



Catering Facility with Office Space For Sale

7205 Envoy ct
Dallas TX 75247

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J. ELMER TURNER
"SINCE 1898"

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<https://jelmerturner.com>

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

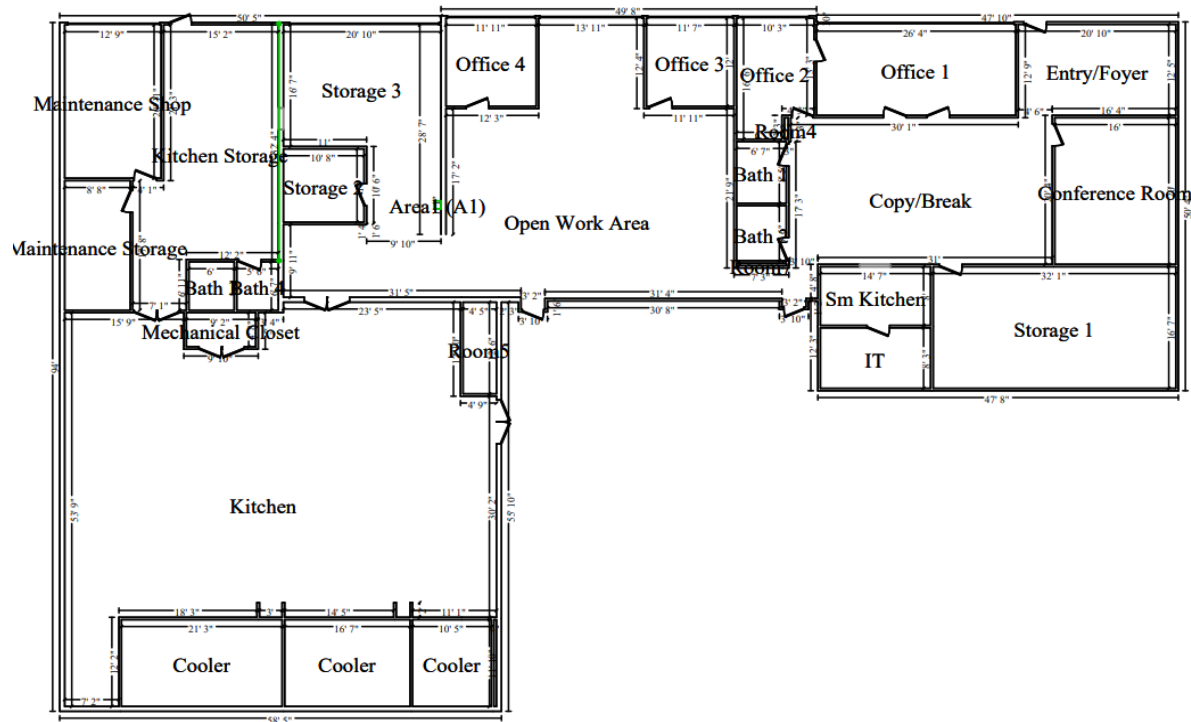
OFFERING SUMMARY

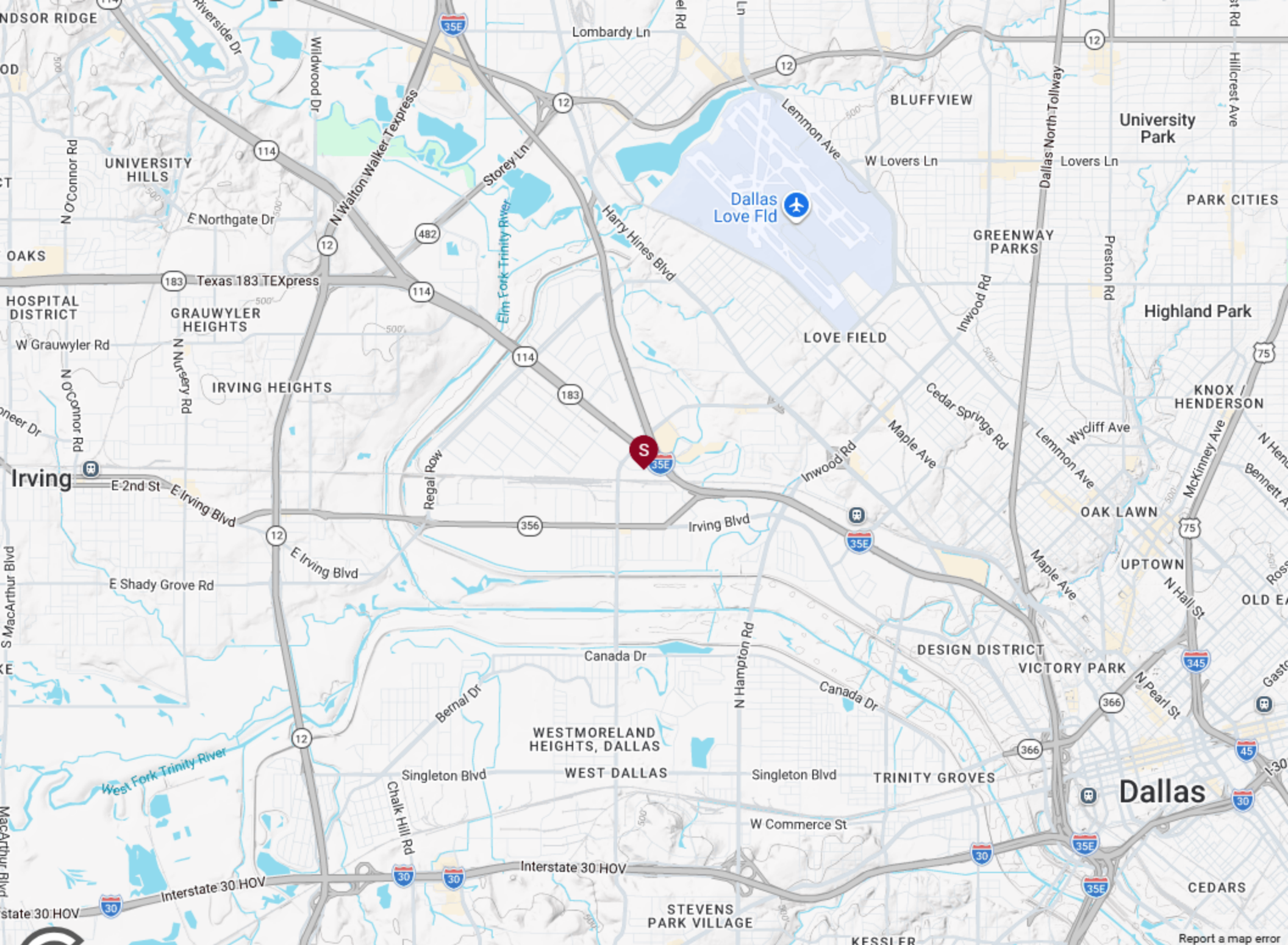
ADDRESS	7205 Envoy ct Dallas TX 75247
COUNTY	Dallas
PRICE	Call For Pricing

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	1,809	58,690	303,132
2026 Median HH Income	\$43,109	\$64,508	\$91,806
2026 Average HH Income	\$76,182	\$92,972	\$154,354

INFORMATION

- Fully equipped catering facility with 100% HVAC, heavy power, cooler/freezer space, kitchen production area, and office area
- Size: +/- 9,947 sqft of building
+/- 27,086 sqft of land
- Year Built: 1965, the building was recently renovated
- Secure iron fenced gated parking lot located at the rear
- Two dock-high doors with a concrete ramp
- Zoning: Industrial Research District (IR)
- Refer to the pictures in this brochure for fixtures and equipment included
- Easy access to I-35 and SH 183
- Tenant with multiple operating locations. The lease can be modified to allow for an owner/occupant to take nearly 50% of the building





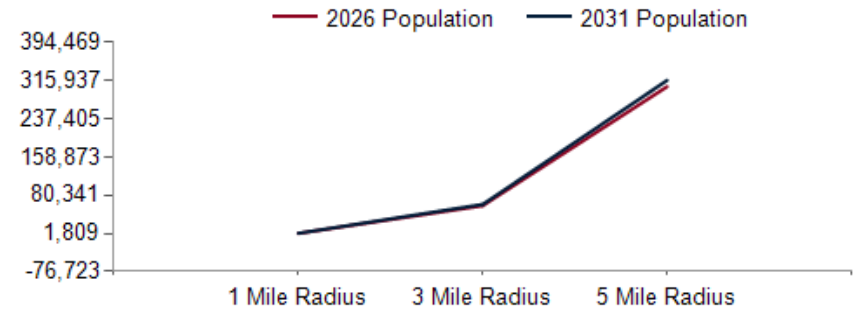




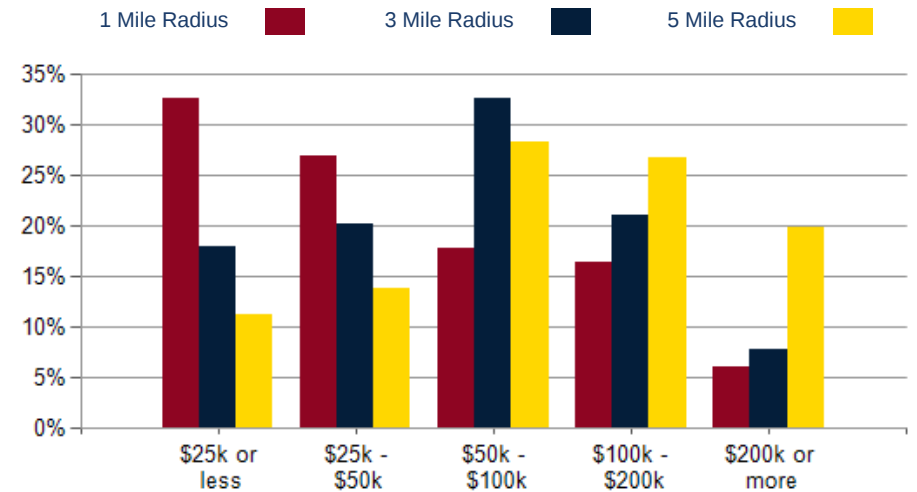


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	633	52,062	260,691
2010 Population	1,069	52,059	259,641
2026 Population	1,809	58,690	303,132
2031 Population	1,999	61,406	315,937
2026 African American	674	11,482	34,176
2026 American Indian	19	841	3,634
2026 Asian	73	3,492	15,082
2026 Hispanic	647	33,553	141,780
2026 Other Race	334	16,398	63,868
2026 White	453	15,040	130,495
2026 Multiracial	256	11,409	55,706
2026-2031: Population: Growth Rate	10.10%	4.55%	4.15%

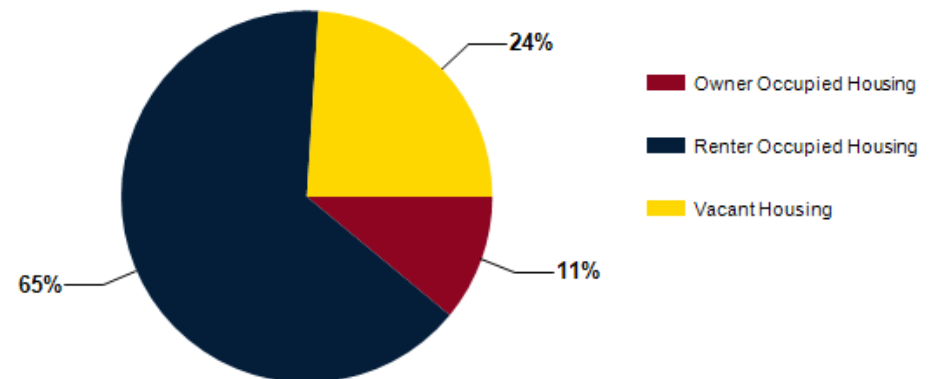
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	157	3,218	10,538
\$15,000-\$24,999	91	1,306	5,309
\$25,000-\$34,999	37	1,444	6,573
\$35,000-\$49,999	168	3,627	12,896
\$50,000-\$74,999	80	5,032	22,685
\$75,000-\$99,999	55	3,159	17,401
\$100,000-\$149,999	70	3,582	23,690
\$150,000-\$199,999	55	1,702	14,105
\$200,000 or greater	46	1,967	28,102
Median HH Income	\$43,109	\$64,508	\$91,806
Average HH Income	\$76,182	\$92,972	\$154,354



