



**418 S Ervay St**  
**2<sup>ND</sup> GENERATION RESTAURANT / CATERING KITCHEN**  
**2,400 SF**  
**1,500 SF WITH 900 SF OF COVERED PATIO SPACE**

**420 S Ervay St**  
**2<sup>ND</sup> GENERATION RESTAURANT / CATERING KITCHEN**  
**2,500 SF**

**2<sup>nd</sup> FLOOR OFFICE SPACE 2,500 SF**

## 2nd Generation Restaurant Spaces For Lease

418 & 420 S Ervay St  
Dallas TX 75201

**Logan Turner**  
J. Elmer Turner  
(214) 250-4578  
logan@jelmerturner.com

**Mike Turner**  
J. Elmer Turner  
(214) 502-8020  
mike@jelmerturner.com

**J. ELMER TURNER**  
"SINCE 1898"

# THE SPACE

Location

418 & 420 S Ervay St  
Dallas, TX 75201

## HIGHLIGHTS

- 418 S Ervay St: 2,400 sqft of 2nd generation restaurant / catering kitchen space available (1,500 sqft with 900 sqft of covered patio space)
- 420 S Ervay St: 2,500 sqft of 2nd generation restaurant / catering kitchen space available
- 420 S Ervay St: 2,500 sqft of 2nd floor office space available
- Located at S Ervay St & Young St in Downtown Dallas
- Prime location and identity
- Located in a busy trade area with excellent visibility and easy access



### POPULATION

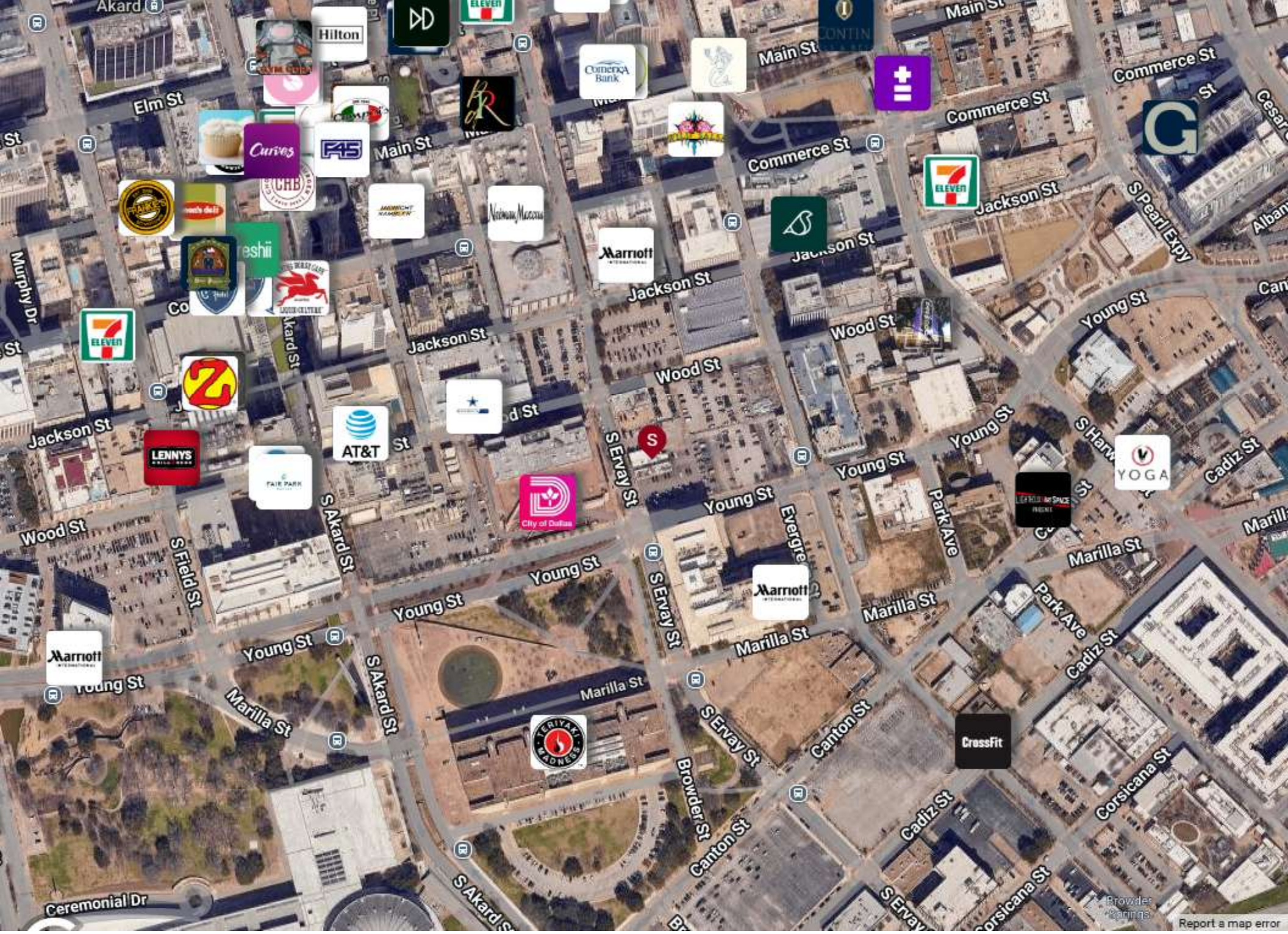
1.00 MILE	3.00 MILE	5.00 MILE
22,134	174,891	387,307

