

# Land For Sale

**FedEx**

OFFERING MEMORANDUM

4800 Samuell Blvd  
Mesquite, TX 75149

**Former  
Big Town  
Events  
Center**

Big Town Shopping Center

**267 units**

**SITE**



**512**

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

# Land For Sale

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*Exclusively Marketed by:*

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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# LAND FOR SALE

## 01 Executive Summary

Investment Summary

Location Summary



## OFFERING SUMMARY

ADDRESS 4800 Samuell Blvd  
Mesquite TX 75149

COUNTY Dallas

PRICE Call For Pricing

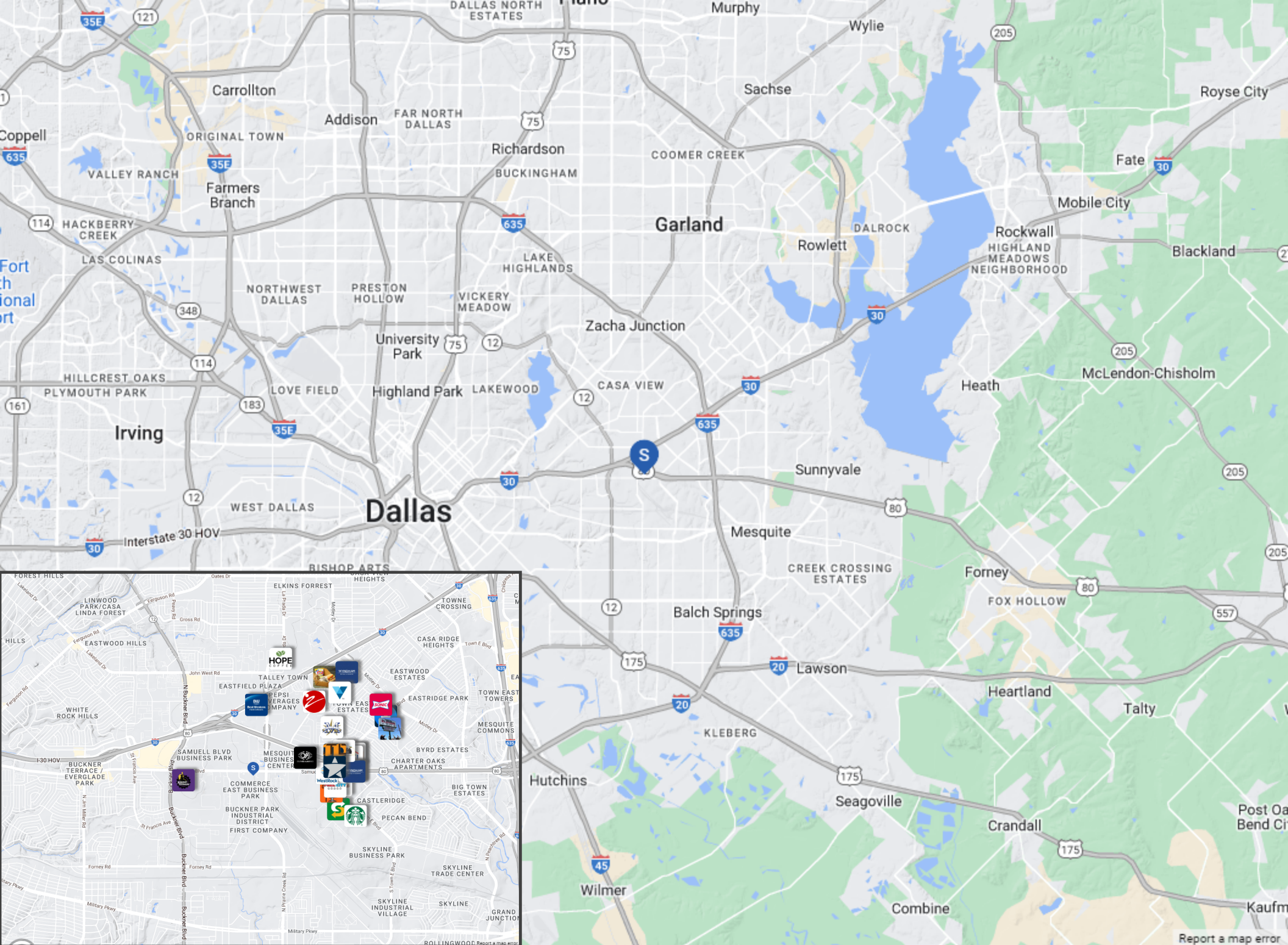
## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	9,638	137,039	340,072
2023 Median HH Income	\$44,516	\$54,263	\$58,128
2023 Average HH Income	\$63,262	\$74,845	\$86,871

## INFORMATION

- Located at the south side of Samuell Blvd between Buckner Blvd & Big Town Blvd, 0.4 miles south of U.S. Highway 80
- Size: 2.78 acres of land
- Zoning: Commercial
- Utilities: Available to site





# LAND FOR SALE

## Property Description

Aerial Map

02





# LAND FOR SALE

## Demographics

Demographics

Demographic Charts

03



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,217	119,447	308,617
2010 Population	8,407	126,753	321,475
2023 Population	9,638	137,039	340,072
2028 Population	9,405	134,202	334,723
2023 African American	3,016	32,685	67,792
2023 American Indian	181	1,994	5,068
2023 Asian	112	1,759	7,100
2023 Hispanic	5,157	77,573	190,403
2023 Other Race	2,550	37,665	90,834
2023 White	2,025	36,638	103,767
2023 Multiracial	1,749	26,197	65,270
2023-2028: Population: Growth Rate	-2.45 %	-2.10 %	-1.60 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	375	5,313	11,909
\$15,000-\$24,999	386	3,798	9,145
\$25,000-\$34,999	480	5,275	12,412
\$35,000-\$49,999	641	6,863	16,015
\$50,000-\$74,999	526	8,507	20,231
\$75,000-\$99,999	359	5,830	14,179
\$100,000-\$149,999	423	6,532	16,354
\$150,000-\$199,999	142	2,633	7,442
\$200,000 or greater	63	1,764	8,049
Median HH Income	\$44,516	\$54,263	\$58,128
Average HH Income	\$63,262	\$74,845	\$86,871

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,562	45,215	114,651
2010 Total Households	3,188	43,205	109,546
2023 Total Households	3,393	46,516	115,736
2028 Total Households	3,327	45,981	115,115
2023 Average Household Size	2.84	2.93	2.93
2000 Owner Occupied Housing	1,164	23,136	62,182
2000 Renter Occupied Housing	2,160	19,612	46,556
2023 Owner Occupied Housing	1,076	22,725	61,494
2023 Renter Occupied Housing	2,317	23,791	54,242
2023 Vacant Housing	290	3,293	7,389
2023 Total Housing	3,683	49,809	123,125
2028 Owner Occupied Housing	1,102	23,382	63,228
2028 Renter Occupied Housing	2,225	22,599	51,887
2028 Vacant Housing	356	4,002	9,072
2028 Total Housing	3,683	49,983	124,187
2023-2028: Households: Growth Rate	-1.95 %	-1.15 %	-0.55 %

Source: esri

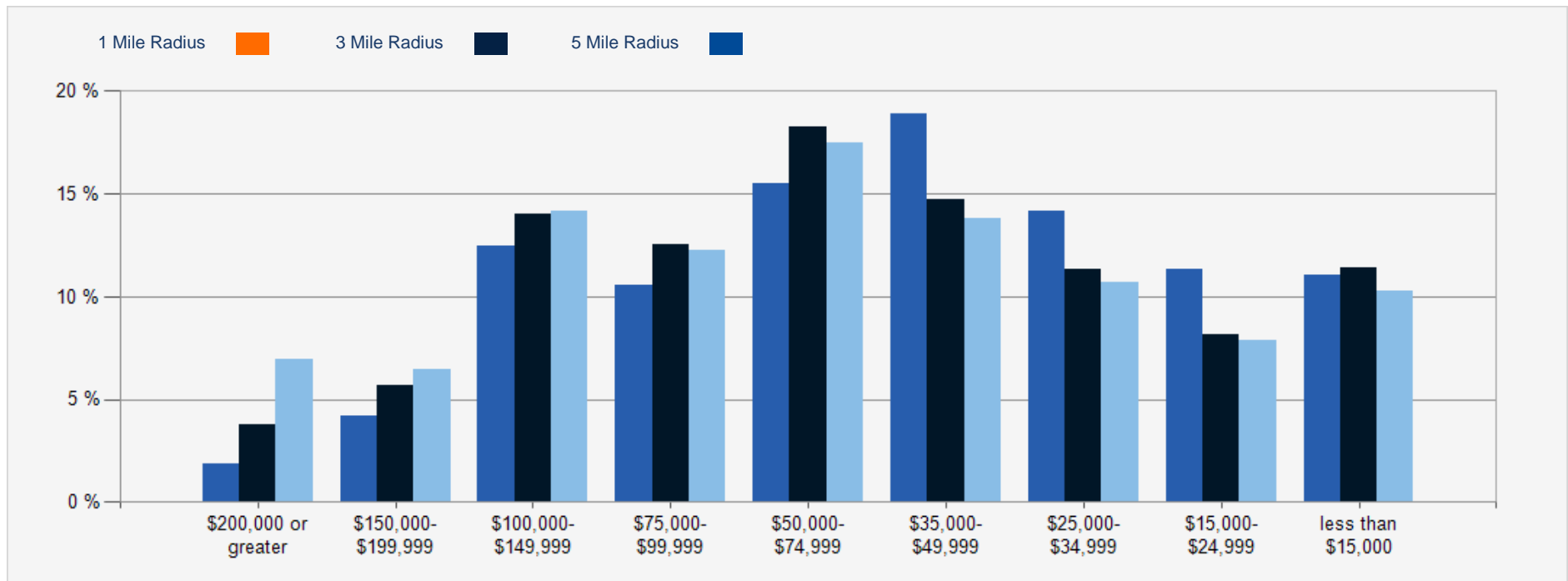
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	772	10,135	24,752
2023 Population Age 35-39	671	9,671	23,873
2023 Population Age 40-44	659	9,552	23,768
2023 Population Age 45-49	561	8,549	21,232
2023 Population Age 50-54	530	8,210	20,848
2023 Population Age 55-59	458	7,378	18,566
2023 Population Age 60-64	435	6,923	17,701
2023 Population Age 65-69	321	5,649	14,944
2023 Population Age 70-74	198	3,835	10,715
2023 Population Age 75-79	133	2,557	7,259
2023 Population Age 80-84	74	1,452	4,268
2023 Population Age 85+	86	1,448	4,003
2023 Population Age 18+	6,972	101,108	252,947
2023 Median Age	31	33	34

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$44,943	\$56,286	\$60,392
Average Household Income 25-34	\$60,316	\$73,325	\$83,263
Median Household Income 35-44	\$47,989	\$61,425	\$68,275
Average Household Income 35-44	\$68,838	\$84,287	\$100,372
Median Household Income 45-54	\$49,435	\$61,126	\$66,710
Average Household Income 45-54	\$68,413	\$83,007	\$96,905
Median Household Income 55-64	\$45,777	\$56,559	\$61,057
Average Household Income 55-64	\$63,430	\$77,730	\$91,626
Median Household Income 65-74	\$40,025	\$46,005	\$48,887
Average Household Income 65-74	\$63,047	\$65,441	\$76,449
Average Household Income 75+	\$56,666	\$55,064	\$60,910