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

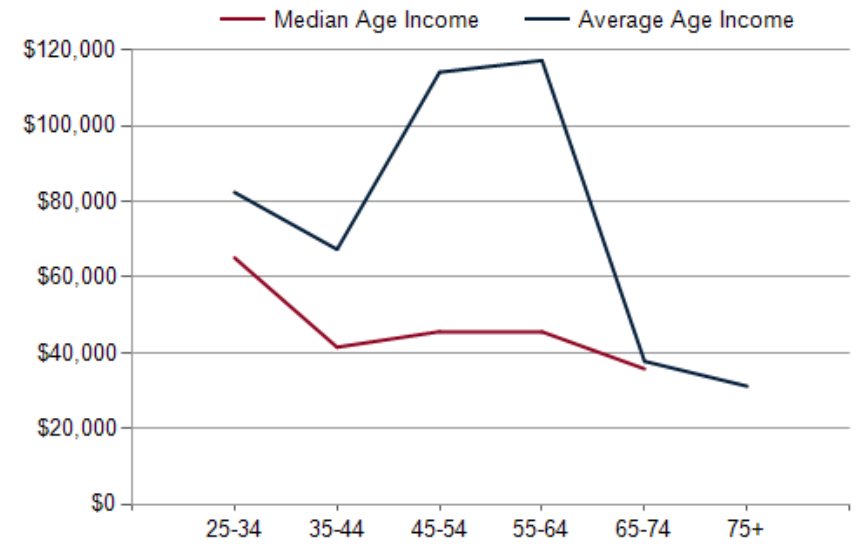
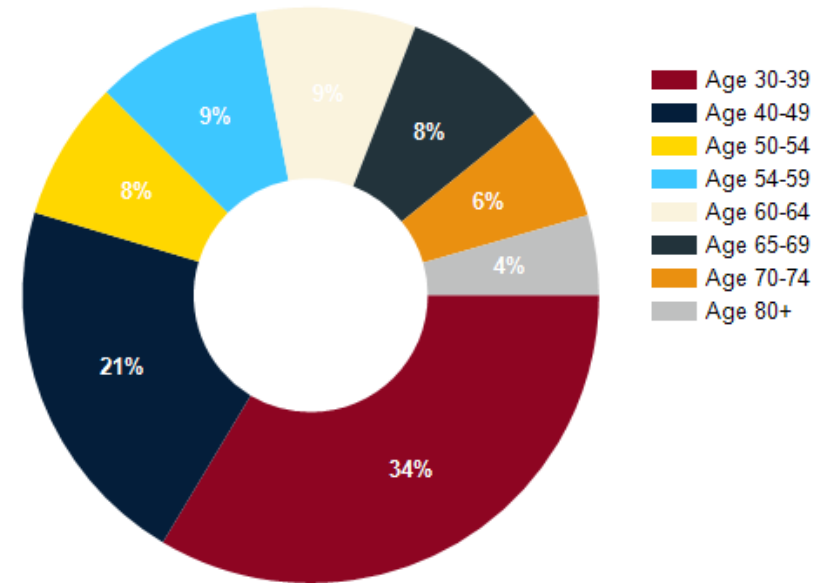


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	195	6,291	33,696
2026 Population Age 35-39	127	4,444	24,654
2026 Population Age 40-44	105	3,795	20,301
2026 Population Age 45-49	97	3,431	17,873
2026 Population Age 50-54	75	3,145	16,480
2026 Population Age 55-59	91	3,049	15,727
2026 Population Age 60-64	86	2,844	14,562
2026 Population Age 65-69	79	2,308	12,137
2026 Population Age 70-74	61	1,753	9,178
2026 Population Age 75-79	43	1,084	6,375
2026 Population Age 80-84	27	644	3,860
2026 Population Age 85+	17	504	2,969
2026 Population Age 18+	1,477	47,114	249,701
2026 Median Age	33	33	34
2031 Median Age	32	34	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,126	\$65,405	\$88,703
Average Household Income 25-34	\$82,389	\$87,382	\$133,093
Median Household Income 35-44	\$41,495	\$87,868	\$111,385
Average Household Income 35-44	\$67,341	\$131,348	\$191,059
Median Household Income 45-54	\$45,589	\$71,189	\$112,861
Average Household Income 45-54	\$114,166	\$115,070	\$177,036
Median Household Income 55-64	\$45,555	\$64,114	\$98,814
Average Household Income 55-64	\$117,263	\$92,111	\$168,918
Median Household Income 65-74	\$35,750	\$44,844	\$81,241
Average Household Income 65-74	\$37,767	\$67,317	\$171,133
Average Household Income 75+	\$31,173	\$54,479	\$130,797

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	86	89	86
Diversity Index (current year)	86	89	86
Diversity Index (2020)	86	89	85
Diversity Index (2010)	79	82	78

POPULATION BY RACE



1 MILE



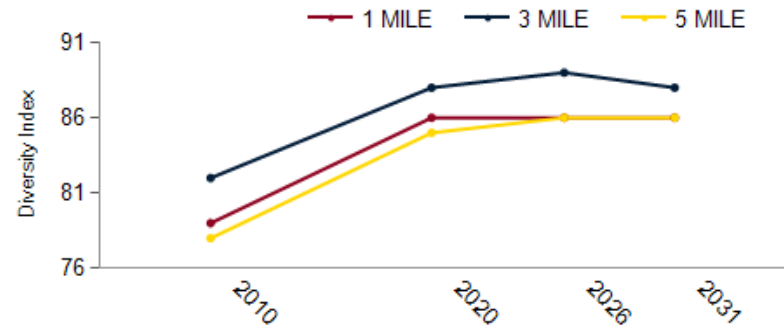
3 MILE



5 MILE

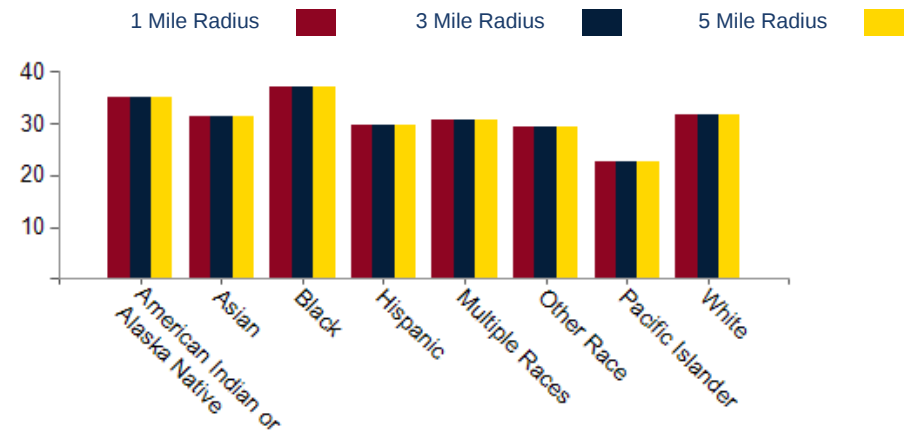
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	27%	12%	8%
American Indian	1%	1%	1%
Asian	3%	4%	3%
Hispanic	26%	36%	32%
Multiracial	10%	12%	13%
Other Race	14%	18%	14%
White	18%	16%	29%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	35	34
Median Asian Age	31	31	33
Median Black Age	37	35	35
Median Hispanic Age	30	32	31
Median Multiple Races Age	31	33	32
Median Other Race Age	29	32	31
Median Pacific Islander Age	23	38	35
Median White Age	32	34	36

2026 MEDIAN AGE BY RACE



FIRE STATION #47
BLOCK D/7940
CITY OF DALLAS

(0.781 AC.)
BLOCK B/7940
BROOK HOLLOW SERVICE CENTER
INSTALLMENT NO. 1
VOL. 34, PG. 21
M.R.D.C.T.
US ENVOY COMMERCIAL, LLC.
INST#202200101656
D.R.D.C.T.

ENVOY COURT

ENVOY COURT

20' ALLEY

N 01°31'29" E - 136.00'

S 88°28'31" E - 200.00'

S 01°31'29" W - 121.00'

20' ALLEY

N 88°28'31" W - 185.00'

20' ALLEY

0.6218 AC.
PART OF BLOCK E/7940
BROOK HOLLOW SERVICE CENTER
INSTALLMENT NO. 2
VOL. 36, PG. 79
M.R.D.C.T.

DIRECTOR'S ROW, LLC.
INST#201500252436
D.R.D.C.T.

7205 ENVOY COURT
1 STORY BUILDING
±9,947 SQ. FT.

EASEMENT AREA WITHIN
BUILDING REMOVED BY
PARTIAL RELEASE
VOL. 2005017, PG. 4153

15' TU-ELEC. CO. &
SMS TELE. CO. EASEMENT
VOL. 20162, PG. 2417

(0.867 AC.)
BLOCK G/7940
BROOK HOLLOW SERVICE CENTER
INSTALLMENT NO. 2
VOL. 36, PG. 79
M.R.D.C.T.
RHONDA KAY, LLC.
INST#201800354397
D.R.D.C.T.



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.

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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

Information About Brokerage Services