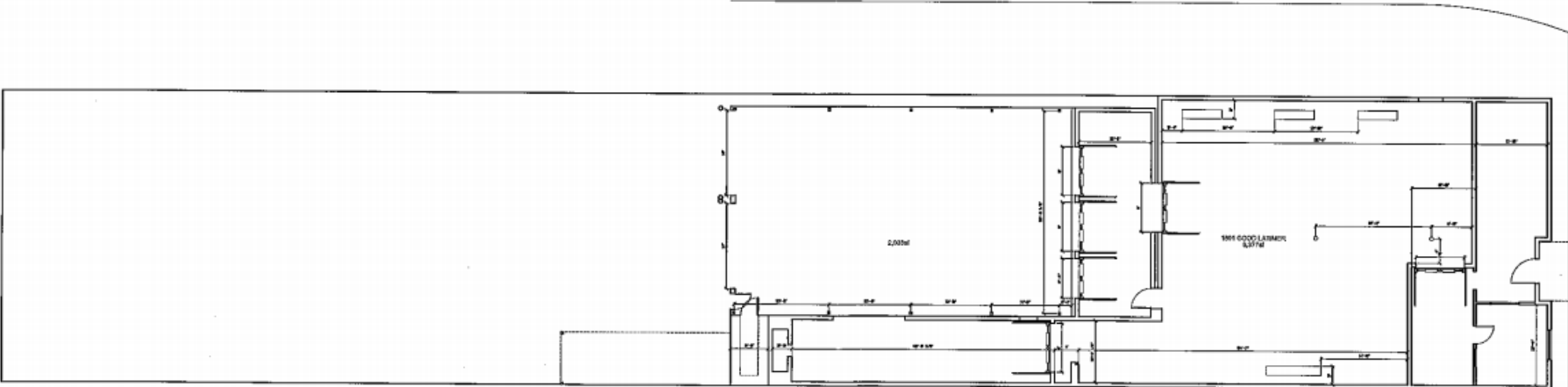
04 Additional Information

Site Plan

Information About Brokerage Services



DAWSON



GOOD LATTIMER



# 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.

## 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:
  - 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.

**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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

J. ELMER TURNER  
"SINCE 1898"

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_