

1111 FORT WORTH AVE, DALLAS, TX 75208

1111 Fort Worth Ave | Dallas, TX

OFFERING MEMORANDUM



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Principal

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Exclusively Marketed by:

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01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	1111 Fort Worth Ave Dallas TX 75208
COUNTY	Dallas
MARKET	Dallas
SUBMARKET	West Dallas
BUILDING SF	1,458 SF
LAND ACRES	0.30
LAND SF	12,981 SF
YEAR BUILT	1954
APN	3975 014 00100 2003975 014
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$700,000
PRICE PSF	\$480.11

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	12,567	128,228	364,192
2025 Median HH Income	\$84,094	\$78,961	\$75,339
2025 Average HH Income	\$128,911	\$115,144	\$115,497

Investment Highlights:

- This prime retail property offers an unparalleled opportunity for owner operators seeking to establish their business inside the Lovefield Market. Situated in a bustling commercial district, this site promises long-term growth potential.

- A great location with high visibility and easy access, this property is a magnet for foot traffic and ensures maximum exposure for businesses. The vibrant neighborhood and strong demographics make it a lucrative investment for those looking to capitalize on the thriving retail market.
- With a track record of solid rental income and a history of high occupancy rates, this property is a proven income generator. Investors can rest assured knowing that this asset has a strong financial performance and is poised to deliver a steady cash flow for years to come.

02

Location

Location Summary

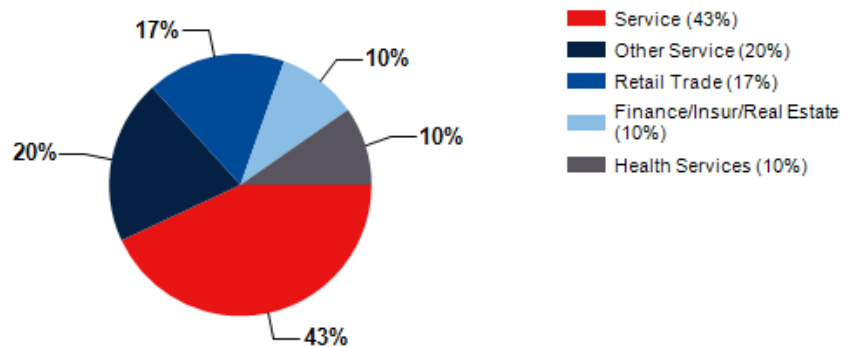
Aerial View Map

Drive Times (Heat Map)

Location Summary:

- 1111 Fort Worth Avenue is strategically located in the rapidly redeveloping West Dallas / Oak Cliff corridor, just minutes from Downtown Dallas, Bishop Arts District, and Trinity Groves.
- The property benefits from strong connectivity, with quick access to I-30, I-35E, and the Dallas North Tollway, and is less than 15 minutes from Dallas Love Field Airport. The surrounding area has experienced significant investment in recent years, with new multifamily, mixed-use, and retail developments driving higher household incomes and rising residential values.
- This corner-lot site offers excellent visibility and accessibility within a vibrant urban district that continues to attract residents, businesses, and visitors.

