

# RETAIL DEVELOPMENT SITE AVAILABLE

S HAMPTON RD & E PARKERVILLE RD, DESOTO, TEXAS 75115

LOCATED IN OPPORTUNITY ZONE CENSUS TRACT 48113016621



W Parkerville Rd

8,805 VPD

14,750 VPD

Amber Terrace  
Elementary  
School

E Parkerville Rd

Walmart  
Market

**SITE**

**KB**  
HOME

**D-R HORTON**  
America's Builder

**SLJ**  
COMPANY, LLC

4311 W. Lovers Lane, Suite 200  
Dallas, TX 75209  
214-520-8818

Exclusively Offered By:

Ty Underwood

214-520-8818 ext. 4

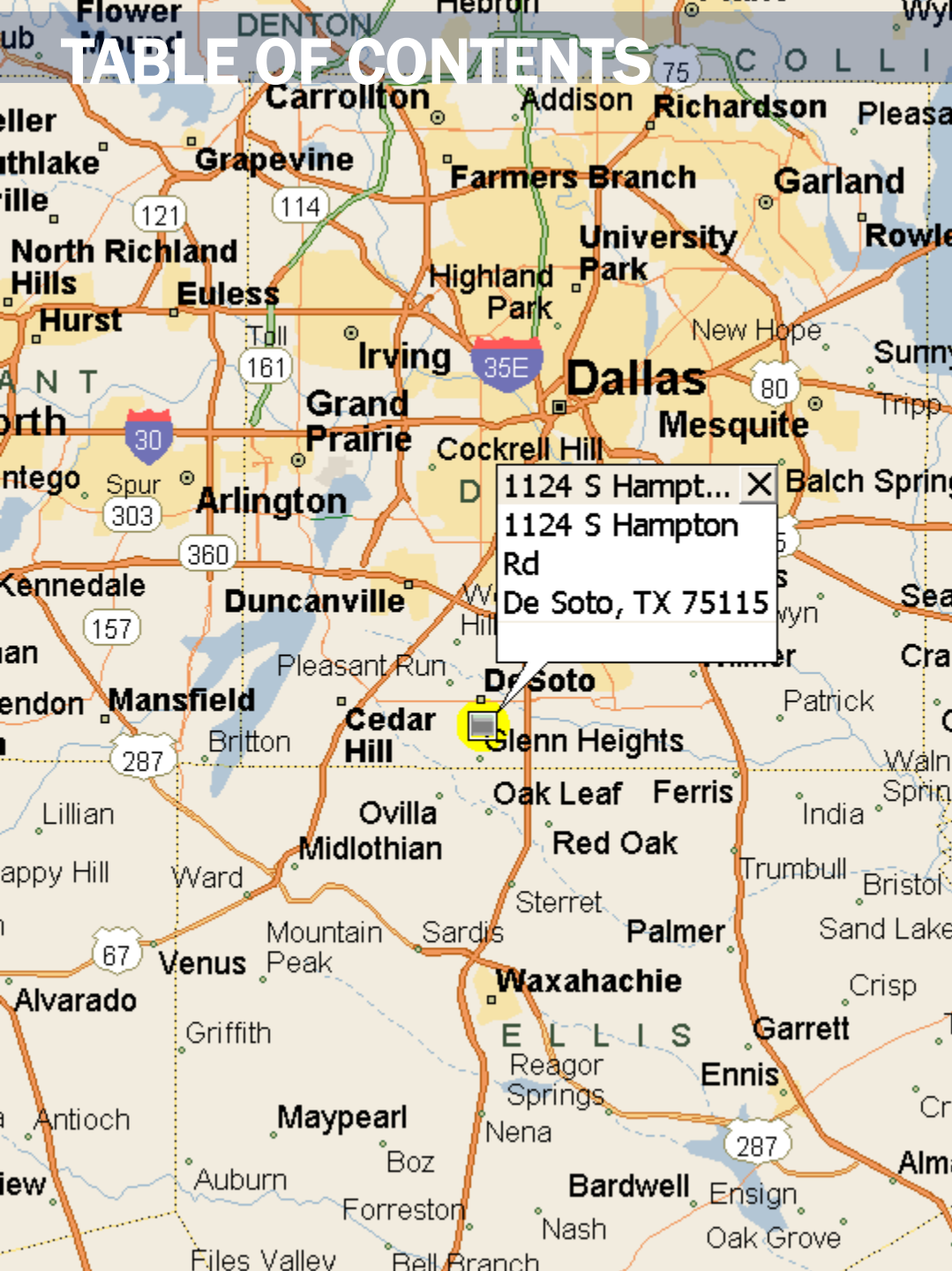
Fax: 214-520-8815

tyunderwood@sljcompany.com



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# AERIAL PHOTOGRAPH



**SITE**

Park Manor Health  
Care and Rehabilitation

Park Ridge Academy

8,805 VPD

E Parkerville Rd

E Parkerville Rd

MoneyGram

Walmart  
Neighborhood Market

14,750 VPD

S Hampton Rd

National All  
Pro Quick Lube

Warbler Dr

Ace Dr

Ace Dr

Goffin

Rio Vista Dr

Rio E

Rio Verde Dr

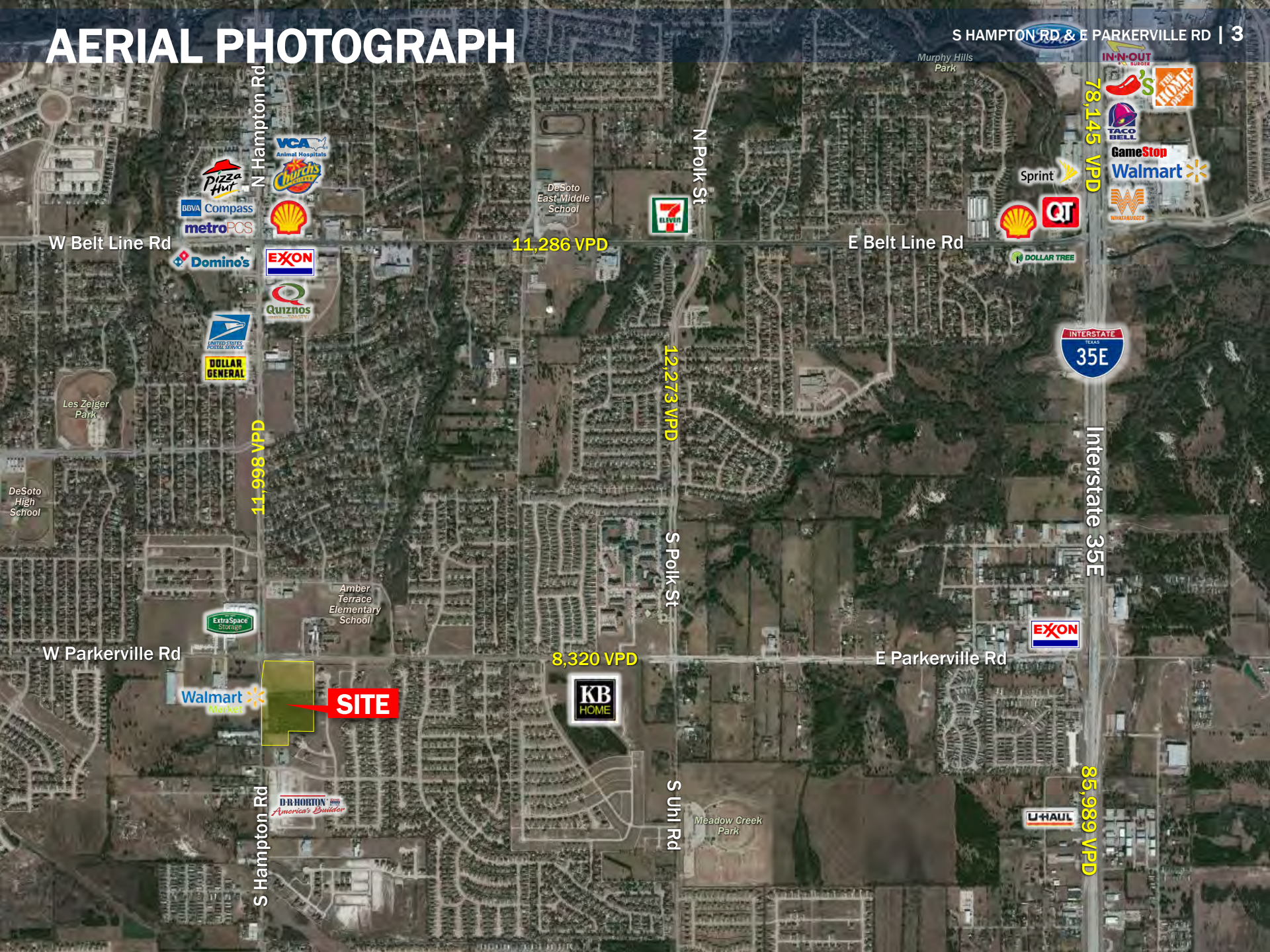
Urban Dr

Terrace Dr



# AERIAL PHOTOGRAPH

S HAMPTON RD & E PARKERVILLE RD | 3



N Hampton Rd

N Polk St

12,273 VPD

S Polk St

S Uni Rd

W Belt Line Rd

E Belt Line Rd

W Parkerville Rd

E Parkerville Rd

11,998 VPD

11,286 VPD

8,320 VPD

78,145 VPD

Interstate 35E

85,989 VPD

**SITE**

Pizza Hut  
Compass  
metroPCS  
Domino's  
Exxon  
Quiznos  
DOLLAR GENERAL

IN-N-OUT  
TACO BELL  
GameStop  
Walmart  
Sprint  
Shell  
QT  
DOLLAR TREE

EXXON

Walmart Market

KB HOME

D.R. HORTON  
America's Builder

U-HAUL

DeSoto East Middle School

Murphy Hills Park

Les Zeiger Park

DeSoto High School

Amber Terrace Elementary School

Meadow Creek Park



# PROPERTY PROFILE

S HAMPTON RD & E PARKVILLE RD | 4

## MUNICIPAL ADDRESS

1124, 1130 & 1140 S Hampton Rd & 400 E Parkerville Rd, DeSoto, TX 75115

## OPPORTUNITY ZONE

Located in Opportunity Zone Census Tract 48113016621

## LOCATION

The subject property is located at the southeast corner of S Hampton Rd & E Parkerville Rd, in DeSoto, Texas.

## LAND AREA

Approximately 15.22 Acres (662,983 Square Feet)

## FRONTAGE

S Hampton Rd: Approximately 1,080'

E Parkerville Rd: Approximately 587'

## TRAFFIC COUNTS

S Hampton Rd: 14,750 VPD

E Parkerville Rd: 8,805 VPD

## ZONING

Planned Development District 114 (PD-114) with a base zoning of General Retail (GR)

