



6535 Abrams Rd For Sale | Dallas, TX

6535 Abrams Rd
Dallas TX 75231

Mike Turner
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Logan Turner
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J. ELMER TURNER
"SINCE 1898"

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<https://jelmerturner.com>

* Do Not Contact or Disturb the Tenant

OFFERING SUMMARY

ADDRESS **6535 Abrams Rd
Dallas TX 75231**

COUNTY **Dallas**

FINANCIAL SUMMARY

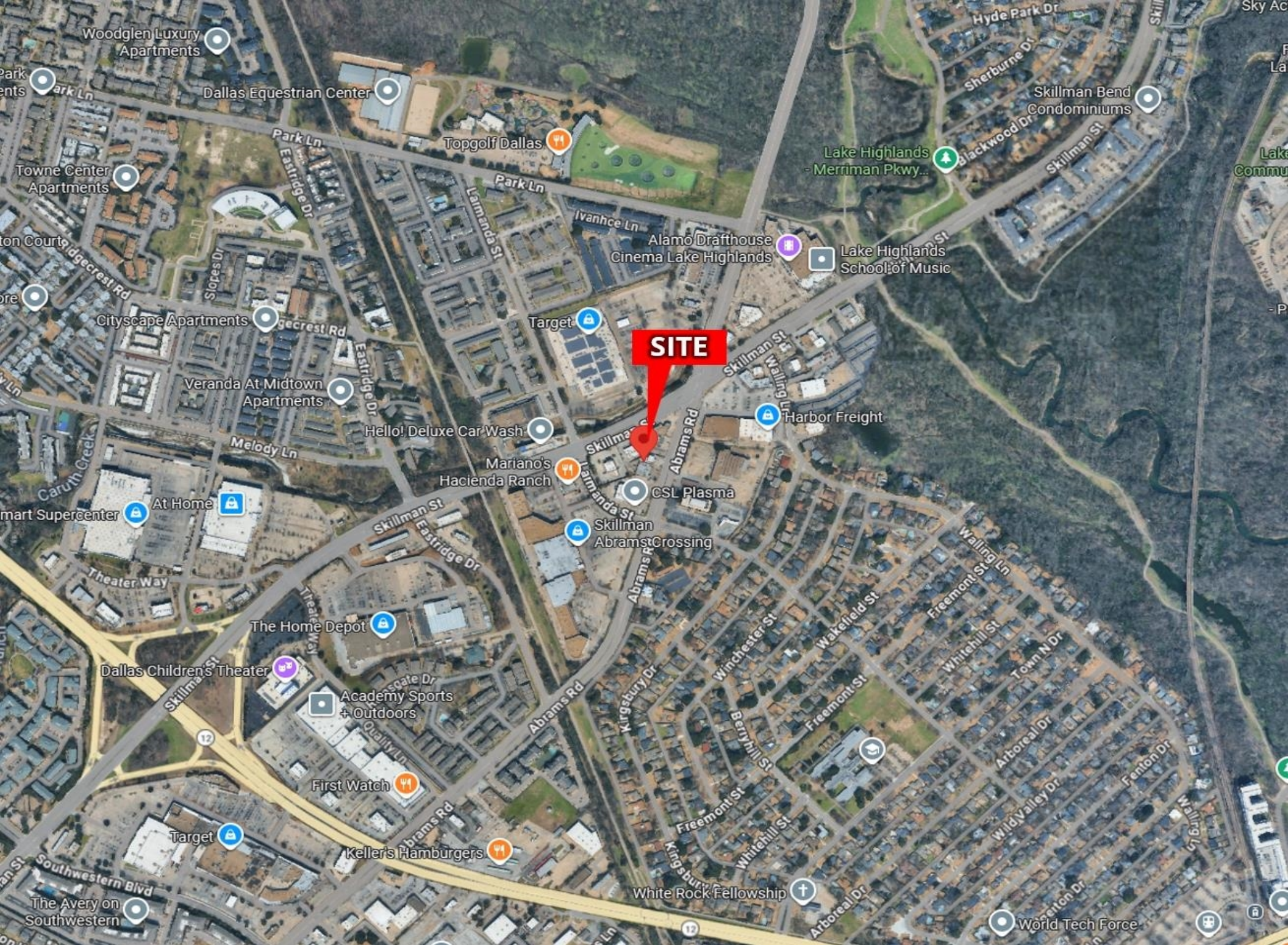
PRICE **Call For Pricing**

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	25,706	161,138	418,025
2026 Median HH Income	\$61,096	\$87,078	\$84,392
2026 Average HH Income	\$93,597	\$156,452	\$159,895

