

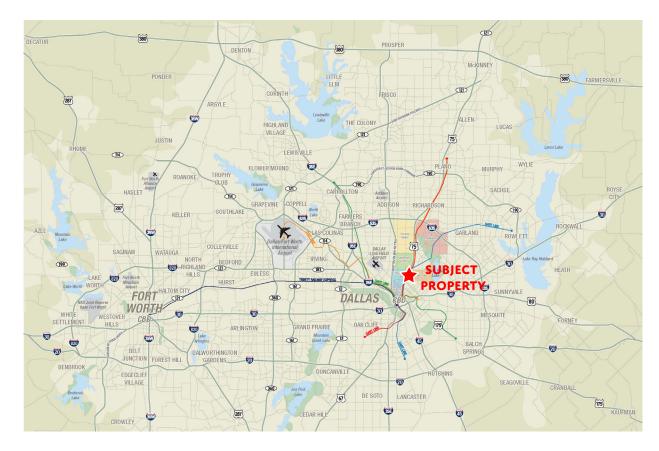


MIKE SMITH (630) 207-6569 MSMITH@VG-RE.COM IAN PETERMAN (617) 899-5932 IPETERMAN@VG-RE.COM 6413 HILLCREST AVENUE | FOR LEASE

DALLAS, TX

PROPERTY DESCRIPTION





LOCATION:

6413 HILLCREST AVENUE DALLAS, TX

AVAILABLE SPACES:

2,411 SF

PRICE:

PLEASE CALL FOR PRICING

TRAFFIC COUNTS:

HILLCREST AVENUE 18,891+ VPD

AREA BUSINESSES

- TOM THUMB - CVS PHARMACY - CHICKFILA

- BANK OF TEXAS - FEDEX OFFICE -STARBUCKS

- CHASE BANK - ZOE'S KITCHEN - BBVA COMPASS

PROPERTY INFORMATION & HIGHLIGHTS

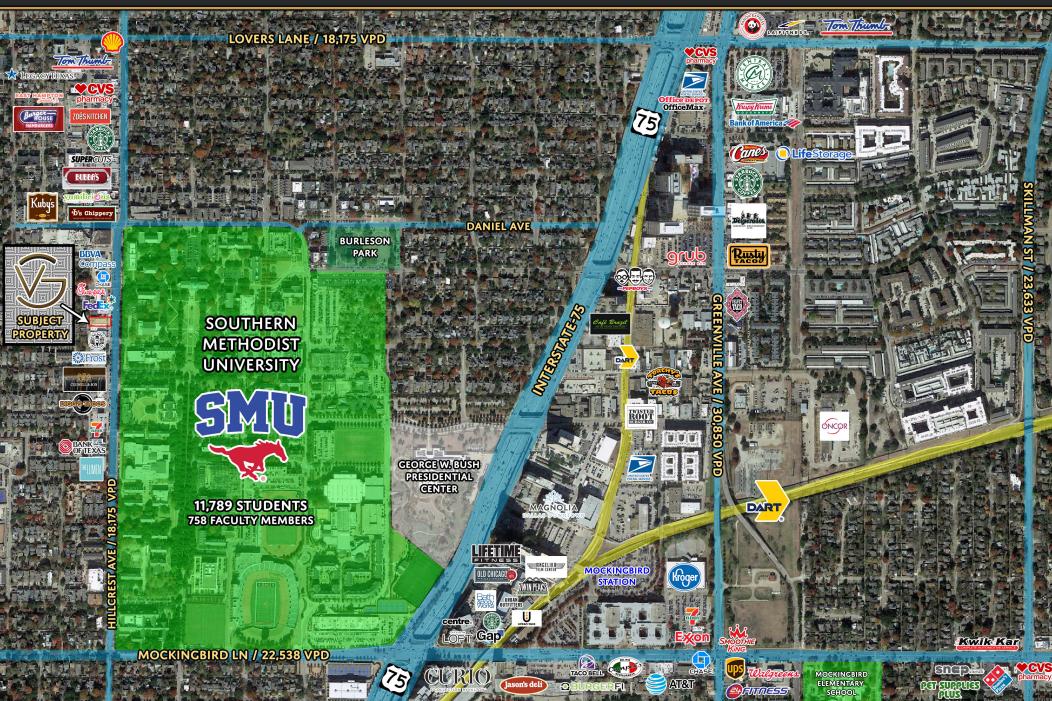
- + DIRECTLY ACROSS FROM SOUTHERN METHODIST UNIVERSITY
 WITH AN ENROLLMENT OF 11,789 STUDENTS & 758 FACULTY MEMBERS.
- + LOCATED DIRECTLY SOUTH OF SNIDER PLAZA, A POPULAR /
 LONG-ESTABLISHED DALLAS SHOPPING CENTER SINCE THE MID 1920'S
- + LOCATED IN THE HEART OF HIGHLAND PARK, ONE OF THE MOST
 AFFLUENT NEIGHBORHOODS IN DALLAS

DEMOGRAPHIC SNAPSHOT

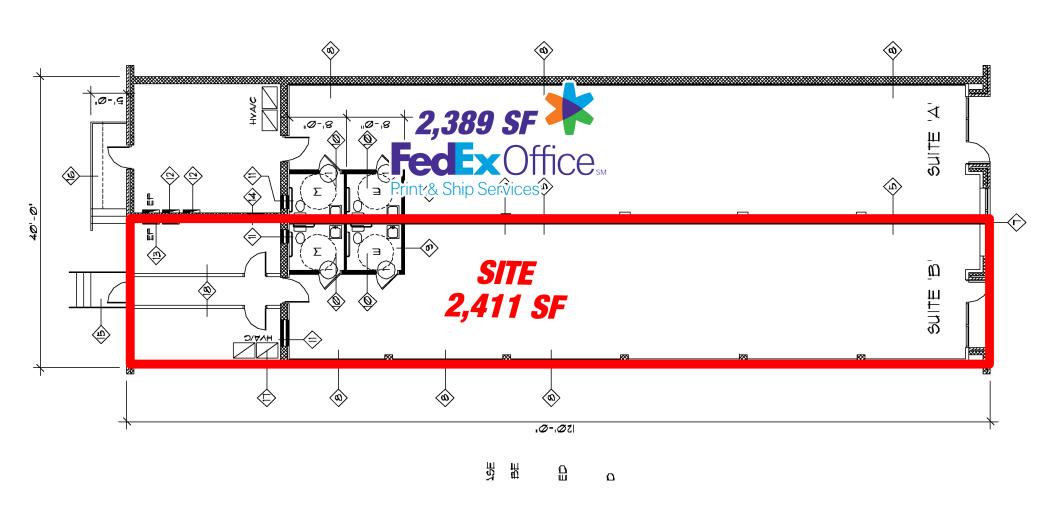
	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	18,379	210,059	425,683
AVG HH INCOME:	\$313,504	\$147,771	\$137,874

AERIAL PHOTO





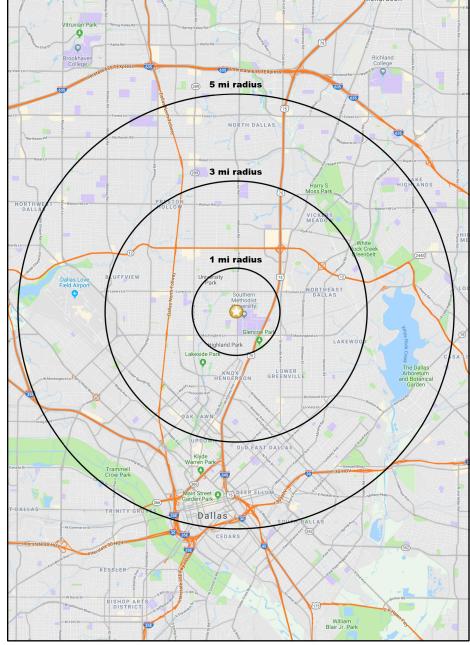




DEMOGRAPHICS



6413 HILLCREST AVE				
DALLAS	TX 75205	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION	2018 ESTIMATED POPULATION	18,379	210,059	425,683
	2023 PROJECTED POPULATION	19,233	221,695	450,093
	2010 CENSUS POPULATION	16,799	175,855	354,669
	2000 CENSUS POPULATION	17,688	190,668	374,998
	PROJECTED ANNUAL GROWTH 2018 TO 2023	0.9%	1.1%	1.1%
	HISTORICAL ANNUAL GROWTH 2000 TO 2018	0.2%	0.6%	0.8%
	2018 MEDIAN AGE	32.9	34.4	34.8
	2018 ESTIMATED HOUSEHOLDS	6,079	102,515	196,326
LDS	2023 PROJECTED HOUSEHOLDS	6,396	108,472	207,728
HOUSEHOLDS	2010 CENSUS HOUSEHOLDS	5,348	82,931	157,176
	2000 CENSUS HOUSEHOLDS	5,975	86,661	156,453
	PROJECTED ANNUAL GROWTH 2018 TO 2023	1.0%	1.2%	1.2%
	HISTORICAL ANNUAL GROWTH 2000 TO 2018	-	1.0%	1.4%
RACE AND ETHNICITY	2018 ESTIMATED WHITE	84.3%	65.8%	63.7%
	2018 ESTIMATED BLACK OR AFRICAN AMERICAN	5.8%	12.2%	13.8%
	2018 ESTIMATED ASIAN OR PACIFIC ISLANDER	5.2%	8.1%	6.6%
	2018 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	0.4%	0.6%	0.6%
	2018 ESTIMATED OTHER RACES	4.2%	13.2%	15.3%
	2018 ESTIMATED HISPANIC	13.3%	27.9%	32.9%
INCOME	2018 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$313,504	\$147,771	\$137,874
	2018 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$201,645	\$100,919	\$94,930
Z	2018 ESTIMATED PER CAPITA INCOME	\$104,242	\$72,173	\$63,976
	2018 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	0.4%	6.2%	7.7%
-	2018 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	0.6%	4.4%	6.2%
EDUCATION (AGE 25+)	2018 ESTIMATED HIGH SCHOOL GRADUATE	3.2%	10.5%	12.7%
	2018 ESTIMATED SOME COLLEGE	9.0%	13.8%	14.8%
	2018 ESTIMATED ASSOCIATES DEGREE ONLY	3.0%	3.9%	4.1%
-	2018 ESTIMATED BACHELORS DEGREE ONLY	43.9%	36.4%	32.5%
	2018 ESTIMATED GRADUATE DEGREE	39.8%	24.9%	22.0%
8	2018 ESTIMATED TOTAL BUSINESSES	1,497	12,401	31,328
Z	2018 ESTIMATED TOTAL EMPLOYEES	20,567	123,042	398,257
BUSINESS	2018 ESTIMATED EMPLOYEE POPULATION PER BUSINESS	13.7	9.9	12.7
ш	2018 ESTIMATED RESIDENTIAL POPULATION PER BUSINESS	12.3	16.9	13.6



INFORMATION ABOUT BROKERAGE SERVICES



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material infor-

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buver's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly;

- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner:
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.