

Retail For Lease

900 W Davis St, Dallas TX 75208



Prepared By:

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J. ELMER TURNER
"SINCE 1898"

THE SPACE

Location **900 W Davis St, Dallas, TX, 75208**

HIGHLIGHTS

- 1,394 sqft of space available
- Prime location and identity with major signage
- Plenty of parking
- Freestanding building
- Located in a busy trade area with easy access



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
20,314	139,525	355,372

AVERAGE HOUSEHOLD INCOME

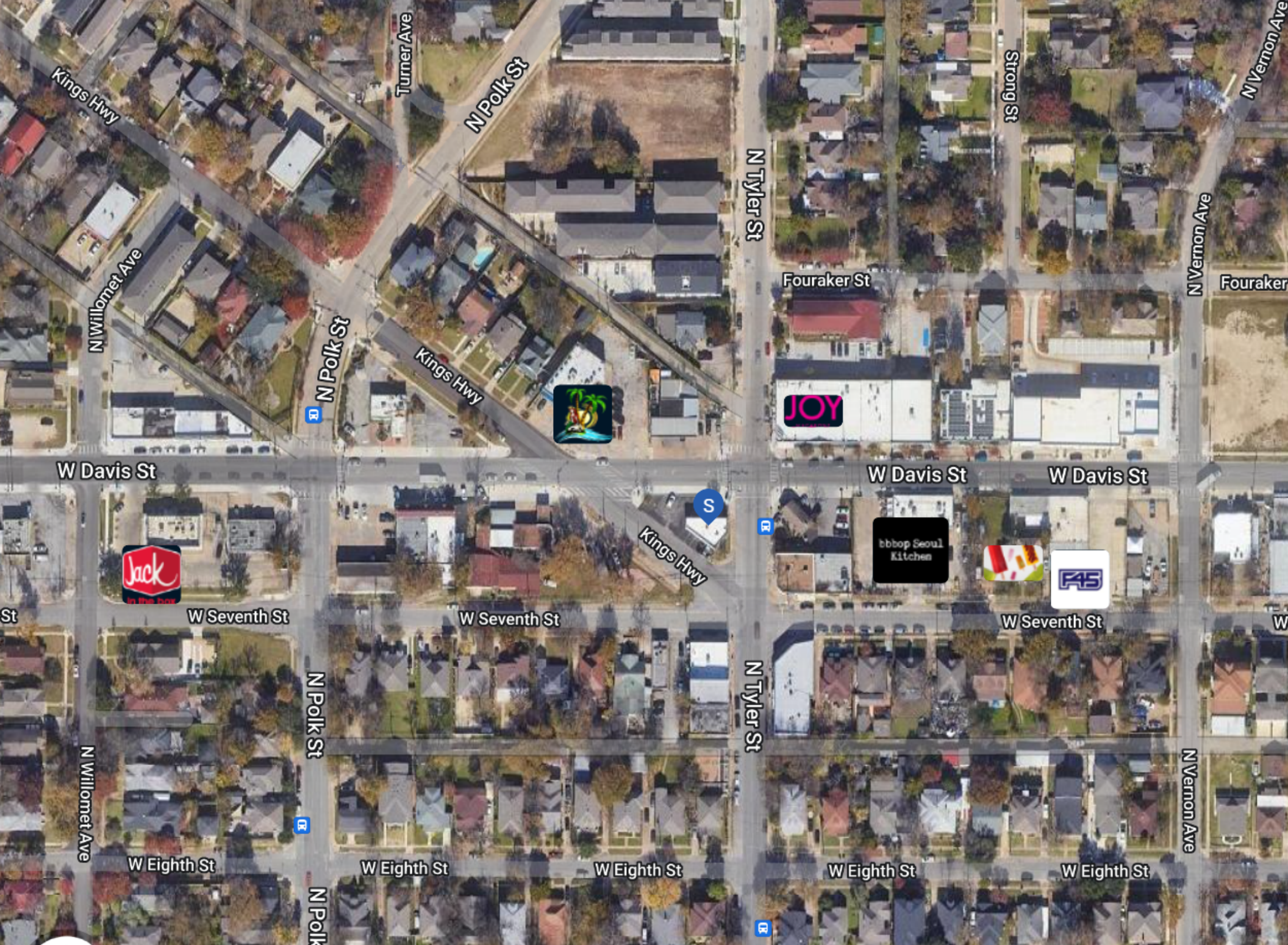
1.00 MILE	3.00 MILE	5.00 MILE
\$109,059	\$82,623	\$90,298

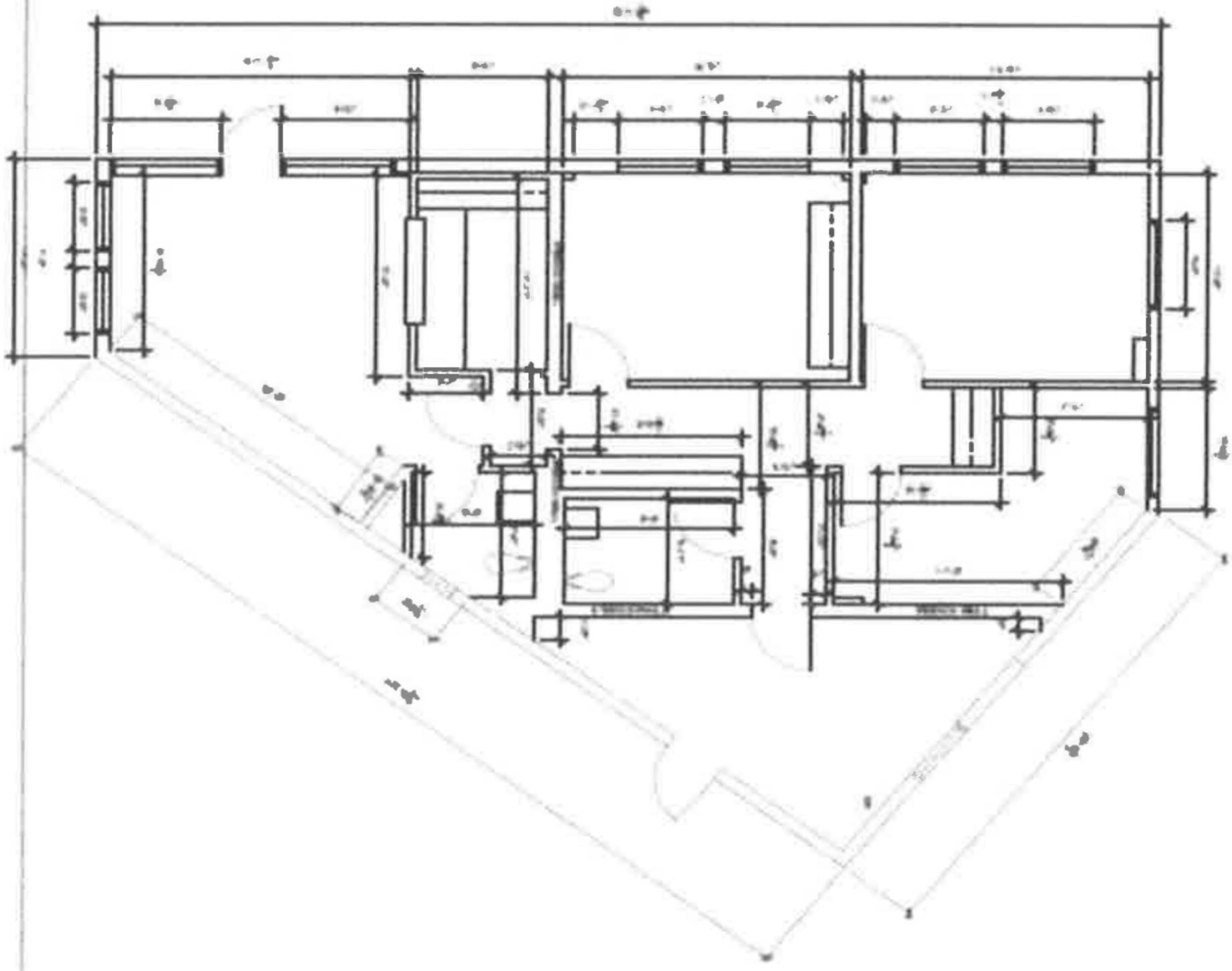
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,871	48,374	145,544









