

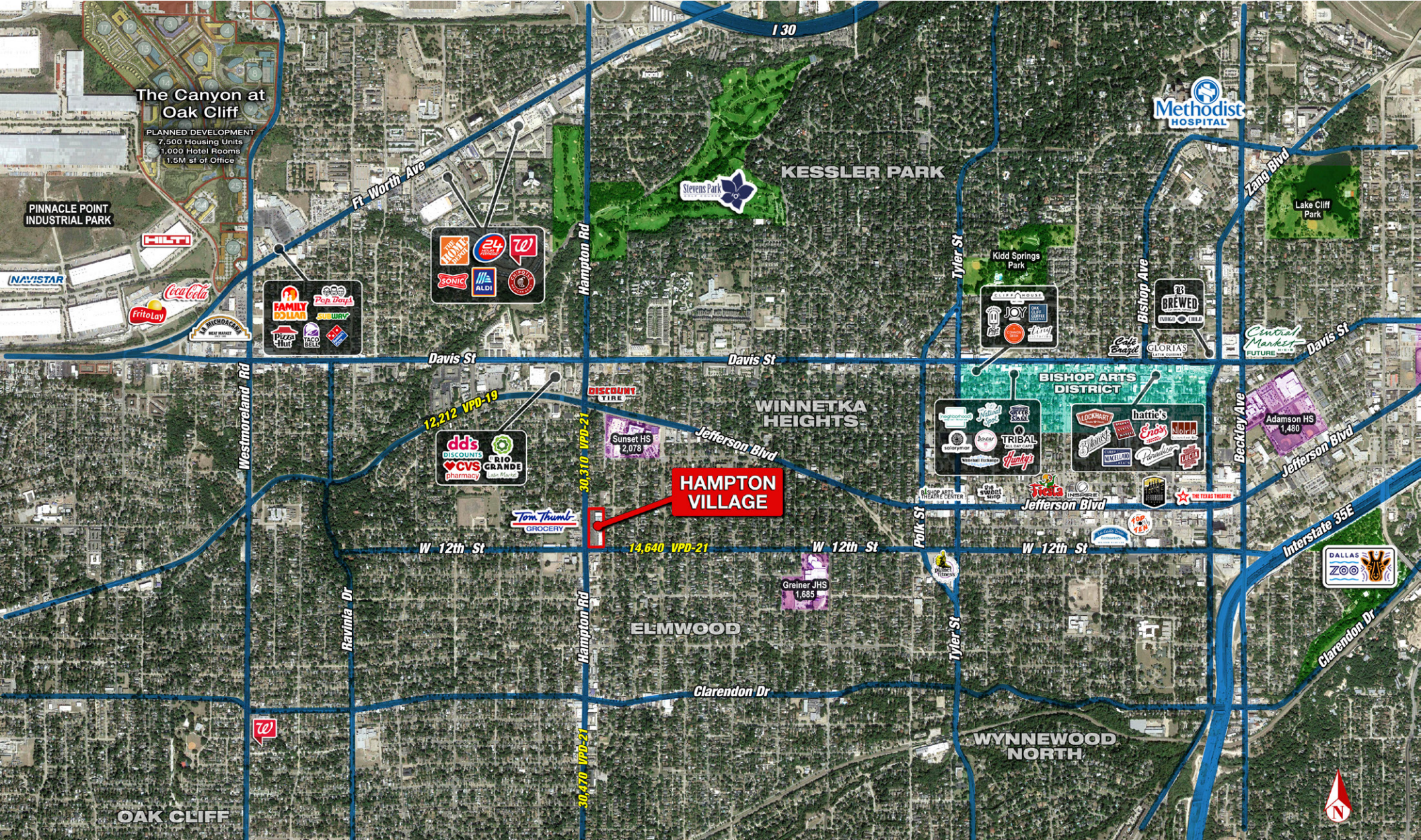
# HAMPTON VILLAGE

HAMPTON RD & 12TH ST  
OAK CLIFF





# AERIAL



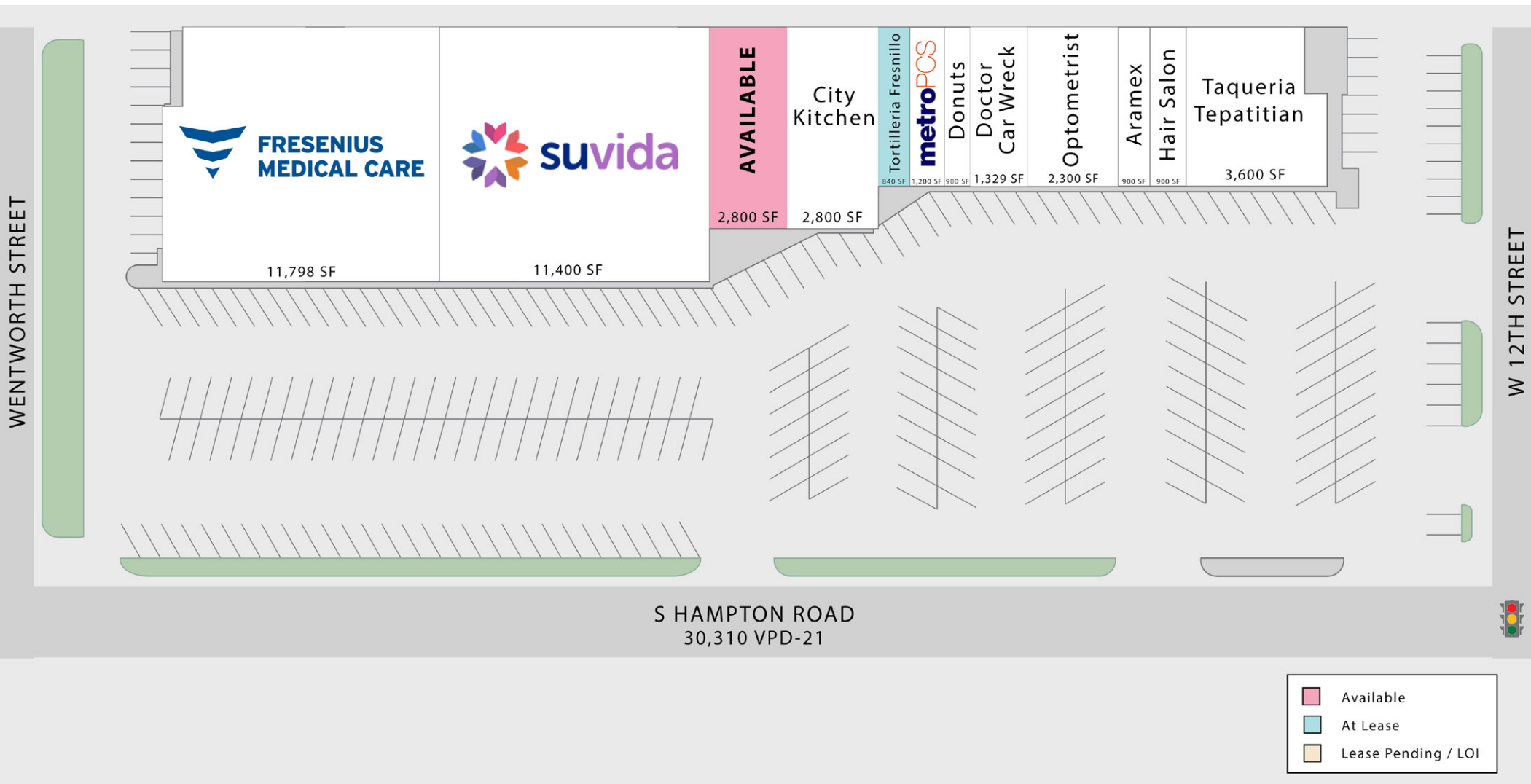


# AERIAL





# SITE PLAN



## CENTER HIGHLIGHTS

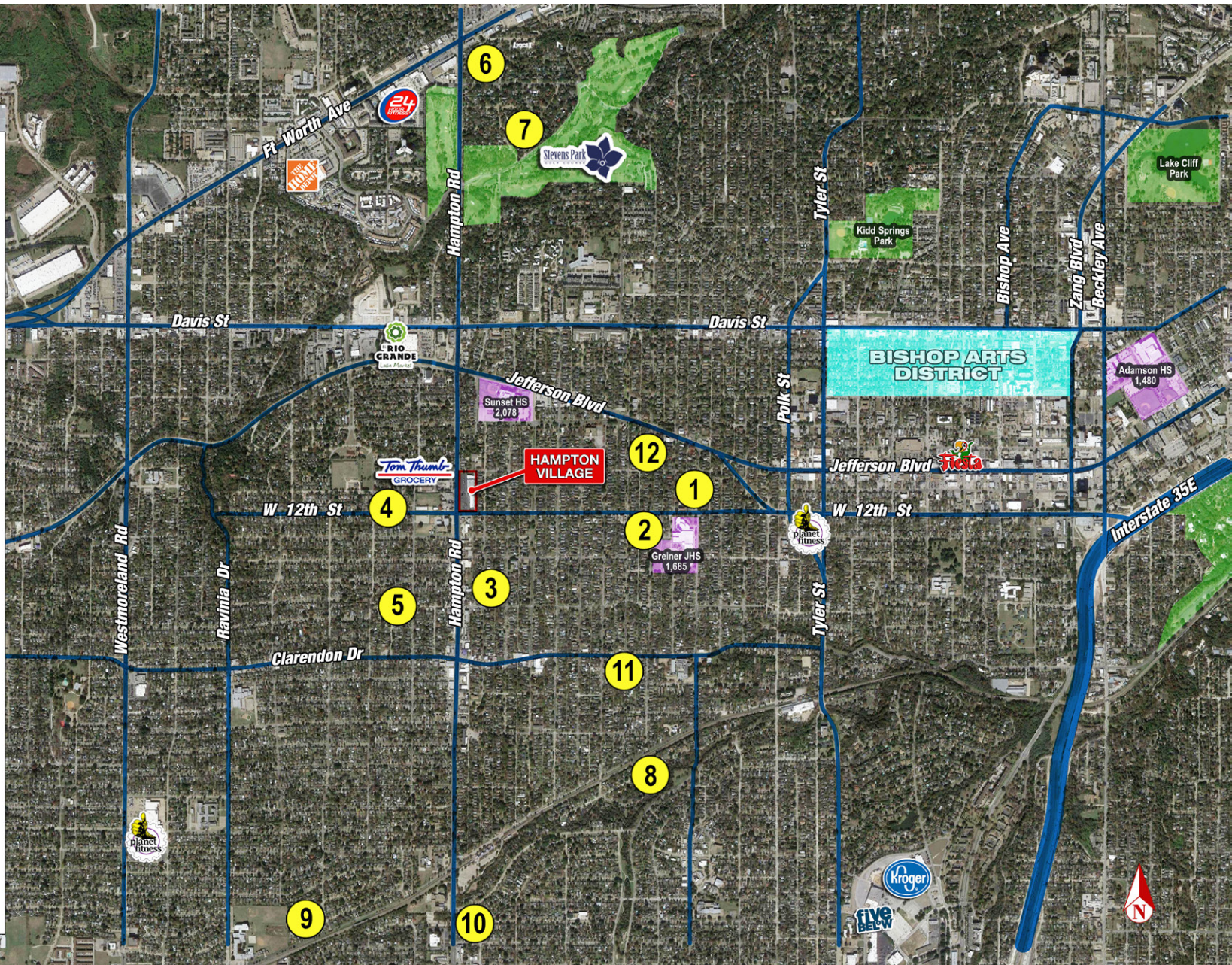
- Across from #1 Tom Thumb in North Texas (Source: Placer)
  - 44,950 VPD at intersecion
- Densely populated with close proximity to Bishop Arts



# NEIGHBORHOOD HOME VALUES & SCHOOLS

## Neighborhood Home Values

- 1 317 S Edgefield Ave, Dallas  
\$1,250,000
- 2 1606 W 12th Street  
\$625,000
- 3 807 Hollywood Ave, Dallas  
\$524,000
- 4 2529 W 12th St, Dallas  
\$545,000
- 5 2511 Burlington Blvd, Dallas  
\$300,000
- 6 2045 Marydale Dr, Dallas  
\$1,425,000
- 7 1934 Mayflower Dr, Dallas  
\$789,000
- 8 1627 Lansford Ave, Dallas  
\$485,000
- 9 2735 Rolinda Dr, Dallas  
\$349,000
- 10 2322 Elmwood Blvd, Dallas  
\$350,000
- 11 1111 Waverly Dr, Dallas  
444,900
- 12 210 S Rosemont Ave, Dallas  
\$725,000





# NEIGHBORHOOD HOME VALUES & SCHOOLS

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#1 \$1,250,000



#2 \$625,000



#3 \$524,000



#4 \$545,000



#5 \$300,000



#6 \$1,425,000



#7 \$789,000



#8 \$485,000



#9 \$349,000



#10 \$350,000



#11 \$444,900



#12 \$725,000



# RENDERING

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# PYLON

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# DEMOGRAPHICS

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	1 mile	3 miles	5 miles
<b>2022 Population</b>			
2022 Total Population	23,242	147,010	289,321
2010-2020 Population: Annual Growth Rate	-0.81%	-0.13%	0.49%

<b>2022 Daytime Population</b>			
2022 Total Daytime Population	16,772	138,235	435,572
2022 Daytime Population: Workers	4,653	58,483	284,447
2022 Daytime Population: Residents	12,119	79,752	151,125

<b>2027 Population Estimate</b>	1 mile	3 miles	5 miles
2027 Total Population	22,996	150,730	295,662
2022-2027 Population: Annual Growth Rate	-0.21%	0.50%	0.43%
2027 Household Population	22,790	149,874	288,586
2027 Family Population	19,478	127,330	228,753
2027 Population Density (Pop per Square Mile)	7,325.7	5,332.2	3,765.0

<b>2022 HH Income</b>			
2022 Median Household Income	\$64,455	\$54,587	\$55,898
2022 Average Household Income	\$87,344	\$78,659	\$83,572
2022 Per Capita Income	\$28,631	\$26,922	\$30,619

<b>2022 Educational Attainment</b>			
Bachelor's Degree & Greater Total %	23%	19%	25%
Bachelor's Degree %	15.18%	13.34%	16.48%
Graduate & Professional Degree %	8.14%	5.76%	8.23%

<b>2022 Households</b>			
2022 Total Households	7,689	50,133	105,647
2010 Owner-occupied Housing Units	4,459	23,066	42,091
2022 Median Home Value	\$233,897	\$184,627	\$171,018

<b>2022 Age</b>			
2022 Median Age	31.8	31.0	32.4

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S H O P <sup>COS.</sup>

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# 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:
  - 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.

**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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