

Building For Lease

5605 East Grand Ave
Dallas, TX 75223



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J. ELMER TURNER
"SINCE 1898"

THE SPACE

Location

5605 East Grand Ave
Dallas, TX 75223

HIGHLIGHTS

- 5,148 sqft building available for lease
- The space is divisible
- The corner space is 3,000 sqft
- Intended uses: retail, bar, or medical
- Prime location and identity
- Located in a busy trade area with excellent visibility and easy access
- Located at the corner of East Grand Ave & S Beacon St
- Plenty of onsite parking adjacent to the building



POPULATION

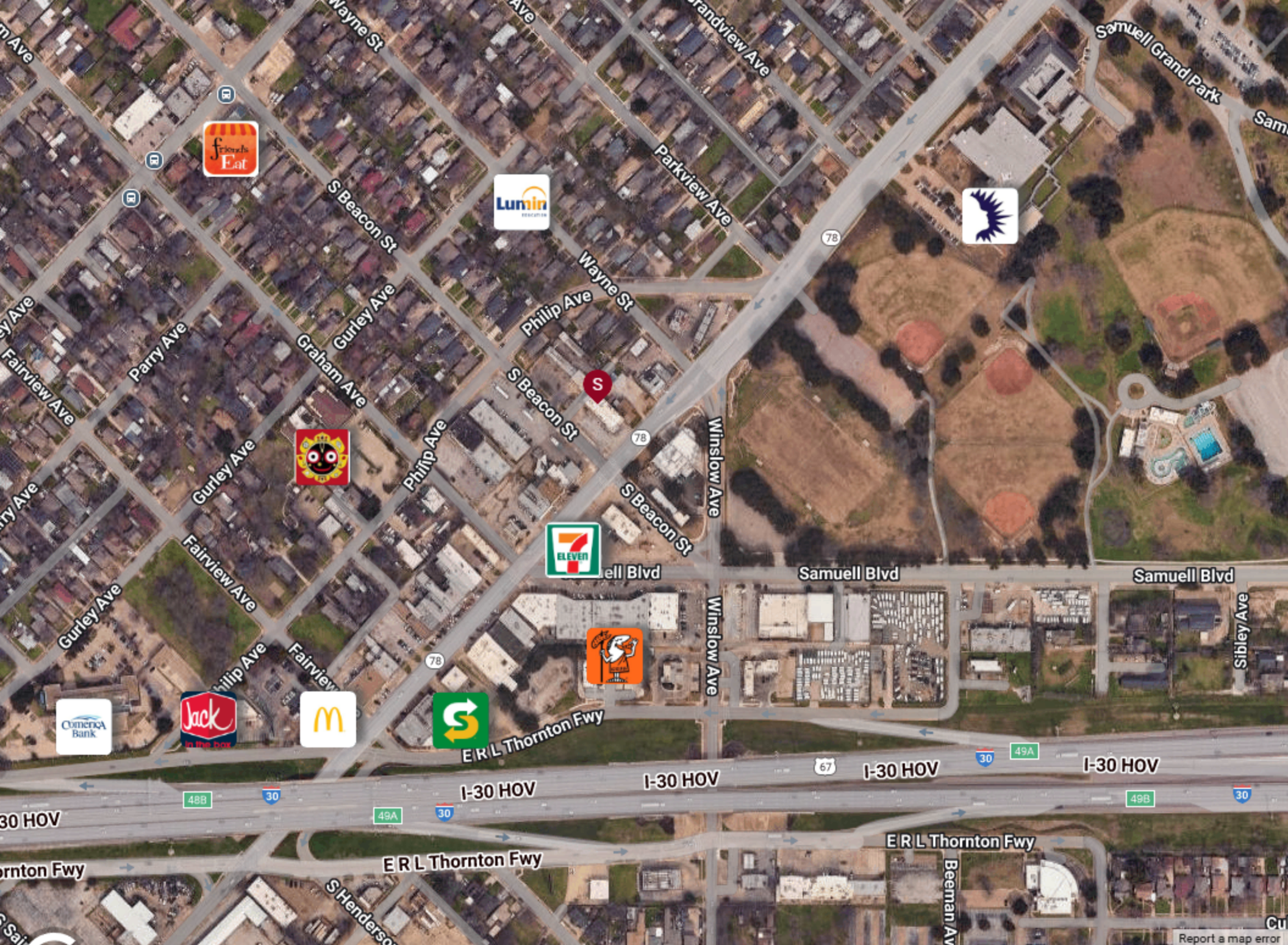
1.00 MILE	3.00 MILE	5.00 MILE
16,224	148,127	381,652

