

Uptown Dallas Retail For Sale

**RANDOM
BOBBITT
PRODUCTIONS**

OFFERING MEMORANDUM

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Dallas, TX 75201

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"SINCE 1898"

Uptown Dallas Retail For Sale

CONTENTS

01 Executive Summary

Investment Summary
Location Summary

02 Property Description

Aerial Map
Property Images

03 Demographics

Demographics
Demographic Charts

04 Additional Information

Survey
Information About Brokerage Services

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UPTOWN DALLAS RETAIL FOR SALE

01 Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	3104 Fairmount St Dallas TX 75201
COUNTY	Dallas

FINANCIAL SUMMARY

PRICE	Call For Pricing
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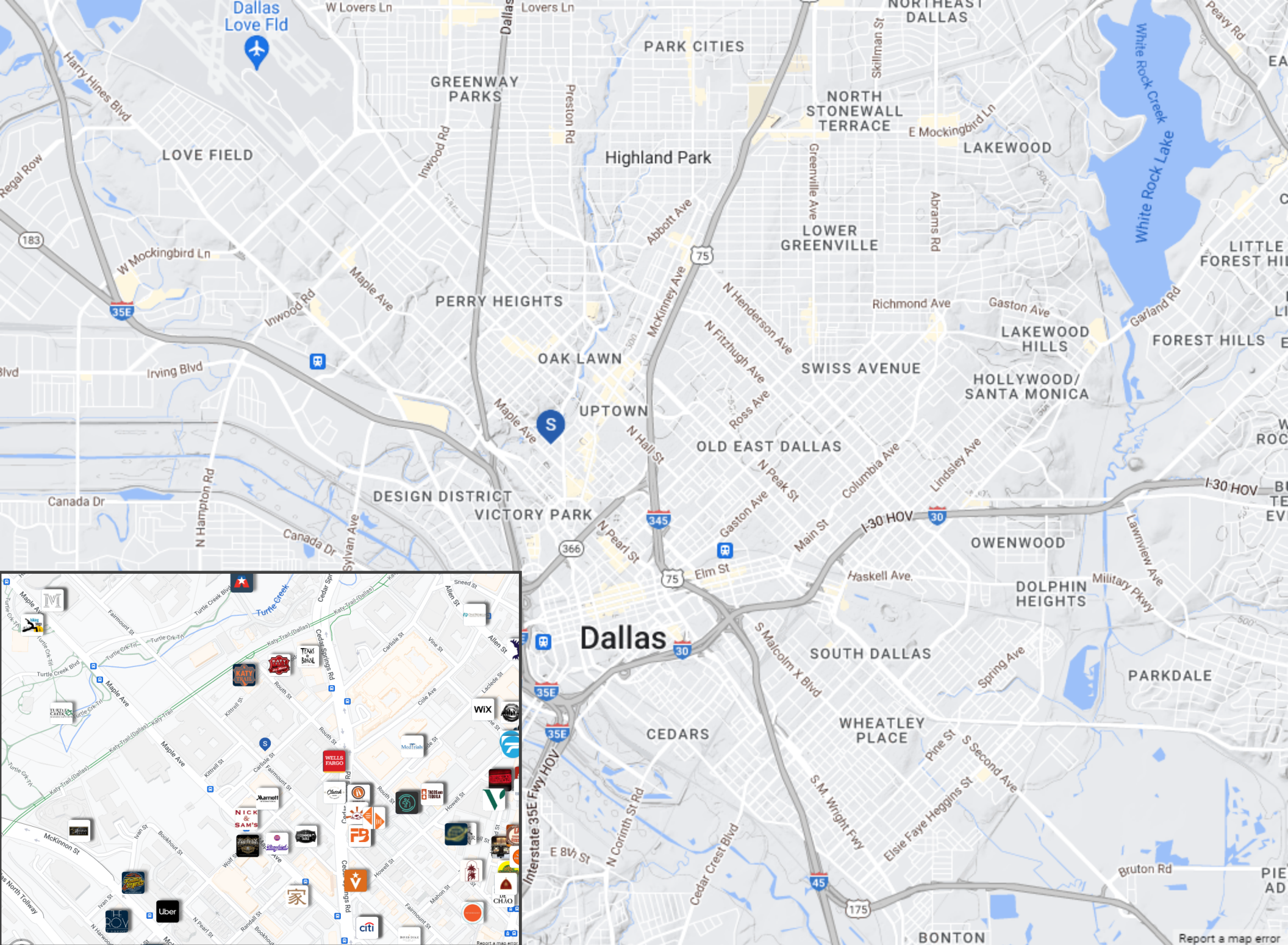
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	42,158	187,710	380,174
2023 Median HH Income	\$108,789	\$92,096	\$86,461
2023 Average HH Income	\$150,068	\$138,127	\$140,135