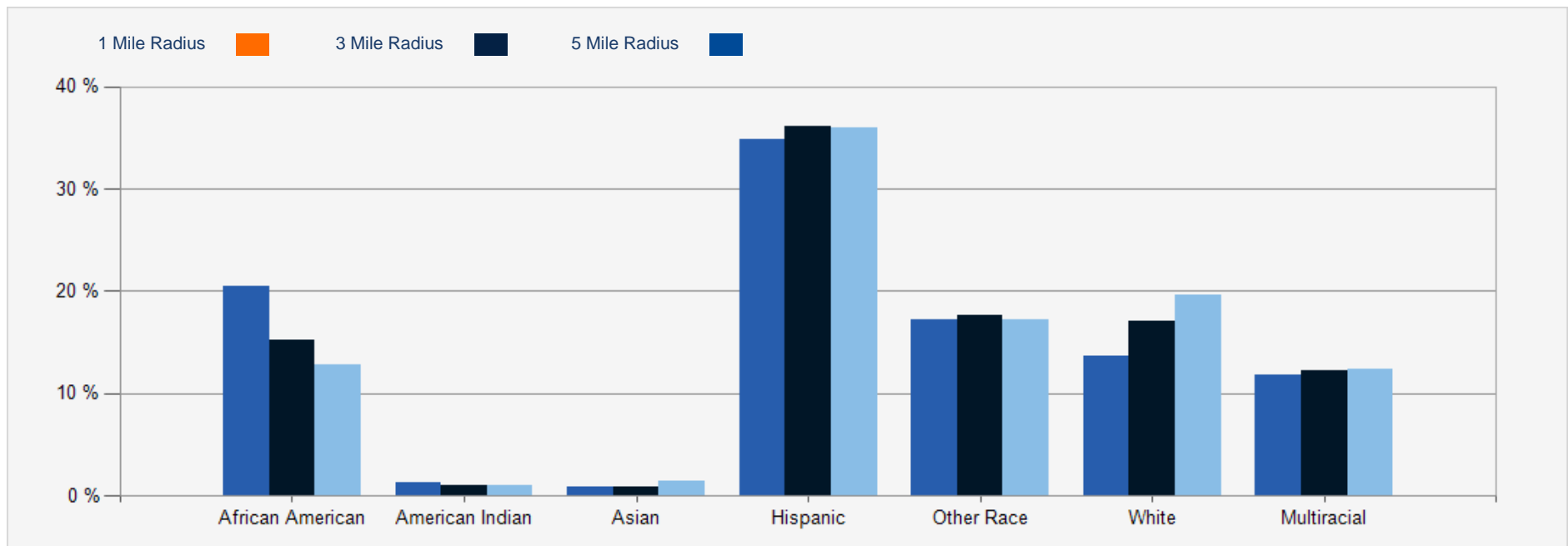
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	717	9,670	23,668
2028 Population Age 35-39	660	9,212	23,073
2028 Population Age 40-44	587	8,788	22,104
2028 Population Age 45-49	567	8,670	21,857
2028 Population Age 50-54	497	7,744	19,370
2028 Population Age 55-59	442	7,167	18,290
2028 Population Age 60-64	384	6,434	16,432
2028 Population Age 65-69	361	5,978	15,596
2028 Population Age 70-74	269	4,674	12,601
2028 Population Age 75-79	156	3,105	8,867
2028 Population Age 80-84	95	1,850	5,520
2028 Population Age 85+	77	1,488	4,345
2028 Population Age 18+	6,991	101,253	254,511
2028 Median Age	31	34	35

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,004	\$65,750	\$71,567
Average Household Income 25-34	\$70,079	\$85,274	\$96,297
Median Household Income 35-44	\$54,315	\$71,388	\$79,369
Average Household Income 35-44	\$80,970	\$97,593	\$115,799
Median Household Income 45-54	\$57,568	\$72,832	\$79,362
Average Household Income 45-54	\$80,084	\$98,719	\$115,112
Median Household Income 55-64	\$53,114	\$66,532	\$73,254
Average Household Income 55-64	\$75,320	\$93,380	\$108,170
Median Household Income 65-74	\$46,766	\$53,945	\$57,596
Average Household Income 65-74	\$76,385	\$78,069	\$91,019
Average Household Income 75+	\$67,318	\$68,914	\$77,193

