



Retail Space For Lease

2825 Valley View Ln
Farmers Branch TX 75234

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J. ELMER TURNER
"SINCE 1898"

THE SPACE

Location

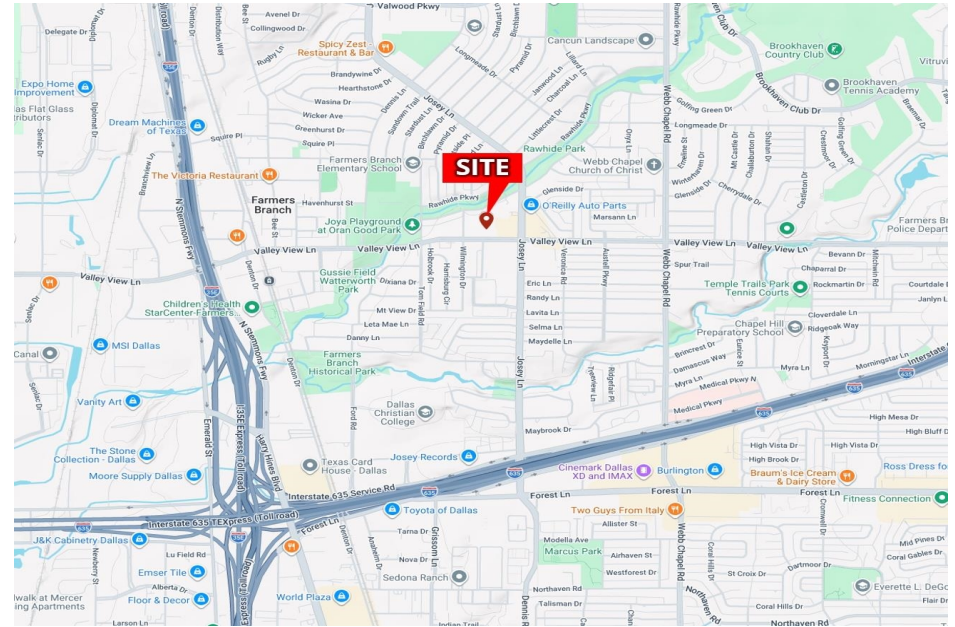
2825 Valley View Ln
Farmers Branch, TX 75234

County

Dallas

HIGHLIGHTS

- Suite 100: 11,200 sqft
- Suite 220: 1,800 sqft
- Located at the north side of Valley View Ln between Josey Ln and Wilmington Dr
- Proximity to I-35 and LBJ Freeway
- Plenty of parking
- There is a gated playground area next to Suite 100 that is included



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,693	97,298	314,293

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$115,816	\$133,577	\$132,956

