



Medical / Office / Retail Building For Lease

3300 Douglas Ave
Dallas TX 75219

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J. ELMER TURNER
"SINCE 1898"

THE SPACE

Location

3300 Douglas Ave
Dallas, TX 75219

HIGHLIGHTS

- +/- 2,738 sqft free-standing building
- Perfect for a medical, office, or retail use
- Prime location and identity
- Located at the corner of Douglas Ave & Hall St
- Excellent building signage visibility and easy access
- 17 gated parking spaces plus on street parking
- Plumbing, gas and electrical are to the building
- Side and back area for outdoor breaks
- Delivered in white box condition
- The space can be divided

POPULATION

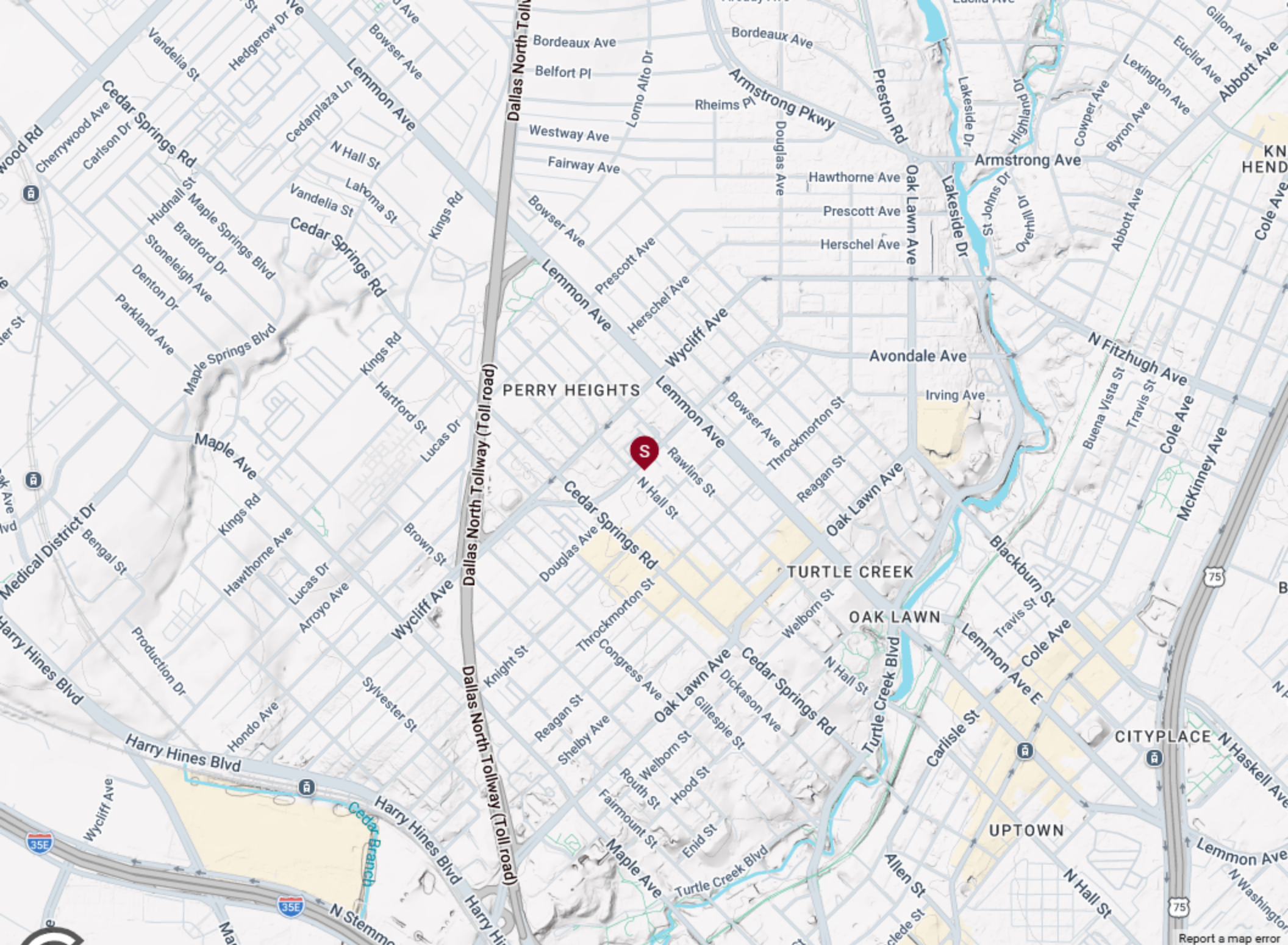
1.00 MILE	3.00 MILE	5.00 MILE
36,219	198,341	390,944

