



# HILLCREST VILLAGE

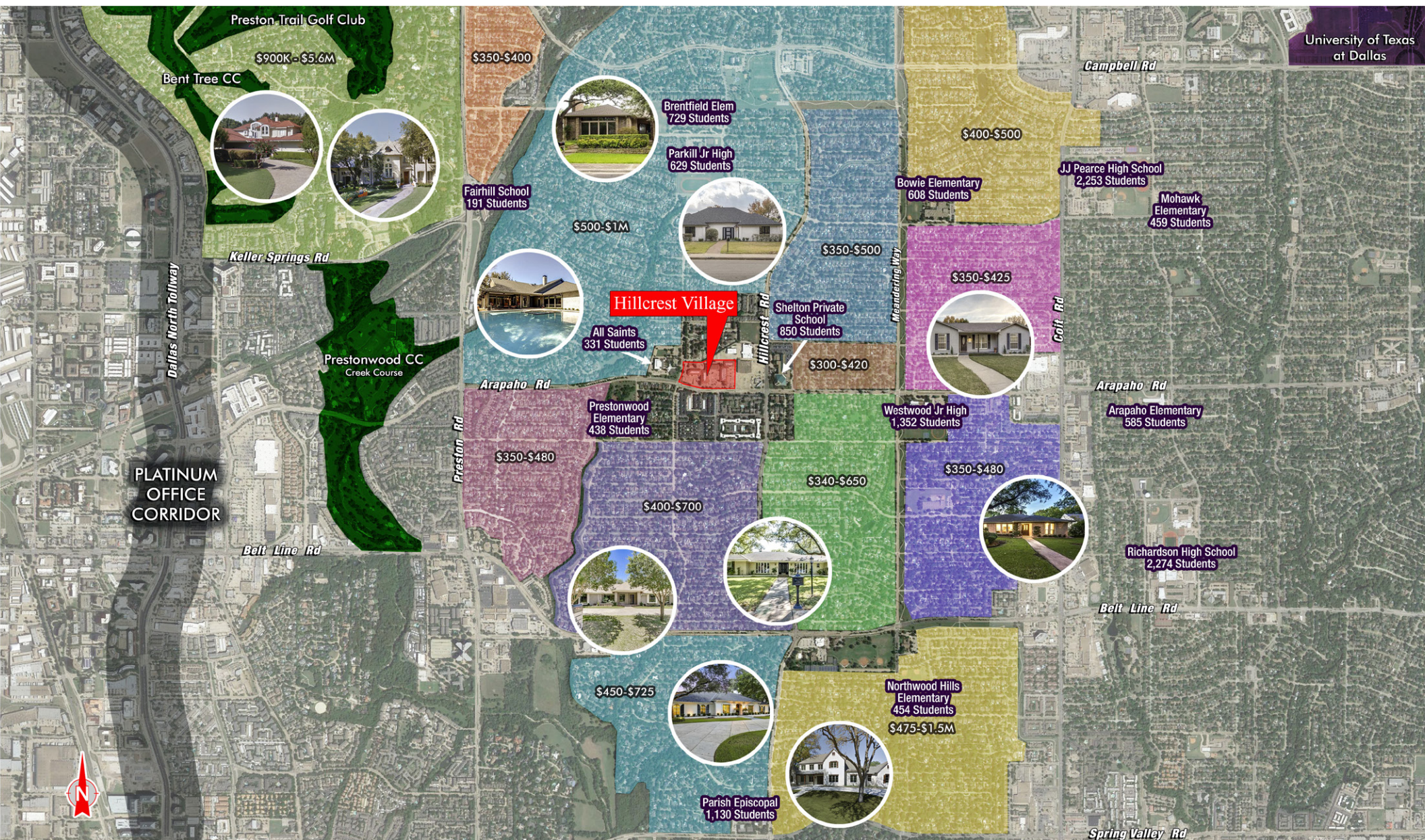
## REDEVELOPMENT

DALLAS, TX

SHOP COS.  
DEV.



# NEIGHBORHOOD HOME VALUES & SCHOOLS





# CENTER RENDERINGS

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# CENTER RENDERINGS

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## CENTER RENDERINGS

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# CENTER RENDERINGS

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# PARK RENDERINGS

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# PARK RENDERINGS

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# PARK RENDERINGS

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# SITE PLAN

TODAY



TOMORROW









# AERIALS





# DEMOGRAPHICS

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	1 mile	3 miles	5 miles
<b>2017 Population</b>			
2017 Total Population	16,247	151,458	360,703
2017 Household Population	16,227	150,446	358,439
2017 Family Population	13,428	107,213	256,120
2017 Population Density (Pop per Square Mile)	5,175.7	5,358.0	4,593.3
2010-2016 Population: Annual Growth Rate	1.12	1.31	1.31

<b>2017 Daytime Population</b>			
2017 Total Daytime Population	10,699	239,739	562,262
2017 Daytime Population: Workers	3,112	172,707	402,873
2017 Daytime Population: Residents	7,587	67,032	159,389

	1 mile	3 miles	5 miles
<b>2022 Population Estimate</b>			
2022 Total Population	17,252	162,505	387,208
2016-2021 Population: Annual Growth Rate	1.21	1.42	1.43
2022 Household Population	17,232	161,494	384,945
2022 Family Population	14,250	114,764	273,962
2022 Population Density (Pop per Square Mile)	5,495.8	5,748.7	4,930.8

	1 mile	3 miles	5 miles
<b>2017 HH Income</b>			
2017 Median Household Income	\$91,779	\$56,156	\$60,161
2017 Average Household Income	\$132,176	\$95,204	\$98,383
2017 Per Capita Income	\$55,380	\$42,048	\$44,542

<b>2017 Educational Attainment</b>			
Bachelor's Degree & Greater Total %	57%	50%	51%
Bachelor's Degree %	35.14%	30.76%	31.97%
Graduate & Professional Degree %	22.01%	18.77%	18.69%

<b>2017 Households</b>			
2017 Total Households	6,756	66,533	162,954
2010 Owner-occupied Housing Units	3,135	17,286	44,288
2017 Median Home Value	\$296,356	\$282,177	\$271,999

<b>2017 Age</b>			
2017 Median Age	44.3	35.4	36.5

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# SHOP<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.

SHOP COMPANIES

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