INFORMATION

- Freestanding building for sale fronting Abrams Rd between Skillman St & Larmanda St
- Size: 518 sqft of building
8,734 sqft of land
- Year Built: 1972
- The property is leased to a Tire Shop
- Zoning: Community Retail (CR)





SITE

[Report a map error](#)



SITE

Skillman St

Abrams Rd

Larmanda St

Larmanda St

6413

6683

6223

6399

6413

6399

6399

6357

6498

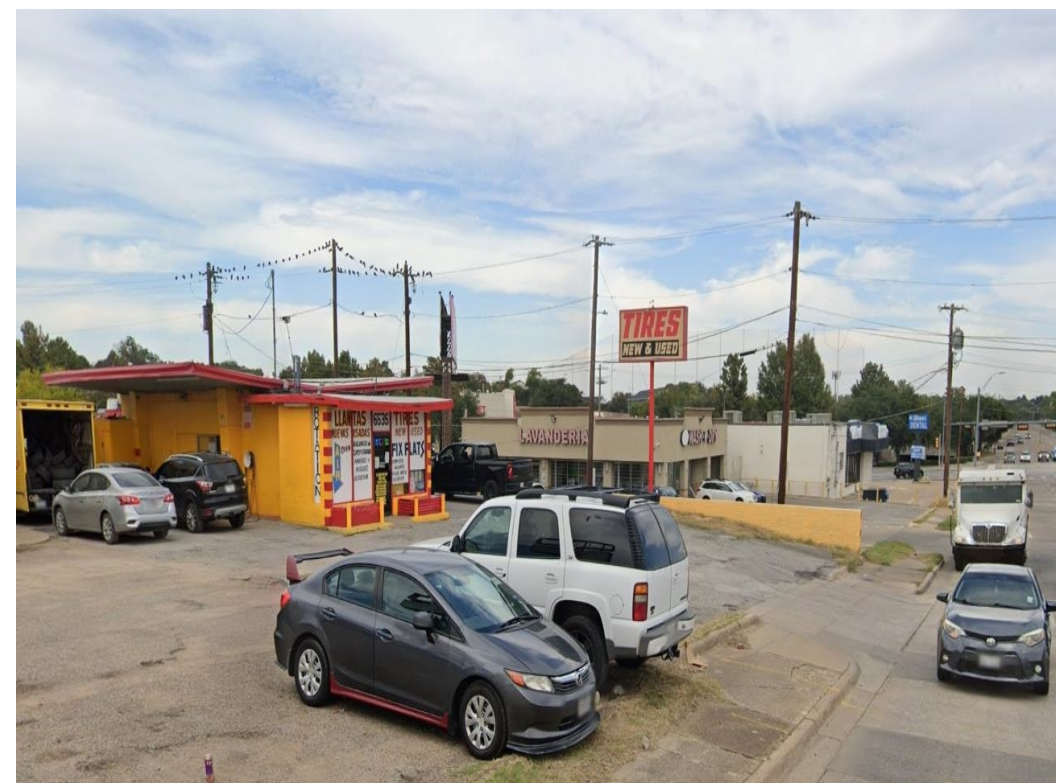
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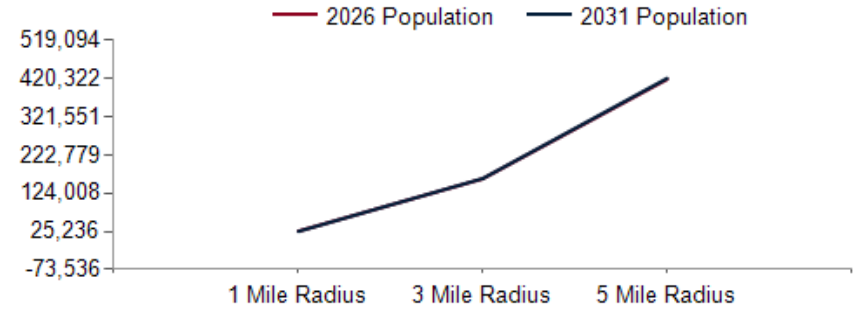
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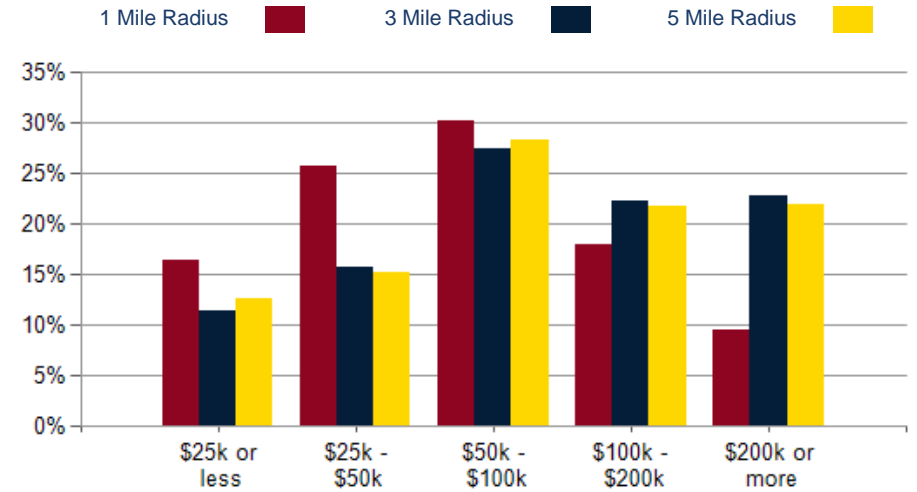