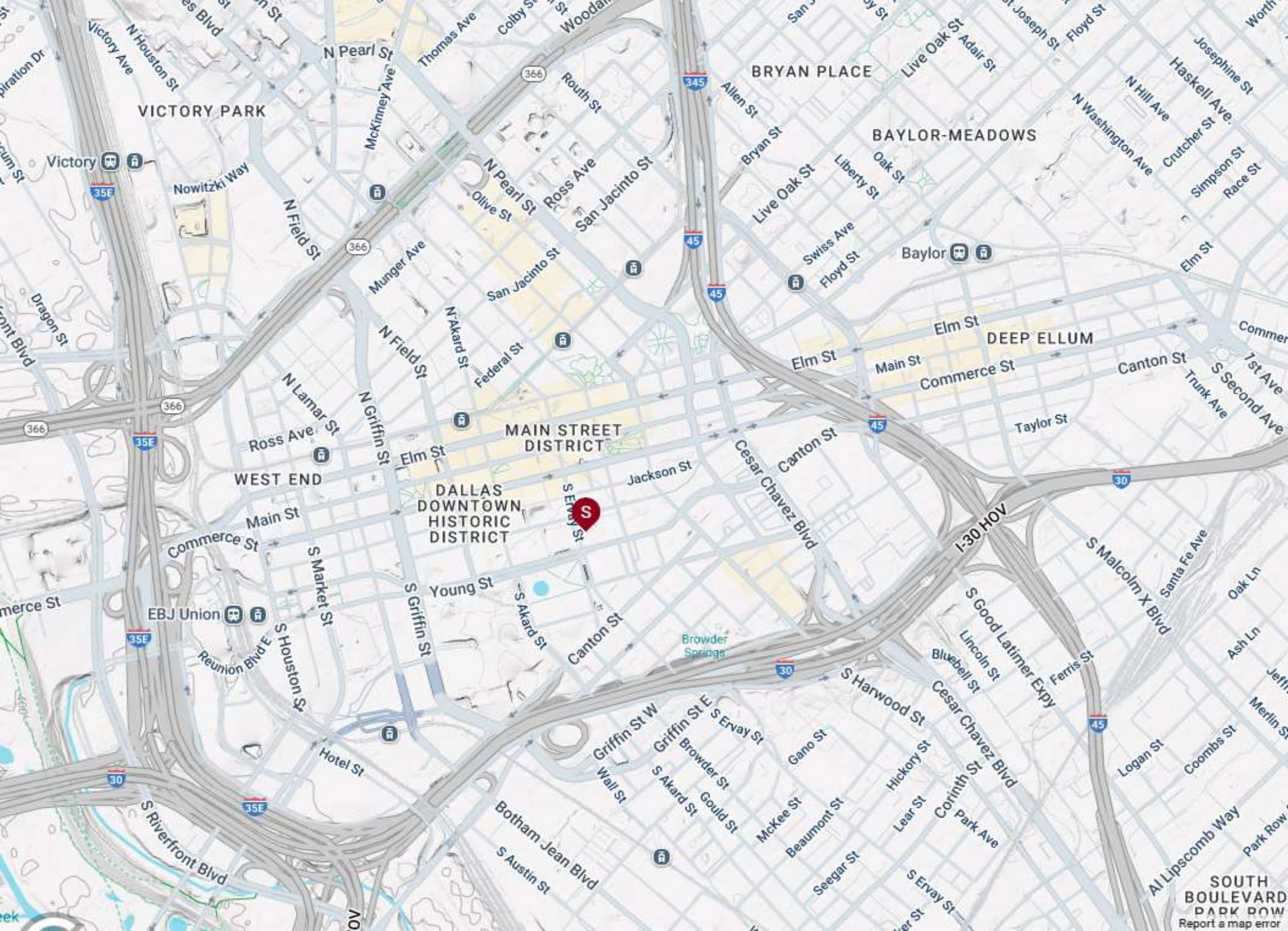
### AVERAGE HOUSEHOLD INCOME

