

# P. A. -Greenville

2937 Greenville Avenue, Dallas TX 75206



**Saul Waranch**  
Broker  
(214) 526-5800  
swaranch@sfwaranch.com

**Stephanie Jacobs**  
Agent  
(210) 415-4524  
sjacobs@sfwaranch.com

**Jeff Lewin**  
Head of Brokerage  
(214) 336-7715  
jlewin@sfwaranch.com



# THE SPACE

Location 2937 Greenville Avenue, Dallas, TX, 75206

## HIGHLIGHTS

- Popular Greenville Avenue location.
- Excellent visibility and access
- Concrete parking lot
- Fully leased.



Suite	Tenant	Floor	Square Feet	Lease Type	Notes
100	Simply Fit	Ground	2,800	NNN	Vegetarian kitchen.
200	Papa John's Pizza	Ground	1,247	NNN	National pizza delivery company.
300	Donut	Ground	753	NNN	Popular local donut shop.

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
23,073	203,169	416,194

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$169,169	\$149,673	\$132,703

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
11,775	104,608	200,901

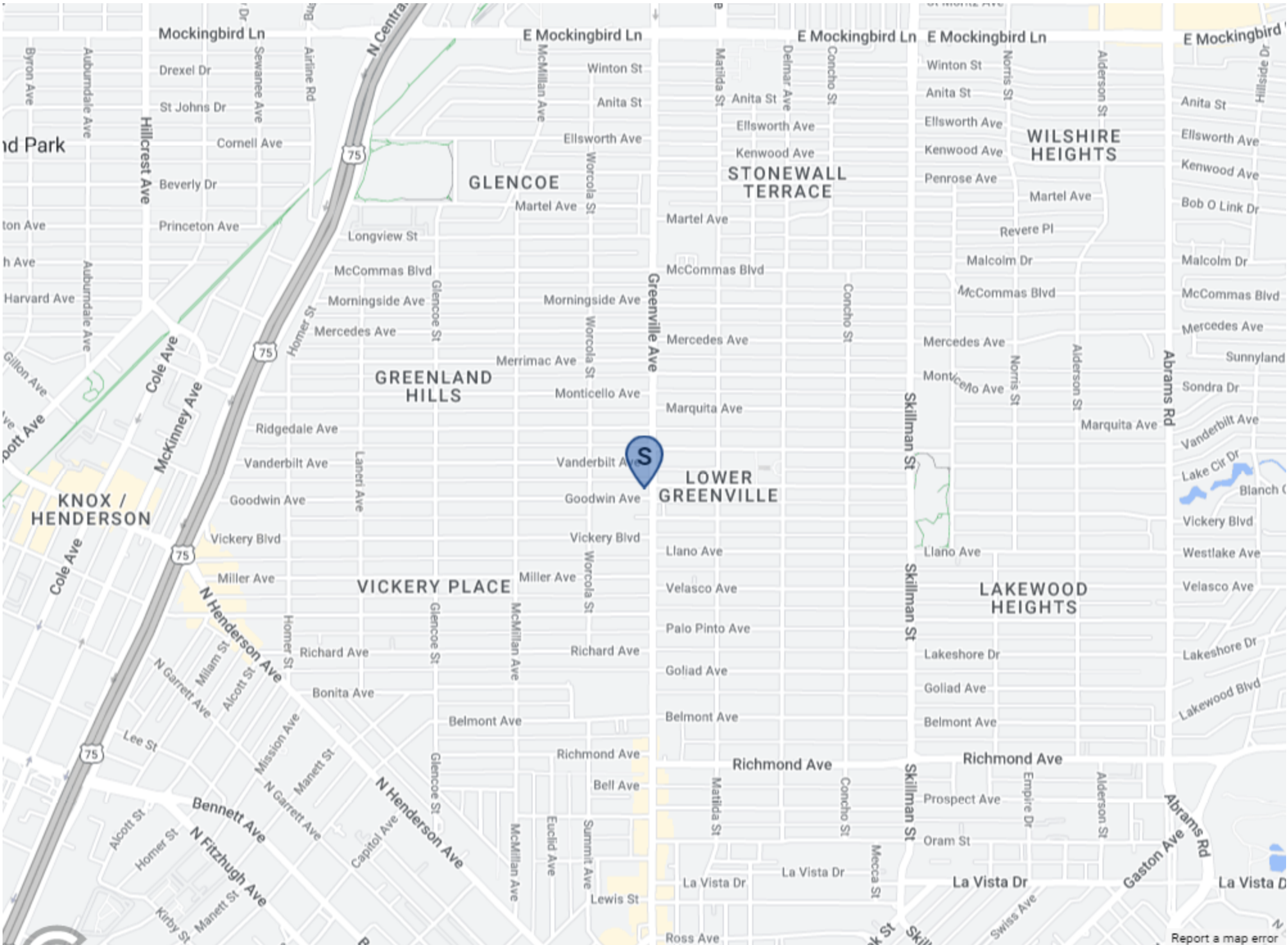
---

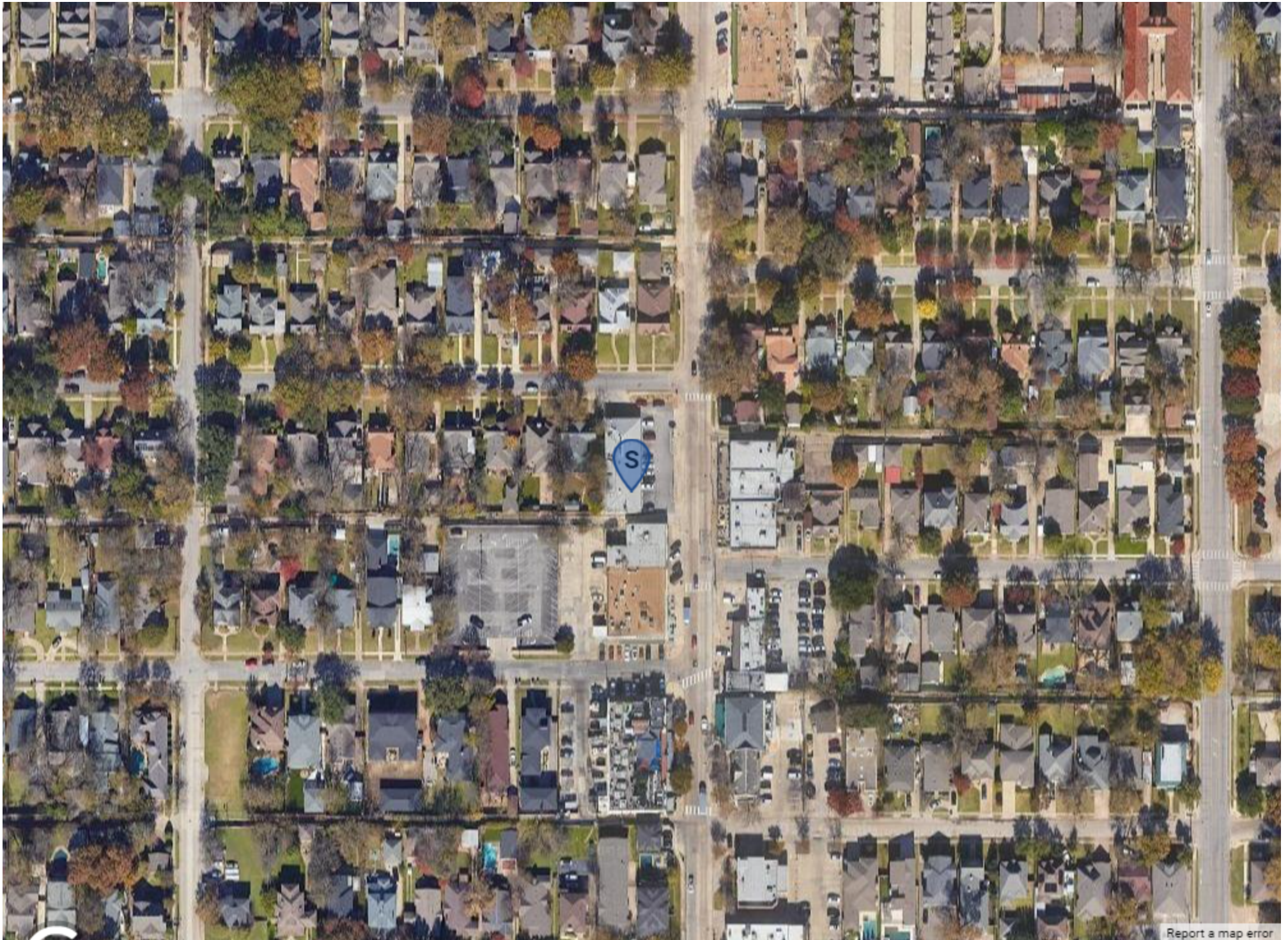
## PROPERTY FEATURES

---