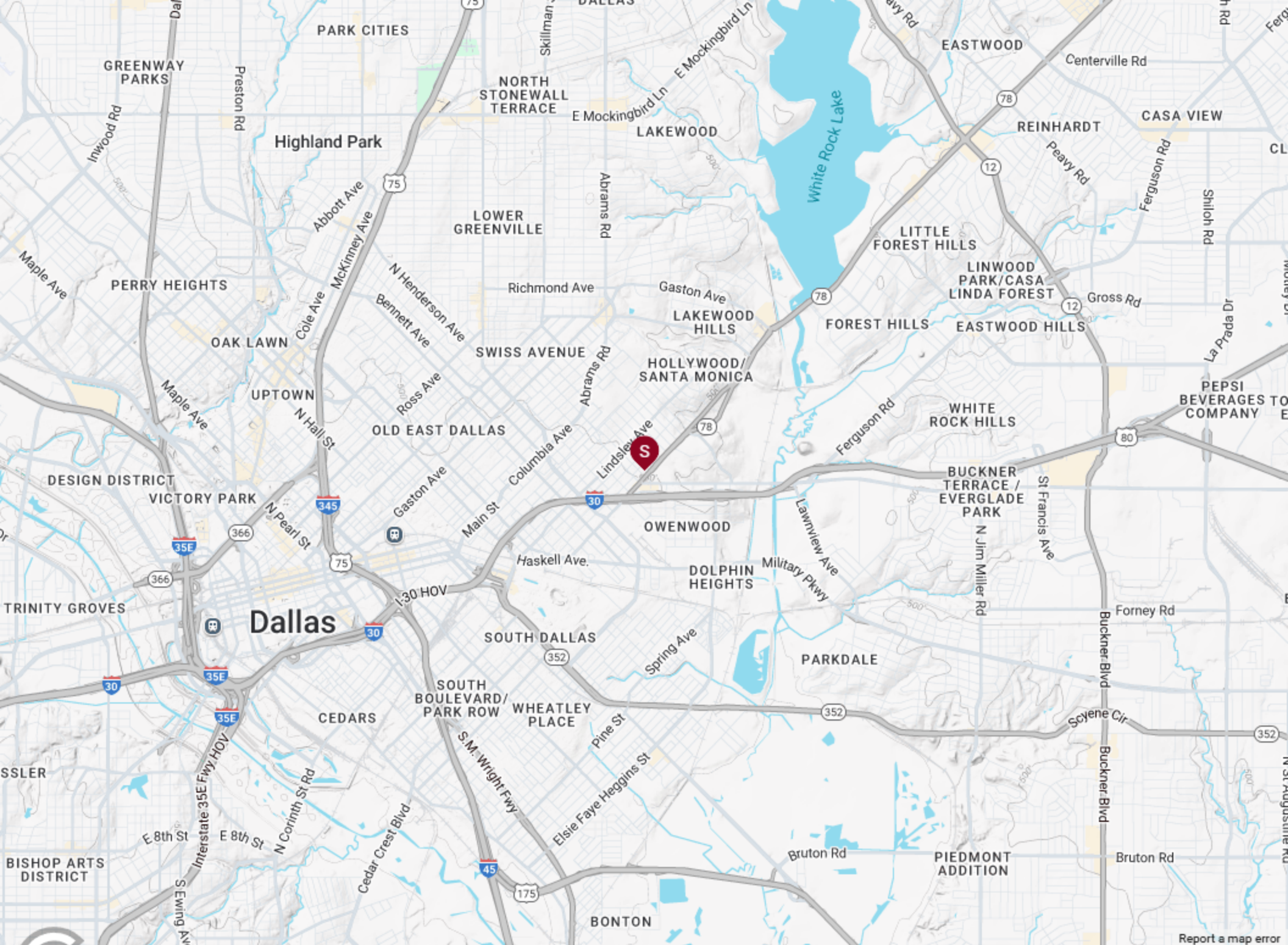
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$98,112	\$131,235	\$131,783

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,761	68,902	179,499





[Report a map error](#)

5605

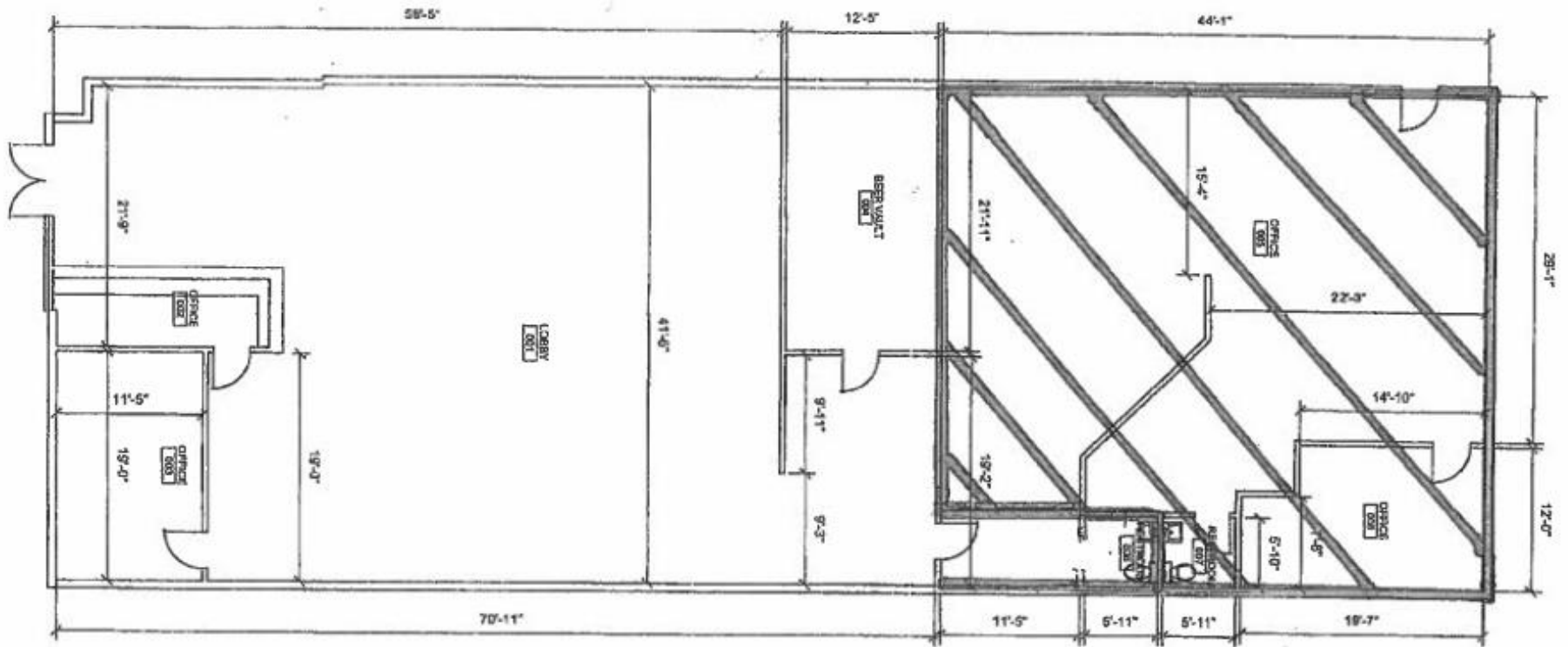
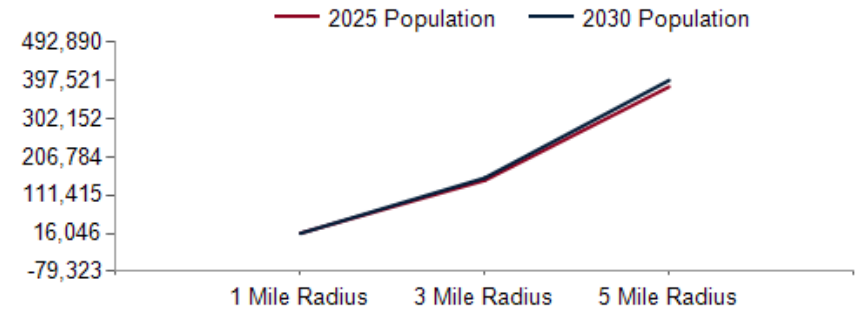


EXHIBIT A

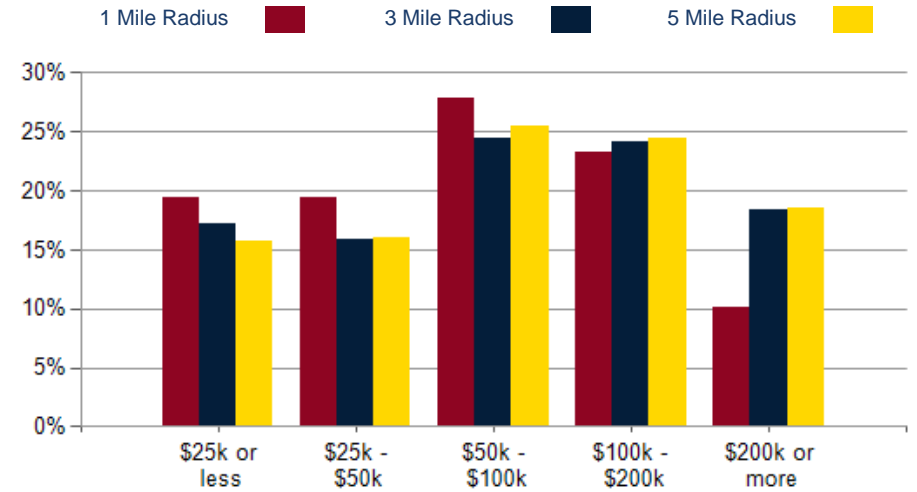
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,774	136,443	336,403
2010 Population	16,444	130,347	330,606
2025 Population	16,224	148,127	381,652
2030 Population	16,046	154,199	397,521
2025-2030: Population: Growth Rate	-1.10%	4.05%	4.10%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	684	7,430	18,062
\$15,000-\$24,999	431	4,424	10,084
\$25,000-\$34,999	544	4,644	11,878
\$35,000-\$49,999	570	6,256	16,783
\$50,000-\$74,999	893	9,500	26,119
\$75,000-\$99,999	714	7,364	19,501
\$100,000-\$149,999	942	10,330	27,747
\$150,000-\$199,999	397	6,302	16,168
\$200,000 or greater	586	12,652	33,155
Median HH Income	\$66,399	\$81,188	\$82,346
Average HH Income	\$98,112	\$131,235	\$131,783

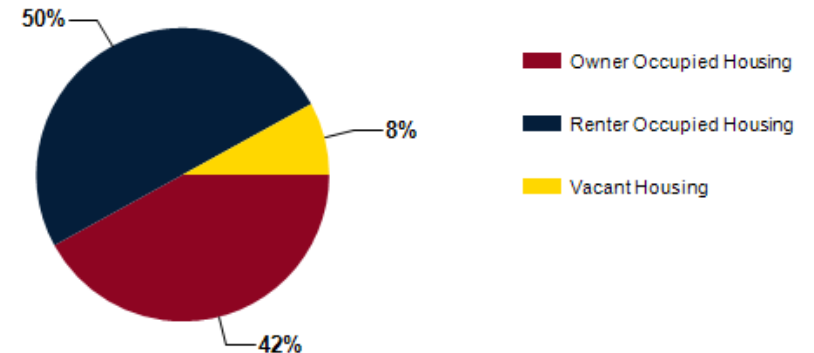
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,039	57,094	145,837
2010 Total Households	5,353	54,972	140,492
2025 Total Households	5,761	68,902	179,499
2030 Total Households	5,746	73,638	192,634
2025 Average Household Size	2.79	2.13	2.07
2025-2030: Households: Growth Rate	-0.25%	6.70%	7.10%



2025 Household Income

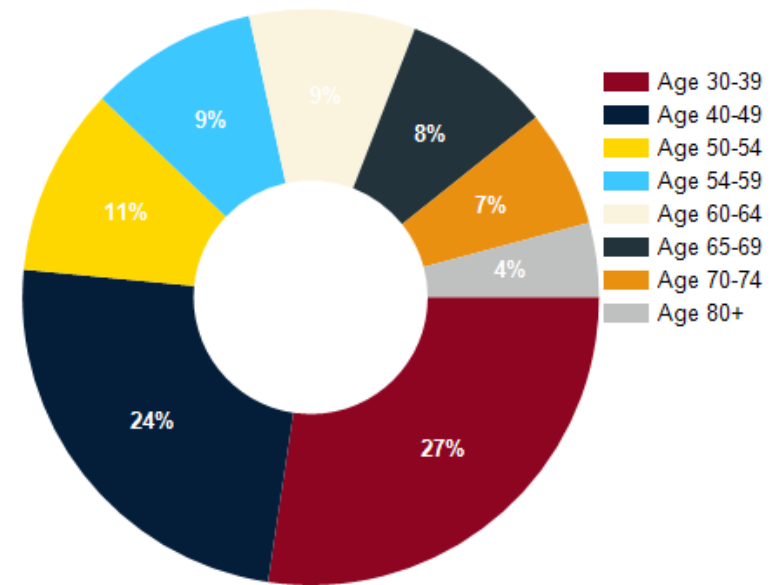


2025 Own vs. Rent - 1 Mile Radius

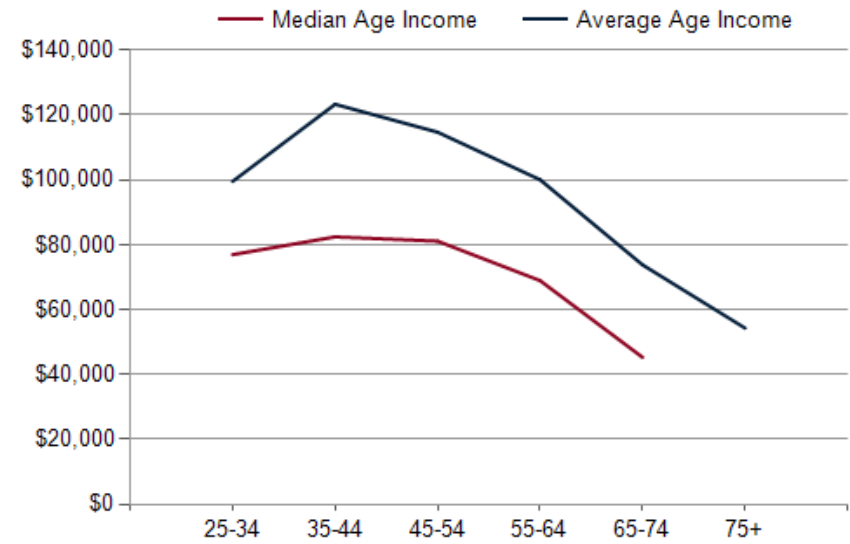


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,377	18,682	47,167
2025 Population Age 35-39	1,216	13,494	32,793
2025 Population Age 40-44	1,197	10,989	26,341
2025 Population Age 45-49	1,092	8,783	21,395
2025 Population Age 50-54	1,002	8,285	21,049
2025 Population Age 55-59	896	7,486	19,436
2025 Population Age 60-64	884	7,178	18,448
2025 Population Age 65-69	793	5,763	14,914
2025 Population Age 70-74	622	4,178	10,835
2025 Population Age 75-79	395	2,758	7,422
2025 Population Age 80-84	240	1,484	4,192
2025 Population Age 85+	236	1,182	4,072
2025 Population Age 18+	12,877	121,098	315,110
2025 Median Age	37	34	34
2030 Median Age	38	36	35



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,949	\$87,459	\$86,636
Average Household Income 25-34	\$99,520	\$125,425	\$121,877
Median Household Income 35-44	\$82,415	\$103,638	\$102,046
Average Household Income 35-44	\$123,306	\$159,893	\$155,357
Median Household Income 45-54	\$81,121	\$103,251	\$101,825
Average Household Income 45-54	\$114,705	\$161,696	\$159,216
Median Household Income 55-64	\$68,945	\$78,083	\$84,480
Average Household Income 55-64	\$100,047	\$135,039	\$145,752
Median Household Income 65-74	\$45,284	\$53,816	\$61,117
Average Household Income 65-74	\$73,802	\$102,029	\$118,065
Average Household Income 75+	\$54,292	\$76,300	\$94,431





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.

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