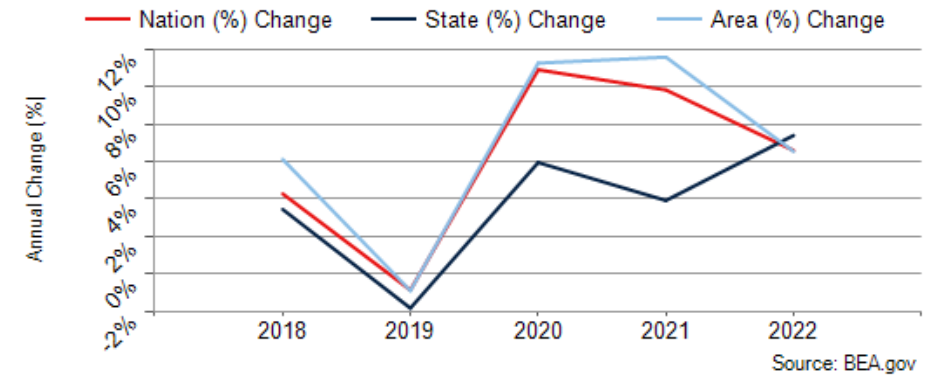
Major Industries by Employee Count

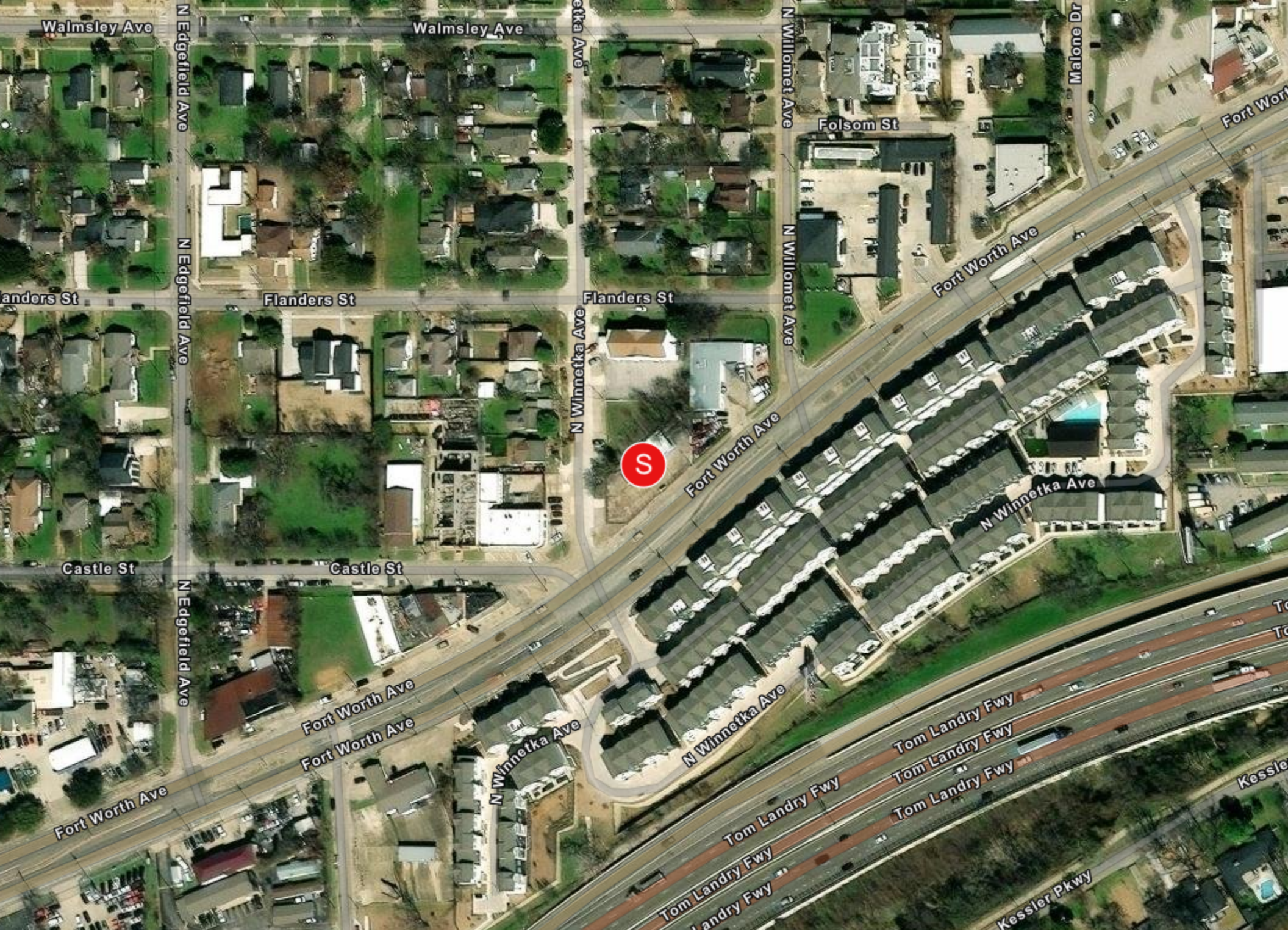


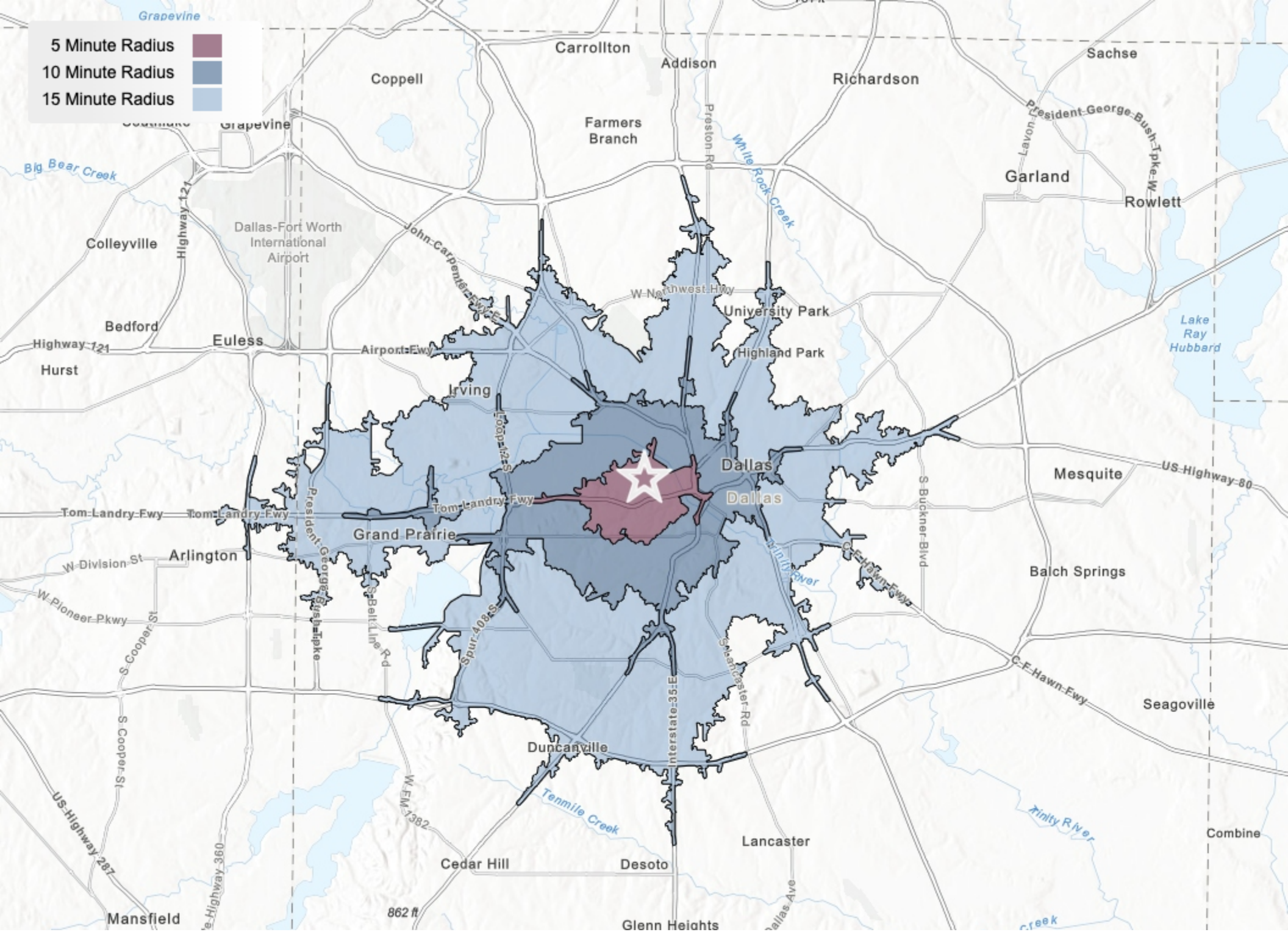
Largest Employers

AT&T	230,000
Lockheed Martin	114,000
American Airlines	102,700
Southwest Airlines	53,000
University of Texas Southwestern Medical Center	25,000
Texas Health Resources	18,846
Texas Instruments	10,400
University of Texas at Arlington	5,000