CURRENT OCCUPANCY	<b>100.00 %</b>
TOTAL TENANTS	<b>3</b>
BUILDING SF	<b>4,800</b>
LAND SF	<b>14,500</b>
LAND ACRES	<b>0.33</b>
YEAR BUILT	<b>1968</b>
YEAR RENOVATED	<b>2019</b>
ZONING TYPE	<b>Retail</b>
NUMBER OF STORIES	<b>One</b>
NUMBER OF BUILDINGS	<b>One</b>
NUMBER OF PARKING SPACES	<b>Ample</b>

---





[Report a map error](#)

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	20,919	177,294	380,000
2010 Population	20,098	172,587	358,510
2022 Population	23,073	203,169	416,194
2027 Population	23,649	208,617	426,789
2022 African American	576	16,196	61,884
2022 American Indian	146	1,482	3,241
2022 Asian	903	11,609	22,318
2022 Hispanic	3,367	40,251	104,359
2022 Other Race	945	13,655	40,871
2022 White	17,913	134,857	232,522
2022 Multiracial	2,579	25,261	55,122
2022-2027: Population: Growth Rate	2.45 %	2.65 %	2.50 %

<b>2022 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	556	7,368	16,608
\$15,000-\$24,999	471	4,571	11,340
\$25,000-\$34,999	458	4,858	12,458
\$35,000-\$49,999	896	9,148	21,146