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,372	163,734	416,056
2010 Population	25,974	141,952	384,239
2026 Population	25,706	161,138	418,025
2031 Population	25,236	161,699	420,322
2026 African American	5,045	21,390	65,073
2026 American Indian	281	1,034	3,466
2026 Asian	1,880	11,244	25,796
2026 Hispanic	9,912	33,178	114,465
2026 Other Race	4,640	12,268	46,726
2026 White	9,629	95,370	219,459
2026 Multiracial	4,212	19,735	57,258
2026-2031: Population: Growth Rate	-1.85%	0.35%	0.55%

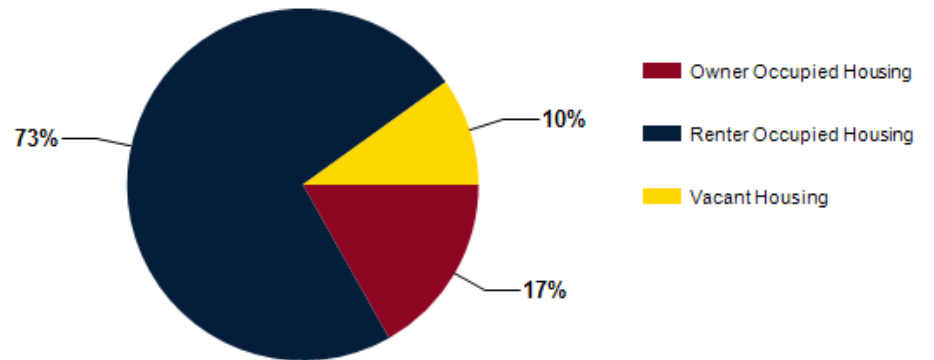
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,050	4,702	13,515
\$15,000-\$24,999	1,011	3,761	10,329
\$25,000-\$34,999	1,304	4,535	11,448
\$35,000-\$49,999	1,925	7,098	17,372
\$50,000-\$74,999	2,278	12,375	32,430
\$75,000-\$99,999	1,524	7,842	20,971
\$100,000-\$149,999	1,409	10,009	26,703
\$150,000-\$199,999	849	6,355	14,440
\$200,000 or greater	1,201	16,820	41,338
Median HH Income	\$61,096	\$87,078	\$84,392
Average HH Income	\$93,597	\$156,452	\$159,895