INFORMATION

- Located at the corner of Fairmount St and Carlisle St
- Size: 1,534 sqft of building
5,968 sqft of land
- Year Built: 1945
- Proximity to world class hotels, restaurants, nightlife, and class A developments
- Fairmount Street serves as a strong artery that connects Uptown to: Oak Lawn, Turtle Creek, Downtown, and the State Thomas Neighborhood
- Recent improvements to the property include a new roof and resurfaced parking lot





02 Property Description

Aerial Map

Property Images



Stoneleigh P

Nick & Sam's

NICK & SAM'S
AN EXPANSION OPPORTUNITY

Villas at Katy Trail Apartments

Playhouse Dallas

Marriott Dallas Uptown



Fairmount St

Fairmount St

Carlisle St

Kittrill St

Kittrill St

SITE

Random Bobbit Provisions



Level Dallas

Katy Trail Ice House

Routh St

Routh St

The Katy Trail Train Station

364 ft

WELLS FARGO

Wells Fargo Bank



UPTOWN DALLAS RETAIL FOR SALE

Demographics

Demographics

Demographic Charts

03

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,857	142,107	332,399
2010 Population	24,765	145,232	323,663
2023 Population	42,158	187,710	380,174
2028 Population	48,095	208,548	404,493
2023 African American	4,003	27,992	61,512
2023 American Indian	205	1,683	3,596
2023 Asian	3,157	11,324	18,387
2023 Hispanic	6,452	48,830	119,239
2023 Other Race	1,800	18,538	48,938
2023 White	28,376	103,238	192,549
2023 Multiracial	4,594	24,811	54,986
2023-2028: Population: Growth Rate	13.35 %	10.65 %	6.25 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,093	9,143	17,962
\$15,000-\$24,999	584	4,743	9,753
\$25,000-\$34,999	970	5,522	11,359
\$35,000-\$49,999	1,596	8,740	16,570
\$50,000-\$74,999	4,406	15,737	25,783
\$75,000-\$99,999	3,134	11,846	18,431
\$100,000-\$149,999	5,920	18,413	27,700
\$150,000-\$199,999	3,758	10,834	16,792
\$200,000 or greater	6,045	20,214	37,657
Median HH Income	\$108,789	\$92,096	\$86,461
Average HH Income	\$150,068	\$138,127	\$140,135

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,370	61,141	140,160
2010 Total Households	15,627	67,198	136,651
2023 Total Households	28,506	105,198	182,018
2028 Total Households	33,090	120,083	199,068
2023 Average Household Size	1.47	1.72	2.02
2000 Owner Occupied Housing	1,469	16,038	50,350
2000 Renter Occupied Housing	7,462	39,331	78,118
2023 Owner Occupied Housing	4,420	25,930	62,346
2023 Renter Occupied Housing	24,086	79,268	119,672
2023 Vacant Housing	3,707	14,709	22,015
2023 Total Housing	32,213	119,907	204,033
2028 Owner Occupied Housing	4,706	27,538	65,462
2028 Renter Occupied Housing	28,384	92,545	133,606
2028 Vacant Housing	3,361	12,964	20,435
2028 Total Housing	36,451	133,047	219,503
2023-2028: Households: Growth Rate	15.15 %	13.40 %	9.05 %

