

# HILLCREST VILLAGE

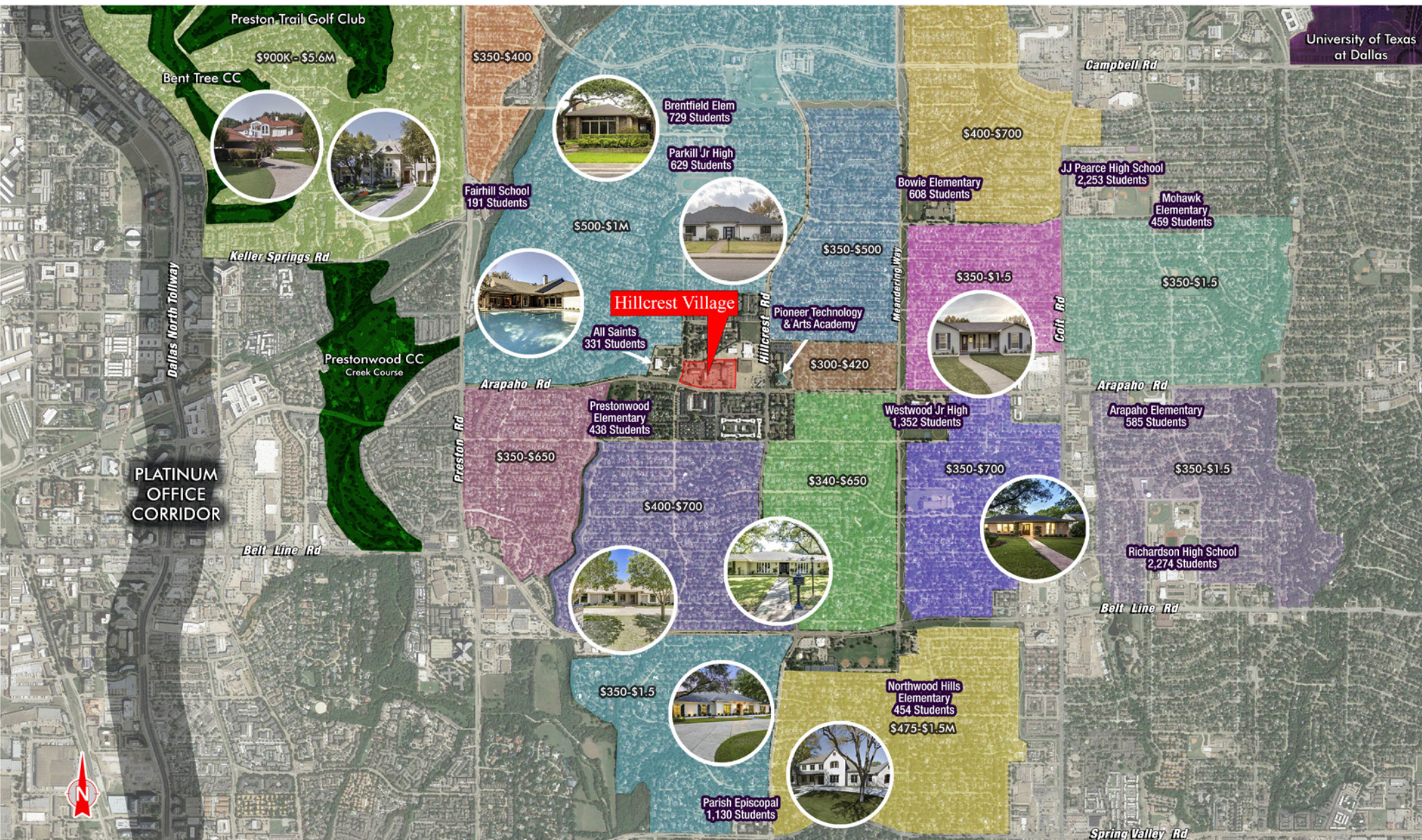
DALLAS, TX



SHOP COS.  
DEV.



# NEIGHBORHOOD HOME VALUES & SCHOOLS





# PHOTOS

---





# PHOTOS

---





# PHOTOS

---





# PHOTOS

---





# PHOTOS

---





# SITE PLAN





# AERIALS





# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>2023 Population</b>			
2023 Total Population	15,977	157,334	375,733
2010-2020 Population: Annual Growth Rate	0.68%	1.32%	1.16%

<b>2023 Daytime Population</b>			
2023 Total Daytime Population	11,268	247,029	575,419
2023 Daytime Population: Workers	4,001	178,124	415,965
2023 Daytime Population: Residents	7,267	68,905	159,454

<b>2028 Population Estimate</b>	1 mile	3 miles	5 miles
2028 Total Population	15,638	159,297	382,556
2022-2027 Population: Annual Growth Rate	-0.43%	0.25%	0.36%
2028 Household Population	15,591	153,542	374,626
2028 Family Population	12,924	108,290	262,777
2028 Population Density (Pop per Square Mile)	4,981.7	5,635.3	4,871.6

<b>2023 HH Income</b>			
2023 Median Household Income	\$112,172	\$71,898	\$72,967
2023 Average Household Income	\$164,996	\$115,975	\$118,673
2023 Per Capita Income	\$66,358	\$50,390	\$53,641

<b>2023 Educational Attainment</b>			
Bachelor's Degree & Greater Total %	73%	58%	58%
Bachelor's Degree %	41.69%	36.05%	36.23%
Graduate & Professional Degree %	31.26%	22.17%	21.65%

<b>2023 Educational Breakdown</b>			
2023 Pop 25+ by Educ: <9th Grd	237.0	5,590.0	9,171.0
2023 Pop 25+ by Educ: Some HS	140.0	4,098.0	7,821.0
2023 Pop 25+ by Educ: HS Grad	835.0	12,468.0	30,783.0
2023 Pop 25+/Educ: GED	169.0	1,475.0	3,978.0
2023 Pop 25+ by Educ:Some College	1,420.0	15,133.0	41,372.0
2023 Pop 25+ by Educ:Assoc Deg	367.0	5,856.0	17,755.0
2023 Pop 25+ by Educ: Bach Degree	4,883.0	38,506.0	95,365.0
2023 Pop 25+ by Educ: Grad Degree	3,661.0	23,678.0	57,000.0

<b>2023 Households</b>			
2023 Total Units	6,380	67,835	169,662
2010 Owner-occupied Housing Units	4,584	24,568	63,133
2023 Median Home Value	\$451,226	\$437,421	\$411,693
2023 Average Home Value (Esri)	\$473,444	\$500,476	\$498,453
2023 Average Family Size (Esri)	3.06	3.10	3.04

<b>2023 Age</b>			
2023 Median Age	45.7	36.1	37.3



# SHOP<sup>COS.</sup>

---

*Josh Beliak*

4809 COLE AVE STE 330, DALLAS, TX 75205

JOSH@SHOPCOMPANIES.COM

214-242-5445 (DIRECT)

214-215-9359 (MOBILE)

*Daniel Frid*

4809 COLE AVE STE 330, DALLAS, TX 75205

DFRID@SHOPCOMPANIES.COM

214-501-5108 (DIRECT)

972-824-4471 (MOBILE)





# 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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone