

# South Dallas Development Opportunity

S Good Latimer Expy

Future  
Multi-family  
Development



**SITE**

Louis Ave

Dawson St

Hickory St

Orleans St

Ferris St

S Malcolm X Blvd

OFFERING MEMORANDUM

2633 Ferris St  
Dallas, TX 75226

Former Pilgrim's Pride

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**J. ELMER TURNER**

"SINCE 1898"

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*Exclusively Marketed by:*

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01	Executive Summary
	Investment Summary



## OFFERING SUMMARY

ADDRESS

2633 Ferris St  
Dallas TX 75226

COUNTY

Dallas

## FINANCIAL SUMMARY

PRICE

Call for pricing

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	12,368	155,643	369,125
2023 Median HH Income	\$61,002	\$72,694	\$69,912
2023 Average HH Income	\$83,234	\$111,609	\$117,875

## INFORMATION

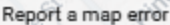
- Situated south of I-30 and east of US-75, the site is close to many new large developments underway
- Size: 19,280 square feet of building(s)  
3.12 acres of land
- Zoning: Industrial Manufacturing (IM)
- All current tenants are on short-term leases providing flexible options for new ownership
- The site is an ideal development opportunity or long-term investment
- Eleven parcels are in the portfolio



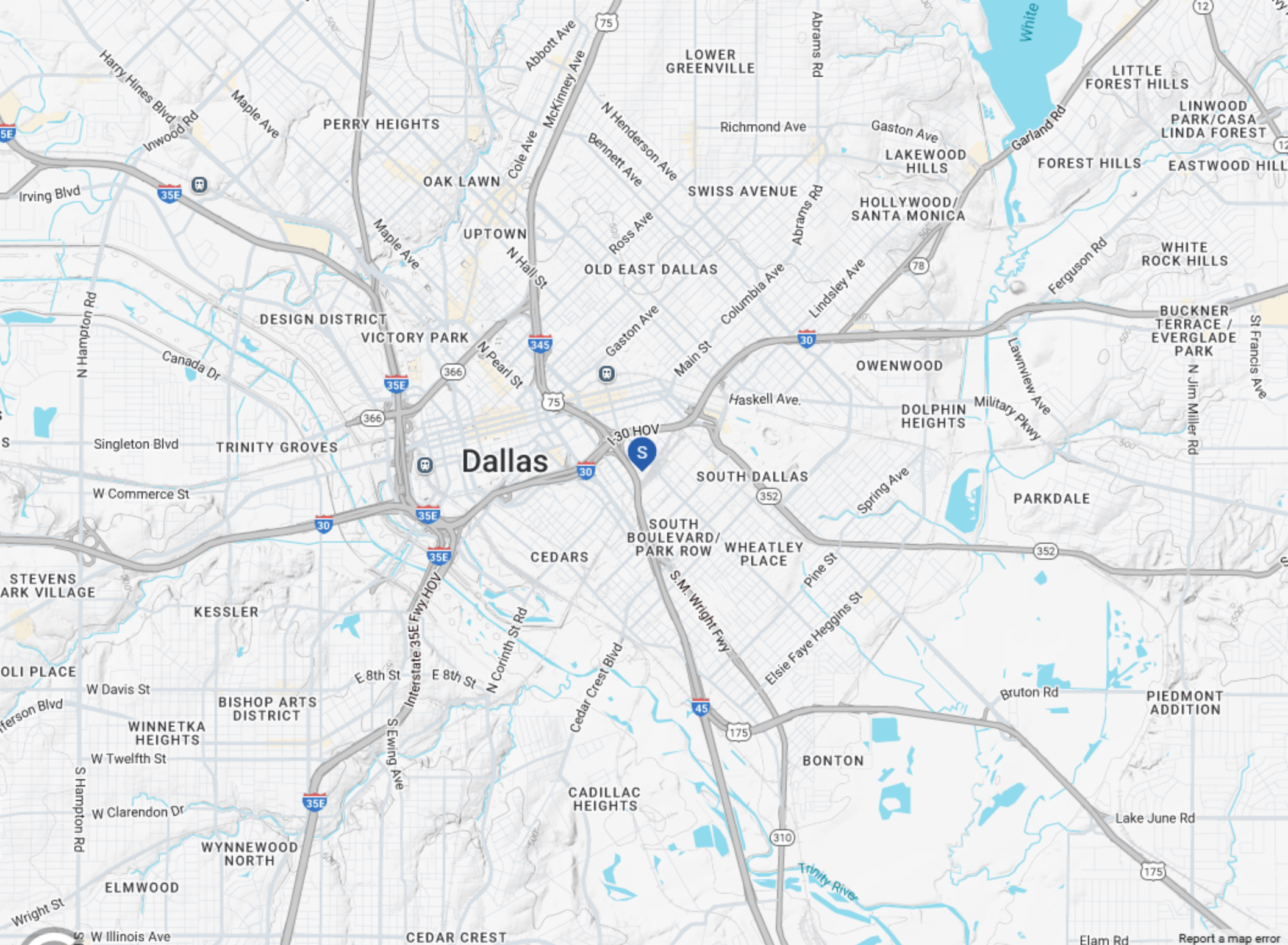
Location

- Locator Map
- Regional Map