Dallas County GDP Trend







03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	1,458
LAND SF	12,981
LAND ACRES	0.30
YEAR BUILT	1954
# OF PARCELS	1
ZONING TYPE	Retail Convenience/Service Station
BUILDING CLASS	C
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
STREET FRONTAGE	Yes
CORNER LOCATION	Yes
TRAFFIC COUNTS	15000
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	W Commerce St
SOUTH	I-30
EAST	Fort Worth Ave
WEST	Vigil Road

MECHANICAL

HVAC	Only Office
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Yes
LIGHTING	Good

TENANT INFORMATION

MAJOR TENANT/S	Vacant
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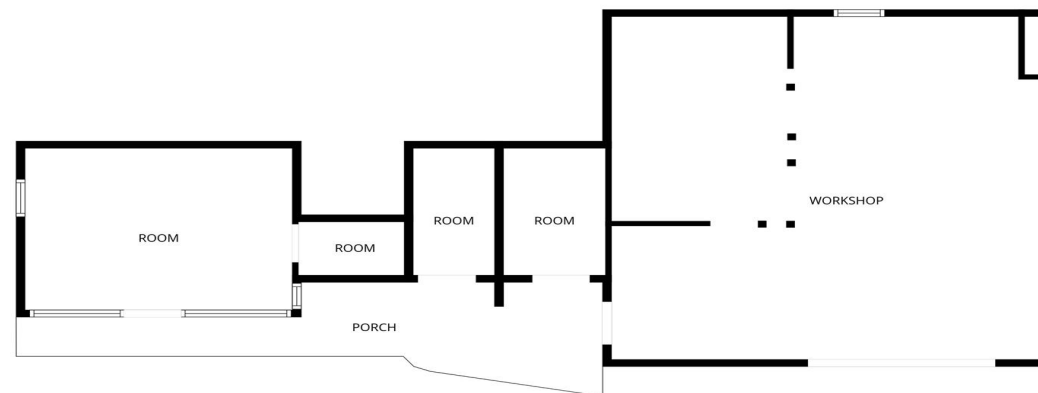
Foot Print



Areal Shot



Front Shot



Floor Plan

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE, BUT NOT GUARANTEED.