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,659	39,139	135,779

Suite 100
11,200 sqft

The Entire Building
is Available For
Lease

Suite 220
1,800 sqft
Available For
Lease

**WELLS
FARGO**

McDonald's

13399
Wilmington Dr

13399

Wilmington Dr

13303

13301

13275

Josey Ln

Josey Ln

Valley View Ln

2800

Valley View Ln

2840

2859

2879

2895

2902

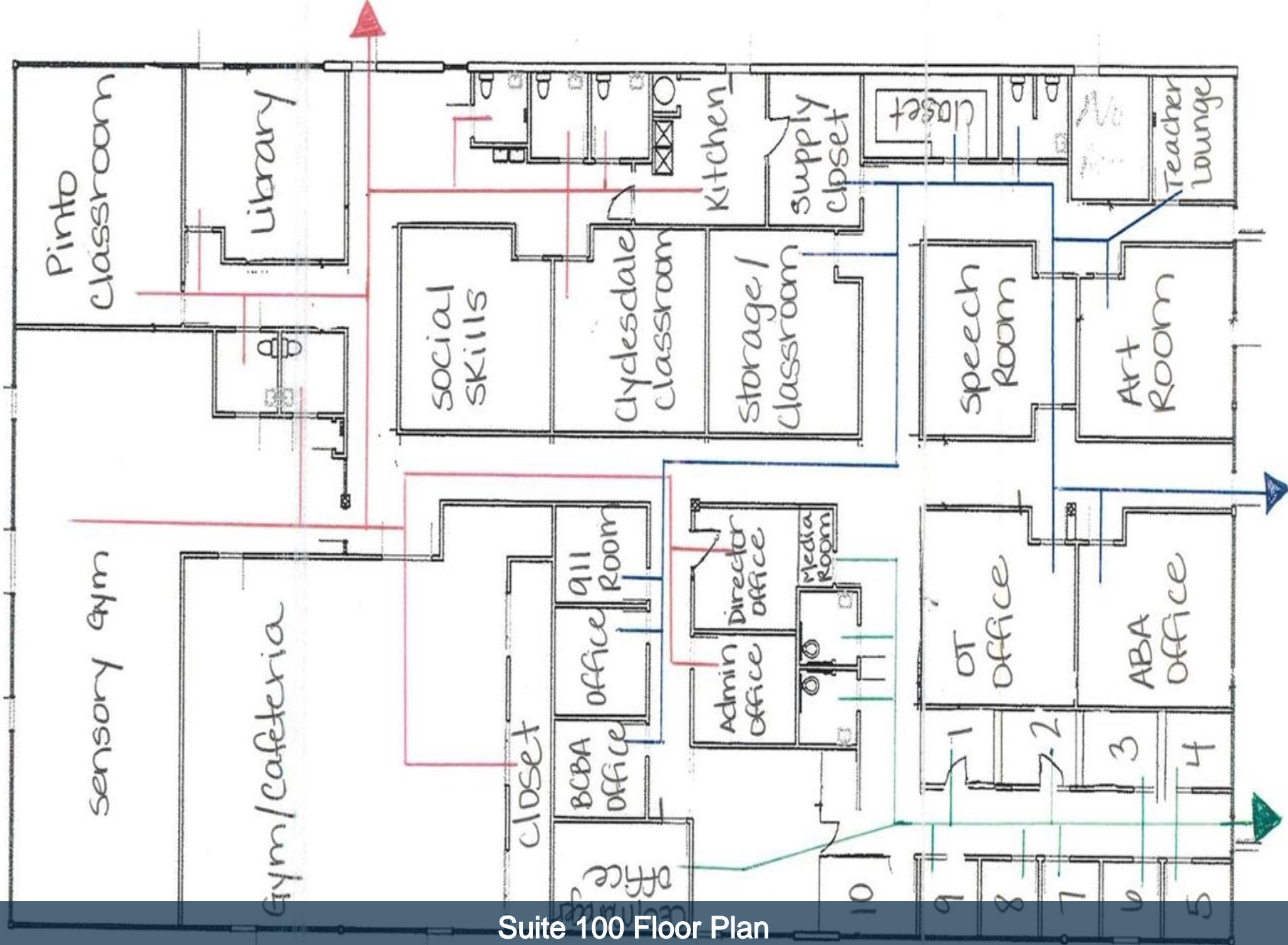
2904

Valley View

Suite 100
11,200 sqft
The Entire Building
is Available For
Lease



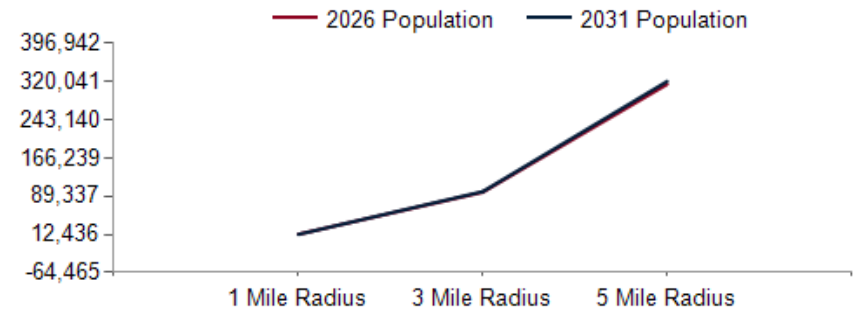




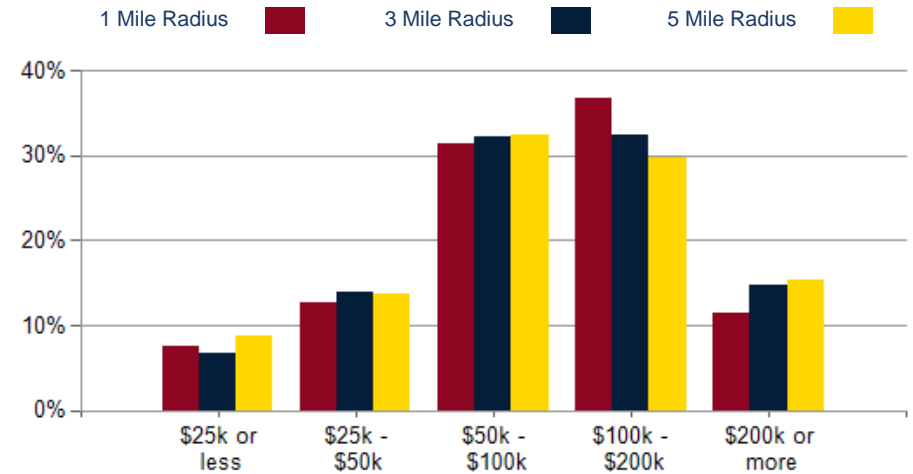
Suite 100 Floor Plan

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,547	89,193	256,740
2010 Population	12,342	85,922	269,210
2026 Population	12,693	97,298	314,293
2031 Population	12,436	98,475	320,041