- Aerial Map

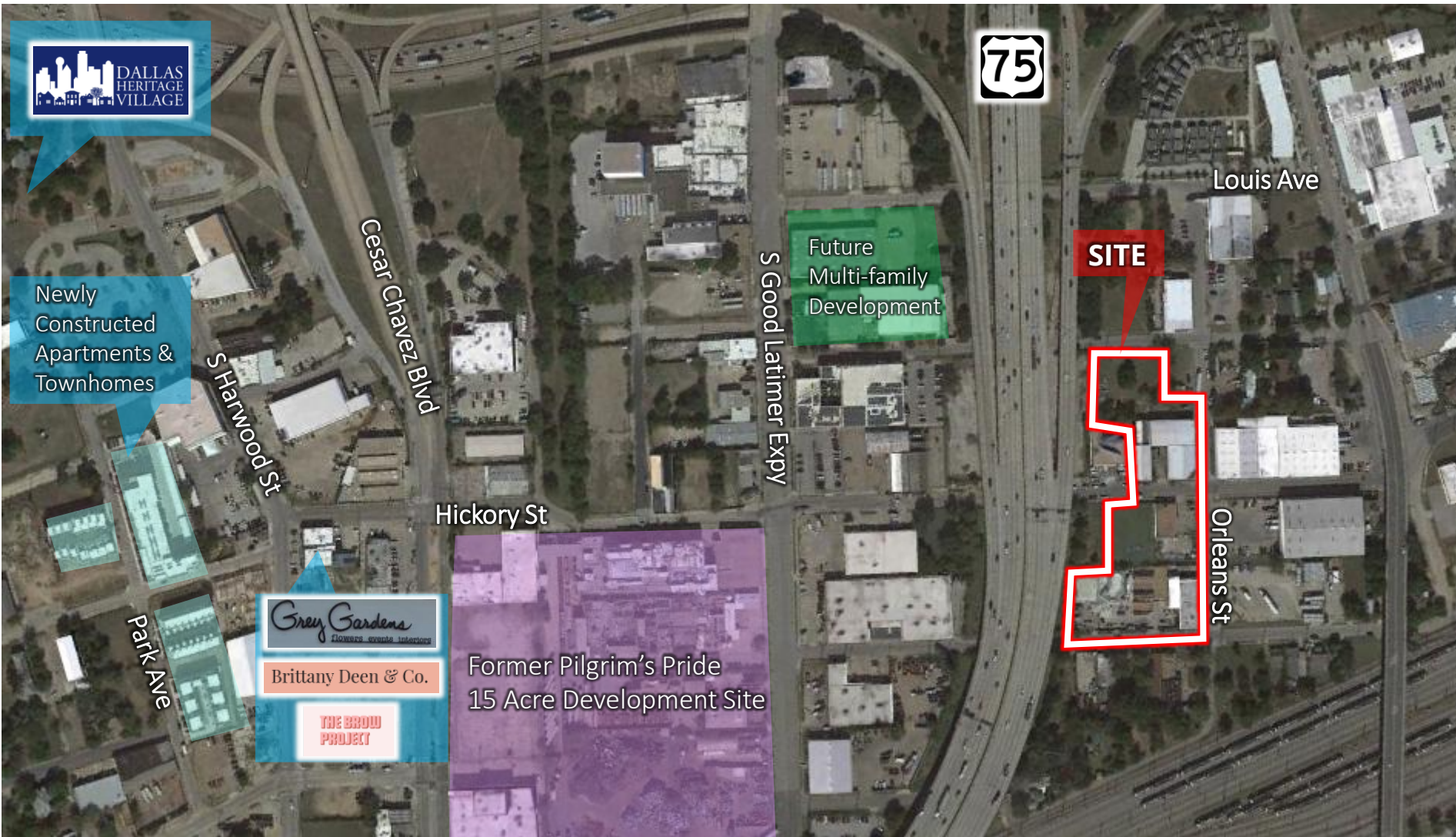








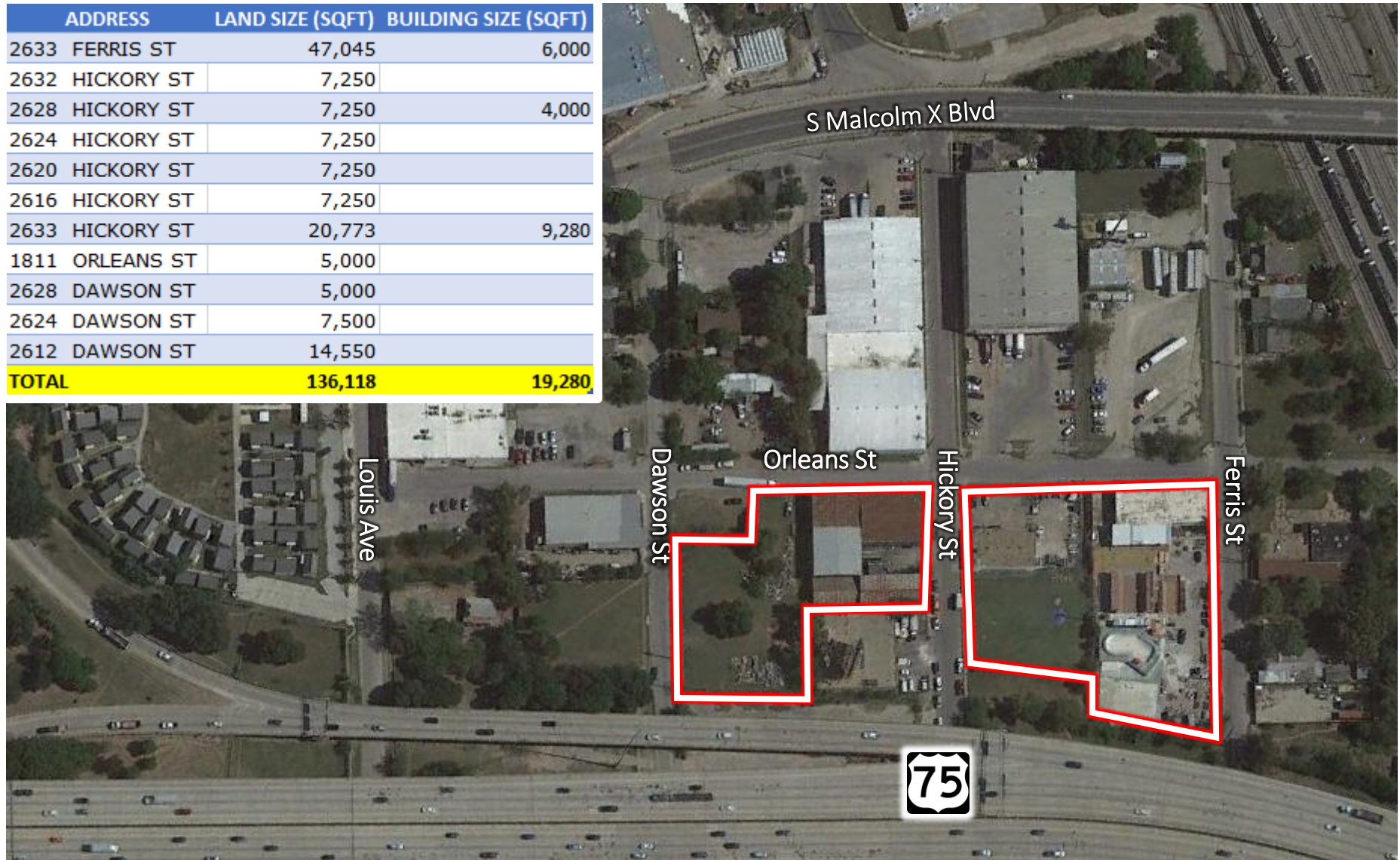






03	Property Description
	Additional Aerial Map

ADDRESS	LAND SIZE (SQFT)	BUILDING SIZE (SQFT)
2633 FERRIS ST	47,045	6,000
2632 HICKORY ST	7,250	
2628 HICKORY ST	7,250	4,000
2624 HICKORY ST	7,250	
2620 HICKORY ST	7,250	
2616 HICKORY ST	7,250	
2633 HICKORY ST	20,773	9,280
1811 ORLEANS ST	5,000	
2628 DAWSON ST	5,000	
2624 DAWSON ST	7,500	
2612 DAWSON ST	14,550	
<b>TOTAL</b>	<b>136,118</b>	<b>19,280</b>





Demographics  
Demographics

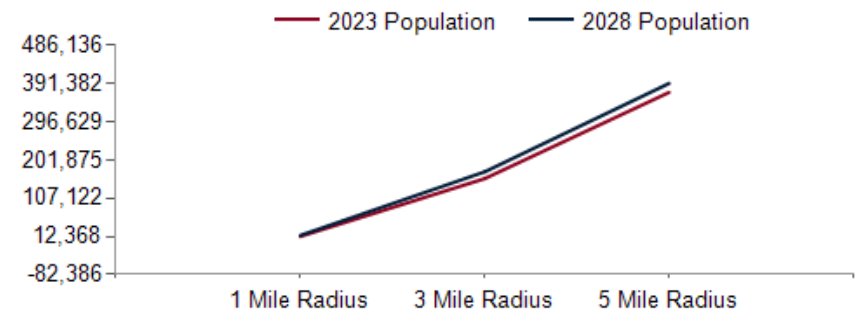
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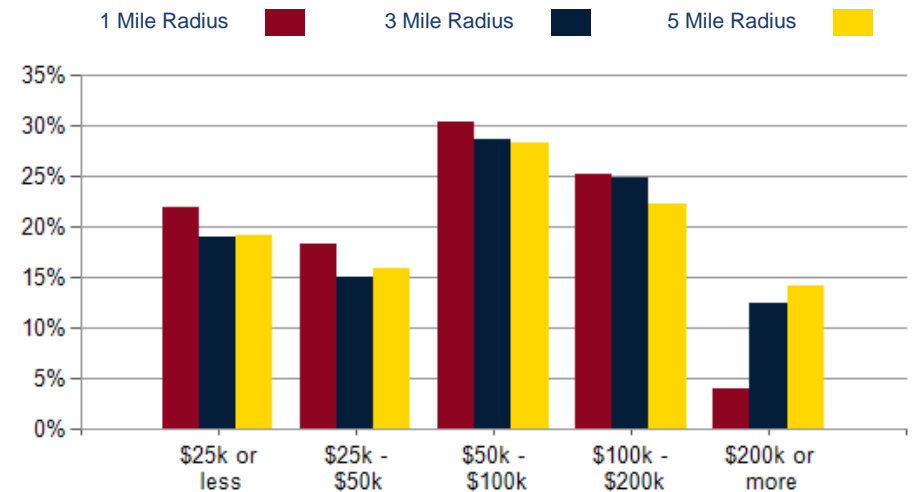
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,864	125,094	330,138
2010 Population	8,430	125,169	317,699
2023 Population	12,368	155,643	369,125
2028 Population	14,836	172,450	391,382
2023-2028: Population: Growth Rate	18.55%	10.35%	5.90%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,059	9,974	20,956
\$15,000-\$24,999	432	5,443	11,749
\$25,000-\$34,999	505	5,027	11,218
\$35,000-\$49,999	734	7,105	15,997
\$50,000-\$74,999	1,231	13,789	29,592
\$75,000-\$99,999	834	9,352	18,685
\$100,000-\$149,999	1,150	13,569	24,979
\$150,000-\$199,999	563	6,510	12,842
\$200,000 or greater	271	10,064	24,031
Median HH Income	\$61,002	\$72,694	\$69,912
Average HH Income	\$83,234	\$111,609	\$117,875

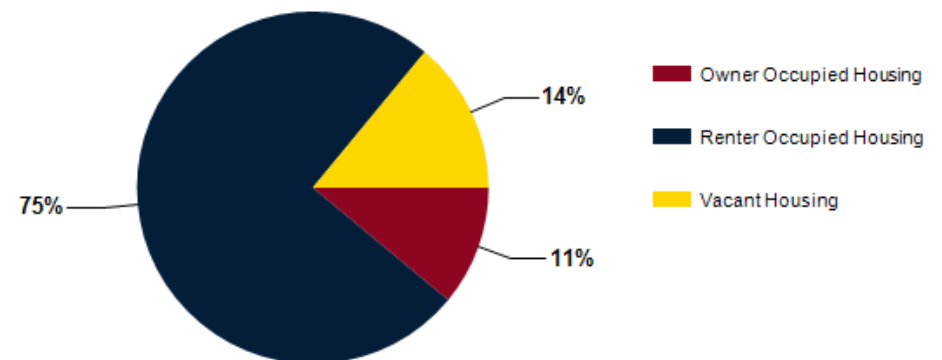
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,081	50,002	132,844
2010 Total Households	4,122	54,105	128,425
2023 Total Households	6,781	80,834	170,054
2028 Total Households	8,363	91,977	184,882
2023 Average Household Size	1.66	1.85	2.11
2023-2028: Households: Growth Rate	21.40%	13.10%	8.45%



2023 Household Income



2023 Own vs. Rent - 1 Mile Radius

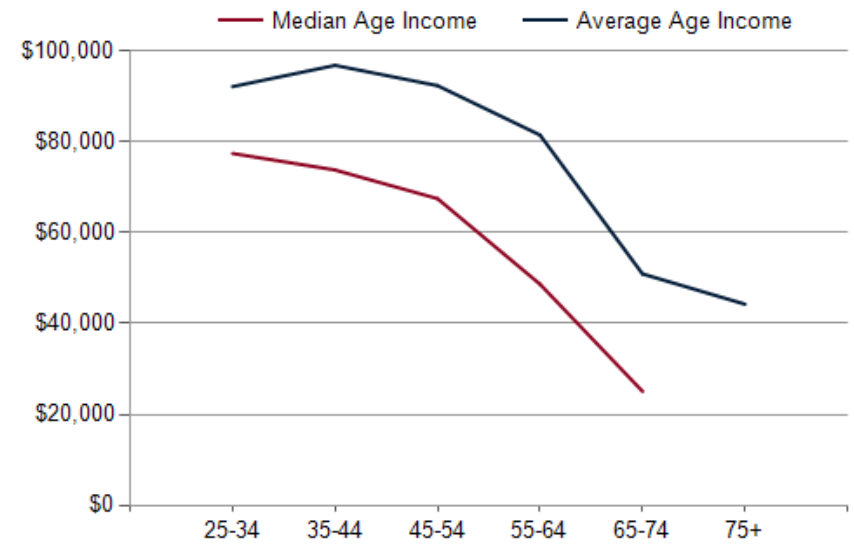
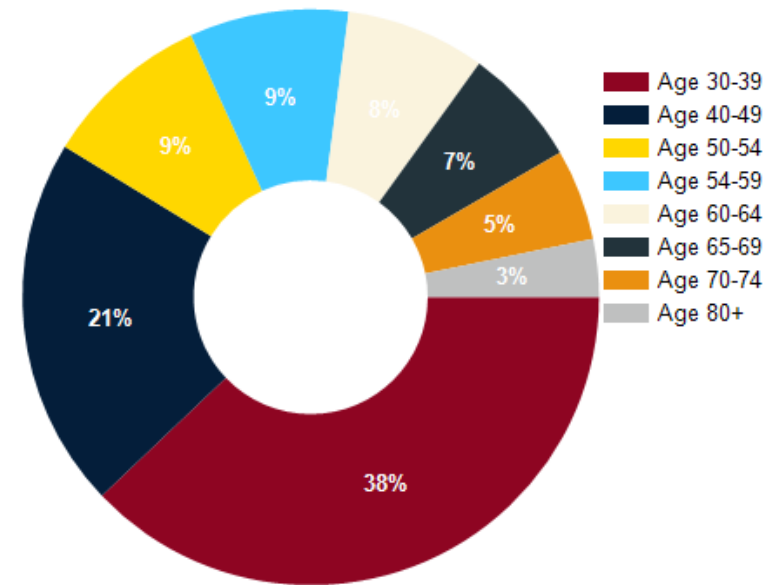


Source: esri



2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,705	20,115	37,036
2023 Population Age 35-39	1,187	15,193	31,274
2023 Population Age 40-44	877	11,329	26,353
2023 Population Age 45-49	715	8,775	21,492
2023 Population Age 50-54	720	8,052	20,194
2023 Population Age 55-59	681	7,554	19,578
2023 Population Age 60-64	597	7,316	18,803
2023 Population Age 65-69	511	6,200	16,023
2023 Population Age 70-74	391	4,473	11,987
2023 Population Age 75-79	248	2,962	8,128
2023 Population Age 80-84	166	1,814	4,776
2023 Population Age 85+	238	1,824	4,614
2023 Population Age 18+	11,052	129,850	291,755
2023 Median Age	36	34	35
2028 Median Age	36	35	36

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,473	\$83,715	\$77,817
Average Household Income 25-34	\$92,196	\$113,486	\$109,569
Median Household Income 35-44	\$73,829	\$85,907	\$84,023
Average Household Income 35-44	\$96,874	\$130,129	\$136,267
Median Household Income 45-54	\$67,517	\$83,819	\$85,993
Average Household Income 45-54	\$92,408	\$128,309	\$143,923
Median Household Income 55-64	\$48,668	\$66,493	\$70,316
Average Household Income 55-64	\$81,521	\$114,464	\$131,779
Median Household Income 65-74	\$25,063	\$48,133	\$52,810
Average Household Income 65-74	\$50,942	\$92,682	\$102,934
Average Household Income 75+	\$44,266	\$74,558	\$80,398



05	Additional Information
	Information About Brokerage Services





# 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone