

South Dallas Development Opportunity



S Good Latimer Expy

Future
Multi-family
Development



SITE

Louis Ave

Dawson St

Hickory St

Orleans St

Ferris St

Hickory St

OFFERING MEMORANDUM

2633 Ferris St
Dallas, TX 75226

Former Pilgrim's Pride

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J. ELMER TURNER
"SINCE 1898"

South Dallas Development Opportunity

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Executive Summary

Investment Summary

Location Summary

01



OFFERING SUMMARY

ADDRESS	2633 Ferris St Dallas TX 75226
COUNTY	Dallas

FINANCIAL SUMMARY

PRICE	Call for pricing
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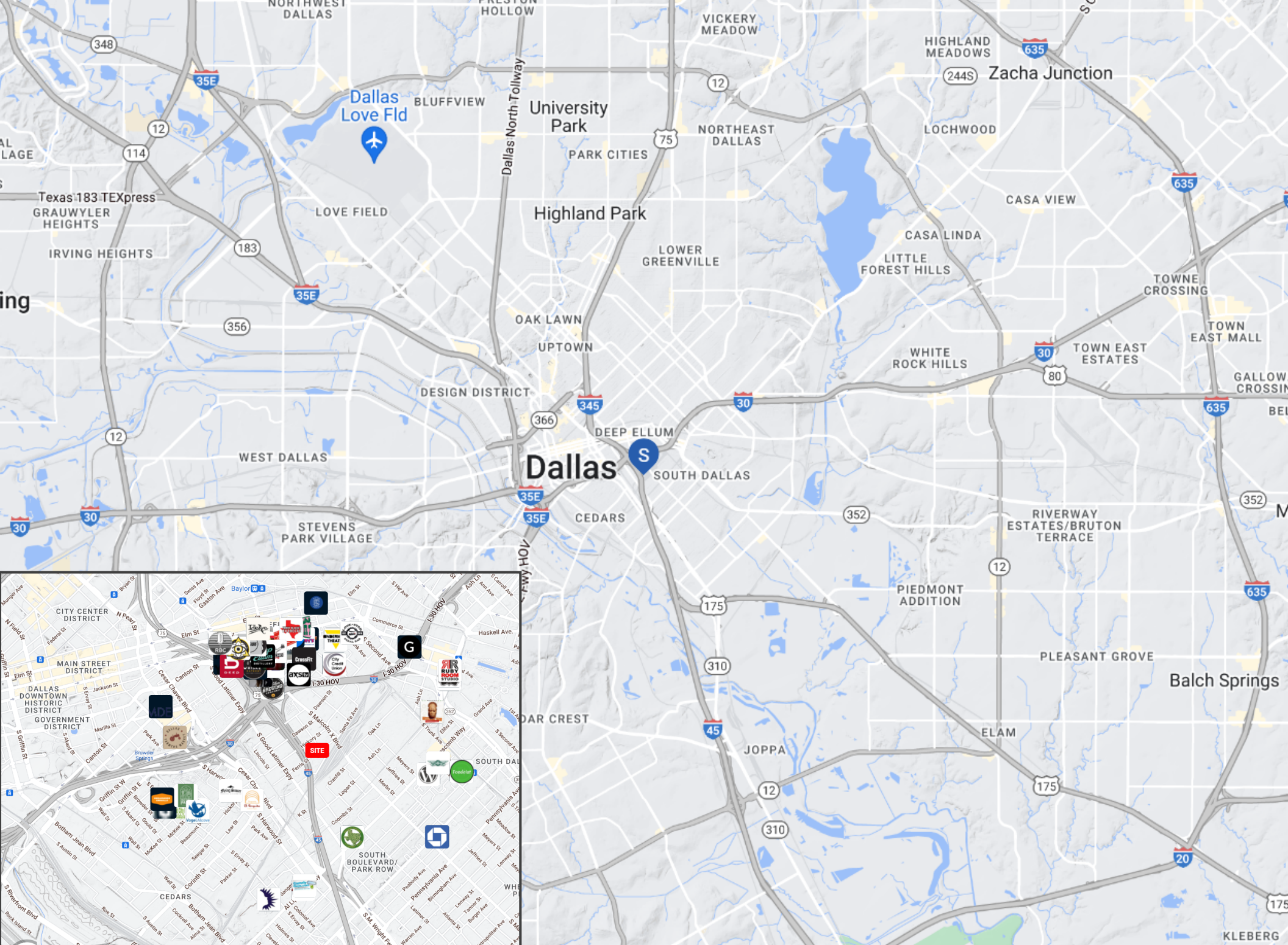
DEMOGRAPHICS

	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

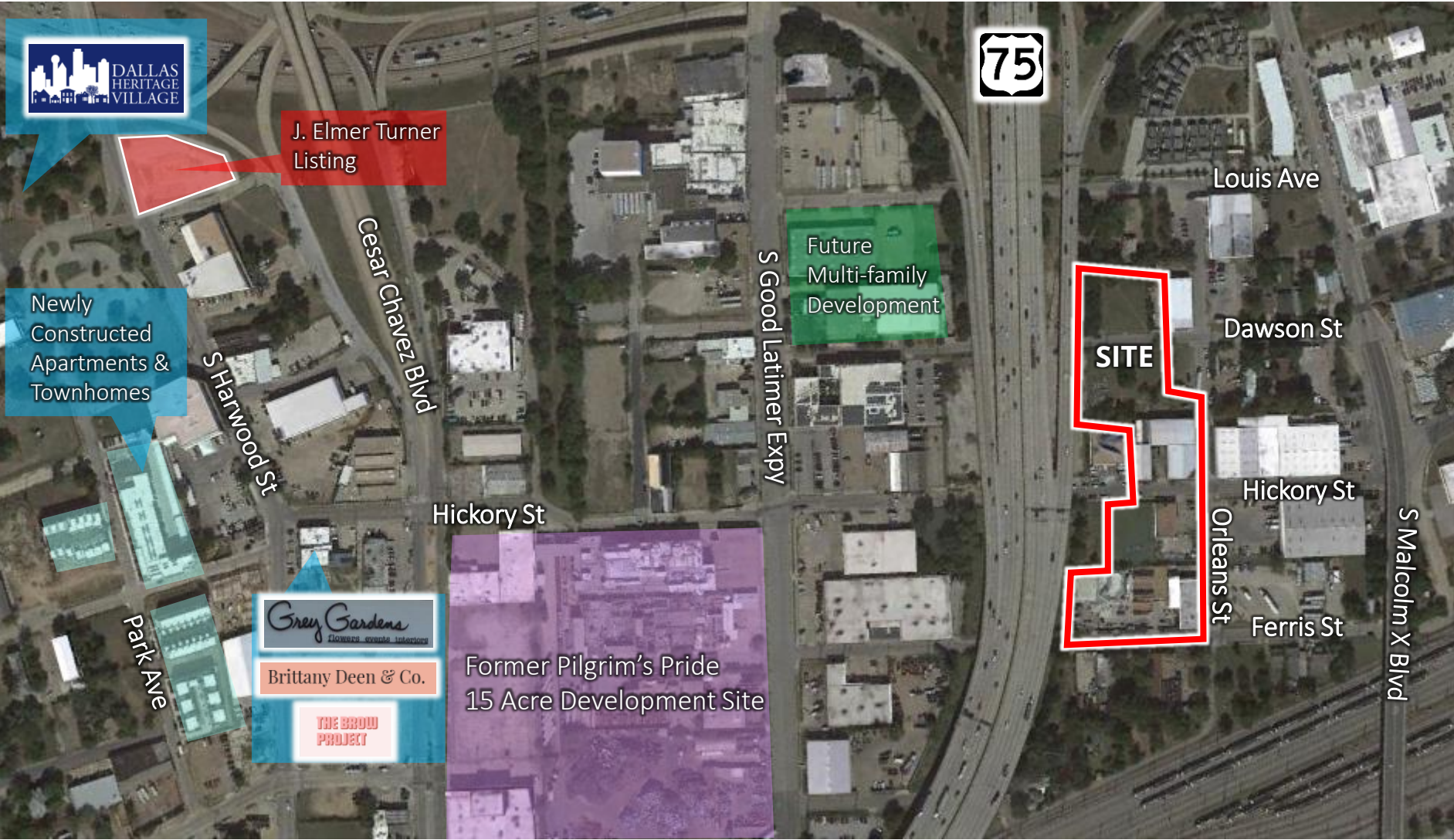
- Situated south of I-30 and east of US-75, the site is close to many new large developments underway
- Size: 19,280 square feet of building(s)
3.469 acres of land
- Zoning: Industrial Manufacturing (IM)
- All current tenants are on short-term leases providing flexible options for new ownership
- The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



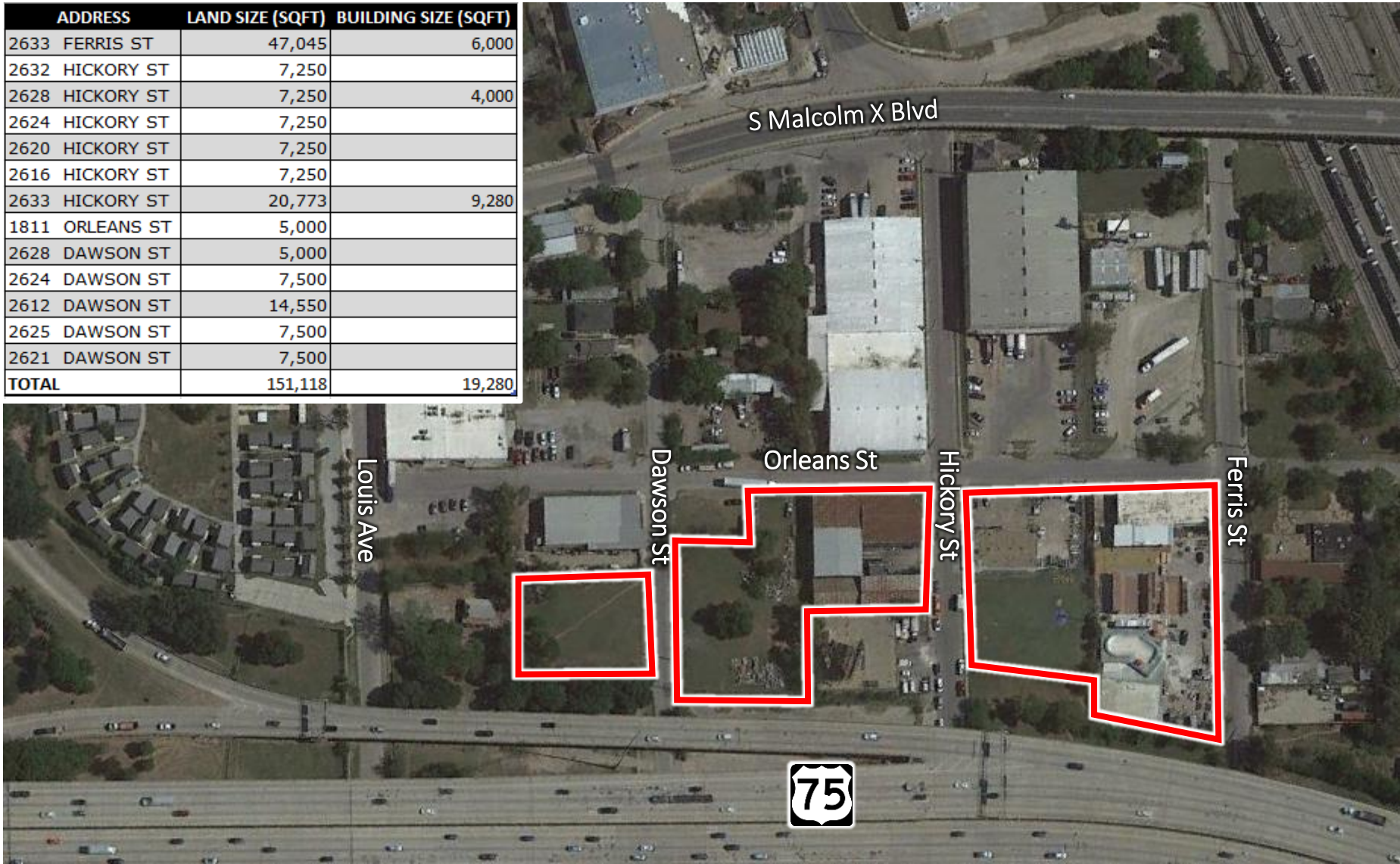


02 Property Description

- Aerial Map
- 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	
2625 DAWSON ST	7,500	
2621 DAWSON ST	7,500	
TOTAL	151,118	19,280



Demographics

- Demographics
- Demographic Charts

03



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 African American	4,763	38,813	76,879
2023 American Indian	94	1,552	3,819
2023 Asian	523	6,758	15,182
2023 Hispanic	2,122	45,980	129,149
2023 Other Race	861	19,474	55,769
2023 White	4,916	68,820	162,603
2023 Multiracial	1,206	20,144	54,684
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
2000 Owner Occupied Housing	383	11,473	48,904
2000 Renter Occupied Housing	2,233	32,689	72,378
2023 Owner Occupied Housing	893	18,399	58,804
2023 Renter Occupied Housing	5,888	62,435	111,250
2023 Vacant Housing	1,114	11,585	20,468
2023 Total Housing	7,895	92,419	190,522
2028 Owner Occupied Housing	908	19,046	59,978
2028 Renter Occupied Housing	7,455	72,932	124,904
2028 Vacant Housing	913	10,015	18,892
2028 Total Housing	9,276	101,992	203,774
2023-2028: Households: Growth Rate	21.40 %	13.10 %	8.45 %

Source: esri

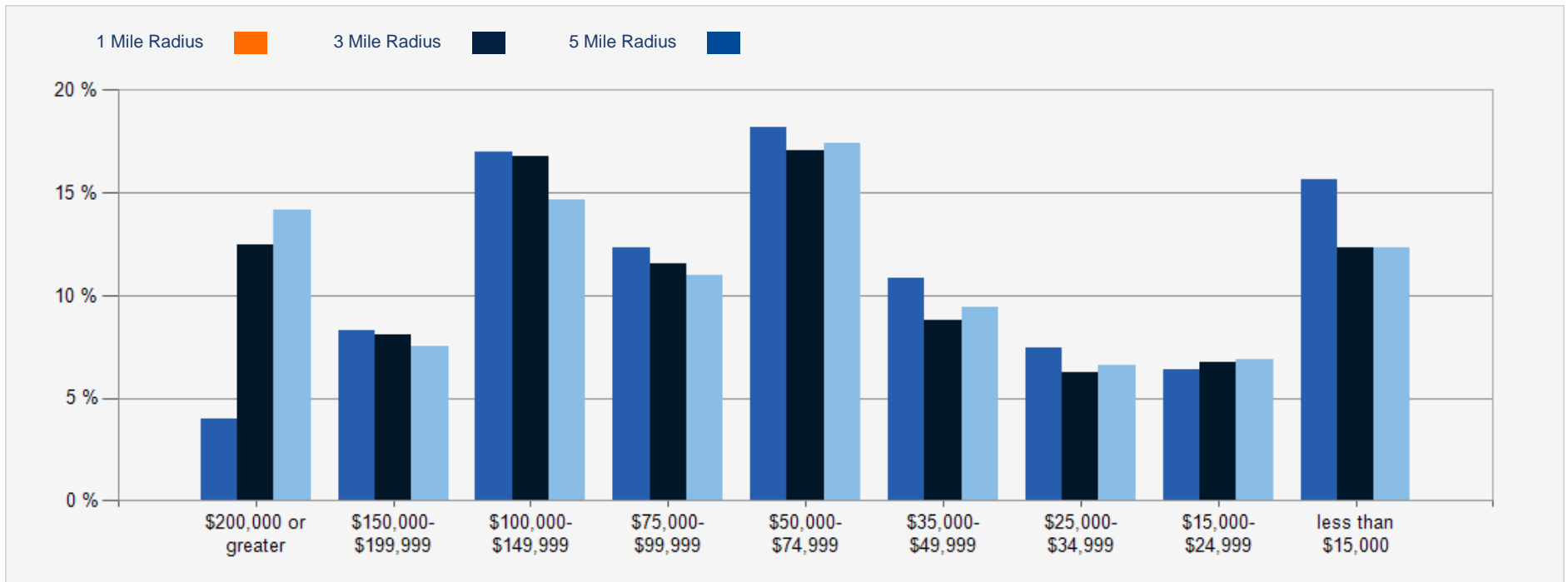
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,705	20,115	37,036
2023 Population Age 35-39	1,187	15,193	31,274
2023 Population Age 40-44	877	11,329	26,353
2023 Population Age 45-49	715	8,775	21,492
2023 Population Age 50-54	720	8,052	20,194
2023 Population Age 55-59	681	7,554	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

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

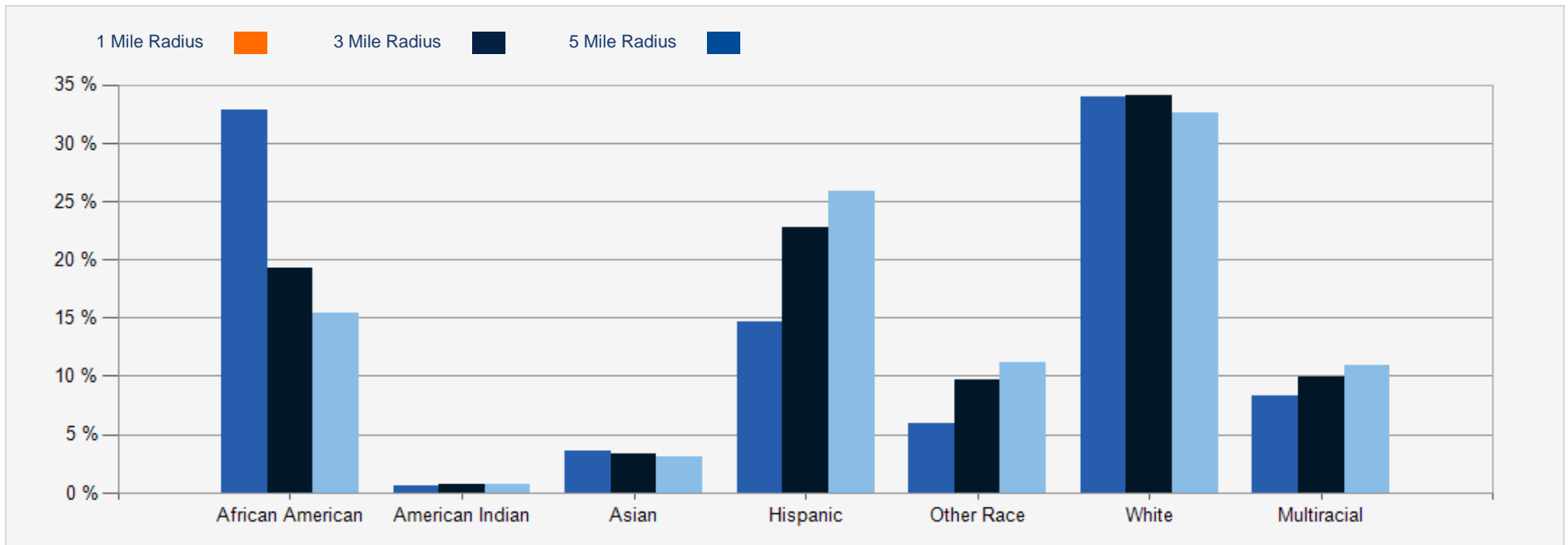
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,937	20,146	35,263
2028 Population Age 35-39	1,488	16,960	33,154
2028 Population Age 40-44	1,088	13,295	28,779
2028 Population Age 45-49	916	10,812	25,327
2028 Population Age 50-54	763	8,542	20,764
2028 Population Age 55-59	714	7,872	19,465
2028 Population Age 60-64	662	7,191	18,063
2028 Population Age 65-69	585	6,860	17,220
2028 Population Age 70-74	497	5,454	13,912
2028 Population Age 75-79	343	3,813	10,032
2028 Population Age 80-84	233	2,518	6,472
2028 Population Age 85+	275	2,242	5,533
2028 Population Age 18+	13,362	144,862	311,839
2028 Median Age	36	35	36

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$88,769	\$91,092	\$85,617
Average Household Income 25-34	\$106,219	\$123,909	\$122,010
Median Household Income 35-44	\$87,015	\$99,331	\$95,718
Average Household Income 35-44	\$117,709	\$146,895	\$150,054
Median Household Income 45-54	\$83,088	\$99,471	\$100,519
Average Household Income 45-54	\$114,497	\$146,540	\$159,930
Median Household Income 55-64	\$62,485	\$80,517	\$83,267
Average Household Income 55-64	\$101,978	\$130,717	\$146,652
Median Household Income 65-74	\$31,675	\$55,987	\$59,848
Average Household Income 65-74	\$68,557	\$106,742	\$117,265
Average Household Income 75+	\$53,961	\$87,258	\$95,084

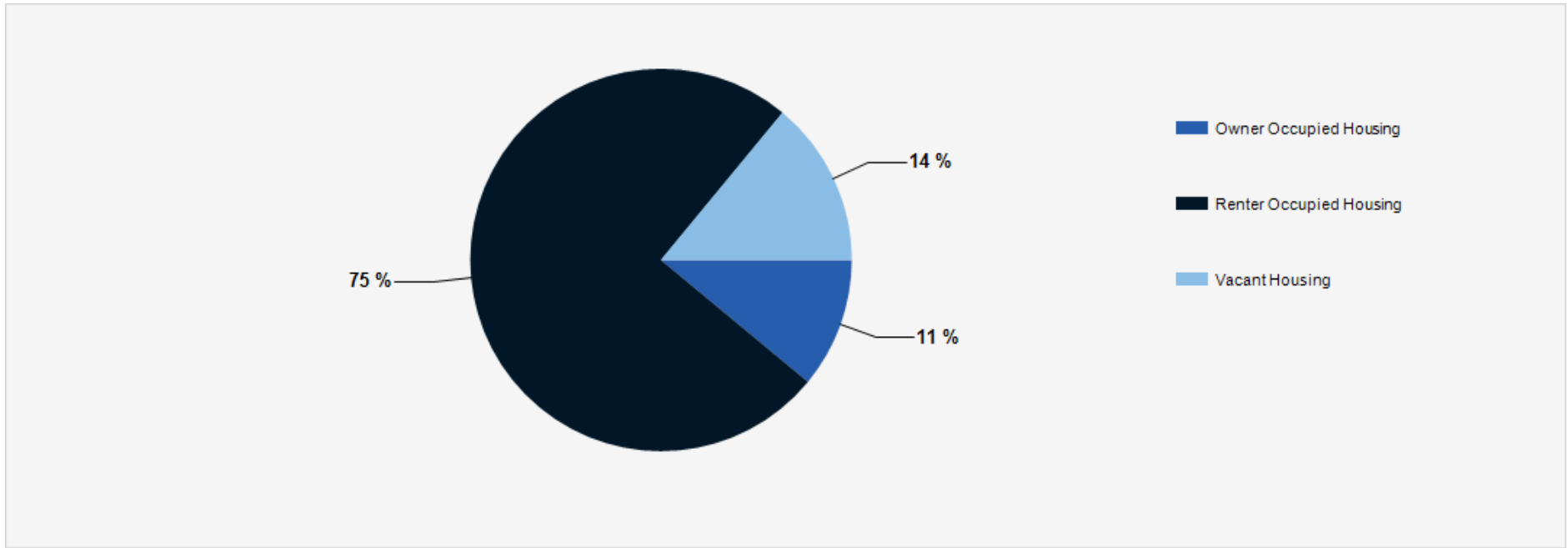
2023 Household Income



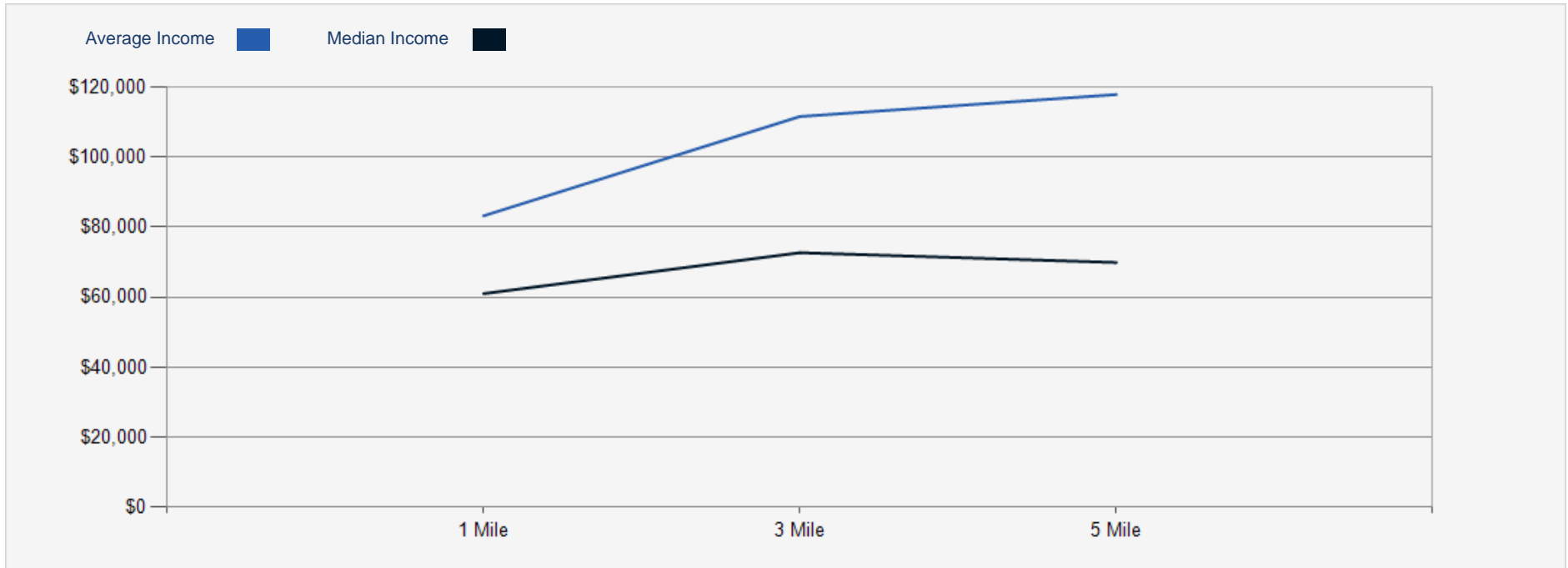
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



04 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.

J. Elmer Turner, Realtors Inc.	381055	mike@jelmerturner.com	214-954-1221
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael C. Turner	0277278	mike@jelmerturner.com	214-954-1221
Designated Broker of Firm	License No.	Email	Phone
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 _____

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