2026 African American	354	7,264	34,825
2026 American Indian	210	1,430	3,324
2026 Asian	459	6,819	49,104
2026 Hispanic	7,310	49,665	123,719
2026 Other Race	3,127	20,275	51,920
2026 White	5,715	40,000	118,384
2026 Multiracial	2,824	21,473	56,543
2026-2031: Population: Growth Rate	-2.05%	1.20%	1.80%

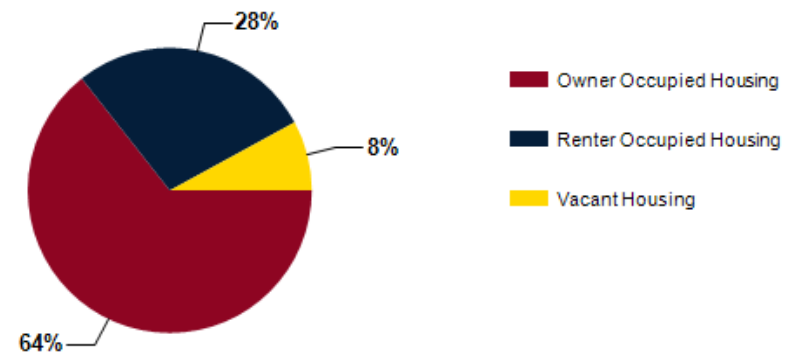
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	218	1,334	6,478
\$15,000-\$24,999	138	1,322	5,337
\$25,000-\$34,999	225	1,946	6,512
\$35,000-\$49,999	368	3,469	12,106
\$50,000-\$74,999	912	7,043	24,228
\$75,000-\$99,999	550	5,545	19,850
\$100,000-\$149,999	1,198	8,376	27,591
\$150,000-\$199,999	512	4,318	12,894
\$200,000 or greater	537	5,785	20,781
Median HH Income	\$95,319	\$93,908	\$90,013
Average HH Income	\$115,816	\$133,577	\$132,956



2026 Household Income



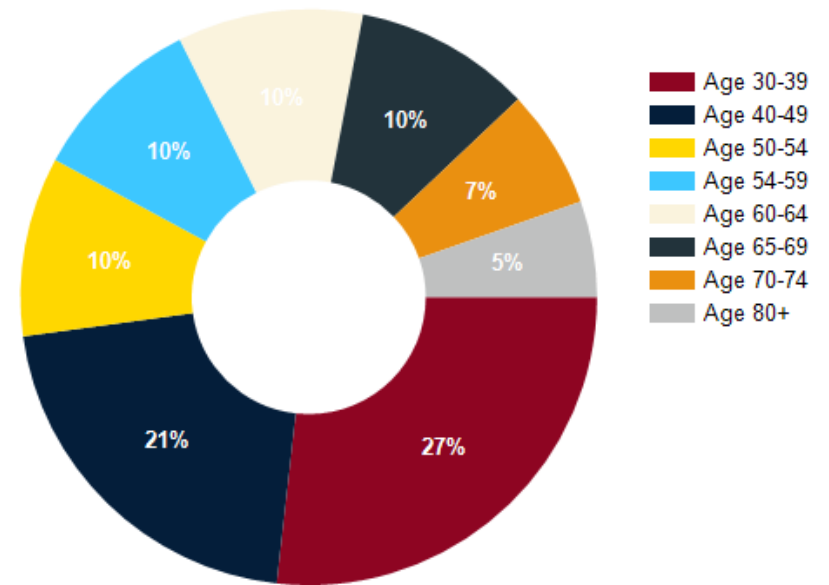
2026 Own vs. Rent - 1 Mile Radius



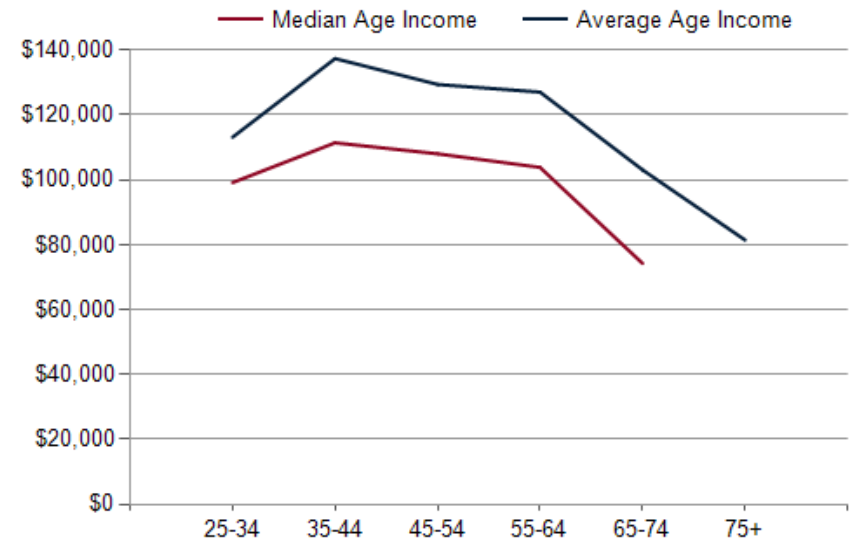
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,104	9,003	31,392
2026 Population Age 35-39	949	7,660	26,992
2026 Population Age 40-44	833	6,759	23,470
2026 Population Age 45-49	781	6,002	20,102
2026 Population Age 50-54	773	5,805	18,480
2026 Population Age 55-59	744	5,340	16,320
2026 Population Age 60-64	798	5,301	16,034
2026 Population Age 65-69	760	4,411	13,323
2026 Population Age 70-74	512	3,311	9,900
2026 Population Age 75-79	413	2,463	7,339
2026 Population Age 80-84	273	1,605	4,632
2026 Population Age 85+	273	1,490	4,034
2026 Population Age 18+	10,217	77,916	251,193
2026 Median Age	39	36	36
2031 Median Age	41	37	37

Population By Age

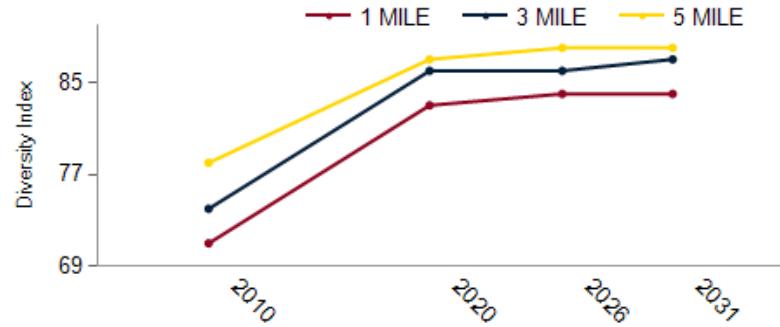


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$99,151	\$90,948	\$86,842
Average Household Income 25-34	\$113,164	\$118,972	\$113,010
Median Household Income 35-44	\$111,425	\$109,228	\$102,388
Average Household Income 35-44	\$137,388	\$152,299	\$143,075
Median Household Income 45-54	\$108,037	\$107,921	\$107,937
Average Household Income 45-54	\$129,426	\$153,808	\$160,815
Median Household Income 55-64	\$103,851	\$106,664	\$105,199
Average Household Income 55-64	\$127,059	\$154,830	\$161,900
Median Household Income 65-74	\$74,252	\$84,441	\$81,263
Average Household Income 65-74	\$103,094	\$129,122	\$131,470
Average Household Income 75+	\$81,469	\$98,616	\$99,404

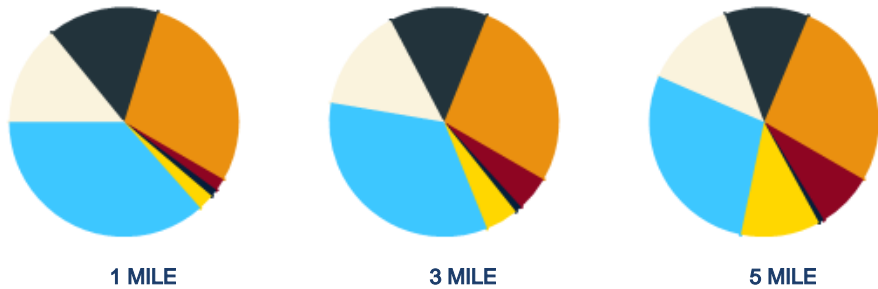


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	84	87	88
Diversity Index (current year)	84	86	88
Diversity Index (2020)	83	86	87
Diversity Index (2010)	71	74	78

POPULATION DIVERSITY



POPULATION BY RACE

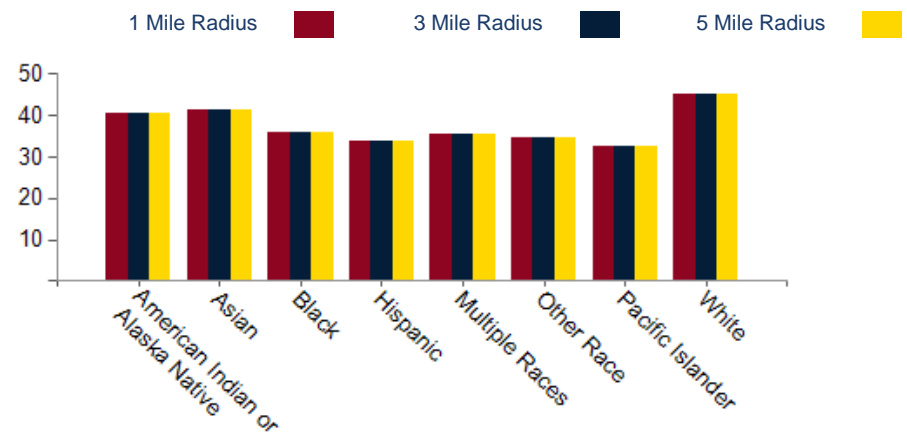


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	5%	8%
American Indian	1%	1%	1%
Asian	2%	5%	11%
Hispanic	37%	34%	28%
Multiracial	14%	15%	13%
Other Race	16%	14%	12%
White	29%	27%	27%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	35	34
Median Asian Age	41	34	34
Median Black Age	36	34	35
Median Hispanic Age	34	31	31
Median Multiple Races Age	35	32	32
Median Other Race Age	35	32	31
Median Pacific Islander Age	33	32	36
Median White Age	45	42	42

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.



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.

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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

Information About Brokerage Services

Retail Space For Lease