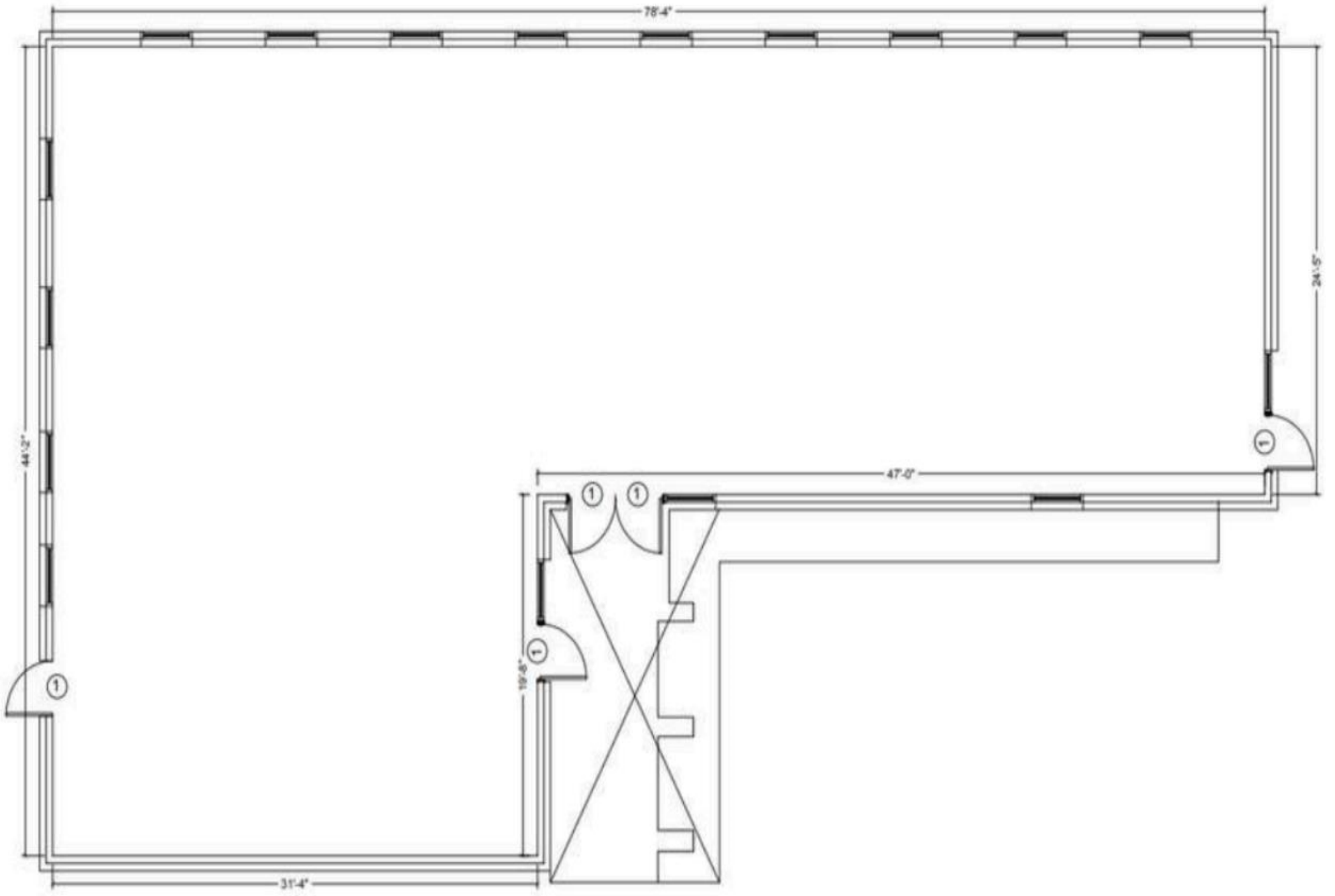
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$155,135	\$162,968	\$157,489

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
23,640	108,442	192,464

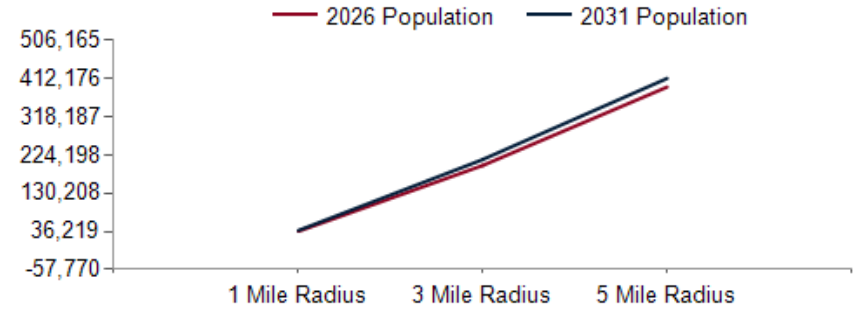




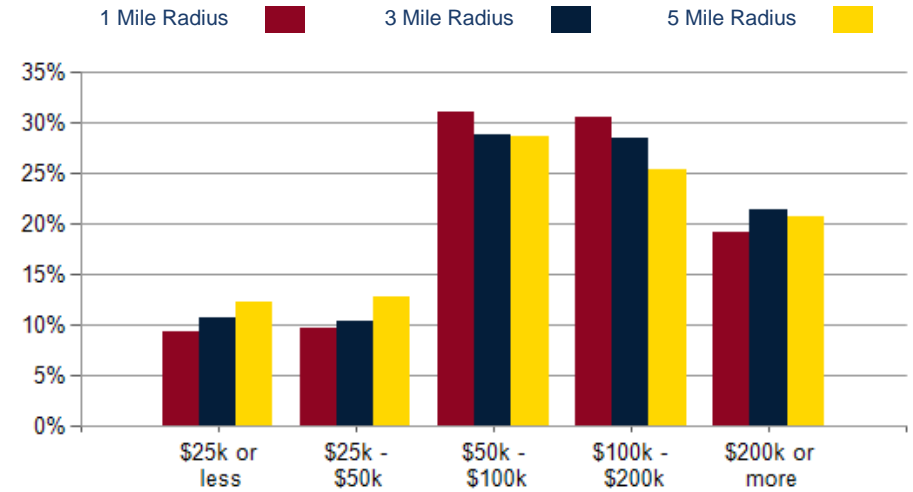


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	32,135	150,457	348,970
2010 Population	30,580	155,698	333,014
2026 Population	36,219	198,341	390,944
2031 Population	38,624	212,877	412,176
2026 African American	3,082	25,478	55,012
2026 American Indian	280	1,478	3,587
2026 Asian	2,472	13,198	20,125
2026 Hispanic	7,820	46,617	121,521
2026 Other Race	2,941	17,209	50,365
2026 White	22,873	115,802	204,586
2026 Multiracial	4,546	25,063	57,055
2026-2031: Population: Growth Rate	6.45%	7.10%	5.30%

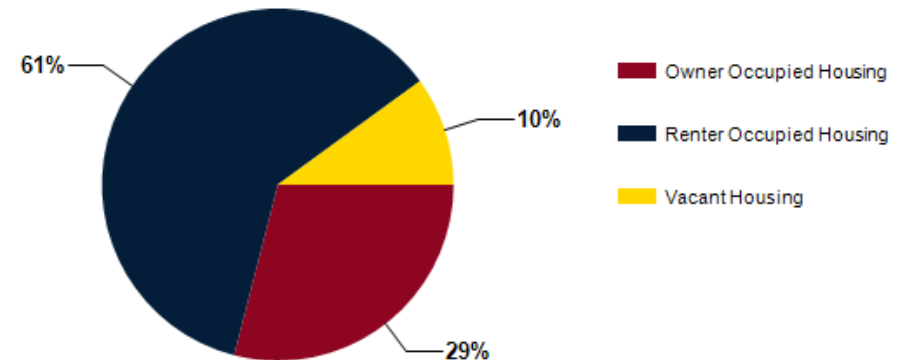
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,480	7,746	15,115
\$15,000-\$24,999	739	3,903	8,561
\$25,000-\$34,999	600	3,835	8,846
\$35,000-\$49,999	1,693	7,539	15,950
\$50,000-\$74,999	4,709	18,894	33,359
\$75,000-\$99,999	2,623	12,428	21,685
\$100,000-\$149,999	4,890	20,144	31,911
\$150,000-\$199,999	2,357	10,673	17,132
\$200,000 or greater	4,548	23,273	39,894
Median HH Income	\$99,709	\$99,676	\$90,133
Average HH Income	\$155,135	\$162,968	\$157,489