Source: esri

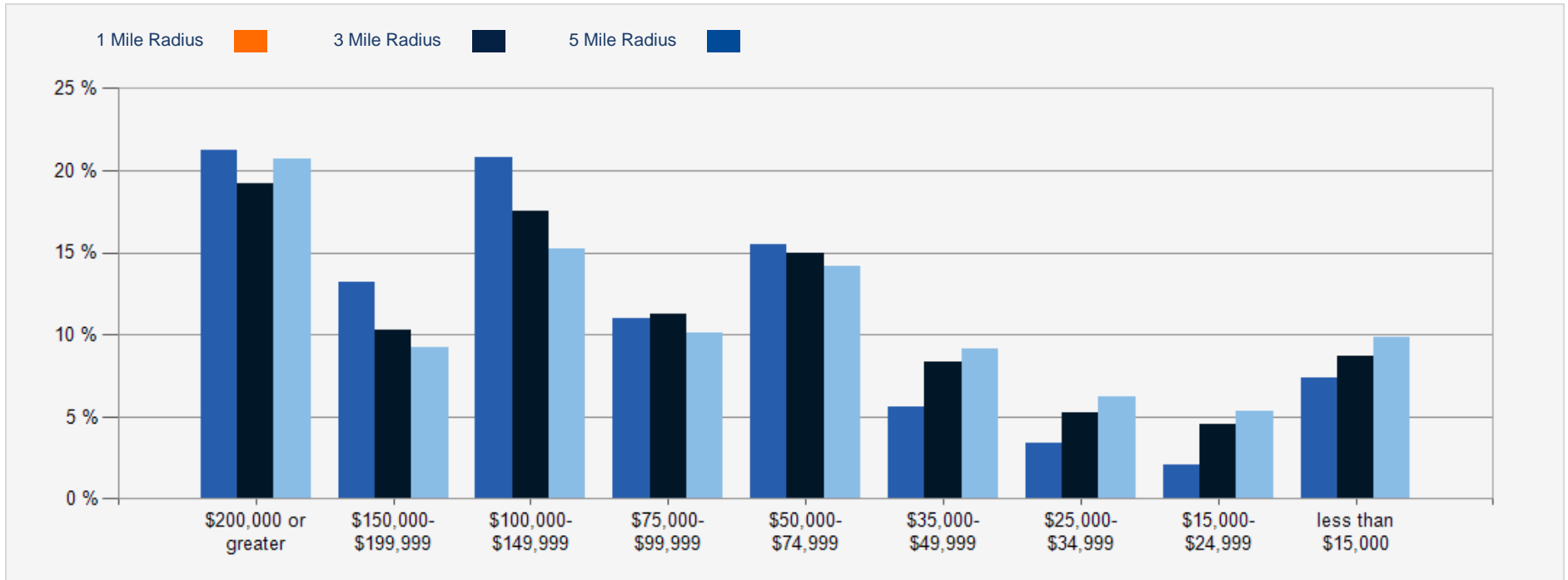
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	9,273	32,182	48,317
2023 Population Age 35-39	4,317	18,558	32,874
2023 Population Age 40-44	2,377	12,499	26,178
2023 Population Age 45-49	1,614	9,471	21,120
2023 Population Age 50-54	1,619	9,453	20,855
2023 Population Age 55-59	1,614	9,024	19,475
2023 Population Age 60-64	1,613	8,413	18,586
2023 Population Age 65-69	1,191	6,158	15,008
2023 Population Age 70-74	800	4,374	11,137
2023 Population Age 75-79	610	3,153	7,980
2023 Population Age 80-84	323	1,658	4,690
2023 Population Age 85+	328	1,453	4,667
2023 Population Age 18+	40,390	167,902	318,147
2023 Median Age	33	34	34

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$105,168	\$91,740	\$87,382
Average Household Income 25-34	\$137,483	\$125,740	\$124,109
Median Household Income 35-44	\$120,272	\$107,514	\$108,132
Average Household Income 35-44	\$167,888	\$157,850	\$165,210
Median Household Income 45-54	\$139,293	\$112,812	\$113,952
Average Household Income 45-54	\$190,879	\$167,619	\$176,233
Median Household Income 55-64	\$141,313	\$106,400	\$96,278
Average Household Income 55-64	\$189,863	\$164,759	\$161,414
Median Household Income 65-74	\$111,194	\$74,062	\$64,186
Average Household Income 65-74	\$170,625	\$141,128	\$130,687
Average Household Income 75+	\$128,673	\$115,845	\$101,056

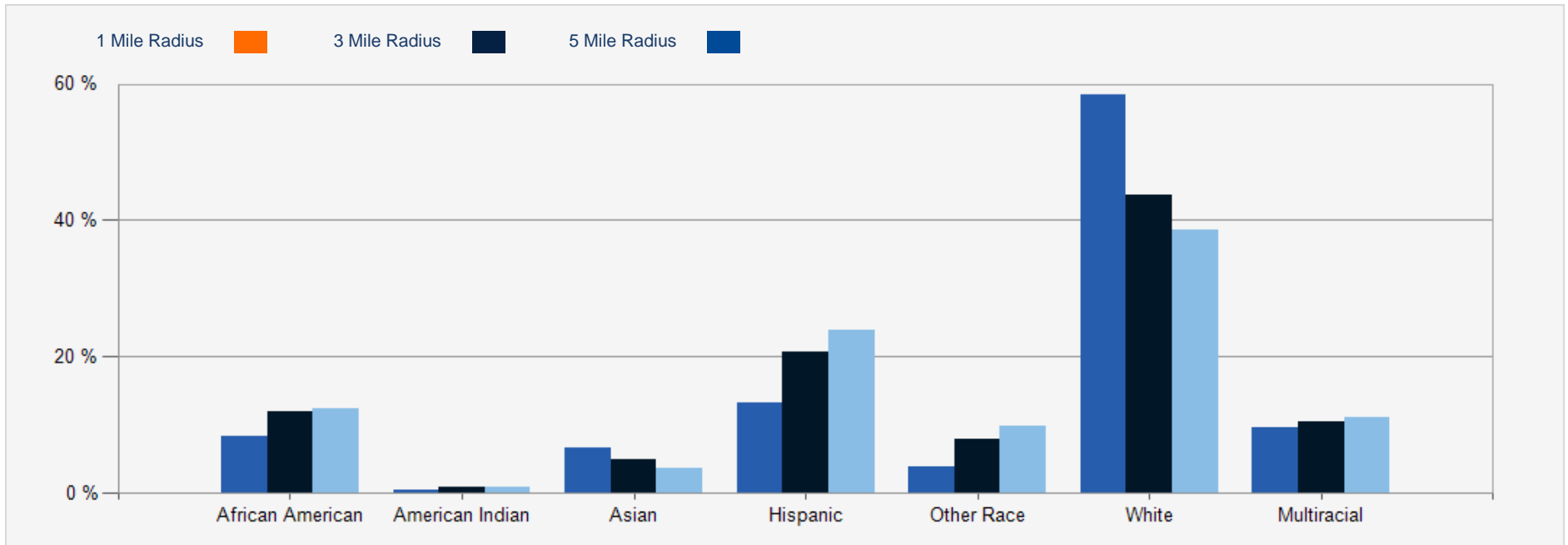
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	9,932	32,091	46,584
2028 Population Age 35-39	5,978	24,301	38,667
2028 Population Age 40-44	3,276	15,719	29,617
2028 Population Age 45-49	2,263	12,047	25,101
2028 Population Age 50-54	1,802	9,933	20,983
2028 Population Age 55-59	1,796	9,738	20,338
2028 Population Age 60-64	1,651	8,783	18,487
2028 Population Age 65-69	1,535	7,740	17,016
2028 Population Age 70-74	1,178	5,812	13,631
2028 Population Age 75-79	874	4,367	10,257
2028 Population Age 80-84	589	2,797	6,816
2028 Population Age 85+	484	2,054	5,829
2028 Population Age 18+	45,824	186,902	340,962
2028 Median Age	34	35	36

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$111,423	\$101,428	\$97,912
Average Household Income 25-34	\$149,982	\$139,018	\$138,568
Median Household Income 35-44	\$130,882	\$117,453	\$118,301
Average Household Income 35-44	\$182,281	\$171,511	\$177,403
Median Household Income 45-54	\$150,977	\$125,534	\$129,552
Average Household Income 45-54	\$207,073	\$184,445	\$194,679
Median Household Income 55-64	\$150,332	\$120,823	\$115,398
Average Household Income 55-64	\$200,589	\$181,248	\$182,095
Median Household Income 65-74	\$114,585	\$84,421	\$77,054
Average Household Income 65-74	\$178,361	\$153,216	\$148,655
Average Household Income 75+	\$142,497	\$129,262	\$121,574

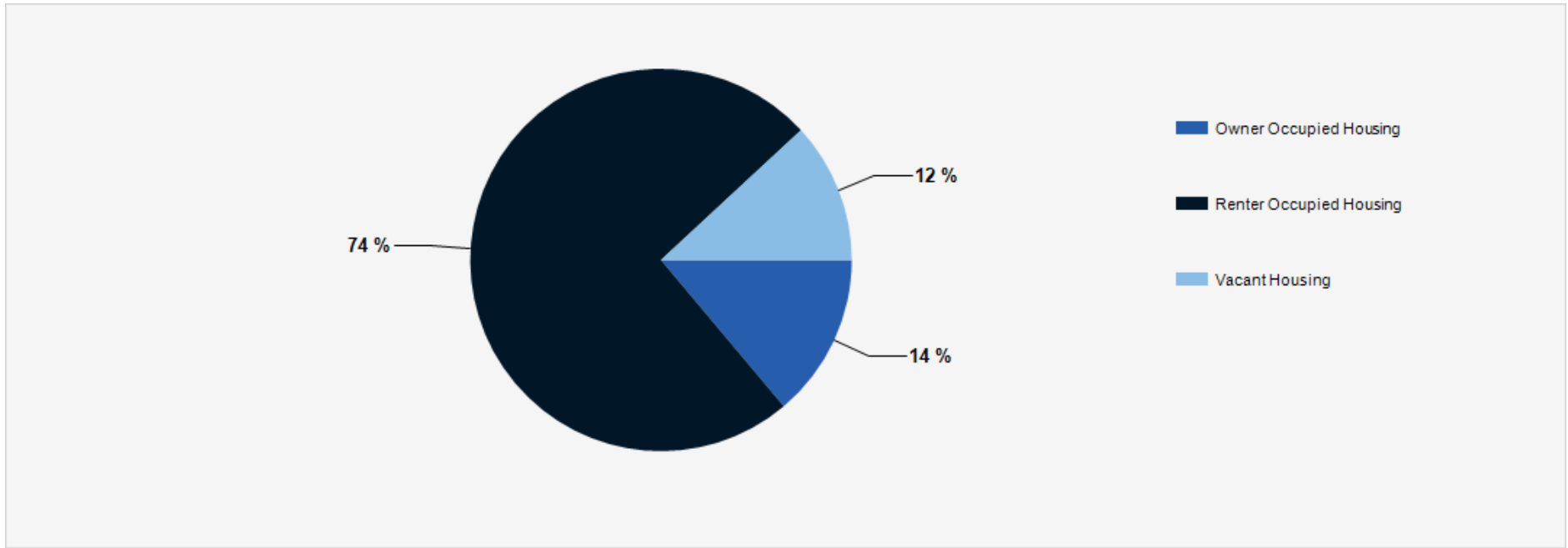
2023 Household Income



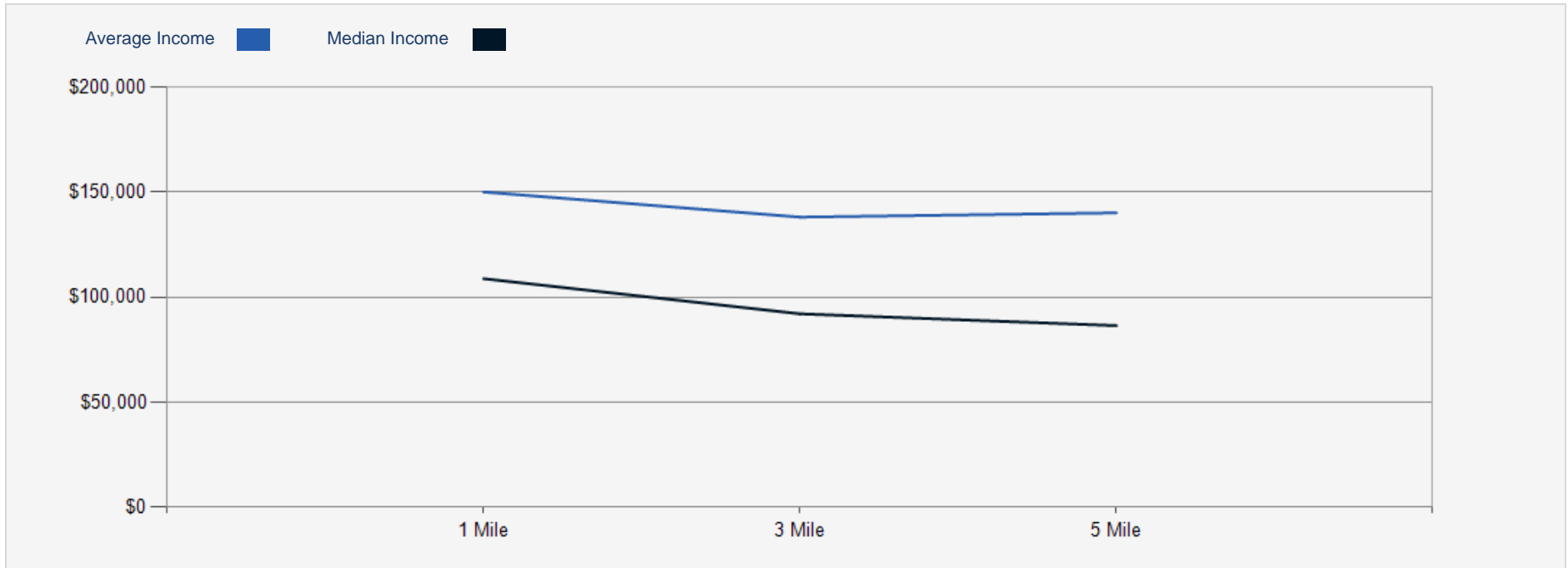
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



04 Additional Information

Survey

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
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 | Uptown Dallas Retail For Sale

Regulated by the Texas Real Estate Commission
Information available at www.texas.gov
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