01
AS-BUILT PLAN
DATE: 07-11-17

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,313	151,829	311,588
2010 Population	21,243	142,340	321,909
2023 Population	20,314	139,525	355,372
2028 Population	21,253	145,681	373,669
2023 African American	1,206	24,139	89,344
2023 American Indian	344	2,359	4,793
2023 Asian	316	1,604	9,626
2023 Hispanic	12,395	93,003	178,985
2023 Other Race	4,694	42,522	84,002
2023 White	8,618	37,906	104,640
2023 Multiracial	5,126	30,933	62,800
2023-2028: Population: Growth Rate	4.55 %	4.35 %	5.05 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	713	6,109	20,622
\$15,000-\$24,999	596	4,365	11,861
\$25,000-\$34,999	529	4,660	11,796
\$35,000-\$49,999	1,073	6,656	16,821
\$50,000-\$74,999	1,373	9,347	27,098
\$75,000-\$99,999	846	5,406	16,430
\$100,000-\$149,999	1,121	6,172	20,664
\$150,000-\$199,999	633	2,646	8,869
\$200,000 or greater	988	3,010	11,378
Median HH Income	\$66,796	\$54,620	\$58,431
Average HH Income	\$109,059	\$82,623	\$90,298

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,441	44,817	108,557
2010 Total Households	7,040	41,088	112,504
2023 Total Households	7,871	48,374	145,544
2028 Total Households	8,297	52,571	158,100
2023 Average Household Size	2.55	2.78	2.38