04

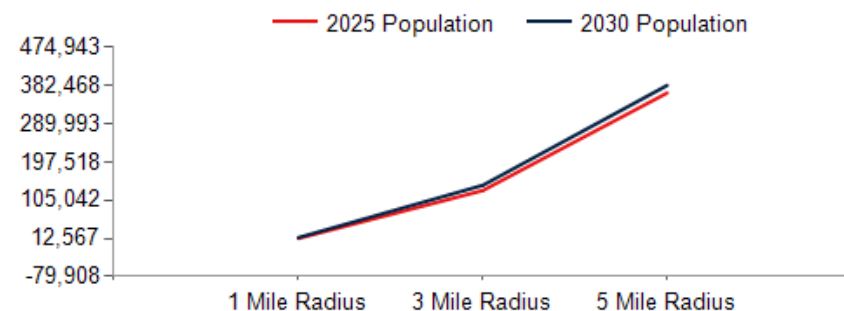
Demographics

General Demographics

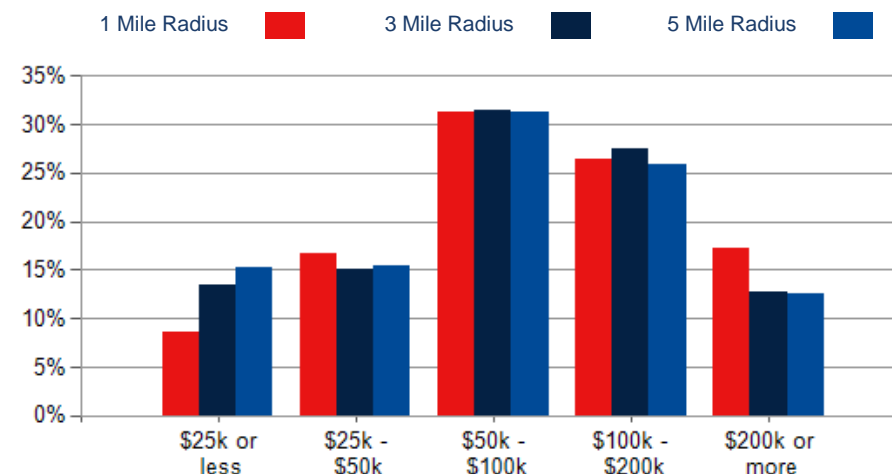
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,879	112,414	325,995
2010 Population	7,697	110,887	323,705
2025 Population	12,567	128,228	364,192
2030 Population	14,504	140,937	382,468
2025 African American	2,047	22,505	69,151
2025 American Indian	142	1,753	4,873
2025 Asian	436	3,510	12,358
2025 Hispanic	5,439	67,725	181,121
2025 Other Race	2,274	29,446	82,594
2025 White	5,401	45,662	128,745
2025 Multiracial	2,260	25,284	66,300
2025-2030: Population: Growth Rate	14.55%	9.55%	4.90%

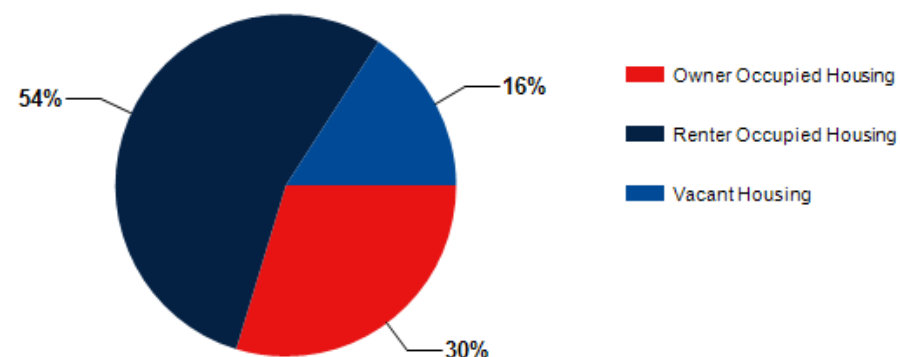
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	201	4,730	15,830
\$15,000-\$24,999	343	2,846	8,824
\$25,000-\$34,999	315	3,229	9,136
\$35,000-\$49,999	742	5,342	15,860
\$50,000-\$74,999	1,268	10,823	31,370
\$75,000-\$99,999	721	7,023	19,437
\$100,000-\$149,999	1,158	10,893	28,918
\$150,000-\$199,999	515	4,643	13,011
\$200,000 or greater	1,088	7,208	20,344
Median HH Income	\$84,094	\$78,961	\$75,339
Average HH Income	\$128,911	\$115,144	\$115,497