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

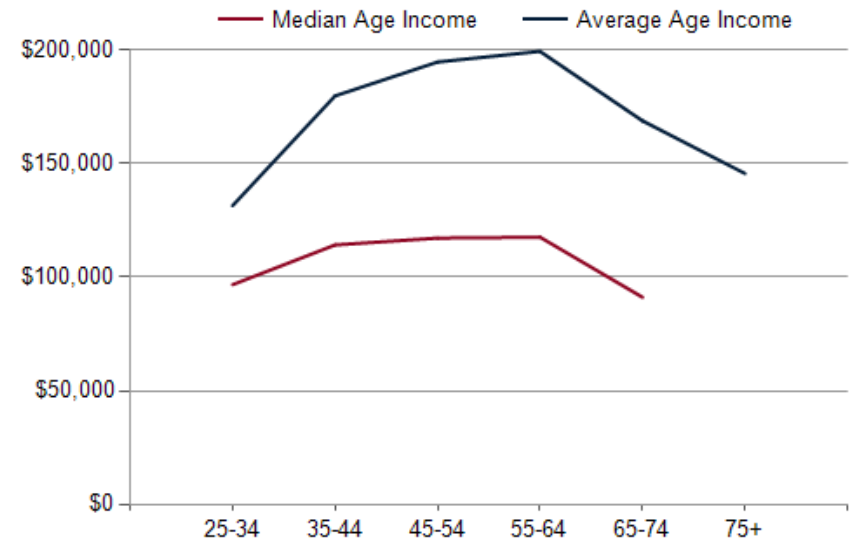
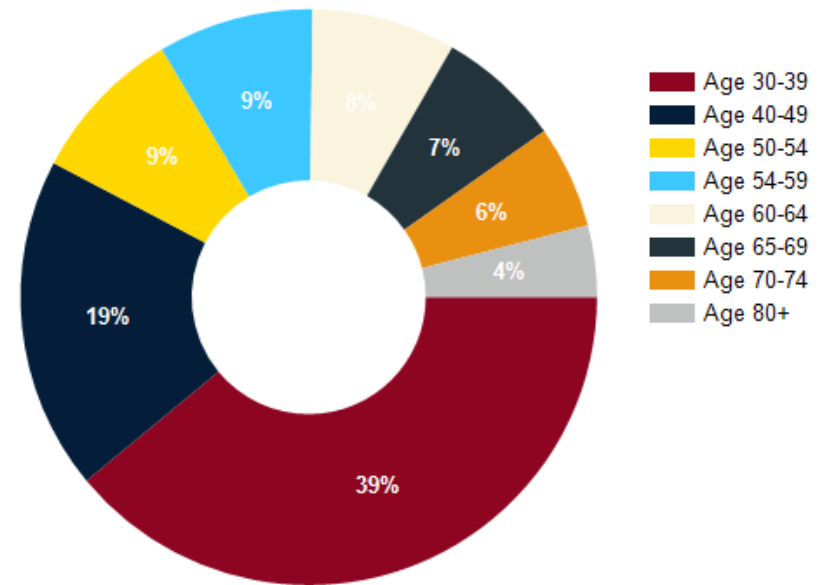


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	5,395	27,172	44,114
2026 Population Age 35-39	3,295	17,504	32,124
2026 Population Age 40-44	2,247	13,023	26,316
2026 Population Age 45-49	1,920	10,681	22,517
2026 Population Age 50-54	1,958	10,209	21,474
2026 Population Age 55-59	1,942	9,995	20,220
2026 Population Age 60-64	1,799	8,975	19,198
2026 Population Age 65-69	1,543	6,893	15,825
2026 Population Age 70-74	1,285	5,476	12,646
2026 Population Age 75-79	895	3,783	8,903
2026 Population Age 80-84	593	2,129	5,484
2026 Population Age 85+	476	1,787	4,978
2026 Population Age 18+	33,466	175,224	327,629
2026 Median Age	35	33	34
2031 Median Age	35	34	35

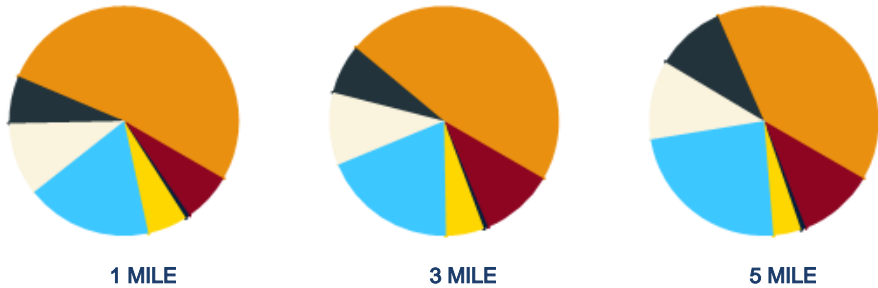
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$96,686	\$95,434	\$89,020
Average Household Income 25-34	\$131,488	\$133,035	\$128,845
Median Household Income 35-44	\$114,203	\$119,914	\$111,769
Average Household Income 35-44	\$179,840	\$191,407	\$183,365
Median Household Income 45-54	\$117,235	\$129,342	\$118,875
Average Household Income 45-54	\$194,761	\$215,666	\$205,635
Median Household Income 55-64	\$117,620	\$126,408	\$110,106
Average Household Income 55-64	\$199,463	\$219,843	\$202,329
Median Household Income 65-74	\$91,142	\$84,021	\$73,160
Average Household Income 65-74	\$168,862	\$178,916	\$160,496
Average Household Income 75+	\$145,652	\$145,255	\$122,740

Population By Age



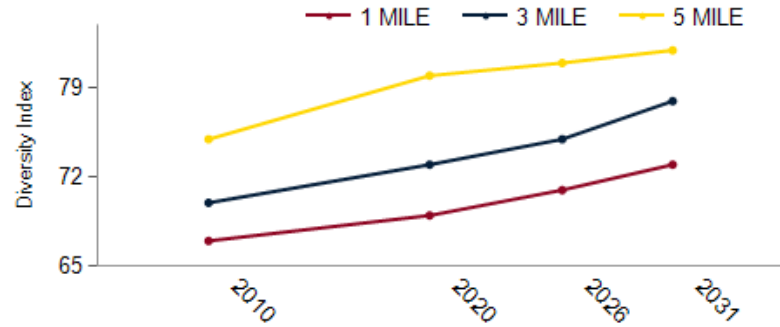
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	73	78	82
Diversity Index (current year)	71	75	81
Diversity Index (2020)	69	73	80
Diversity Index (2010)	67	70	75

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	7%	10%	11%
American Indian	1%	1%	1%
Asian	6%	5%	4%
Hispanic	18%	19%	24%
Multiracial	10%	10%	11%
Other Race	7%	7%	10%
White	52%	47%	40%

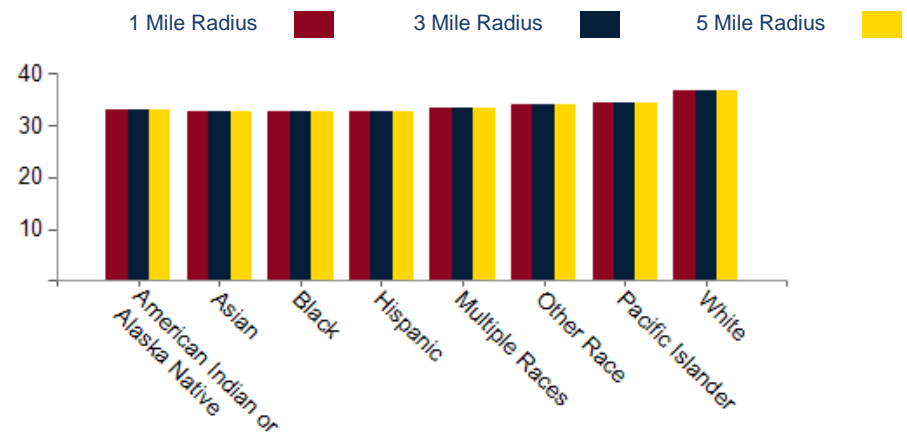
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	33	35	35
Median Asian Age	33	31	32
Median Black Age	33	34	36
Median Hispanic Age	33	32	32
Median Multiple Races Age	33	32	32
Median Other Race Age	34	33	32
Median Pacific Islander Age	34	33	34
Median White Age	37	34	36

2026 MEDIAN AGE BY RACE





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.

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 _____

Date _____