2000 Owner Occupied Housing	3,681	22,245	45,688
2000 Renter Occupied Housing	4,277	19,818	54,353
2023 Owner Occupied Housing	3,850	22,250	50,902
2023 Renter Occupied Housing	4,021	26,124	94,642
2023 Vacant Housing	784	4,773	16,429
2023 Total Housing	8,655	53,147	161,973
2028 Owner Occupied Housing	3,892	22,408	51,487
2028 Renter Occupied Housing	4,405	30,163	106,613
2028 Vacant Housing	794	4,692	15,664
2028 Total Housing	9,091	57,263	173,764
2023-2028: Households: Growth Rate	5.30 %	8.40 %	8.35 %

Source: esri

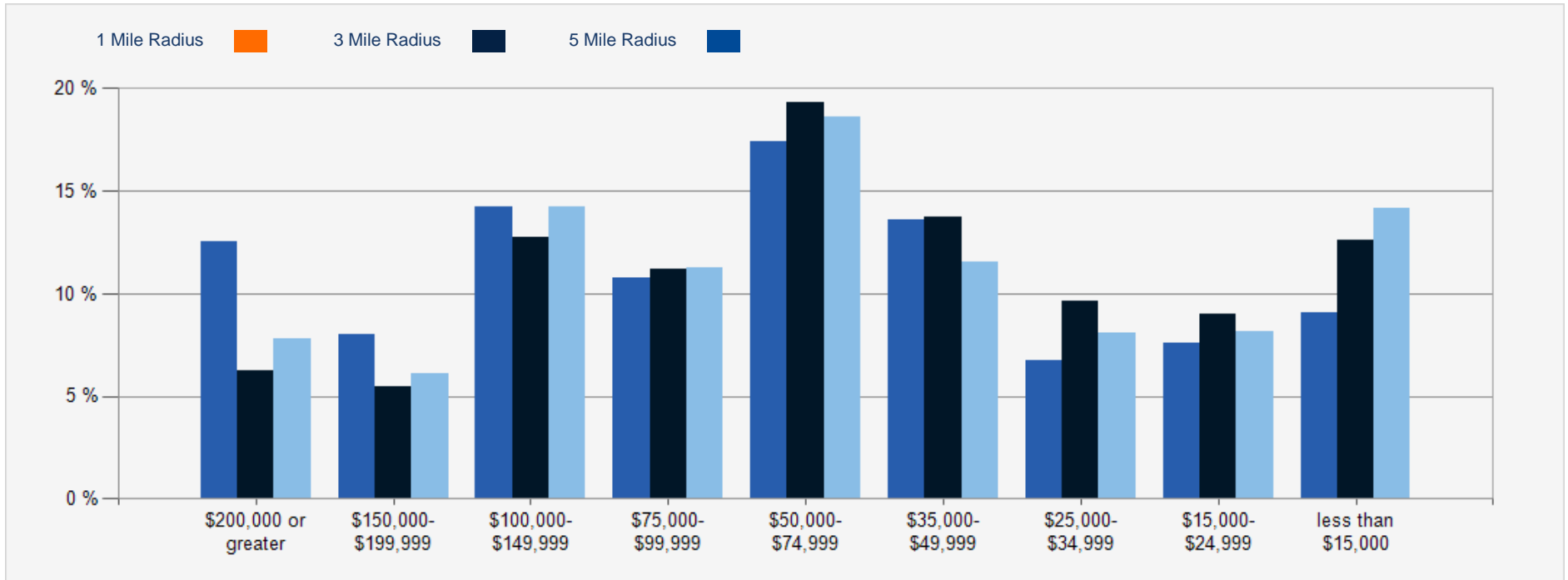
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,451	11,214	34,596
2023 Population Age 35-39	1,463	10,212	28,320
2023 Population Age 40-44	1,461	9,287	23,615
2023 Population Age 45-49	1,285	7,913	19,513
2023 Population Age 50-54	1,166	7,300	18,489
2023 Population Age 55-59	1,181	6,941	17,704
2023 Population Age 60-64	1,108	6,533	17,121
2023 Population Age 65-69	960	5,513	14,638
2023 Population Age 70-74	706	4,144	11,415
2023 Population Age 75-79	442	2,764	7,676
2023 Population Age 80-84	221	1,545	4,563
2023 Population Age 85+	204	1,341	3,986
2023 Population Age 18+	14,811	100,216	269,824
2023 Median Age	35	32	34

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,149	\$62,680	\$71,347
Average Household Income 25-34	\$98,298	\$85,370	\$97,055
Median Household Income 35-44	\$81,084	\$63,954	\$69,421
Average Household Income 35-44	\$123,208	\$95,350	\$105,370
Median Household Income 45-54	\$82,206	\$62,712	\$65,829
Average Household Income 45-54	\$129,595	\$94,511	\$101,402
Median Household Income 55-64	\$73,048	\$54,391	\$54,566
Average Household Income 55-64	\$121,722	\$86,000	\$90,366
Median Household Income 65-74	\$53,753	\$40,867	\$40,699
Average Household Income 65-74	\$94,258	\$68,762	\$72,880
Average Household Income 75+	\$70,754	\$51,681	\$57,259

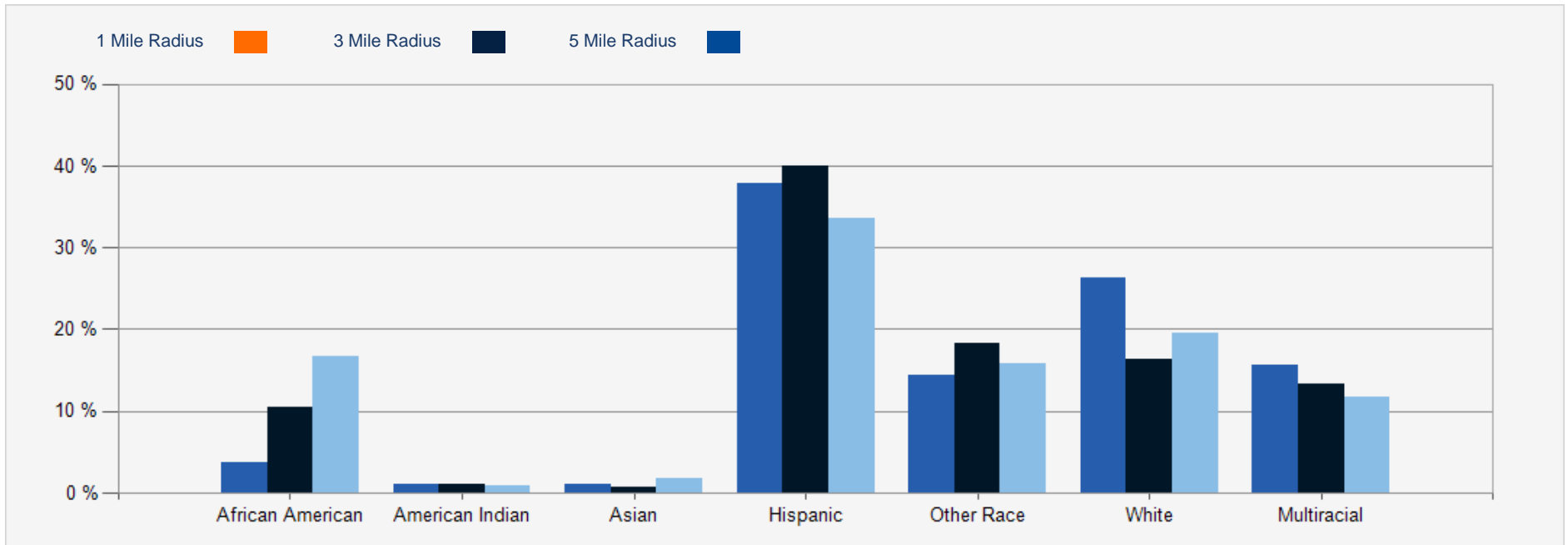
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,360	10,667	33,098
2028 Population Age 35-39	1,442	10,738	30,828
2028 Population Age 40-44	1,468	9,919	26,055
2028 Population Age 45-49	1,451	9,045	22,749
2028 Population Age 50-54	1,255	7,460	18,673
2028 Population Age 55-59	1,123	6,866	17,726
2028 Population Age 60-64	1,103	6,317	16,478
2028 Population Age 65-69	1,007	5,801	15,533
2028 Population Age 70-74	844	4,722	12,569
2028 Population Age 75-79	568	3,390	9,315
2028 Population Age 80-84	348	2,106	5,971
2028 Population Age 85+	243	1,630	4,840
2028 Population Age 18+	15,623	105,397	286,464
2028 Median Age	36	33	34

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,425	\$72,267	\$79,613
Average Household Income 25-34	\$112,581	\$98,656	\$108,902
Median Household Income 35-44	\$89,101	\$74,207	\$80,382
Average Household Income 35-44	\$133,922	\$109,961	\$121,411
Median Household Income 45-54	\$93,061	\$72,568	\$76,898
Average Household Income 45-54	\$142,338	\$109,537	\$117,197
Median Household Income 55-64	\$83,926	\$62,058	\$62,954
Average Household Income 55-64	\$134,743	\$100,626	\$104,781
Median Household Income 65-74	\$62,608	\$47,066	\$47,839
Average Household Income 65-74	\$112,179	\$82,636	\$85,944
Average Household Income 75+	\$83,663	\$62,128	\$68,179

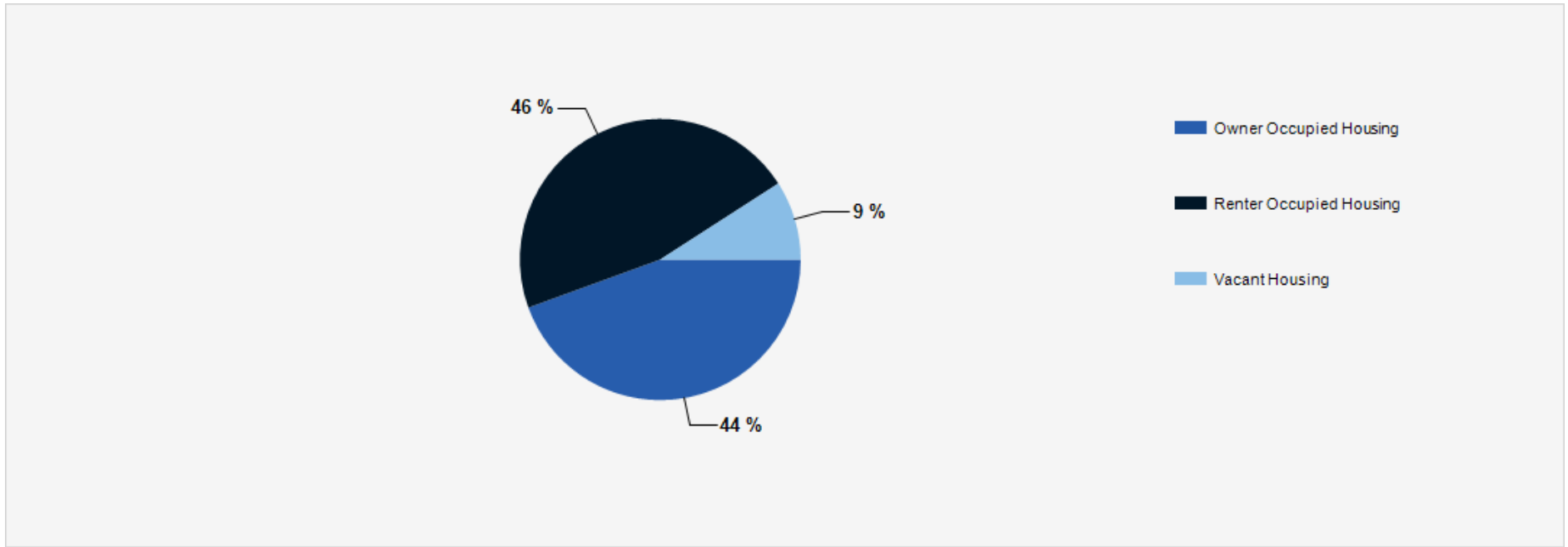
2023 Household Income



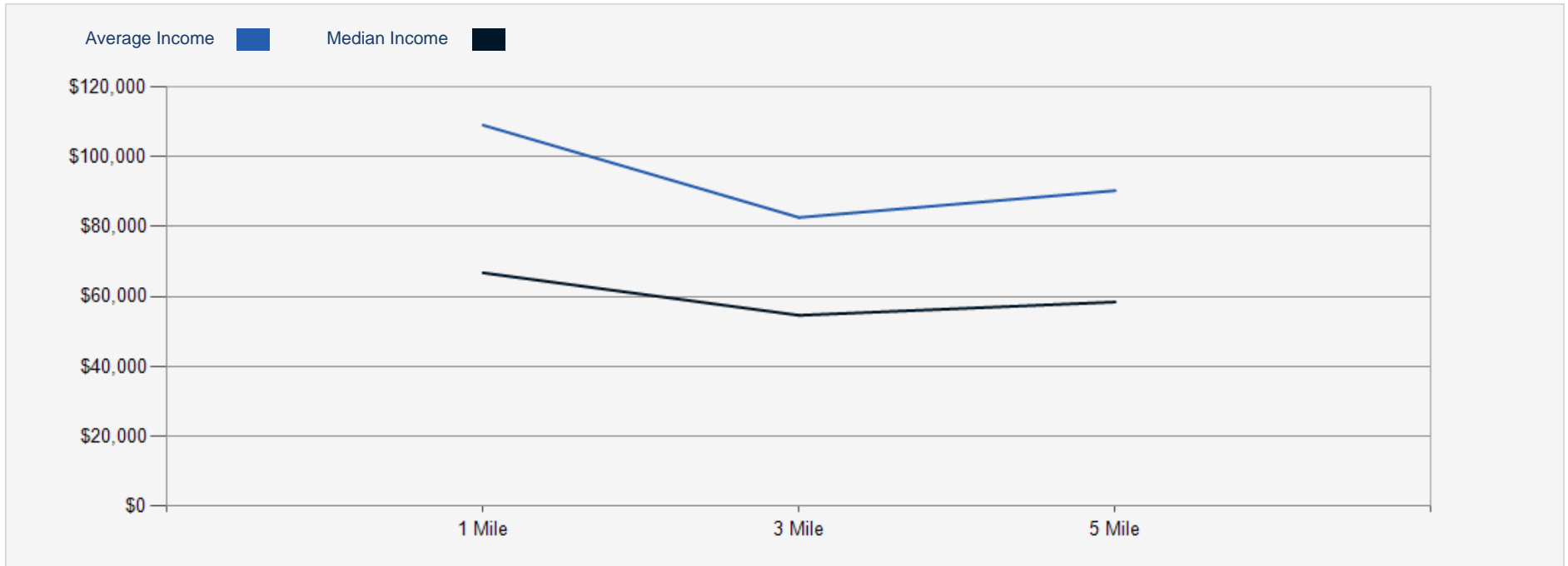
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





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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