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

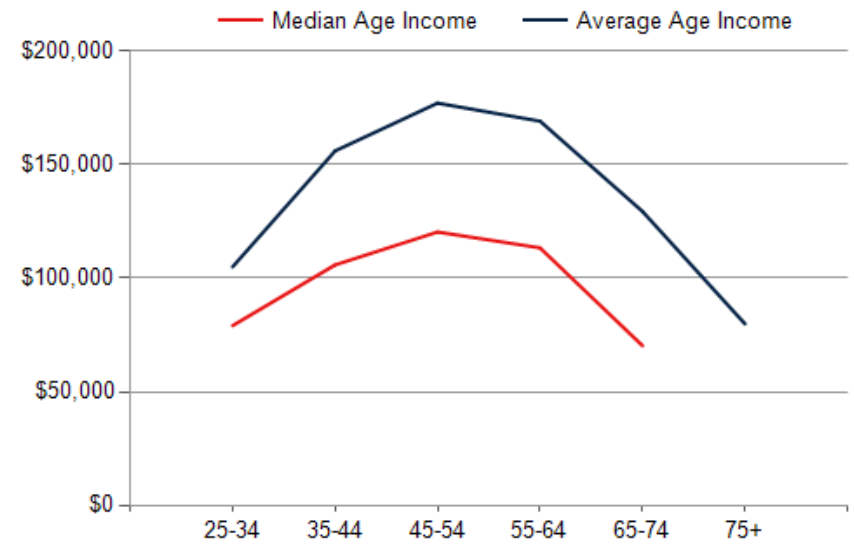
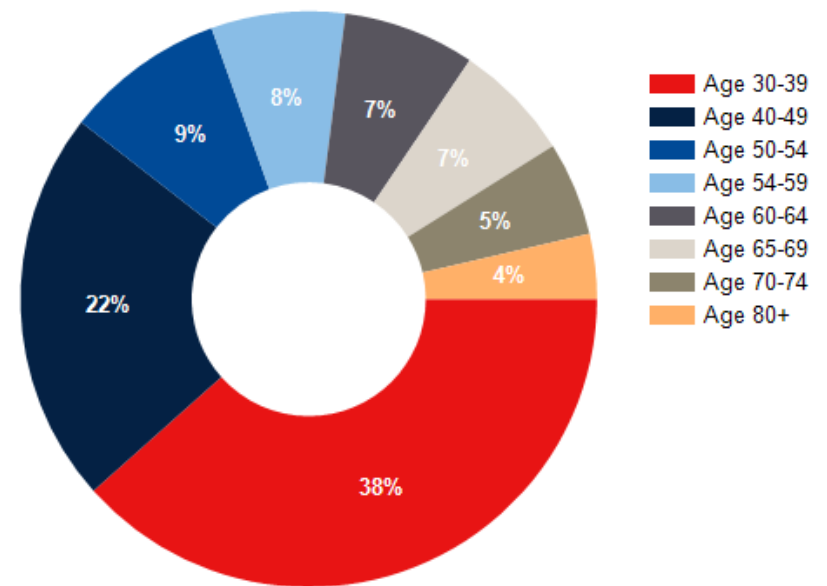


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,650	14,524	40,495
2025 Population Age 35-39	1,263	11,092	29,410
2025 Population Age 40-44	964	9,200	24,111
2025 Population Age 45-49	713	7,598	21,016
2025 Population Age 50-54	682	7,020	19,914
2025 Population Age 55-59	570	6,491	18,511
2025 Population Age 60-64	560	6,136	17,717
2025 Population Age 65-69	504	5,054	14,706
2025 Population Age 70-74	400	3,703	11,144
2025 Population Age 75-79	277	2,491	7,451
2025 Population Age 80-84	166	1,370	4,202
2025 Population Age 85+	109	1,065	3,354
2025 Population Age 18+	10,666	105,509	298,776
2025 Median Age	35	34	34
2030 Median Age	36	35	34

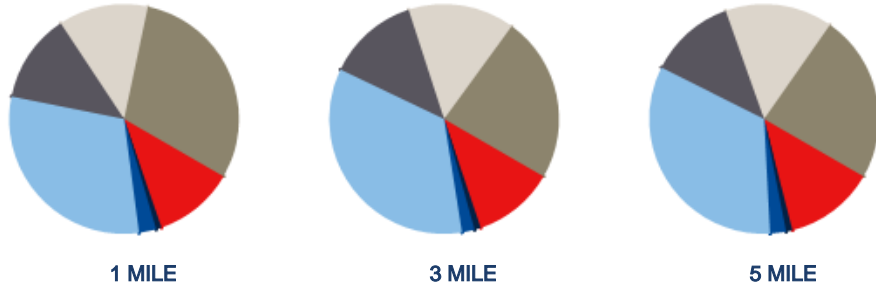
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,092	\$88,571	\$85,777
Average Household Income 25-34	\$104,980	\$116,085	\$115,360
Median Household Income 35-44	\$105,837	\$94,464	\$88,274
Average Household Income 35-44	\$156,034	\$135,663	\$135,314
Median Household Income 45-54	\$120,340	\$91,339	\$84,360
Average Household Income 45-54	\$177,106	\$132,099	\$131,393
Median Household Income 55-64	\$113,349	\$78,779	\$72,360
Average Household Income 55-64	\$169,157	\$125,410	\$126,076
Median Household Income 65-74	\$70,252	\$52,420	\$53,178
Average Household Income 65-74	\$129,387	\$93,189	\$99,209
Average Household Income 75+	\$79,850	\$66,814	\$80,701

Population By Age



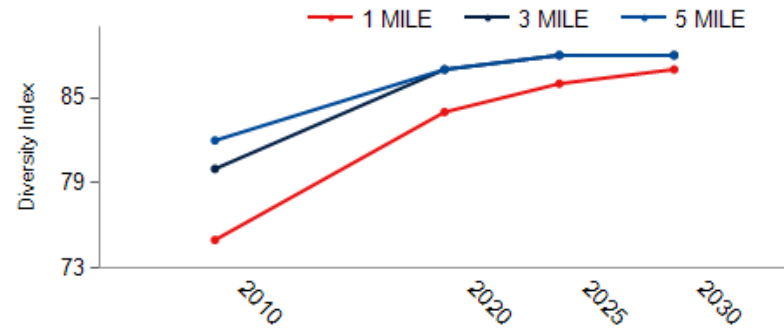
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	88	88
Diversity Index (current year)	86	88	88
Diversity Index (2020)	84	87	87
Diversity Index (2010)	75	80	82

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	11%	11%	13%
American Indian	1%	1%	1%
Asian	2%	2%	2%
Hispanic	30%	35%	33%
Multiracial	13%	13%	12%
Other Race	13%	15%	15%
White	30%	23%	24%

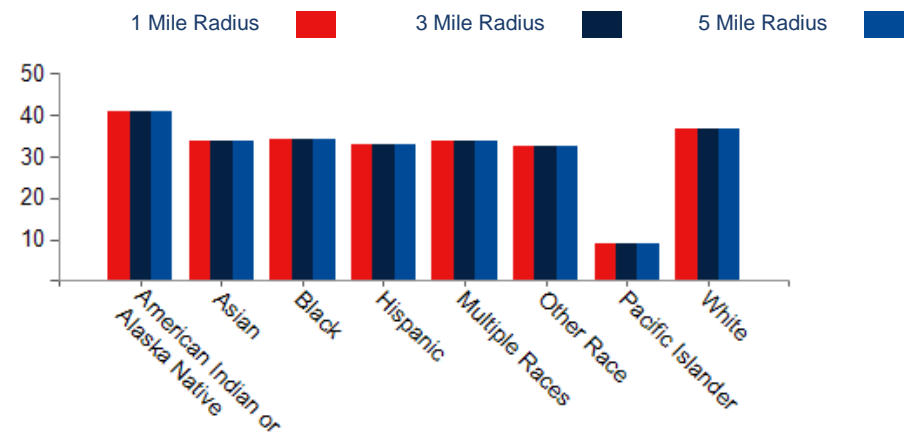
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	41	34	34
Median Asian Age	34	33	32
Median Black Age	34	36	38
Median Hispanic Age	33	32	31
Median Multiple Races Age	34	33	33
Median Other Race Age	33	32	32
Median Pacific Islander Age	9	38	37
Median White Age	37	35	34

2025 MEDIAN AGE BY RACE



05

Company Profile

Advisor Profile



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Principal

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AGENTS

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years. Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.

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