

# 2717 WEST JEFFERSON BOULEVARD DALLAS

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Geolocation: 32.748, -96.8635

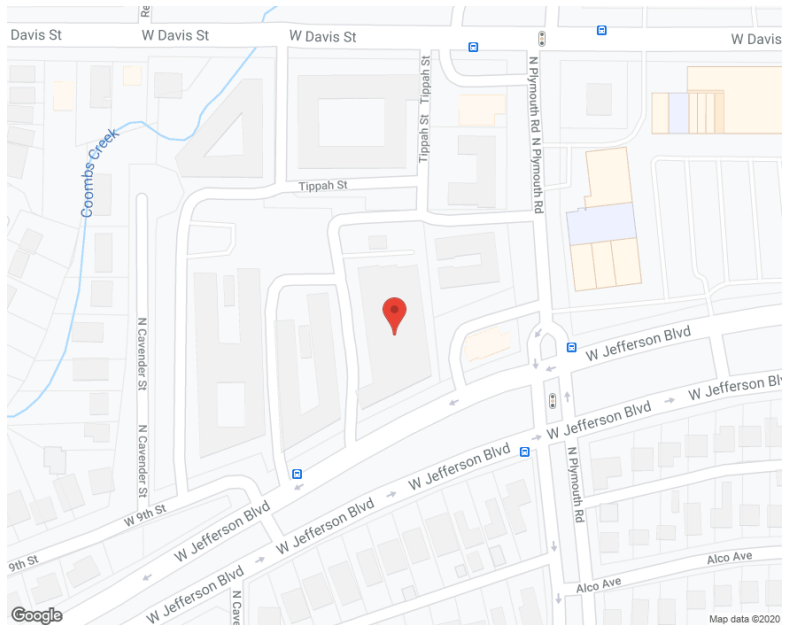
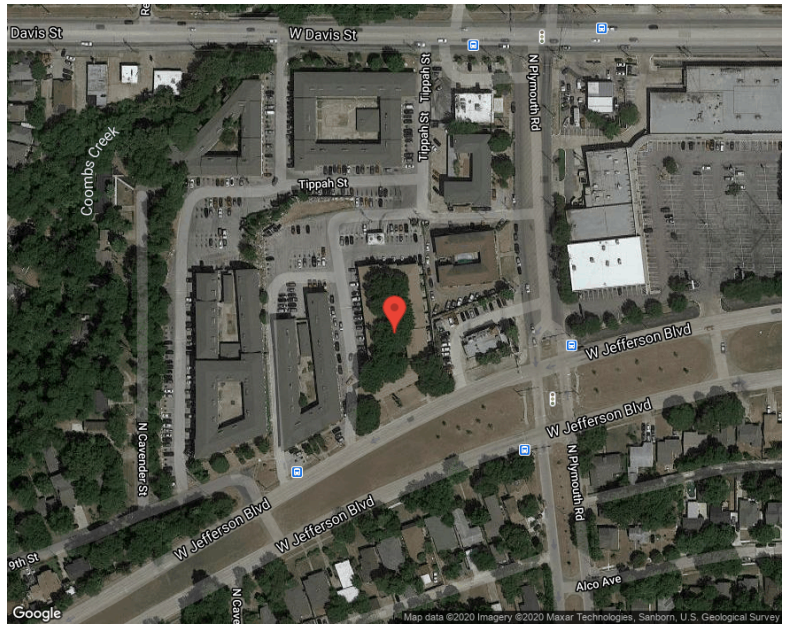
**Address** 2717 West Jefferson Boulevard

**City** Dallas

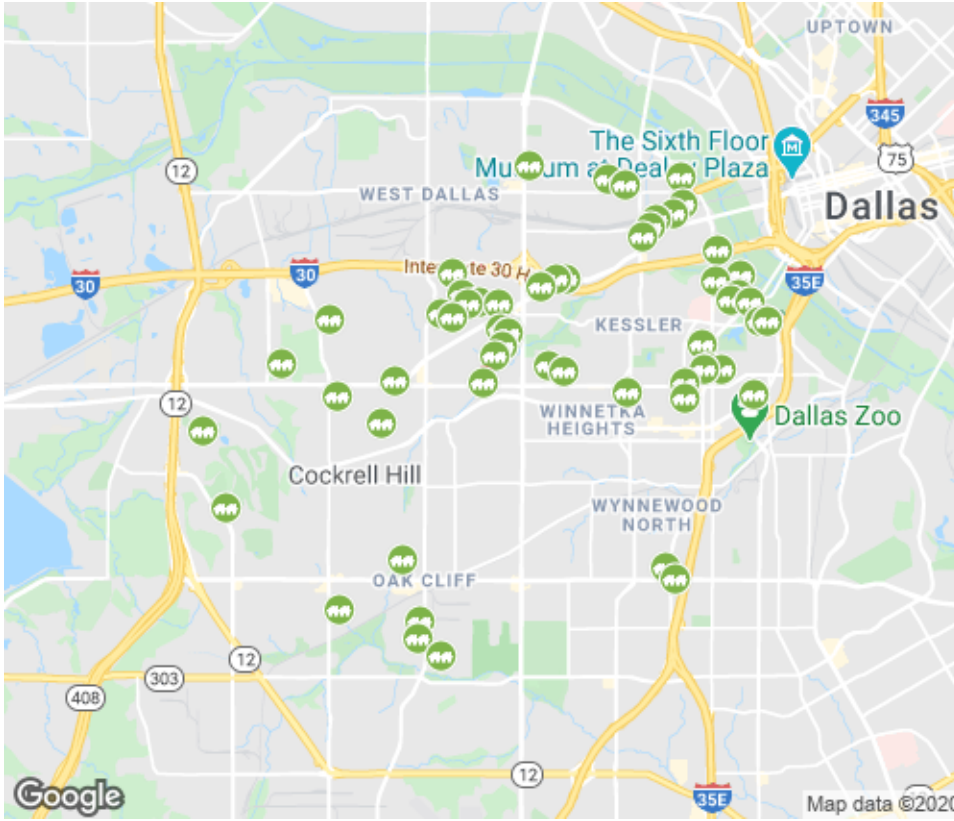
**State** Texas

**County** Dallas

**Zip** 75211



NEARBY PROPERTIES



**57**

Properties in the Area

**11,549**

Total Units in the Area

**9,204,661**

Total SqFt in the Area

**B** Average Improvements Rating

**B-** Average Location Rating

Target Location

Multifamily Properties

RENT AND OCCUPANCY

**\$1,089**

Average Rental Rate  
One bedroom

**\$1.63**

Average Rent per SqFt  
One bedroom

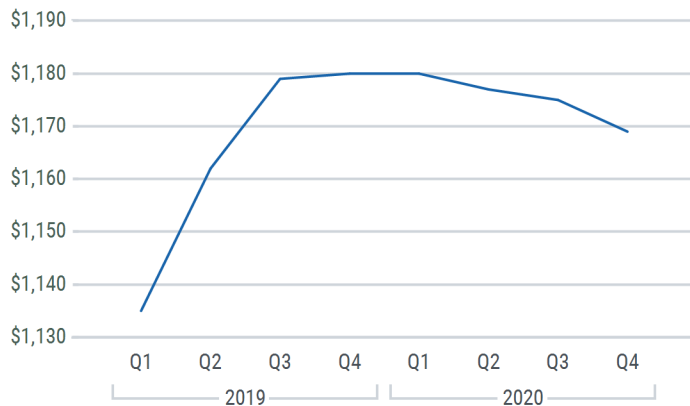
**94.1%**

Occupancy Rate  
As of Q4 2020

Comparable Set  
Improvements Rating

**A, A-, B, B+, B-,  
C, C+, C-**

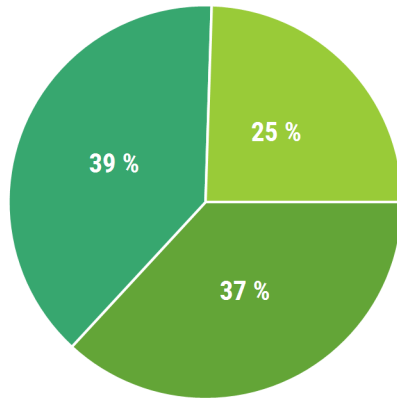
Average Comparable Rents 3-Mile Radius



Comparable Occupancy Rates 3-Mile Radius



DEVELOPMENT ACTIVITY



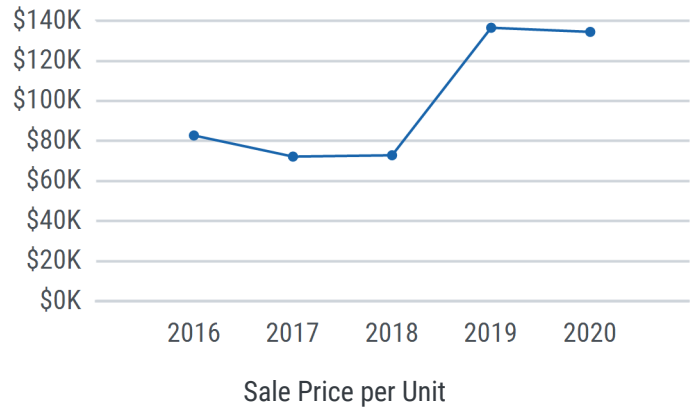
- Planned**  
6 Properties (2,078 Units)
- Prospective**  
8 Properties (2,177 Units)
- Under Construction**  
6 Properties (1,381 Units)

TRANSACTION ACTIVITY (LAST 5 YEARS)

**29** Properties Sold  
6,275 Units Sold in Total

**\$107,205** Average Sale Price per Unit  
\$672.71MM Total Sale Price

**\$125.60** Average Sale Price per SqFt  
853 Average SqFt Sold



**NEARBY KEY EMPLOYERS**

**12**

Employers









**10**

Business Activities

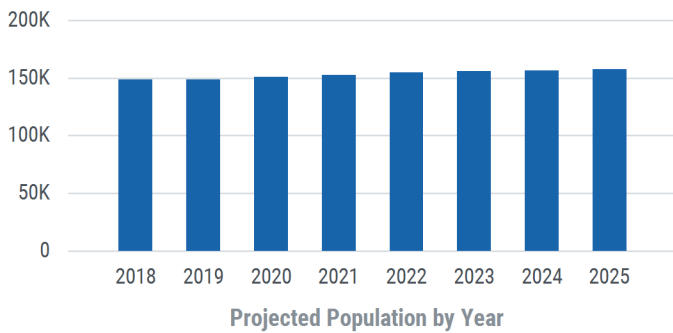
| Key Employers                 | # of Employees | Distance |
|-------------------------------|----------------|----------|
| Dallas County Juvenile Dept   | 250 - 499      | 1.5 mi   |
| Dallas County Juvenile Dtntn  | 250 - 499      | 1.5 mi   |
| RSI Home Products             | 250 - 499      | 2.3 mi   |
| Goodwill                      | 500 - 999      | 2.3 mi   |
| Goodwill Industries Of Dallas | 250 - 499      | 2.3 mi   |
| Methodist Dallas Medical Ctr  | 1,000 - 4,999  | 2.4 mi   |
| Methodist Medical System      | 1,000 - 4,999  | 2.4 mi   |
| American Postal Workers Union | 1,000 - 4,999  | 2.5 mi   |
| Stewart & Stevenson           | 250 - 499      | 2.6 mi   |
| Estes Express Lines           | 250 - 499      | 2.6 mi   |
| Mountain View College         | 500 - 999      | 2.8 mi   |
| Dallas Zoo                    | 250 - 499      | 2.8 mi   |

| Business Activities in the Area          | # of Employers |
|--|----------------|
| Government Offices-County                | 2              |
| Thrift Shops                             | 2              |
| Cabinets                                 | 1              |
| Health Care Management                   | 1              |
| Hospitals                                | 1              |
| Junior-Community College-Tech Institutes | 1              |
| Labor Organizations                      | 1              |
| Oil Well Equipment & Supplies-Whls       | 1              |
| Trucking-Motor Freight                   | 1              |
| Zoos                                     | 1              |

DEMOGRAPHICS

|  |         |  |          |
|--|---------|--|----------|
|  Total Population                        | 148,679 |  Total Housing                | 49,123   |
|  Population Projection in 5 years        | 157,405 |  Average People per Household | 3.28     |
|  Population Density (people per sq mile) | 5,036   |  Median Household Income      | \$45,867 |
|  Population Median Age in years          | 31      |  Employed Population          | 66,877   |

POPULATION PROJECTIONS

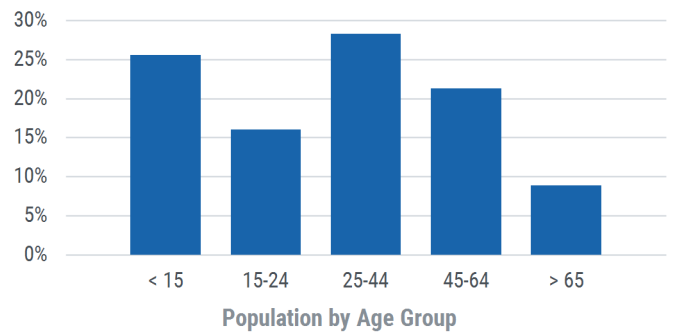


| Year | Population | Change (%) |
|------|------------|------------|
| 2018 | 148,679    | -          |
| 2019 | 148,643    | 0.0%       |
| 2020 | 151,146    | 1.7%       |
| 2021 | 152,815    | 2.8%       |
| 2022 | 155,013    | 4.3%       |
| 2023 | 156,214    | 5.1%       |
| 2024 | 156,767    | 5.4%       |
| 2025 | 157,405    | 5.9%       |

Compound Annual Growth Rate: 1.1%

Source: Yardi® Matrix Population Projections

DEMOGRAPHIC COHORTS



| Age      | Population | Percentage |
|----------|------------|------------|
| Under 15 | 37,990     | 25.6%      |
| 15 to 24 | 23,871     | 16.1%      |
| 25 to 44 | 41,989     | 28.2%      |
| 45 to 64 | 31,692     | 21.3%      |
| Over 65  | 13,137     | 8.8%       |

| Gender | Population | Percentage |
|--------|------------|------------|
| Male   | 75,945     | 51.1%      |
| Female | 72,734     | 48.9%      |

| Race                      | Population | Percentage |
|---------------------------|------------|------------|
| White                     | 117,514    | 79.0%      |
| Black                     | 17,663     | 11.9%      |
| American Indian           | 662        | 0.4%       |
| Asian                     | 1,216      | 0.8%       |
| Hawaiian Pacific Islander | 87         | 0.1%       |
| Other                     | 11,537     | 7.8%       |

DEMOGRAPHIC COHORTS

| Hispanic Origin        |         |       |
|------------------------|---------|-------|
| Hispanic or Latino     | 111,997 | 75.3% |
| Non Hispanic or Latino | 36,682  | 24.7% |

| Marital Status |        |       |
|----------------|--------|-------|
| Never Married  | 45,896 | 30.9% |
| Married        | 50,248 | 33.8% |
| Separated      | 4,560  | 3.1%  |
| Widowed        | 4,817  | 3.2%  |
| Divorced       | 9,728  | 6.5%  |

| Education                 |        |       |
|---------------------------|--------|-------|
| No Degree                 | 35,312 | 23.8% |
| High School               | 22,960 | 15.4% |
| Pop_Education_SomeCollege | 15,661 | 10.5% |
| Bachelor's Degree         | 8,787  | 5.9%  |
| Post Graduate Degree      | 4,098  | 2.8%  |

WORKFORCE

| Participation     |        |       |
|-------------------|--------|-------|
| Participating     | 71,812 | 48.3% |
| Not participating | 36,661 | 24.7% |

| Employment Status |        |       |
|-------------------|--------|-------|
| Employed          | 66,877 | 45.0% |
| Unemployed        | 4,924  | 3.3%  |

| Type         |        |       |
|--------------|--------|-------|
| Civilian     | 71,801 | 48.3% |
| Armed Forces | 11     | 0.0%  |

| Means of Transportation |        |       |
|-------------------------|--------|-------|
| Car                     | 58,053 | 39.0% |
| Public Transport        | 2,641  | 1.8%  |
| Motorcycle              | 43     | 0.0%  |
| Bicycle                 | 107    | 0.1%  |
| Walk                    | 535    | 0.4%  |
| Taxicab                 | 71     | 0.0%  |
| Other                   | 2,499  | 1.7%  |
| Work at Home            | 1,883  | 1.3%  |

| Travel Time          |        |       |
|----------------------|--------|-------|
| Less than 15 Minutes | 11,036 | 7.4%  |
| 15 to 29 Minutes     | 22,961 | 15.4% |
| 30 to 60 Minutes     | 23,886 | 16.1% |
| Over 60 Minutes      | 6,066  | 4.1%  |

**HOUSING AND OCCUPANCY**

| <b>Occupancy</b>                |        |       |
|---------------------------------|--------|-------|
| Occupied Household              | 45,332 | 92.3% |
| Vacant Housing                  | 3,791  | 7.7%  |
| <b>Household Ownership</b>      |        |       |
| Owned                           | 21,865 | 44.5% |
| Rented                          | 23,467 | 47.8% |
| <b>Households Structure</b>     |        |       |
| Single Detached                 | 28,359 | 57.7% |
| 2 to 49 Units                   | 12,720 | 25.9% |
| 50+ Units                       | 3,693  | 7.5%  |
| Mobile Home                     | 560    | 1.1%  |
| <b>Family Households</b>        |        |       |
| Family Occupants                | 32,093 | 70.8% |
| Non-Family Occupants            | 13,239 | 29.2% |
| <b>Households with Children</b> |        |       |
| With Children                   | 18,630 | 41.1% |
| Without Children                | 26,702 | 58.9% |
| <b>Year Built</b>               |        |       |
| 1939 or earlier                 | 7,799  | 15.9% |
| 1940 to 1949                    | 9,035  | 18.4% |
| 1950 to 1959                    | 8,781  | 17.9% |
| 1960 to 1969                    | 5,577  | 11.4% |
| 1970 to 1979                    | 3,645  | 7.4%  |
| 1980 to 1989                    | 2,390  | 4.9%  |
| 1990 to 1999                    | 3,200  | 6.5%  |
| 2000 to 2009                    | 5,557  | 11.3% |
| 2010 or later                   | 3,139  | 6.4%  |

Median Year Built: 1957

**INCOME**

| <b>Households per Income</b> |        |       |
|------------------------------|--------|-------|
| Less than \$20,000           | 9,202  | 20.3% |
| \$20,000 to \$34,999         | 8,488  | 18.7% |
| \$35,000 to \$49,999         | 6,868  | 15.2% |
| \$50,000 to \$99,999         | 13,814 | 30.5% |
| \$100,000 to \$199,999       | 5,566  | 12.3% |
| \$200,000 or more            | 1,394  | 3.1%  |