2026 Household Income



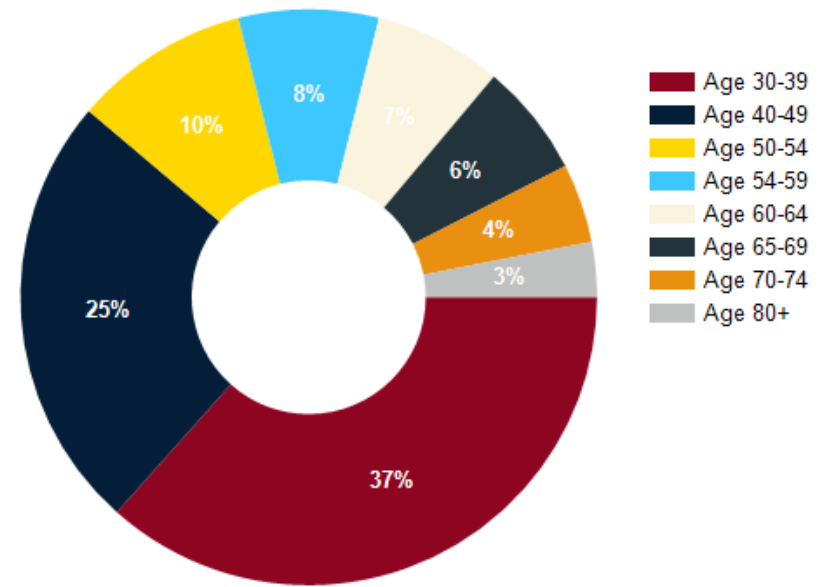
2026 Own vs. Rent - 1 Mile Radius



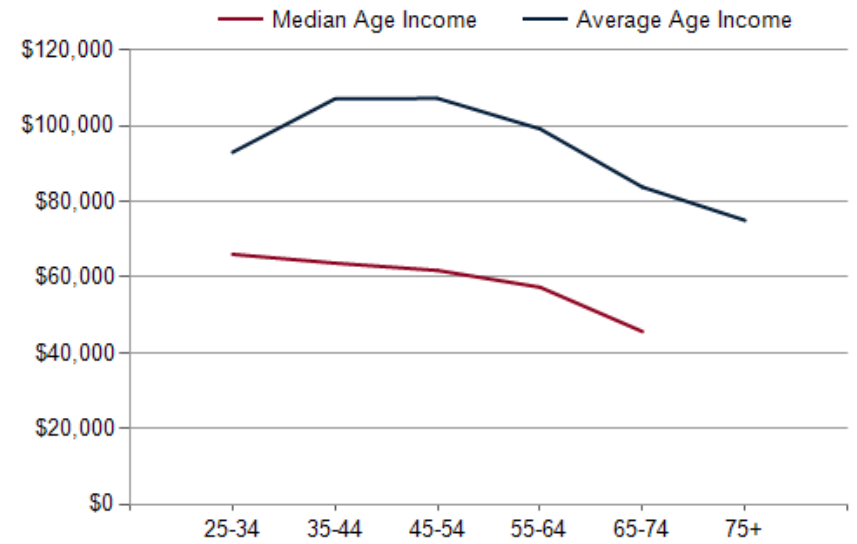
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,760	13,590	36,506
2026 Population Age 35-39	2,298	12,465	32,620
2026 Population Age 40-44	1,880	11,536	29,649
2026 Population Age 45-49	1,522	9,691	25,247
2026 Population Age 50-54	1,366	8,757	23,983
2026 Population Age 55-59	1,085	7,429	21,697
2026 Population Age 60-64	993	7,218	20,683
2026 Population Age 65-69	880	6,883	18,781
2026 Population Age 70-74	615	5,777	15,287
2026 Population Age 75-79	426	4,514	11,598
2026 Population Age 80-84	233	3,141	7,428
2026 Population Age 85+	275	3,696	7,311
2026 Population Age 18+	20,035	126,403	330,872
2026 Median Age	33	35	36
2031 Median Age	33	36	37

Population By Age

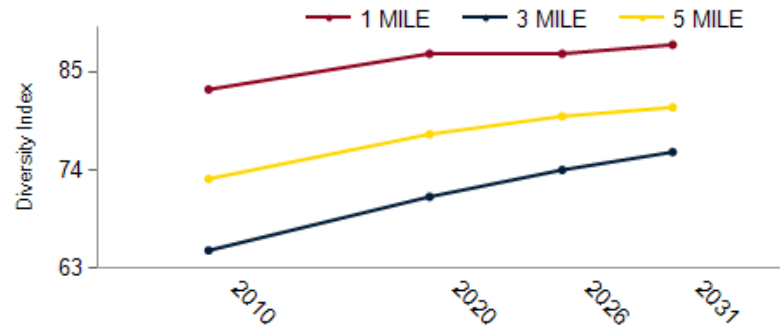


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,043	\$76,980	\$80,522
Average Household Income 25-34	\$93,001	\$117,849	\$126,665
Median Household Income 35-44	\$63,700	\$117,750	\$103,410
Average Household Income 35-44	\$107,136	\$186,066	\$177,483
Median Household Income 45-54	\$61,779	\$137,033	\$110,201
Average Household Income 45-54	\$107,255	\$210,356	\$199,300
Median Household Income 55-64	\$57,332	\$119,458	\$107,979
Average Household Income 55-64	\$99,194	\$201,316	\$205,379
Median Household Income 65-74	\$45,611	\$82,297	\$78,613
Average Household Income 65-74	\$83,797	\$155,203	\$166,225
Average Household Income 75+	\$75,007	\$104,302	\$120,567

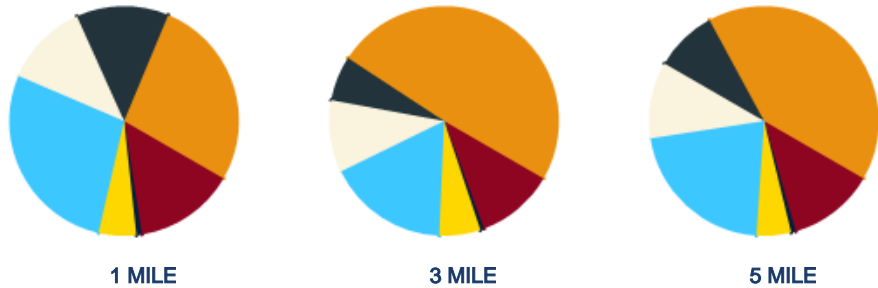


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	88	76	81
Diversity Index (current year)	87	74	80
Diversity Index (2020)	87	71	79
Diversity Index (2010)	83	65	73

POPULATION DIVERSITY



POPULATION BY RACE

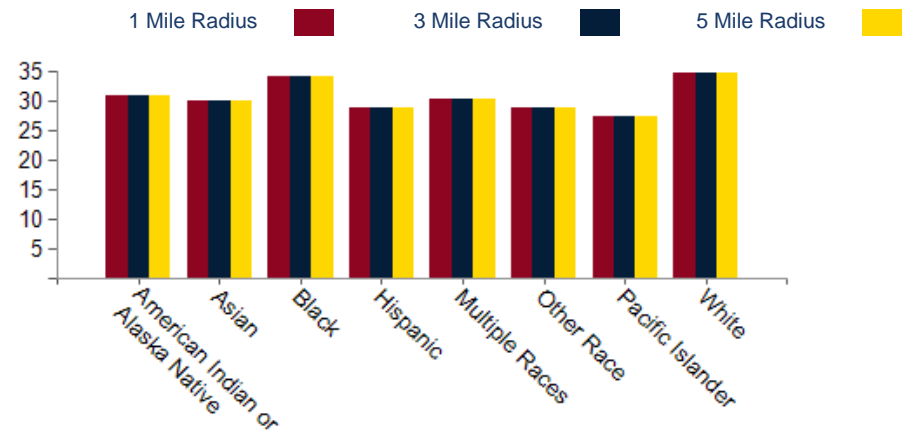


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	14%	11%	12%
American Indian	1%	1%	1%
Asian	5%	6%	5%
Hispanic	28%	17%	22%
Multiracial	12%	10%	11%
Other Race	13%	6%	9%
White	27%	49%	41%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	31	33	34
Median Asian Age	30	30	33
Median Black Age	34	33	34
Median Hispanic Age	29	29	30
Median Multiple Races Age	30	29	31
Median Other Race Age	29	30	31
Median Pacific Islander Age	28	31	31
Median White Age	35	39	40

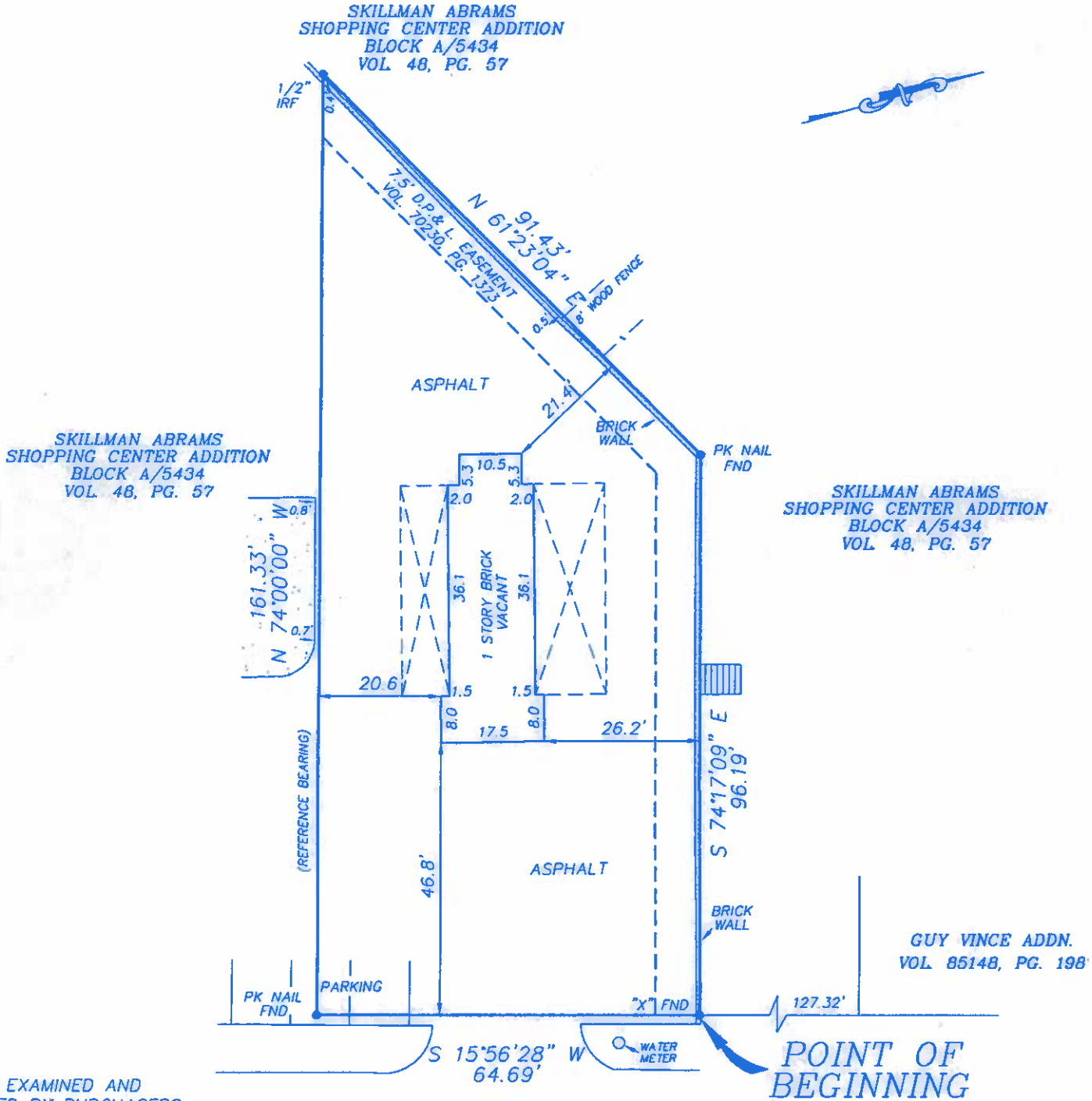
2026 MEDIAN AGE BY RACE



SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 6500 & 6535 ABRAMS ROAD, IN THE CITY OF DALLAS, TEXAS, BEING A TRACT OF LAND SITUATED IN BLOCK A/5434, OF SKILLMAN-ABRAMS SHOPPING CENTER, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 48, PAGE 57, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A "X" FOUND IN CONCRETE IN THE WESTERLY LINE OF ABRAMS ROAD (A VARIABLE WIDTH R.O.W.), BEING SOUTH 15 DEGREES 56 MINUTES 28 SECONDS WEST 127.32 FEET FROM THE SOUTHEASTERLY CORNER OF THE GUY VINCE ADDITION, AN ADDITION TO THE CITY OF DALLAS AS RECORDED IN VOLUME 85148, PAGE 1987 MAP RECORDS DALLAS COUNTY TEXAS; THENCE SOUTH 15 DEGREES 56 MINUTES 28 SECONDS WEST ALONG THE WESTERLY LINE OF SAID ABRAMS ROAD, A DISTANCE OF 64.69 FEET TO A P.K. NAIL FOUND FOR CORNER; THENCE NORTH 74 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 161.33 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER; THENCE NORTH 61 DEGREES 23 MINUTES 04 SECONDS EAST A DISTANCE OF 91.43 FEET TO A P.K. NAIL FOUND FOR CORNER; THENCE SOUTH 74 DEGREES 17 MINUTES 09 SECONDS EAST, A DISTANCE OF 96.19 FEET TO THE PLACE OF BEGINNING CONTAINING 8290.96 SQUARE FEET OR 0.19 ACRES MORE OR LESS.



SURVEY EXAMINED AND ACCEPTED BY PURCHASERS

DATE: _____

**6500 & 6535 ABRAMS ROAD
(VARIABLE WIDTH R.O.W.)**

I, Steve Donaldson, Registered Professional Land Surveyor No. 4004, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 1, 1992; the size, location and types of improvements are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or protrusions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use.

