

AVAILABLE FOR SALE

2717 Martin Luther King Jr Boulevard Dallas, Texas 75215

2717martinlutherkingjr.dpmre.com



For more information, please contact:

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GPSGROUP
Commercial



A Berkshire Hathaway Affiliate



**DAVE
PERRY-
MILLER**
REAL ESTATE

EXECUTIVE SUMMARY

2717 MARTIN LUTHER KING JR BOULEVARD

ABOUT THE PROPERTY

This commercial brick building, built in 2008, offers a versatile and spacious layout with a total of 4,560 square feet across two stories. The ground floor is ready for immediate use, while the second floor is an unfinished blank canvas, perfect for customization to fit your business needs



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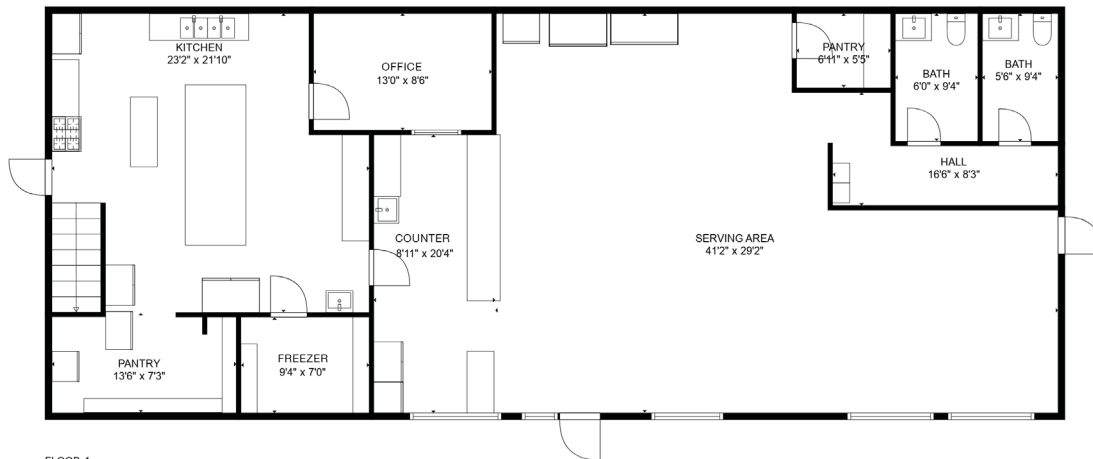
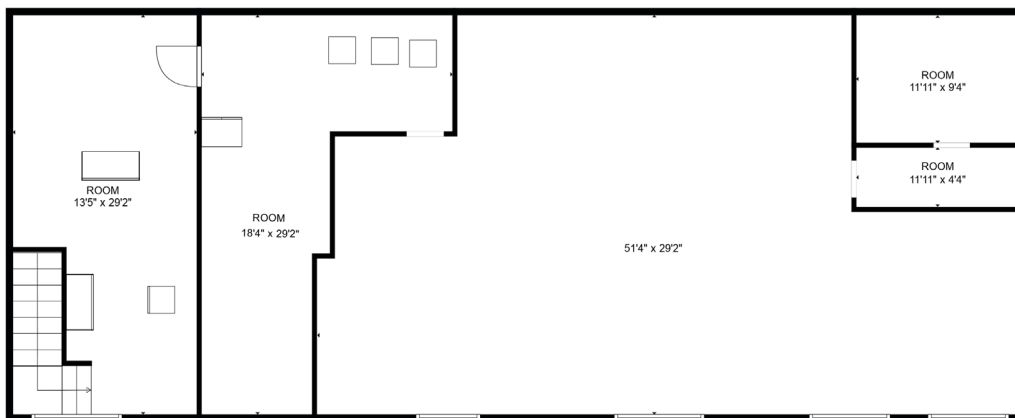


PROPERTY AT A GLANCE

2717 MARTIN LUTHER KING JR BOULEVARD

LIST PRICE \$1,250,000
COUNTY Dallas
YEAR BUILT 2008
ACREAGE 0.33
BUILDING SQ.FT. 4,560
STORIES TOTAL 2
BUILDING USE Restaurant