## 2023 Household Income

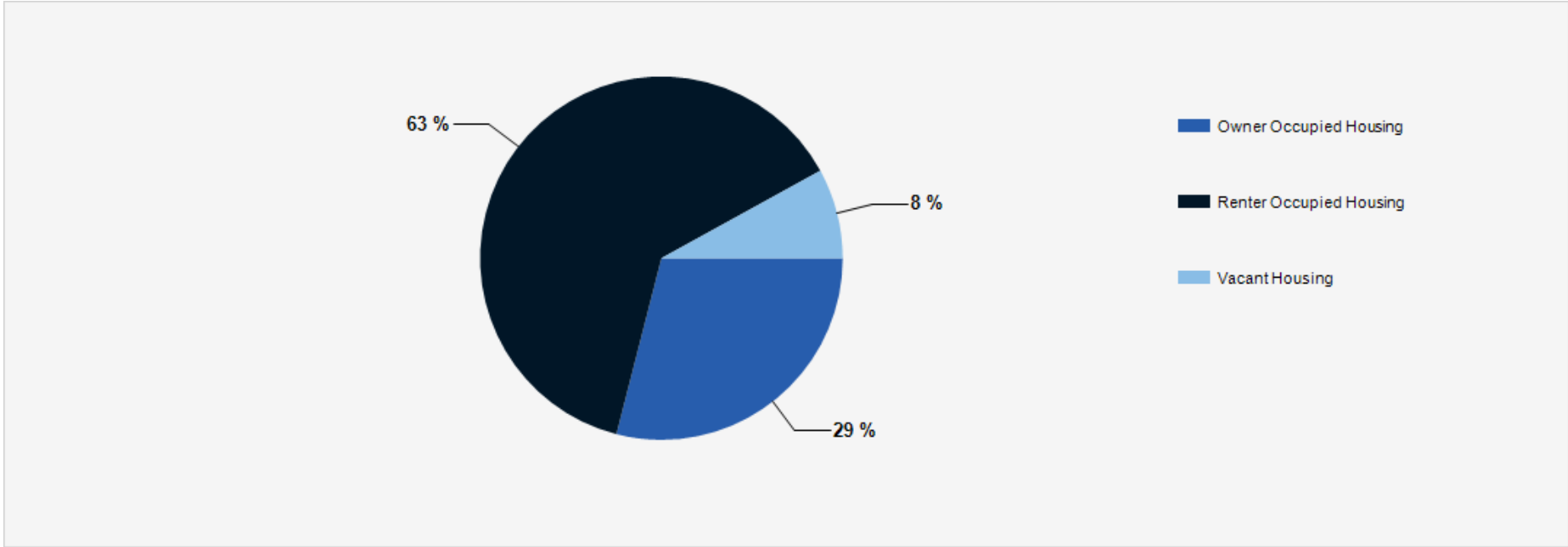


## 2023 Population by Race

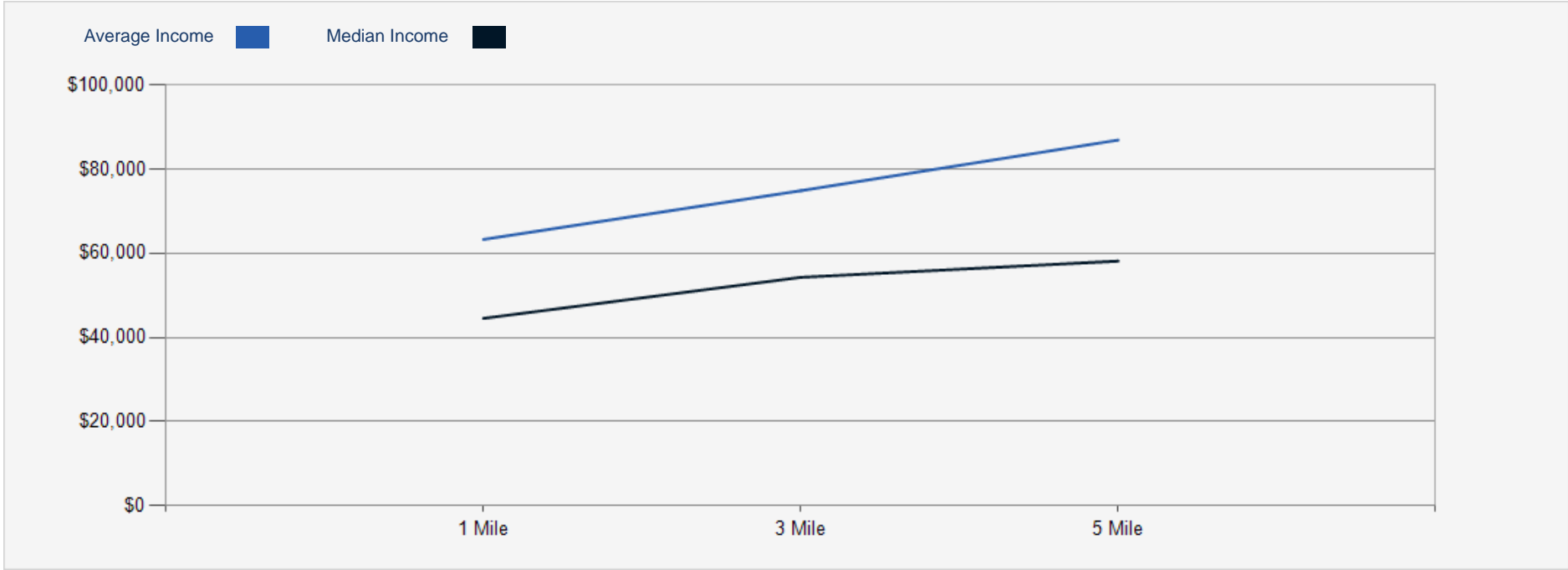




2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



# LAND FOR SALE

**Additional Information**  
Information About Brokerage Services

04



# 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.

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

J. ELMER TURNER  
"SINCE 1898"

Buyer/Tenant/Seller/Landlord Initials

Date

Information About Brokerage Services - Land For Sale