REPUBLIC TITLE COMPANY
G.F. NO.: 06R16600
PURCHASER: FORE DOWN, INC.

By: Steve Donaldson
Steve Donaldson, Registered Professional Land Surveyor No. 4004

Date: 05-19-06

NOTE: EASEMENT AS RECORDED IN VOL. 70186, PG. 0127 HAS BEEN CORRECTED BY EASEMENT AS RECORDED IN VOL. 70230, PG. 1373 AND SHOWN HEREON.



NOT FOR CONSTRUCTION

FLOOD STAMP

SCALE: 1" = 20'

IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48113C0355J, EFFECTIVE DATE AUG. 23, 2001, THIS PROPERTY IS NOT IN A FLOOD PRONE AREA, ZONE X

SURVEYED: 05-17-2006

BEARINGS BASED ON RECORDED PLAT UNLESS NOTED OTHERWISE

JOB NO. 152737

LEGEND
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
IRS = IRON ROD SET
X DENOTES CONC. P.W.M.T

DRAWN BY: L.A.

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CARMAN-DONALDSON SURVEYING
3909 WEST WALNUT STREET
GARLAND, TEXAS 75042
972-205-0557 FAX 972-205-0535



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>J. Elmer Turner, Realtors Inc.</u>	<u>381055</u>	<u>mike@jelmerturner.com</u>	<u>214-954-1221</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Michael C. Turner</u>	<u>277978</u>	<u>mike@jelmerturner.com</u>	<u>214-954-1221</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Logan F. Turner</u>	<u>681322</u>	<u>logan@jelmerturner.com</u>	<u>214-954-1221</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Logan F. Turner</u>	<u>681322</u>	<u>logan@jelmerturner.com</u>	<u>214-954-1221</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials