

Ground Lease or Build to Suit Opportunity

SITE

**4233 & 4225 Ross Ave
Dallas, TX 75204**

Logan Turner
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Mike Turner
J. Elmer Turner
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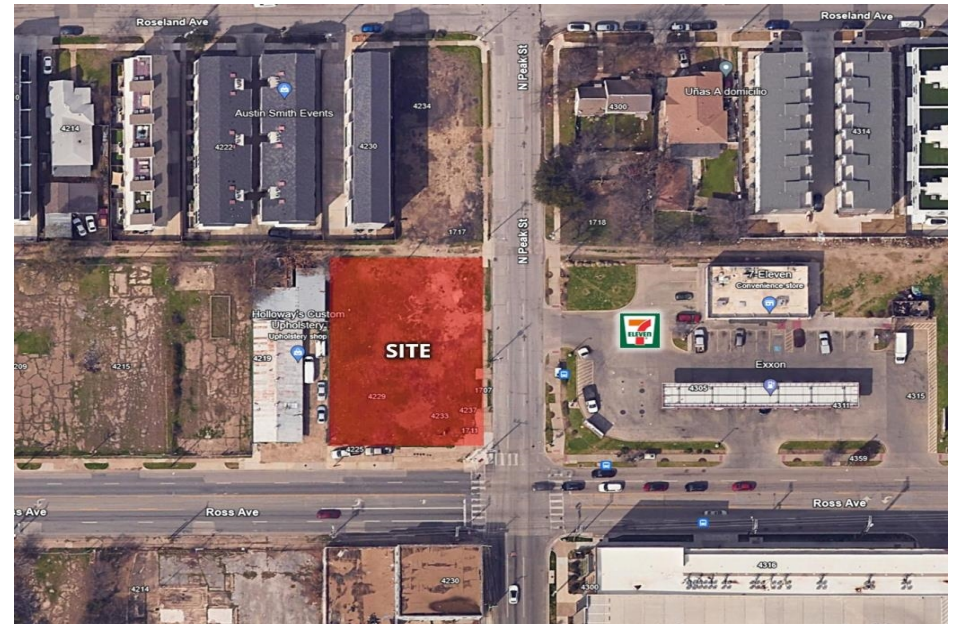
J. ELMER TURNER
"SINCE 1898"

GROUND LEASE OR BUILD TO SUIT OPPORTUNITY

Location **4233 & 4225 Ross Ave
Dallas, TX 75204**

HIGHLIGHTS

- 17,820 sqft of land
- Zoning: PD 298, Subarea 1
- Located at the intersection of Ross Ave & N Peak St
- Utilities: Available to site
- Ross Ave: 20,273 VPD



POPULATION

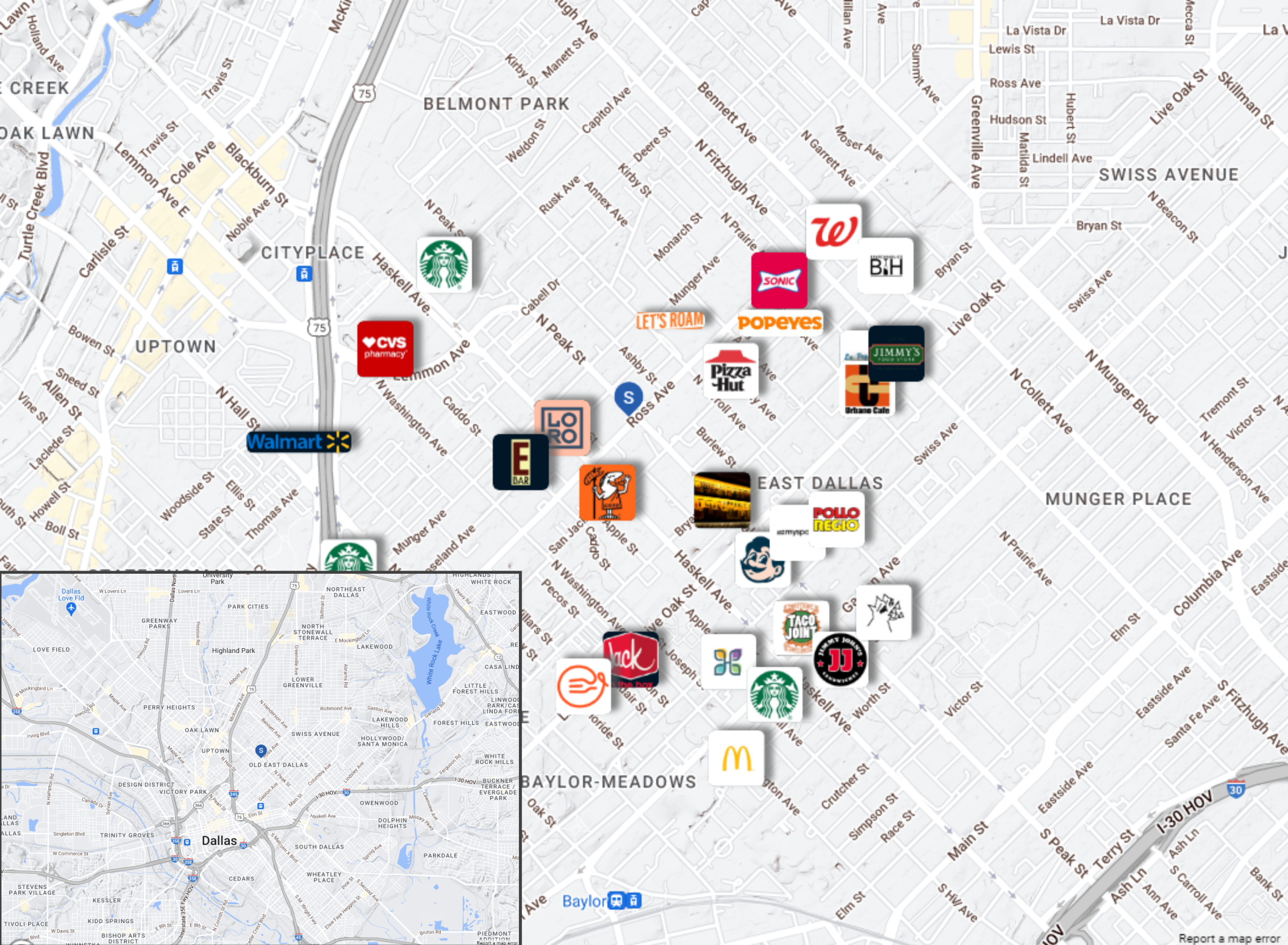
1.00 MILE	3.00 MILE	5.00 MILE
38,595	199,349	395,181

AVERAGE HOUSEHOLD INCOME

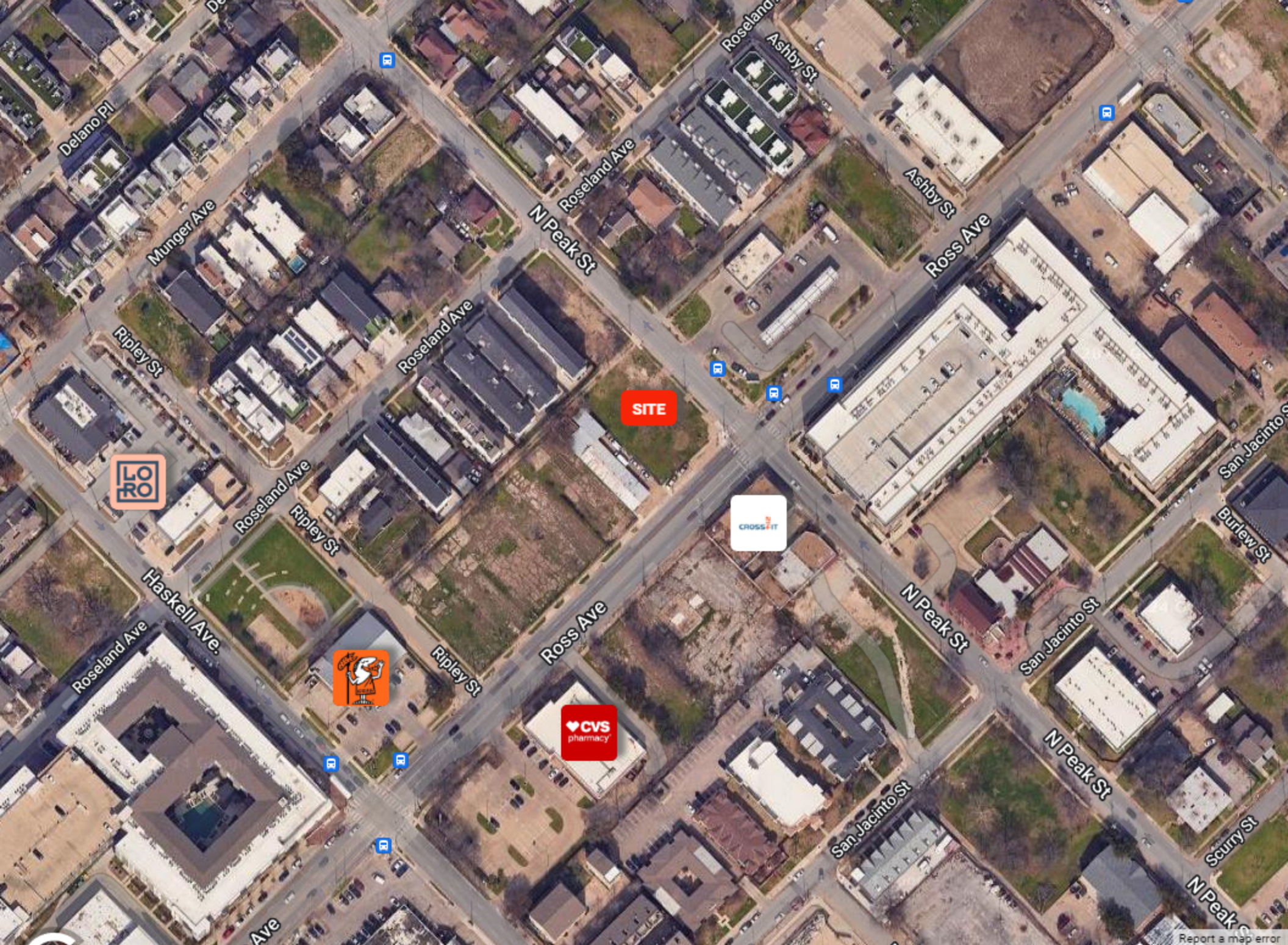
1.00 MILE	3.00 MILE	5.00 MILE
\$124,436	\$146,693	\$138,072

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
22,976	106,716	191,538



Report a map error



Report a map error

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,787	160,345	350,415
2010 Population	30,003	161,912	337,320
2023 Population	38,595	199,349	395,181
2028 Population	42,069	214,915	418,646
2023 African American	6,620	28,644	65,217
2023 American Indian	340	1,711	3,681
2023 Asian	2,536	10,975	19,845
2023 Hispanic	9,821	47,381	117,891
2023 Other Race	3,591	17,176	49,025
2023 White	20,231	115,101	201,837
2023 Multiracial	5,248	25,615	55,334
2023-2028: Population: Growth Rate	8.70 %	7.60 %	5.80 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,618	9,556	18,602
\$15,000-\$24,999	1,364	4,719	10,378
\$25,000-\$34,999	1,333	5,241	12,522
\$35,000-\$49,999	1,993	7,745	17,833
\$50,000-\$74,999	3,074	15,240	27,270
\$75,000-\$99,999	2,578	11,564	19,736
\$100,000-\$149,999	3,833	18,282	29,124
\$150,000-\$199,999	2,333	11,275	17,448
\$200,000 or greater	3,850	23,090	38,620
Median HH Income	\$84,179	\$98,081	\$85,083
Average HH Income	\$124,436	\$146,693	\$138,072

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,525	71,076	151,972
2010 Total Households	14,352	74,605	145,711
2023 Total Households	22,976	106,716	191,538
2028 Total Households	25,396	118,416	208,344
2023 Average Household Size	1.67	1.79	2.00
2000 Owner Occupied Housing	1,614	20,750	52,761
2000 Renter Occupied Housing	9,544	43,519	86,506
2023 Owner Occupied Housing	3,895	30,622	64,560
2023 Renter Occupied Housing	19,081	76,094	126,978
2023 Vacant Housing	2,726	13,543	22,737
2023 Total Housing	25,702	120,259	214,275
2028 Owner Occupied Housing	4,326	32,374	67,642
2028 Renter Occupied Housing	21,070	86,042	140,701
2028 Vacant Housing	2,349	12,496	21,398
2028 Total Housing	27,745	130,912	229,742
2023-2028: Households: Growth Rate	10.10 %	10.50 %	8.50 %

Source: esri

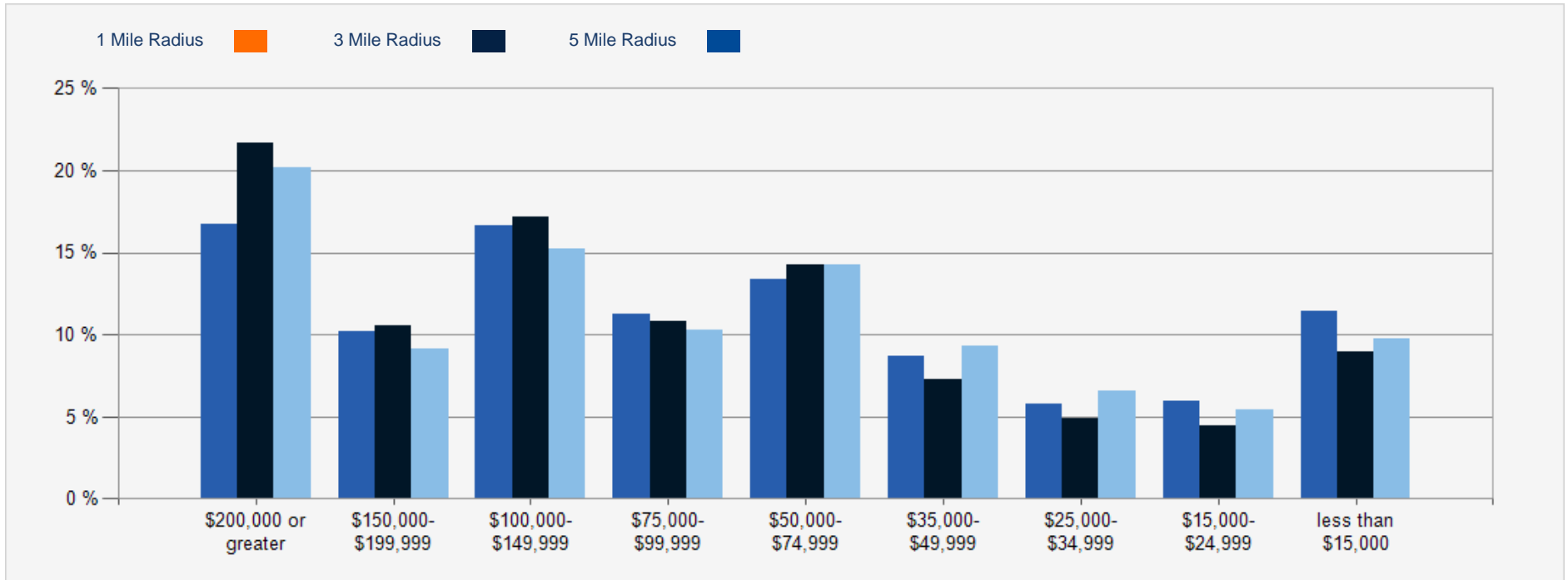
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	7,788	31,078	50,255
2023 Population Age 35-39	4,055	19,103	34,383
2023 Population Age 40-44	2,367	13,707	27,273
2023 Population Age 45-49	1,658	10,654	21,918
2023 Population Age 50-54	1,512	10,367	21,721
2023 Population Age 55-59	1,408	9,768	20,151
2023 Population Age 60-64	1,333	9,227	19,217
2023 Population Age 65-69	914	7,025	15,614
2023 Population Age 70-74	677	5,102	11,575
2023 Population Age 75-79	450	3,570	8,221
2023 Population Age 80-84	200	1,902	4,906
2023 Population Age 85+	160	1,656	4,991
2023 Population Age 18+	34,783	175,357	330,701
2023 Median Age	32	34	34

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,295	\$96,893	\$85,876
Average Household Income 25-34	\$124,034	\$132,091	\$122,292
Median Household Income 35-44	\$103,911	\$117,464	\$106,490
Average Household Income 35-44	\$148,122	\$172,557	\$162,573
Median Household Income 45-54	\$102,882	\$124,207	\$111,907
Average Household Income 45-54	\$146,450	\$182,934	\$173,574
Median Household Income 55-64	\$80,124	\$110,544	\$94,251
Average Household Income 55-64	\$127,456	\$169,702	\$159,141
Median Household Income 65-74	\$52,821	\$74,344	\$64,789
Average Household Income 65-74	\$105,068	\$138,830	\$129,048
Average Household Income 75+	\$76,857	\$110,596	\$101,363

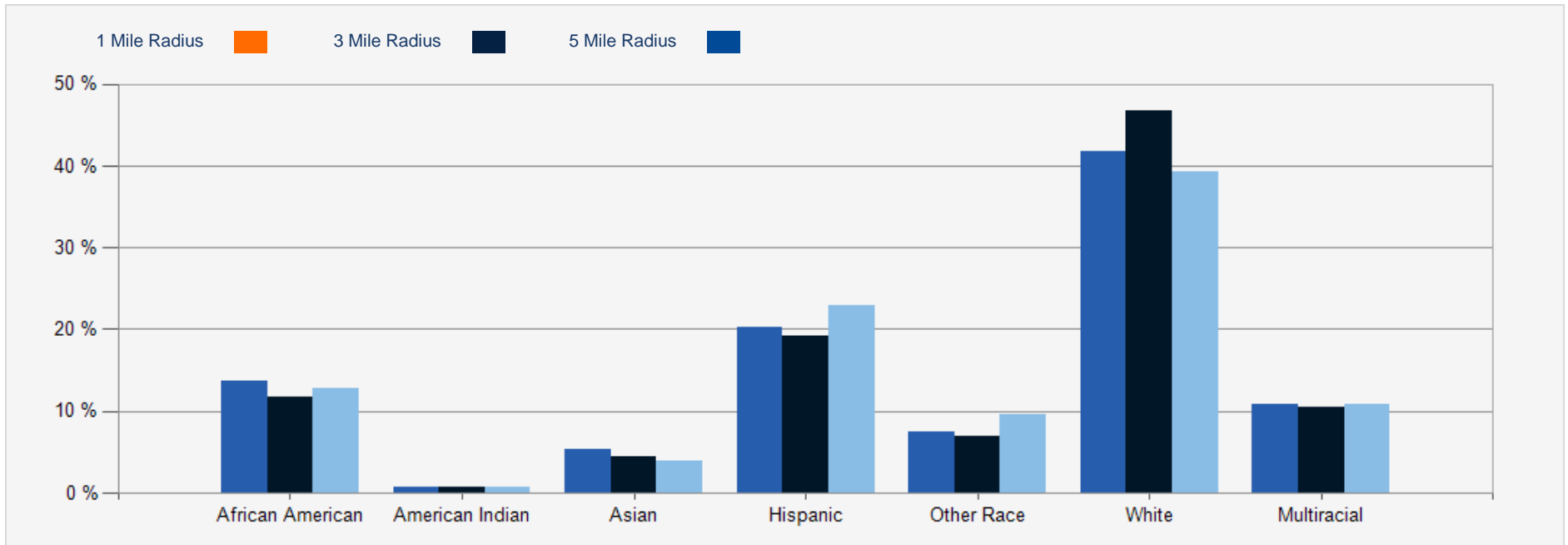
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	7,232	29,956	48,128
2028 Population Age 35-39	5,387	23,527	39,978
2028 Population Age 40-44	3,272	16,267	30,702
2028 Population Age 45-49	2,228	13,038	26,051
2028 Population Age 50-54	1,630	10,743	21,663
2028 Population Age 55-59	1,518	10,321	20,989
2028 Population Age 60-64	1,389	9,341	19,015
2028 Population Age 65-69	1,232	8,413	17,499
2028 Population Age 70-74	911	6,437	14,141
2028 Population Age 75-79	709	4,845	10,639
2028 Population Age 80-84	396	3,089	7,135
2028 Population Age 85+	282	2,265	6,181
2028 Population Age 18+	37,898	189,438	352,566
2028 Median Age	34	35	36

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$101,481	\$105,361	\$96,179
Average Household Income 25-34	\$139,906	\$146,297	\$136,823
Median Household Income 35-44	\$109,802	\$127,106	\$116,619
Average Household Income 35-44	\$159,815	\$184,410	\$175,310
Median Household Income 45-54	\$116,322	\$140,259	\$127,632
Average Household Income 45-54	\$165,978	\$202,271	\$192,595
Median Household Income 55-64	\$92,689	\$129,231	\$112,848
Average Household Income 55-64	\$143,393	\$190,255	\$179,730
Median Household Income 65-74	\$64,076	\$85,552	\$77,086
Average Household Income 65-74	\$119,809	\$153,674	\$146,904
Average Household Income 75+	\$85,410	\$126,374	\$122,087

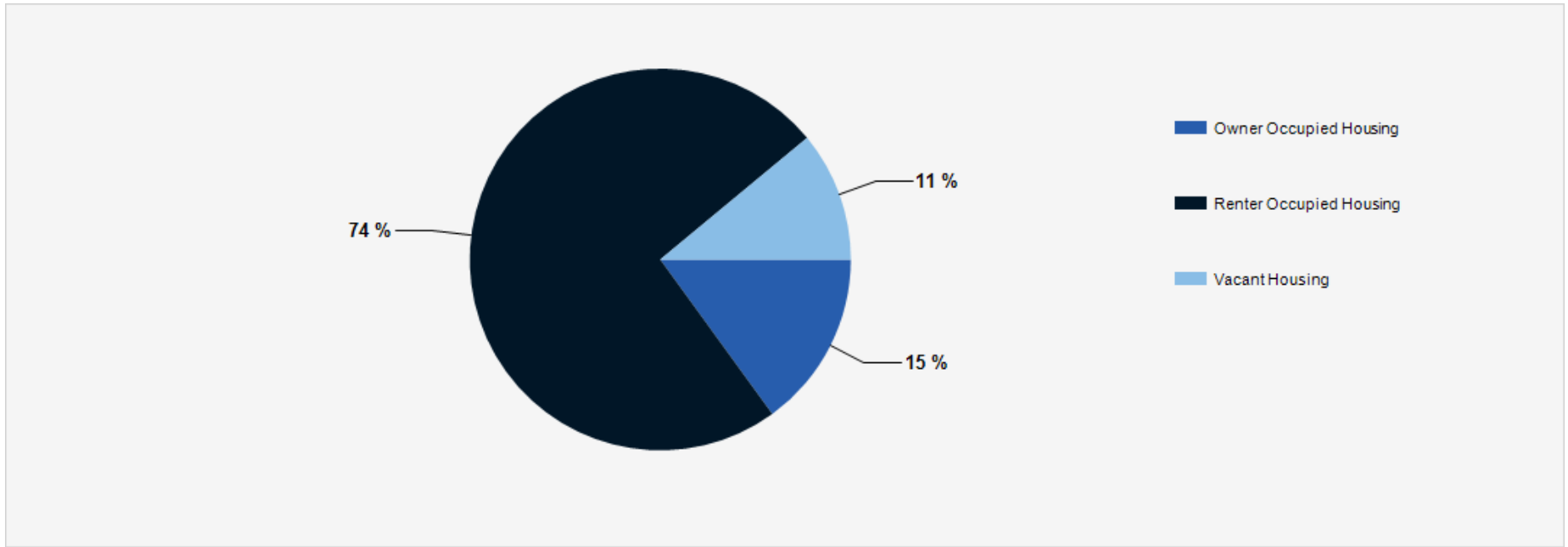
2023 Household Income



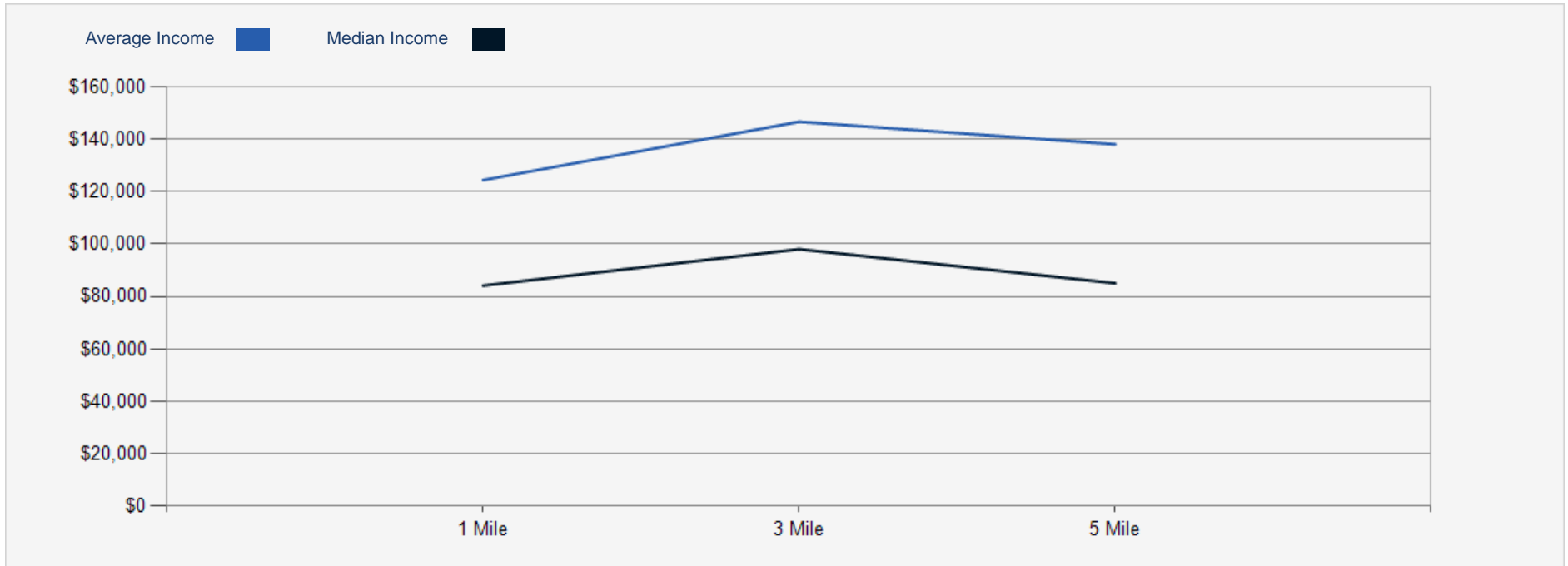
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



SURVEY DESCRIPTION

Surveying Firm # 10091800

LOTS 8 AND 9, BLOCK 3/649, ROSS AVENUE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 190, PAGE 90, MAP RECORDS, DALLAS COUNTY, TEXAS; SAVE AND EXCEPT: 10 FEET OFF FRONT CONDEMNED FOR WIDENING ROSS AVENUE, IN SUIT STYLED CITY OF DALLAS VS. BUENA M. WAGNON CAUSE NO. 59408-B, COUNTY COURT NO. 2, FILED JULY 30, 1931.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48113C0345 J, dated August 23, 2001, this property does not lie within a 100-Year Flood Hazard Area.

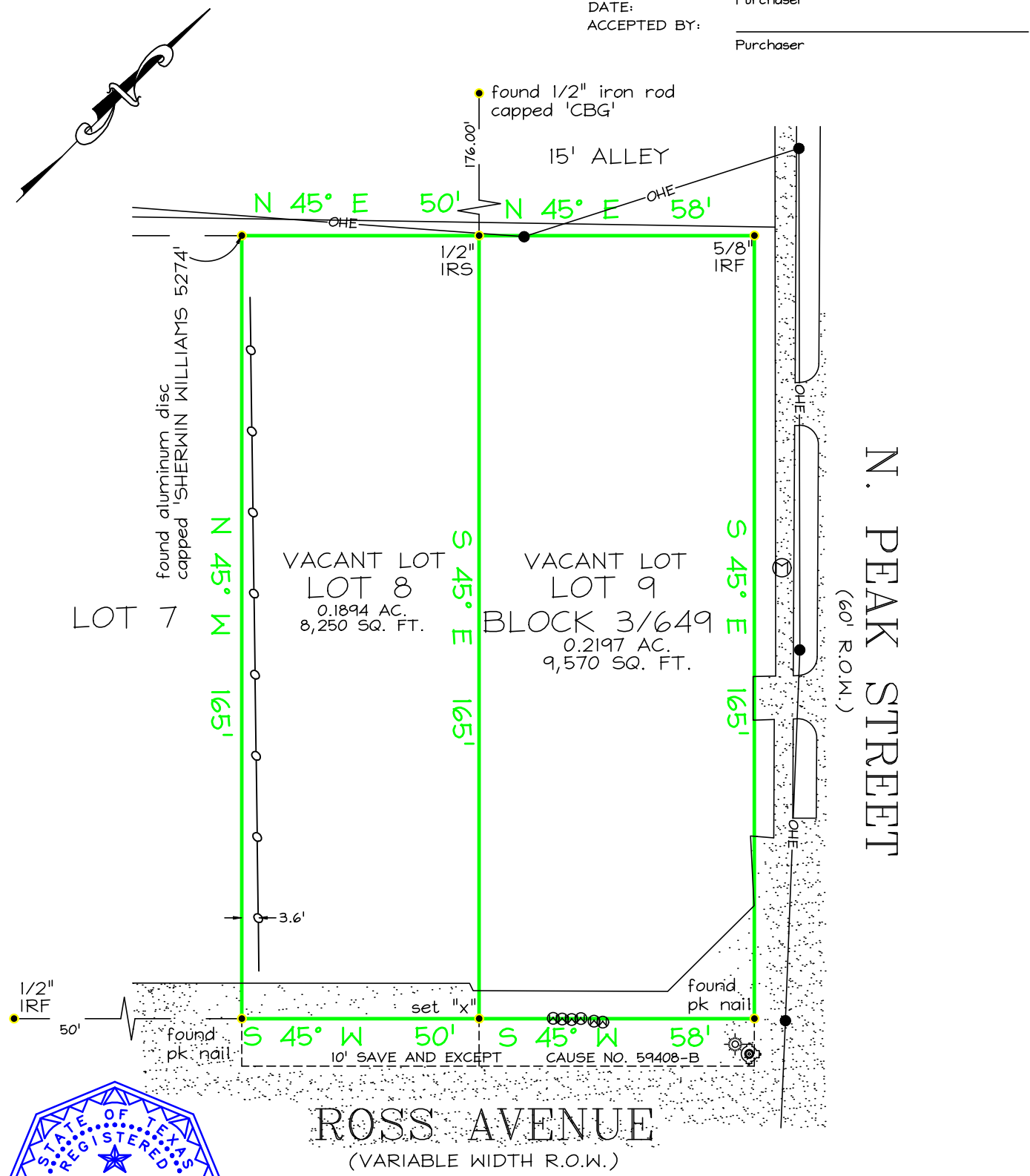
Notes:
This lot is subject to the following:
(10f)-Ordinance 4080, Vol. 97165, Pg. 4580, R.P.R.D.C.T.

Scale: 1" = 30' Tech: JD Job No: 2304LS09
Field: FO

ADDITIONAL BUILDING LINES/EASEMENTS PER CITY ZONING ORDINANCES & SUBDIVISION RESTRICTIONS/COVENANTS MAY AFFECT SUBJECT PROPERTY

BUILDING LINES/EASEMENTS PER PLAT UNLESS OTHERWISE NOTED

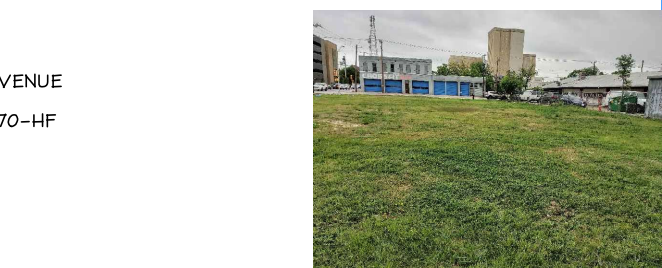
DATE: _____ Purchaser
ACCEPTED BY: _____ Purchaser



ROSS AVENUE
(VARIABLE WIDTH R.O.W.)

Address: 4233 & 4225 ROSS AVENUE
G.F. No.: LT-1938-1900382000070-HF
Date: 04/19/2023

I, Rodric R. Reese, Registered Professional Land Surveyor No. 5883, do hereby declare that the map shown hereon accurately represents the property as determined by an on-the-ground survey made under my direct supervision and correctly shows the boundary lines and dimensions of the property, as found on the date of the survey, indicated hereon. There are no visible conflicts, or protrusions, except as shown and said property has access to a public roadway. All easements and right-of-ways that the surveyor has knowledge of or has been advised of and those shown on the referenced plat of record are shown or noted hereon. This survey is for the exclusive use of title company, the mortgage company and the purchaser.



FULLER
LAND SURVEYING, INC.

B.L. = Building Line	I.P.F. = Iron Pipe Found	● = Power Pole	—//— = Wood Fence
C.M. = Control Monument	I.R.F. = Iron Rod Found	● = Public Open Space Easement	—○— = Chain Link Fence
D.E. = Drainage Easement	I.R.S. = Iron Rod Set	⊙ = Right of Way	—□— = Iron Fence
D.U.E. = Drainage & Utility Easement	Capped "FULLER"	⊙ = Water Meter	—X— = Wire Fence
M.E. = Maintenance Easement ()	O.H.E. = Overhead Electric	U.E. = Utility Easement	■ _{em} = Electric Meter
ET = Electric Transformer ()	= Record Data	□ _{gm} = Gas Meter	
	= Bearing Basis		



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.

J. Elmer Turner, Realtors Inc.	381055	mike@jelmerturner.com	214-954-1221
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael C. Turner	0277278	mike@jelmerturner.com	214-954-1221
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Logan F. Turner	681322	logan@jelmerturner.com	214-954-1221
Sales Agent/Associate's Name	License No.	Email	Phone

J. ELMER TURNER
"SINCE 1898"

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Information About Brokerage Services | Ground Lease or Build to Suit Opportunity | 10

Regulated by the Texas Real Estate Commission
Information available at www.texas.gov
ABS 1-0 11-2-2015