CEILING HEIGHT 8 to 10 Feet
HEATING Central, Electric
COOLING Ceiling Fan(s), Central Air
FOUNDATION Slab
CONSTRUCTION Brick



TOTAL: 4164 sq. ft
FLOOR 1: 2082 sq. ft, FLOOR 2: 2082 sq. ft

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Dallas, TX 75215: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2023, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 75215



Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 75215



Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023

■ 2028 (Projected)



Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023

■ 2028 (Projected)



Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

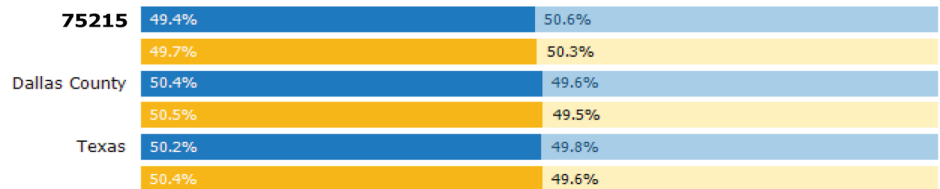
Update Frequency: Annually

■ Women 2023

■ Men 2023

■ Women 2028 (Projected)

■ Men 2028 (Projected)



Dallas, TX 75215: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



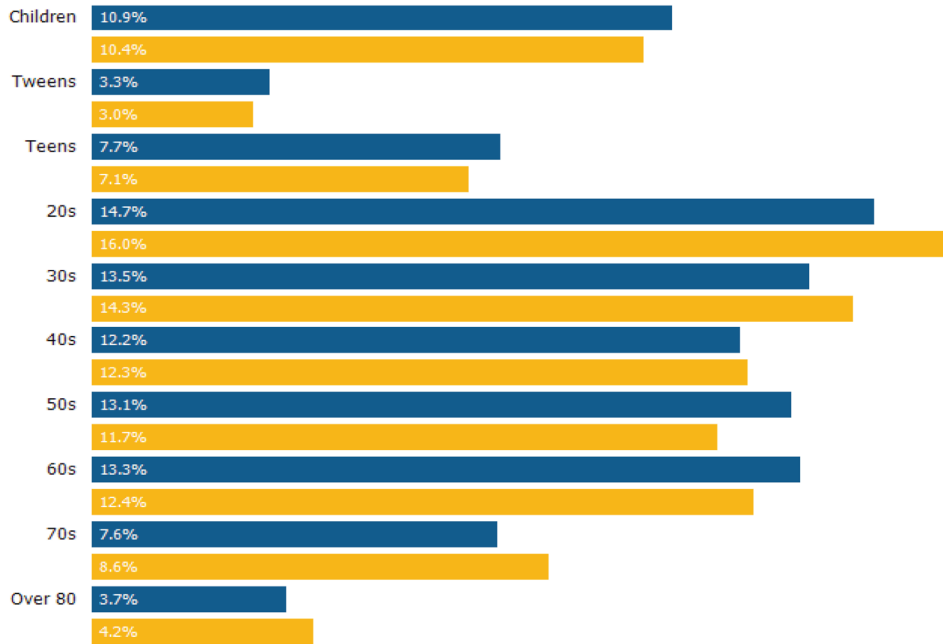
Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Dallas, TX 75215: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.
 Data Source: U.S. Census American Community Survey via Esri, 2023
 Update Frequency: Annually

■ 2023
 ■ 2028 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies.
 Data Source: U.S. Census American Community Survey via Esri, 2023
 Update Frequency: Annually

■ 2023
 ■ 2028 (Projected)



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.
 Data Source: U.S. Census American Community Survey via Esri, 2023
 Update Frequency: Annually

■ 2023
 ■ 2028 (Projected)

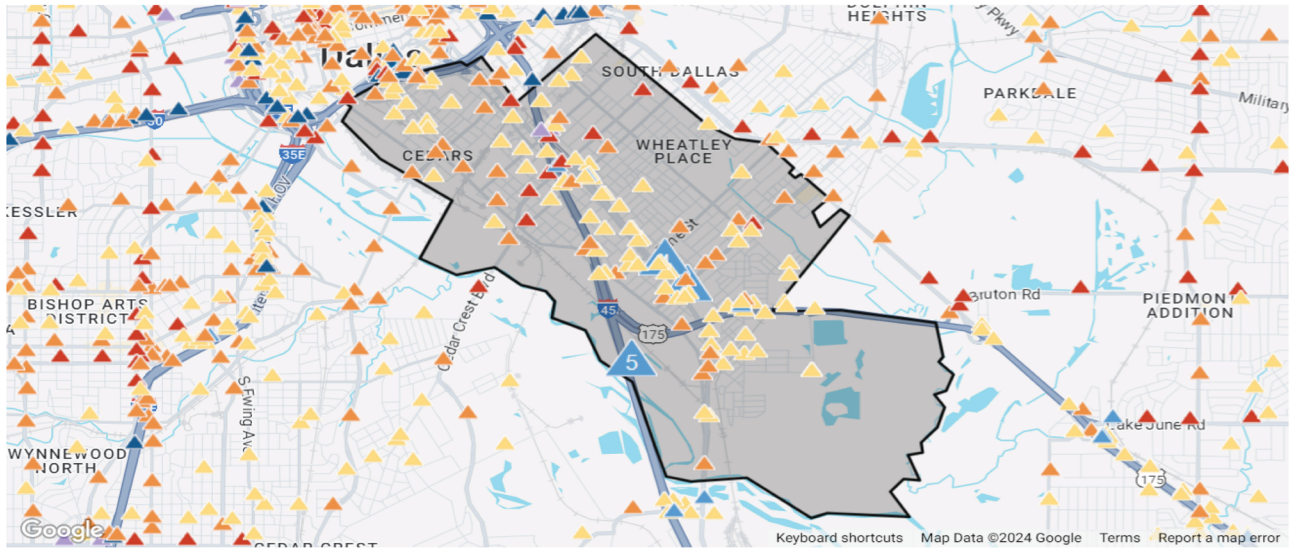


Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.
 Data Source: U.S. Census American Community Survey via Esri, 2023
 Update Frequency: Annually



Traffic Counts



Daily Traffic Counts: Up 6,000 / day, 6,001 – 15,000, 15,001 – 30,000, 30,001 – 50,000, 50,001 – 100,000, Over 100,000 / day

1

207,184

2023 Est. daily traffic counts

Street: I- 30
 Cross: S Akard St
 Cross Dir: SW
 Dist: 0.06 miles

Historical counts

Year	Count	Type
2018	215,640	AADT
2016	218,840	AADT
2015	191,432	AADT

2

199,812

2023 Est. daily traffic counts

Street: East R L Thornton Freeway
 Cross: Browder St
 Cross Dir: NW
 Dist: 0.03 miles

Historical counts

Year	Count	Type
2020	189,764	AADT
2019	215,640	AADT

3

80,757

2023 Est. daily traffic counts

Street: S Central Expy
 Cross: Garden Dr
 Cross Dir: SW
 Dist: 0.02 miles

Historical counts

Year	Count	Type
2016	84,392	AADT
2015	82,222	AADT
2012	83,000	AADT
2011	80,000	AADT
2009	81,000	AADT

4

75,020

2023 Est. daily traffic counts

Street: S Central Expy
 Cross: Marburg St
 Cross Dir: S
 Dist: 0.02 miles

Historical counts

Year	Count	Type
2004	78,000	AADT
2002	75,000	AADT
2000	79,000	ADT
1997	77,000	AADT
1996	61,000	AADT

5

73,258

2023 Est. daily traffic counts

Street: I- 45
 Cross: Julius Schepps Sv Rd E
 Cross Dir: N
 Dist: 0.66 miles

Historical counts

Year	Count	Type
2009	74,420	AADT
2004	77,490	ADT
1997	69,210	ADT
1996	55,000	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)





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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Dave Perry-Miller Real Estate	257740	gingergill@ebby.com	214-572-1060
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Designated Broker of Firm	License No.	Email	Phone
Lee Thomas	0296483	leethomas@daveperrymiller.com	(214) 522-3838
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrew Scott	0545190	andyscott@daveperrymiller.com	(214) 522-3838
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

For more information, please contact:

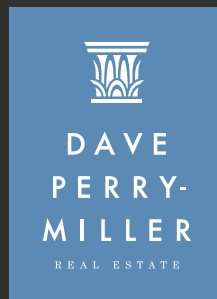
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