\$50,000-\$74,999	1,718	16,916	33,196
\$75,000-\$99,999	1,370	12,931	24,636
\$100,000-\$149,999	2,130	17,948	31,328
\$150,000-\$199,999	1,139	8,841	15,206
\$200,000 or greater	3,037	22,027	34,979
Median HH Income	\$106,989	\$91,898	\$79,648
Average HH Income	\$169,169	\$149,673	\$132,703

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	10,958	87,623	172,020
2010 Total Households	10,325	84,748	158,837
2022 Total Households	11,775	104,608	200,901
2027 Total Households	12,132	107,988	207,374
2022 Average Household Size	1.95	1.90	2.01
2000 Owner Occupied Housing	4,352	28,822	60,861
2000 Renter Occupied Housing	5,779	51,636	97,871
2022 Owner Occupied Housing	5,695	37,696	72,096
2022 Renter Occupied Housing	6,081	66,912	128,805
2022 Vacant Housing	1,384	12,090	24,106
2022 Total Housing	13,159	116,698	225,007
2027 Owner Occupied Housing	5,791	38,332	73,461
2027 Renter Occupied Housing	6,341	69,656	133,912
2027 Vacant Housing	1,486	13,029	25,926
2027 Total Housing	13,618	121,017	233,300
2022-2027: Households: Growth Rate	3.00 %	3.20 %	3.20 %

Source: esri

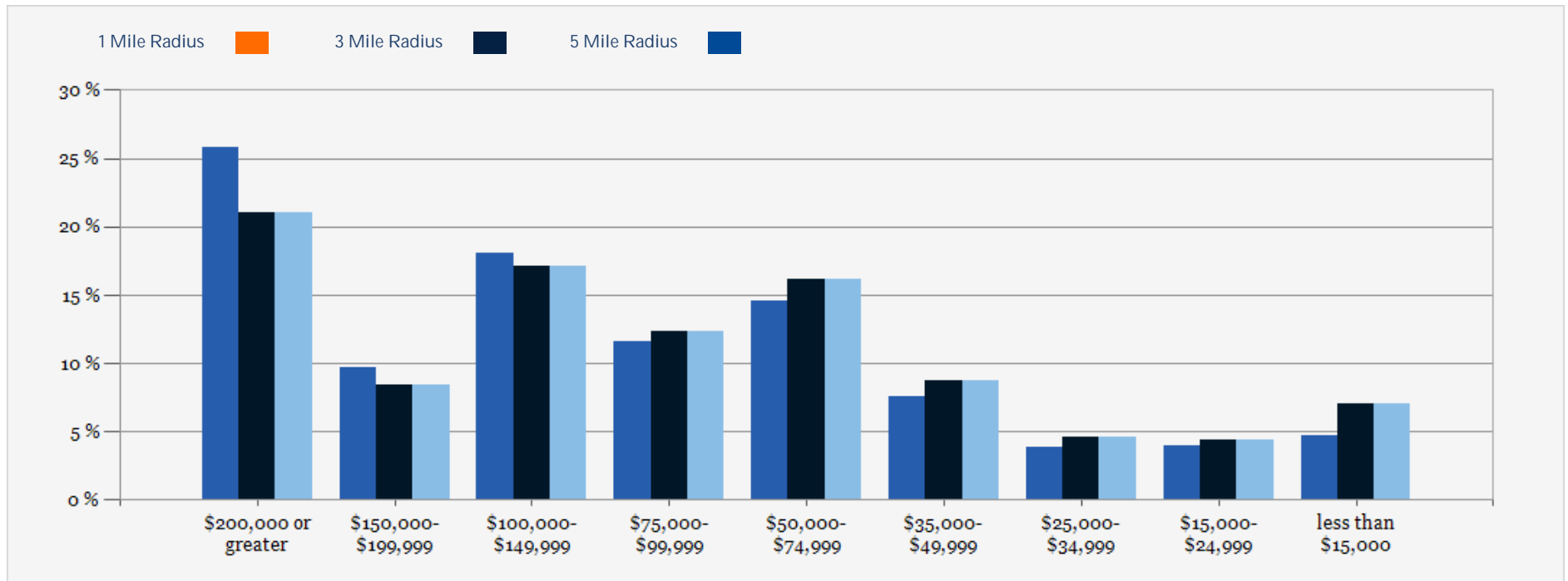
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	2,568	21,754	40,135
2022 Population Age 35-39	2,416	17,798	34,691
2022 Population Age 40-44	1,960	14,550	29,248
2022 Population Age 45-49	1,583	12,415	25,345
2022 Population Age 50-54	1,315	11,353	23,559
2022 Population Age 55-59	1,221	11,050	23,241
2022 Population Age 60-64	1,057	10,222	21,752
2022 Population Age 65-69	898	8,614	18,463
2022 Population Age 70-74	648	6,303	13,891
2022 Population Age 75-79	421	4,247	9,575
2022 Population Age 80-84	223	2,671	6,225
2022 Population Age 85+	345	2,984	7,696
2022 Population Age 18+	18,933	167,386	333,691
2022 Median Age	36	35	36