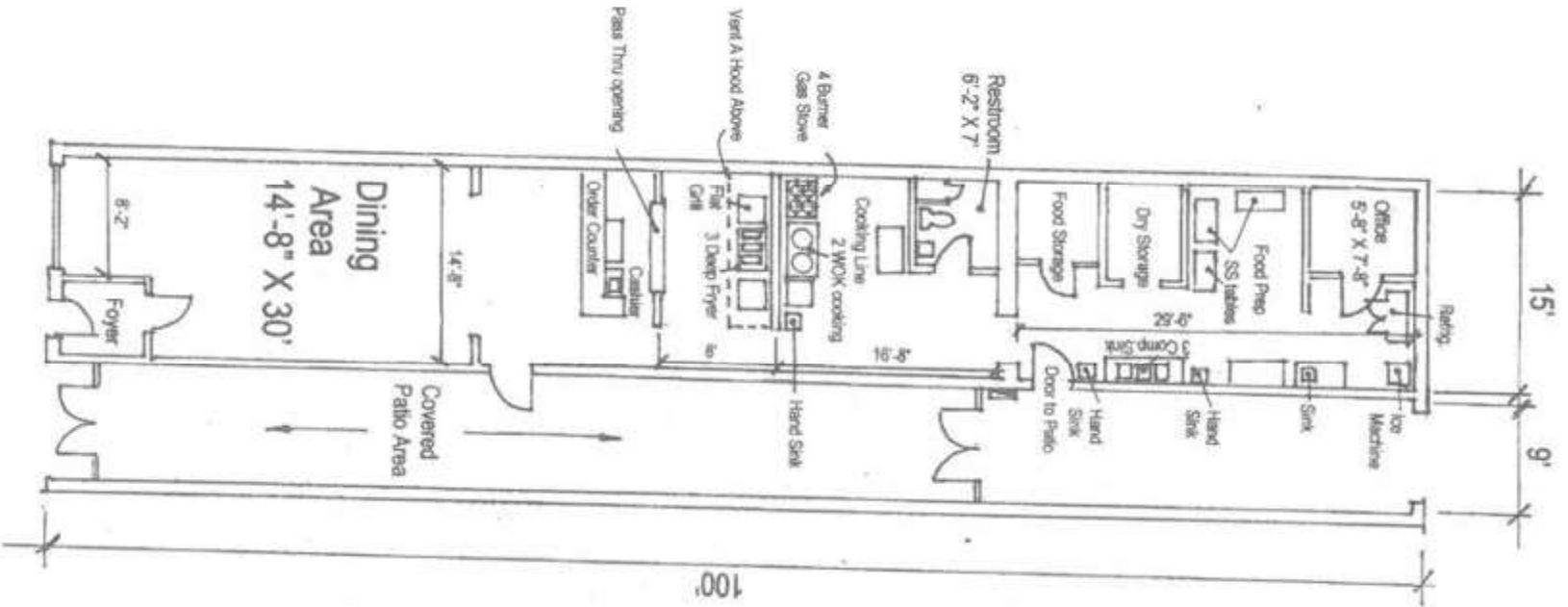
1.00 MILE	3.00 MILE	5.00 MILE
\$135,003	\$128,624	\$136,855

### NUMBER OF HOUSEHOLDS

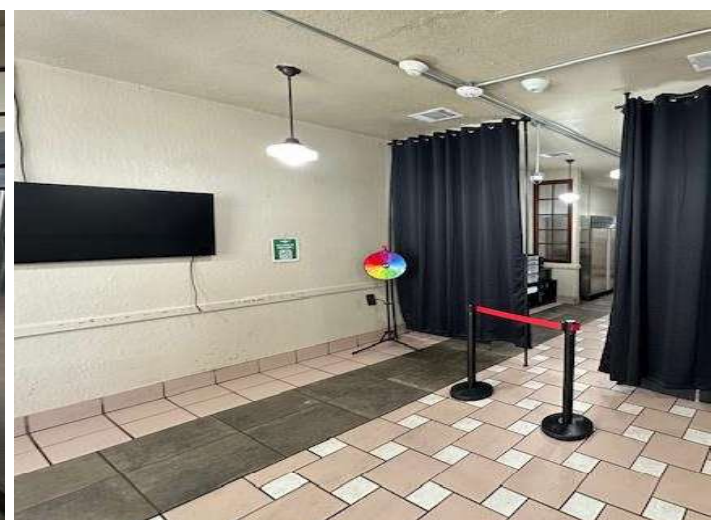
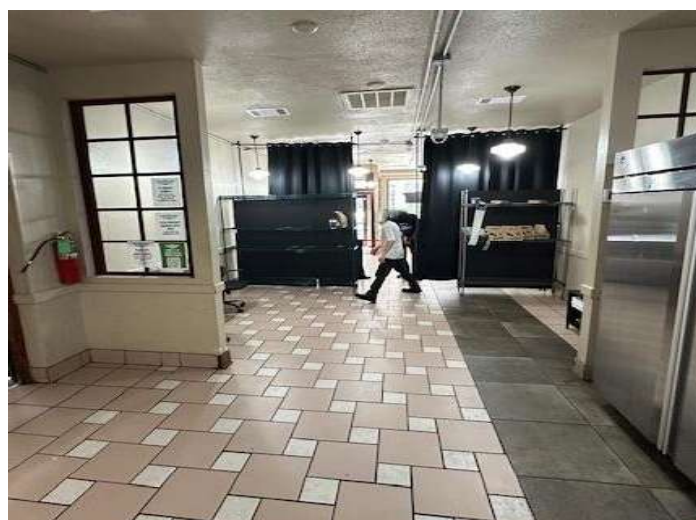
1.00 MILE	3.00 MILE	5.00 MILE
14,399	96,513	180,601

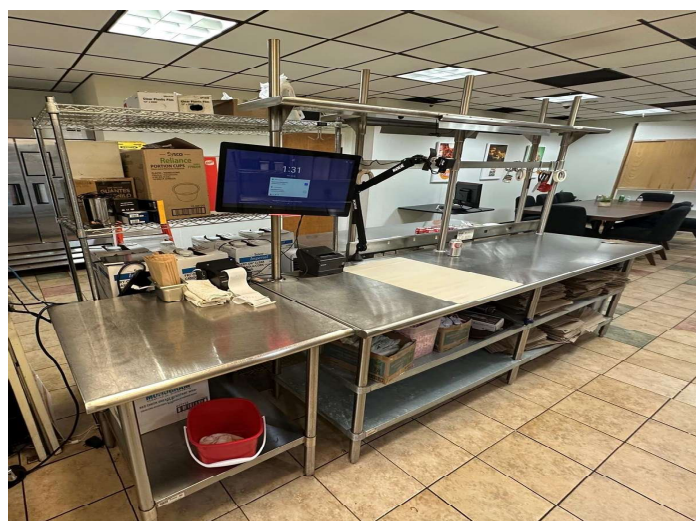






Floor Plan-Restaurant  
 418 Enway St.  
 Dallas, Texas



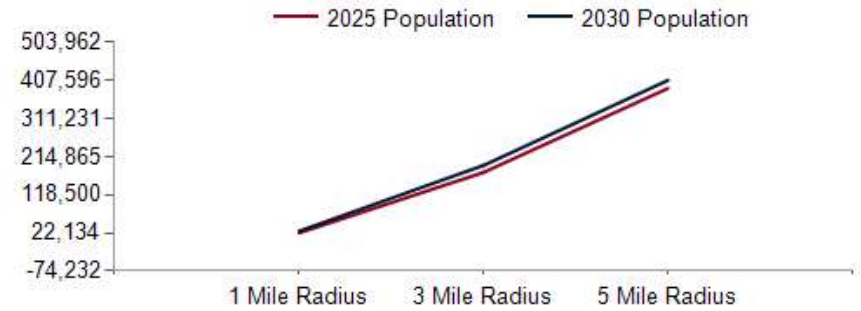




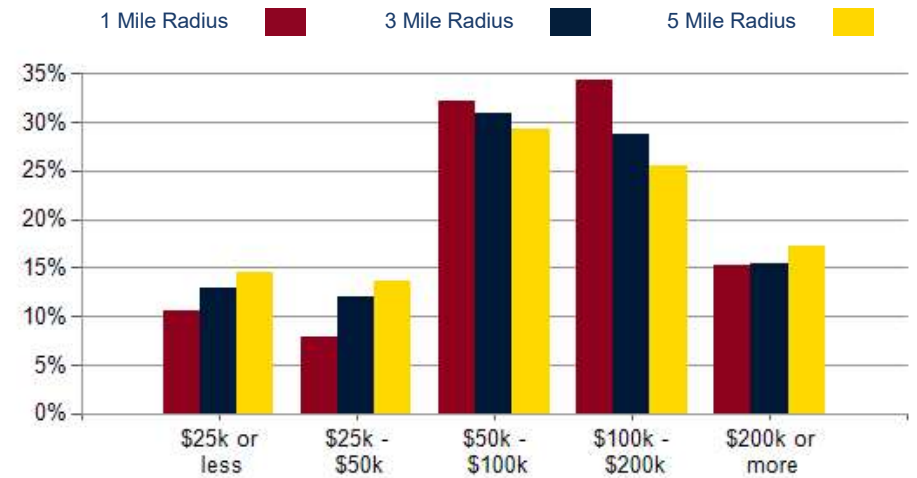
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,399	138,896	341,728
2010 Population	10,693	137,248	330,753
2025 Population	22,134	174,891	387,307
2030 Population	26,743	192,650	407,596
2025-2030: Population: Growth Rate	19.30%	9.75%	5.15%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,111	8,123	16,859
\$15,000-\$24,999	402	4,381	9,361
\$25,000-\$34,999	441	4,201	9,272
\$35,000-\$49,999	688	7,432	15,308
\$50,000-\$74,999	2,384	17,456	32,322
\$75,000-\$99,999	2,243	12,347	20,516
\$100,000-\$149,999	3,326	18,359	30,448
\$150,000-\$199,999	1,602	9,317	15,497
\$200,000 or greater	2,203	14,894	31,014
Median HH Income	\$99,007	\$86,797	\$82,318
Average HH Income	\$135,003	\$128,624	\$136,855

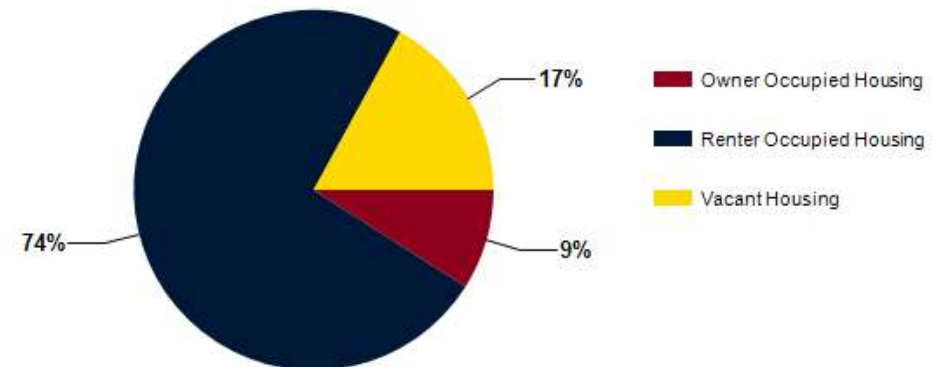
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,684	55,996	136,079
2010 Total Households	6,519	60,026	132,375
2025 Total Households	14,399	96,513	180,601
2030 Total Households	17,535	108,473	194,642
2025 Average Household Size	1.48	1.75	2.08
2025-2030: Households: Growth Rate	20.10%	11.80%	7.55%



2025 Household Income



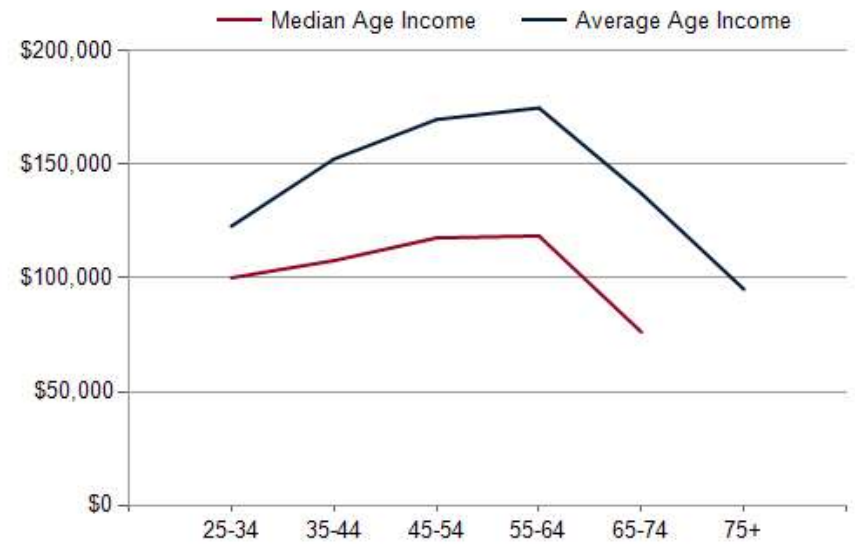
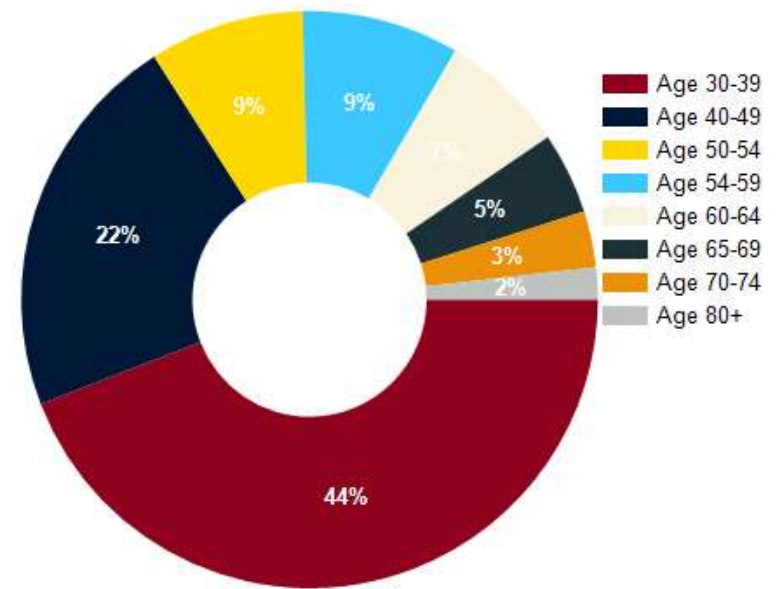
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	3,634	24,902	42,774
2025 Population Age 35-39	2,314	16,245	31,866
2025 Population Age 40-44	1,694	11,888	26,526
2025 Population Age 45-49	1,250	9,599	22,603
2025 Population Age 50-54	1,169	9,043	21,178
2025 Population Age 55-59	1,192	8,488	19,882
2025 Population Age 60-64	948	7,943	18,843
2025 Population Age 65-69	617	6,185	15,767
2025 Population Age 70-74	425	4,741	12,164
2025 Population Age 75-79	242	2,994	8,081
2025 Population Age 80-84	84	1,696	4,697
2025 Population Age 85+	92	1,308	3,713
2025 Population Age 18+	20,666	154,339	319,805
2025 Median Age	34	34	34
2030 Median Age	34	34	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,087	\$93,491	\$88,504
Average Household Income 25-34	\$122,805	\$124,181	\$123,811
Median Household Income 35-44	\$107,651	\$102,976	\$102,623
Average Household Income 35-44	\$152,367	\$152,228	\$162,020
Median Household Income 45-54	\$117,650	\$101,815	\$102,294
Average Household Income 45-54	\$169,775	\$152,534	\$169,283
Median Household Income 55-64	\$118,583	\$90,882	\$86,505
Average Household Income 55-64	\$174,905	\$146,664	\$160,737
Median Household Income 65-74	\$76,184	\$61,951	\$59,361
Average Household Income 65-74	\$137,221	\$116,464	\$123,567
Average Household Income 75+	\$95,035	\$89,919	\$98,857





# 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.

<b>J. Elmer Turner, Realtors Inc.</b>	<b>381055</b>	<b>mike@jelmerturner.com</b>	<b>214-954-1221</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael C. Turner</b>	<b>0277278</b>	<b>mike@jelmerturner.com</b>	<b>214-954-1221</b>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Logan F. Turner</b>	<b>681322</b>	<b>logan@jelmerturner.com</b>	<b>214-954-1221</b>
Sales Agent/Associate's Name	License No.	Email	Phone

J. ELMER TURNER  
"SINCE 1898"

Information About Brokerage Services |  
Buyer/Tenant/Seller/Landlord Initials Date

2nd Generation Restaurant Spaces For Lease

Regulated by the Texas Real Estate Commission  
Information available at www.trec.texas.gov  
ABS 1-0 11-2-2015