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,709	\$85,490	\$79,297
Average Household Income 25-34	\$136,466	\$120,943	\$111,489
Median Household Income 35-44	\$133,255	\$104,432	\$89,900
Average Household Income 35-44	\$198,864	\$163,172	\$144,667
Median Household Income 45-54	\$163,393	\$122,814	\$103,534
Average Household Income 45-54	\$230,634	\$193,503	\$168,579
Median Household Income 55-64	\$133,031	\$115,642	\$94,787
Average Household Income 55-64	\$201,430	\$188,952	\$163,939
Median Household Income 65-74	\$83,002	\$86,281	\$70,803
Average Household Income 65-74	\$140,063	\$150,135	\$127,640
Average Household Income 75+	\$109,668	\$119,583	\$99,128

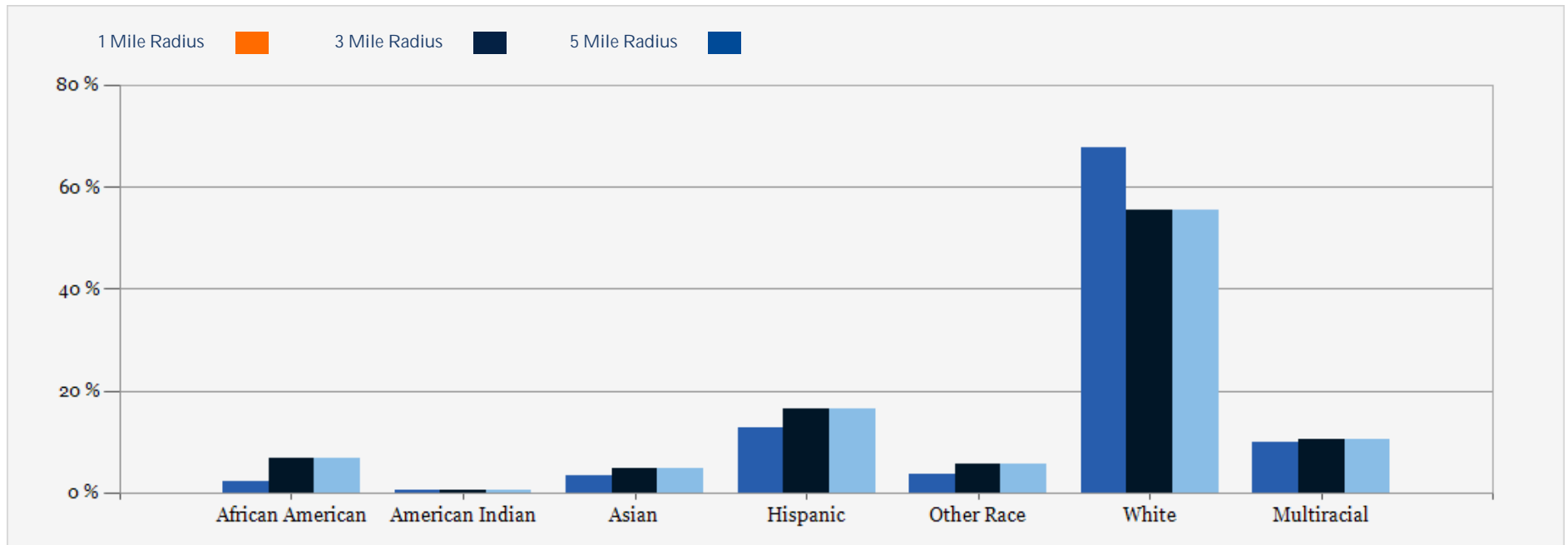
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	2,232	20,826	38,339
2027 Population Age 35-39	2,498	18,344	34,564
2027 Population Age 40-44	2,105	15,556	30,779
2027 Population Age 45-49	1,747	13,695	27,793
2027 Population Age 50-54	1,366	11,581	23,827
2027 Population Age 55-59	1,149	10,788	22,345
2027 Population Age 60-64	1,041	9,878	20,783
2027 Population Age 65-69	964	9,261	19,584
2027 Population Age 70-74	755	7,379	16,050
2027 Population Age 75-79	529	5,236	11,704
2027 Population Age 80-84	318	3,364	7,727
2027 Population Age 85+	371	3,317	8,082
2027 Population Age 18+	19,517	173,110	344,448
2027 Median Age	37	36	36

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$106,482	\$97,354	\$89,207
Average Household Income 25-34	\$156,299	\$137,383	\$127,612
Median Household Income 35-44	\$145,038	\$116,433	\$102,030
Average Household Income 35-44	\$213,398	\$179,890	\$160,032
Median Household Income 45-54	\$175,400	\$136,659	\$116,115
Average Household Income 45-54	\$251,119	\$211,136	\$186,441
Median Household Income 55-64	\$153,729	\$131,425	\$109,546
Average Household Income 55-64	\$225,839	\$209,223	\$182,901
Median Household Income 65-74	\$104,036	\$104,109	\$85,395
Average Household Income 65-74	\$166,540	\$175,395	\$150,465
Average Household Income 75+	\$134,501	\$147,409	\$123,446

## 2022 Household Income

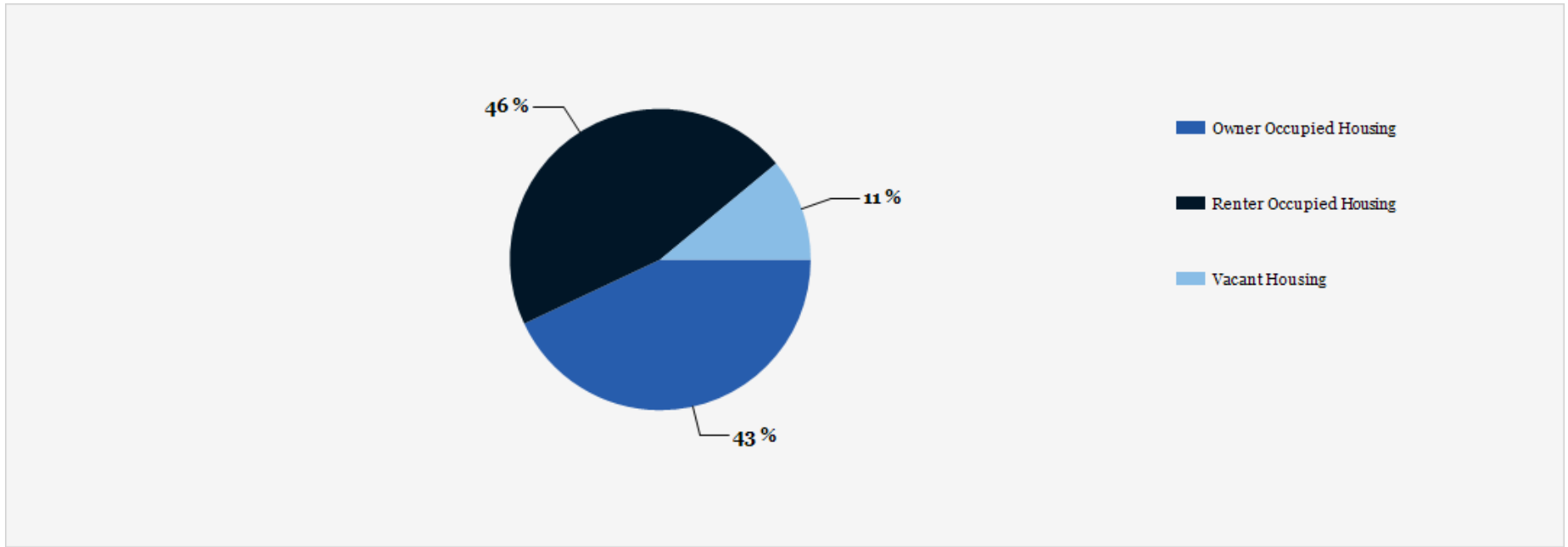


## 2022 Population by Race

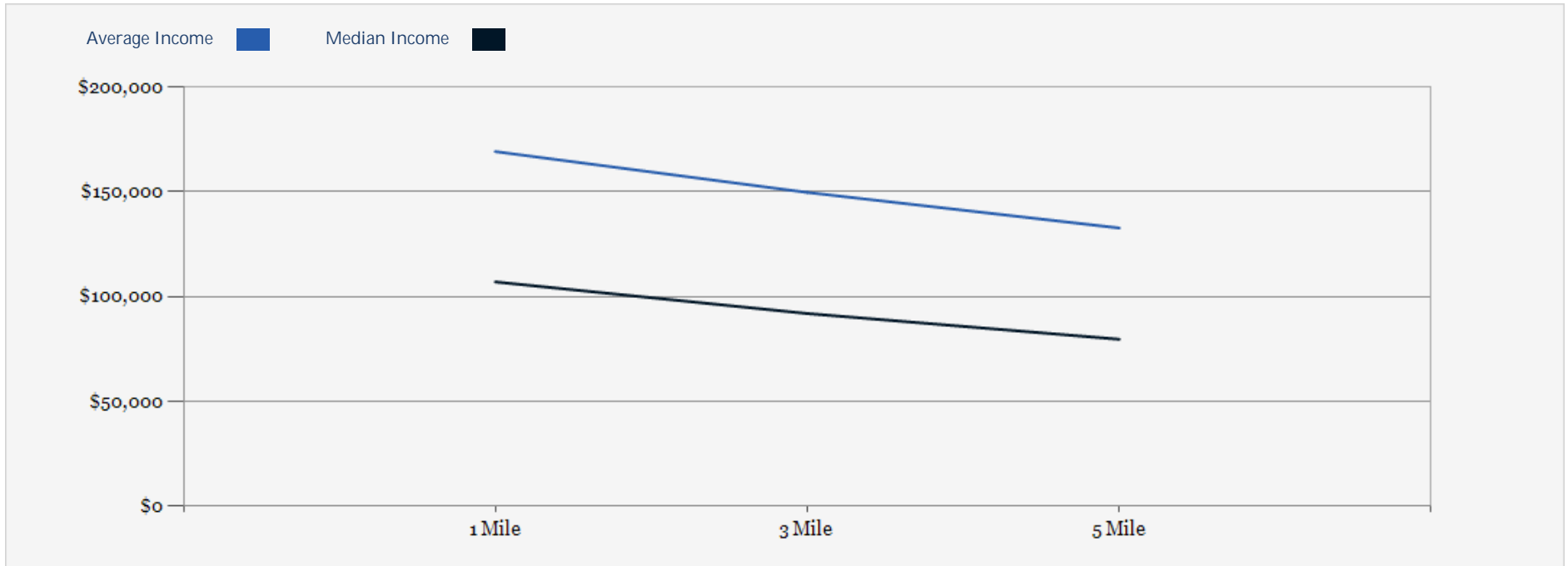




## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median



## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The S.F. Waranch Company and it should not be made available to any other person or entity without the written consent of The S.F. Waranch Company.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to The S.F. Waranch Company. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The S.F. Waranch Company has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, The S.F. Waranch Company has not verified, and will not verify, any of the information contained herein, nor has The S.F. Waranch Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

**Saul Waranch**  
Broker  
(214) 526-5800  
swaranch@sffwaranch.com

**Stephanie Jacobs**  
Agent  
(210) 415-4524  
sjacobs@sffwaranch.com

**Jeff Lewin**  
Head of Brokerage  
(214) 336-7715  
jlewin@sffwaranch.com





## 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.*

11-2-2015



**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>Saul F. Waranch</b>	9003270	sfwaranch@sfwaranch.com	214-526-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Saul F. Waranch</b>	0395950	swaranch@sfwaranch.com	214-893-4788
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date