Maximum Building Height: Two (2) Stories

Minimum Lot Area: 40,000 Square Feet

Minimum Lot Width: 200 Feet

Minimum Lot Depth: 200 Feet

Maximum Lot Coverage: 40%

Minimum Pad Site Area: 25,000 Square Feet

Primary Uses: Retail, Office and Service type uses

## MINERALS

None

S Hampton Rd

14,750 VPD

8,805 VPD

SITE

E Parkerville Rd

KB  
HOME

D.R. HORTON  
America's Builder



# EXECUTIVE SUMMARY & HIGHLIGHTS

S HAMPTON RD & E PARKERVILLE RD | 5

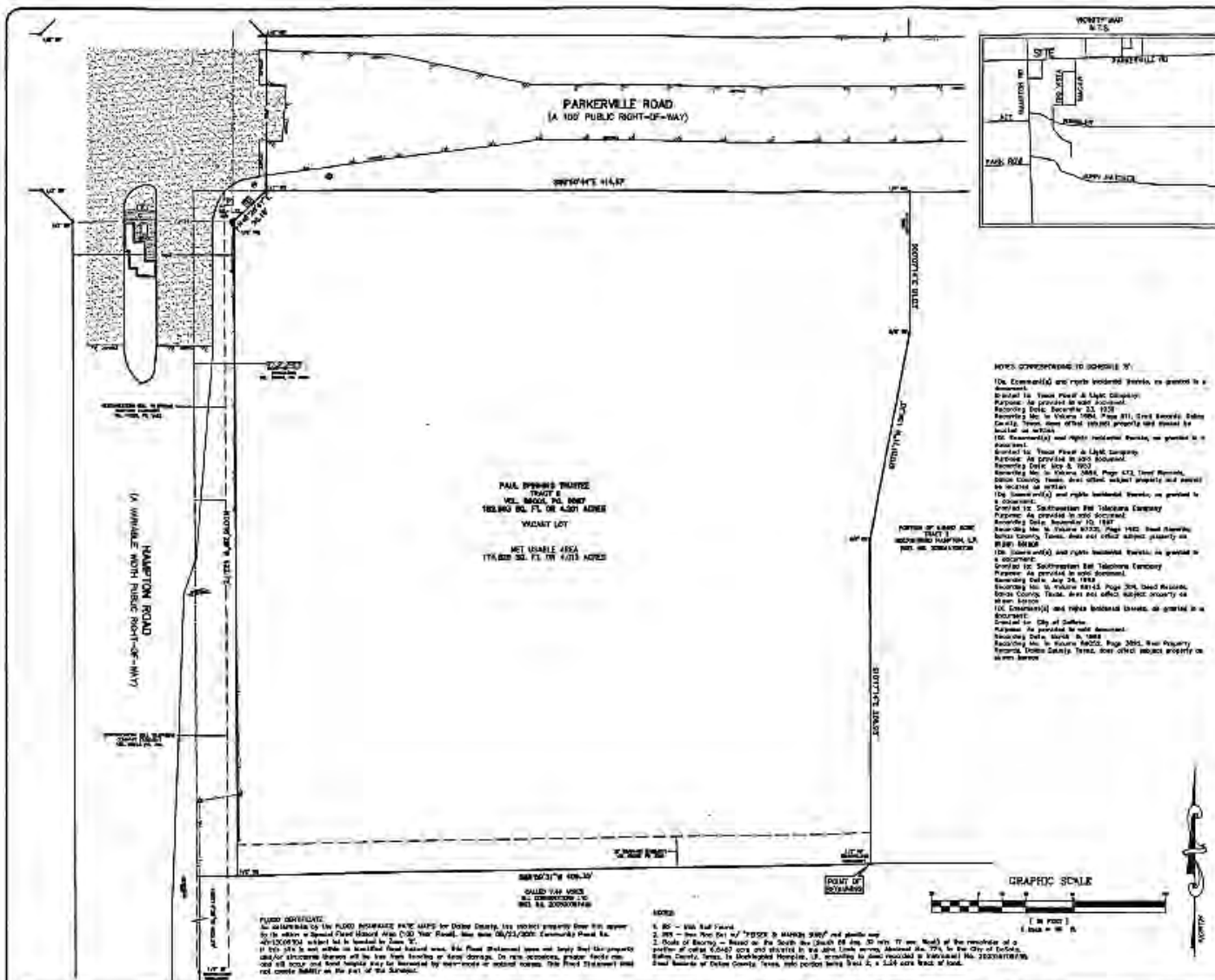
## EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer approximately 15.22 acres of retail land, located at the corner of S Hampton Rd & E Parkerville Rd in DeSoto, Texas. The Property is directly across from a brand new Walmart Neighborhood Market. The Property benefits from its ample frontage on E Parkerville Rd and S Hampton Rd, which enjoys a car count in excess of 14,000 vehicles per day. The Property's liberal "General Retail" base zoning allows for many retail, office and service type uses. As of 2015, the Property has been cleared and graded, making this location a prime development opportunity.

## PROPERTY HIGHLIGHTS

- *Located in Opportunity Zone Census Tract 48113016621*
- *Located at the signalized intersection of S Hampton Rd & E Parkerville Rd*
- *Adjacent to new D.R. Horton and KB Home communities*
- *Ample frontage on S Hampton Rd & E Parkerville Rd*
- *High visibility and easy access to I-35E*
- *Lots have been recently cleared and are primed for development*
- *Liberal zoning allows retail, office and service type uses*





This is to certify that I have, this day, made an on the ground survey of the property located on 1190 E. Hamilton Road in the City of DeSoto, Dallas County, Texas, described as follows:

Being a 4,330 acre tract of land situated in the Jerni Lands Survey, Abstract No. 774, in the City of Dallas, Dallas County, Texas, and being a portion of that certain rolled 4,330 acre tract of land as listed in Paul Schilling, Trustee, according to said record in Volume 68203, Page 6807, said known as Dallas County Tract, and more particularly described as follows:

PC858860 at a 1/2 inch iron rod bent for the support corner of said steel & were using the mechanical corner of that corner wood at its Montegut Memphis, TN, according to the deed recorded at the following number: 200514709738, Official Public Records, DeKalb County, Georgia. Please visit the North Star of that series under 7-8 inch steel of said to all connections L&E according to the deed recorded under following number: 200600097418, said Official Public Records.

[illegible]

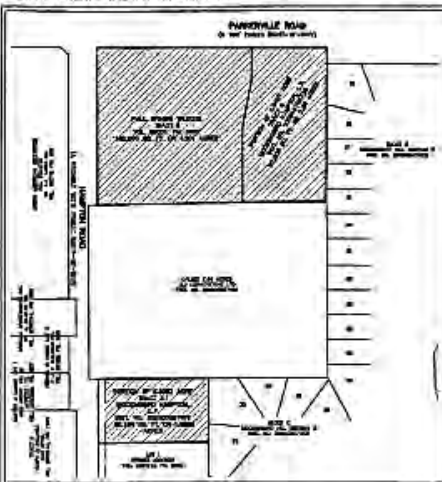
TRUCK North 50 deg. 18 min. 58 sec. West along the corner line of said Tract 2 and the East 1/4-4th-6th line of said Township 34S, a distance of 422.72 feet to a 1/3 inch iron rod set for the South end of a corner line of the 1/4-4th-6th line of the East right-of-way line of said Township 34S with the South 1/4-4th-6th line of the 1/4-4th-6th line of the East right-of-way line of said Township 34S.

THINGS North 48 deg. 26 min. 47 sec. East, along water course slp. a station at 25.28 feet (a is 1/2 inch from top and the line starts and at mid water slp)

\*DINCE: The following bearings and distances along the western line of said Tract 3 and said Township

Exp/9: 00 deg 07 min 14 sec. Dist. 71.97 feet to a 3/8 inch iron rod found for marker

Group 70 and 77 with 74 were East, 300x3 feet to the north of 3633440 and containing 182,211 square feet of 4.33% more of completed land more or less.



Use of this survey for any other purpose or by other parties shall be at their own risk and

\*The word "burly" or "burlesque" as shown and used herein relates to presentation of professional opinion, favoring the facts of the survey and does not constitute a warranty or guarantee, either expressed or implied, and is not to be construed as an offer or a solicitation of insurance. See, for example, 100 Cal. Ins. Code § 2000.

The plot of spring biomass is a low, curved and monotonic representation of the property as a function of age. The ground surface, indicated by the dotted line, has a similar shape. The curve of the ground surface is a low, curved and monotonic representation of the property as a function of age. The curve of the ground surface is a low, curved and monotonic representation of the property as a function of age.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RELIED ON FOR ANY PURPOSE.  
10/01/2013

Timothy R. Monk  
Lecturer, Penn State Harrisburg, 717-939-7132

OXIN SURVEYING, LLC	215
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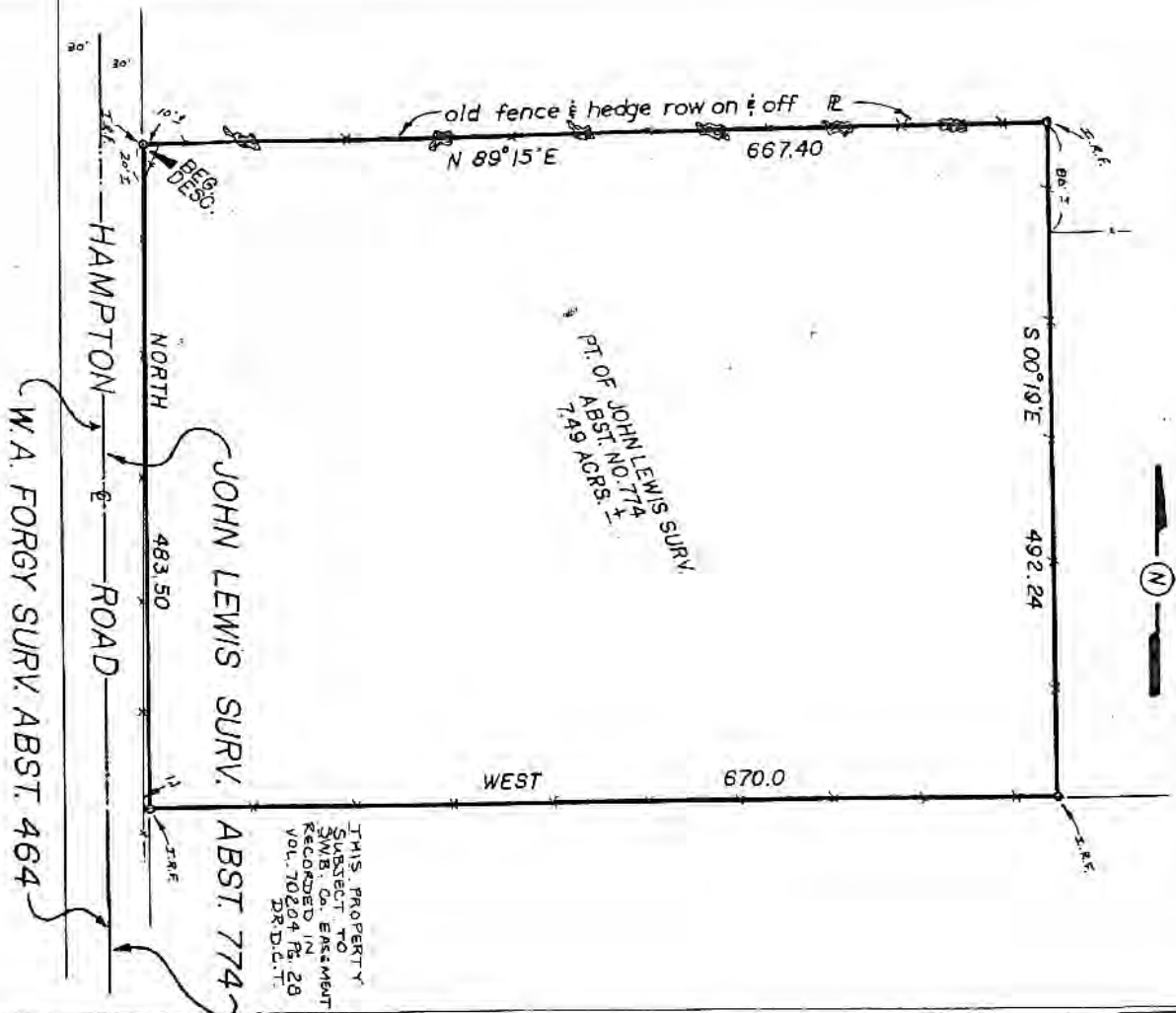
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78061 BLENCHTAL  
BOUNDARIES  
TOPOGRAPHY  
1:50,000

DATE: 12/12/11

[illegible]

STATE OF TEXAS:  
COUNTY OF DALLAS:  
SITUATED in the State of Texas and County of Dallas and being a part of the JOHN LEWIS SURVEY, ABSTRACT NO. 774 and being more fully described as follows: BEGINNING at an iron rod set in the East line of Hampton Road, that is 493.50 feet South and North 89 deg. 15 min. East, 30 feet from the Northwest corner of said survey; THENCE North 89 deg. 15 min. East along an old fence and hedge, 667.40 feet to an iron rod set by a fence corner; THENCE South 00 deg. 19 min. East along an old fence, 492.24 feet to an iron rod set by a fence corner; THENCE West, along a fence 670.0 feet to an iron rod in the East line of Hampton Road; THENCE North along the East line of Hampton Road, 483.50 feet to the Place of Beginning and containing 7.49 acres, more or less of land.



The plat herein is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.  
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS.

Scale 1" = 100'

Date 3-31-83

THIS PROPERTY  
SUBJECT TO  
SWB. Co. EASEMENT  
RECORDED IN  
VOL. 10204 Pg. 28  
D.R.D.C.



*Marvin D. Love*

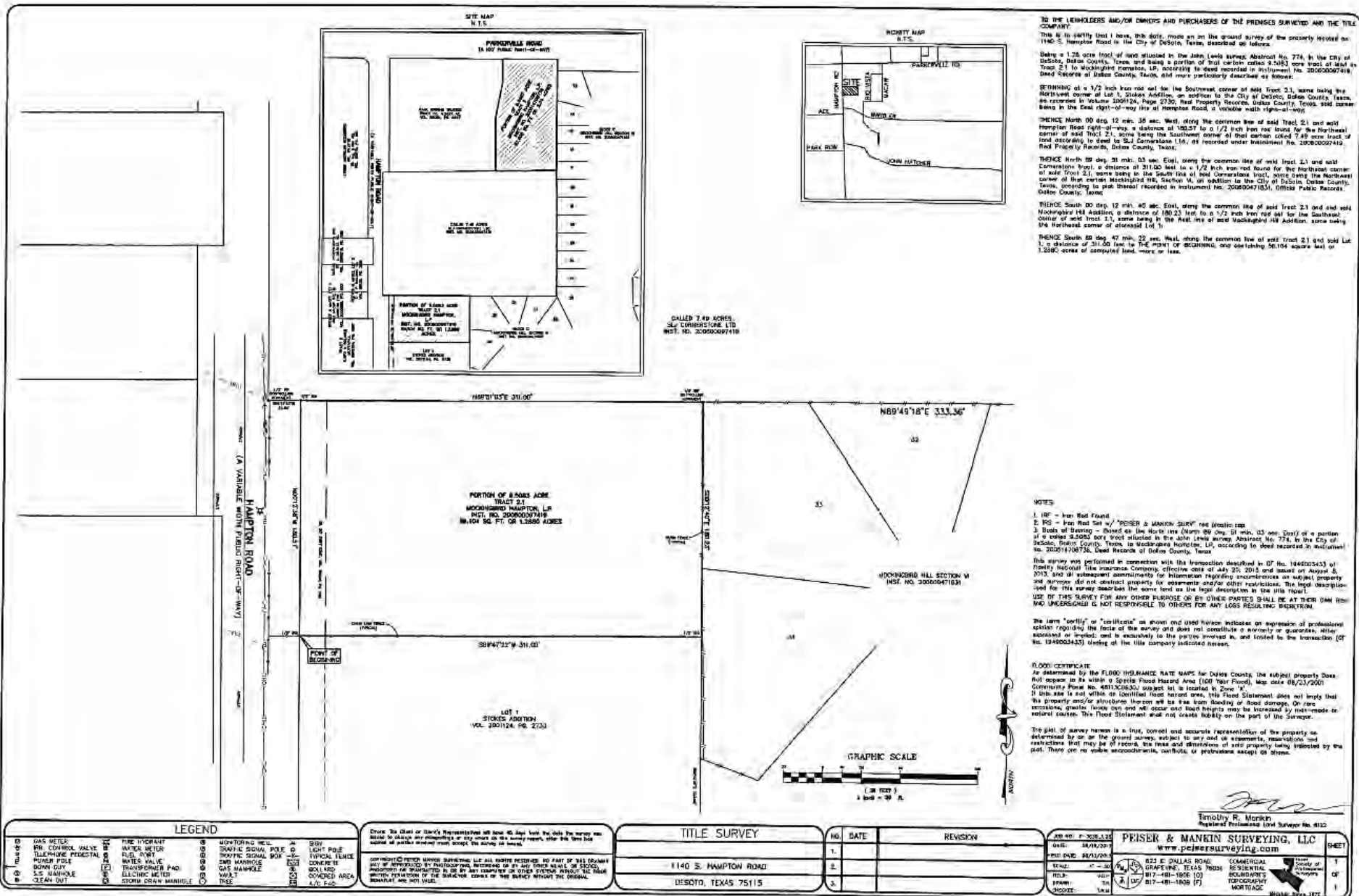
Registered Public Surveyor #1722

This survey was prepared by Marvin D. Love, Registered Public Surveyor #1722, State of Texas. The survey was made on 3-31-83. The survey was made by Marvin D. Love, Registered Public Surveyor #1722, State of Texas. The survey was made by Marvin D. Love, Registered Public Surveyor #1722, State of Texas. The survey was made by Marvin D. Love, Registered Public Surveyor #1722, State of Texas.

3510 Marvin D. Love  
1130 S HAMPTON RD  
DALLAS, TEXAS 75204

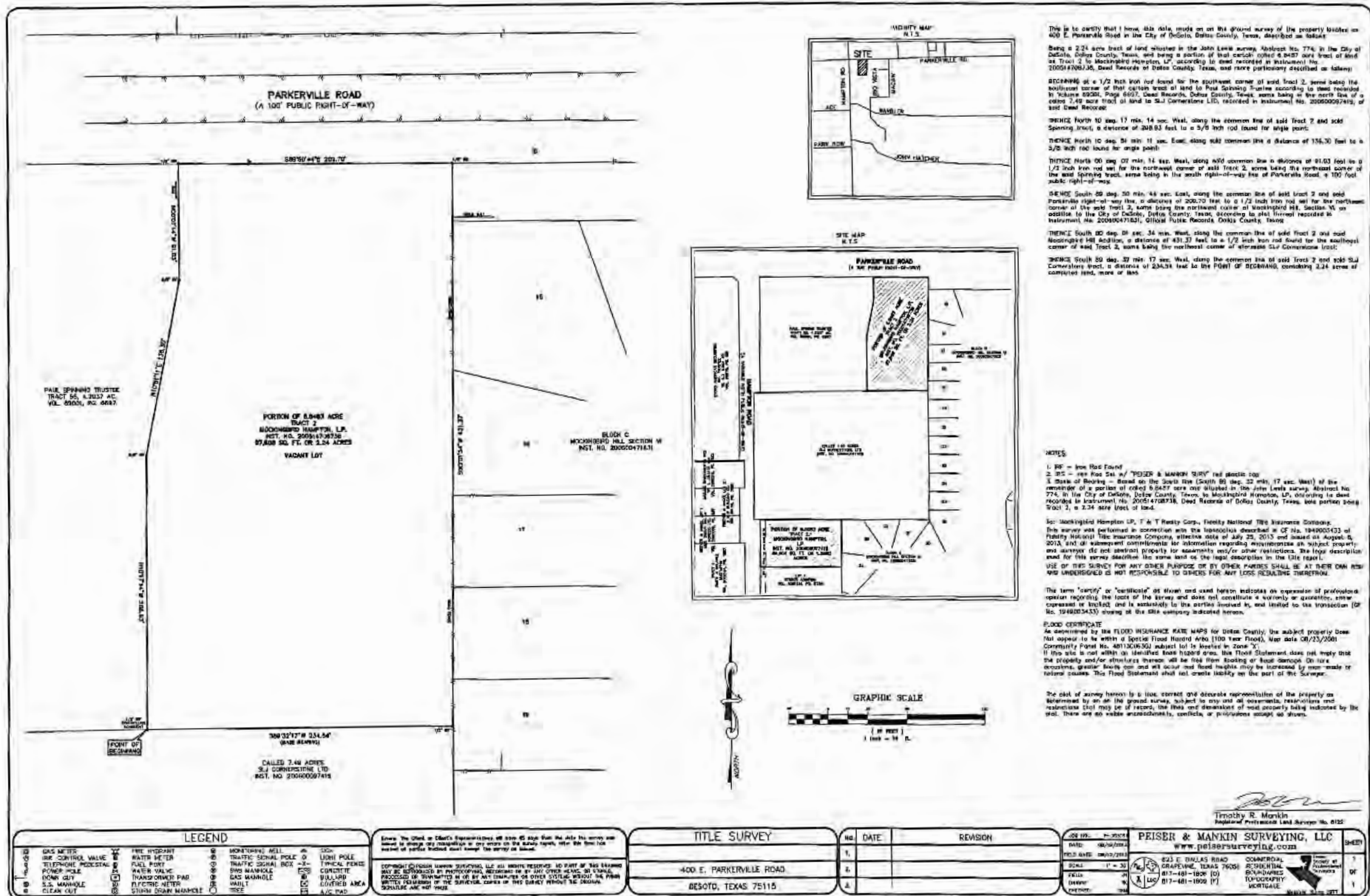


## S HAMPTON RD &amp; E PARKERVILLE RD | 8





## S HAMPTON RD &amp; E PARKERVILLE RD | 9





# DEMOGRAPHICS

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## POPULATION

RADIUS	1 MILE	3 MILE	5 MILE
2015 Total Population	12,832	62,125	135,542
2015 Daytime Population	8,996	44,615	108,121
2015 Estimated Households	4,010	20,592	45,671

## AGE

RADIUS	1 MILE	3 MILE	5 MILE
2015 Median Age Estimate	32	35	35

## INCOME

RADIUS	1 MILE	3 MILE	5 MILE
2015 Avg Household Income	\$73,706	\$73,890	\$72,676

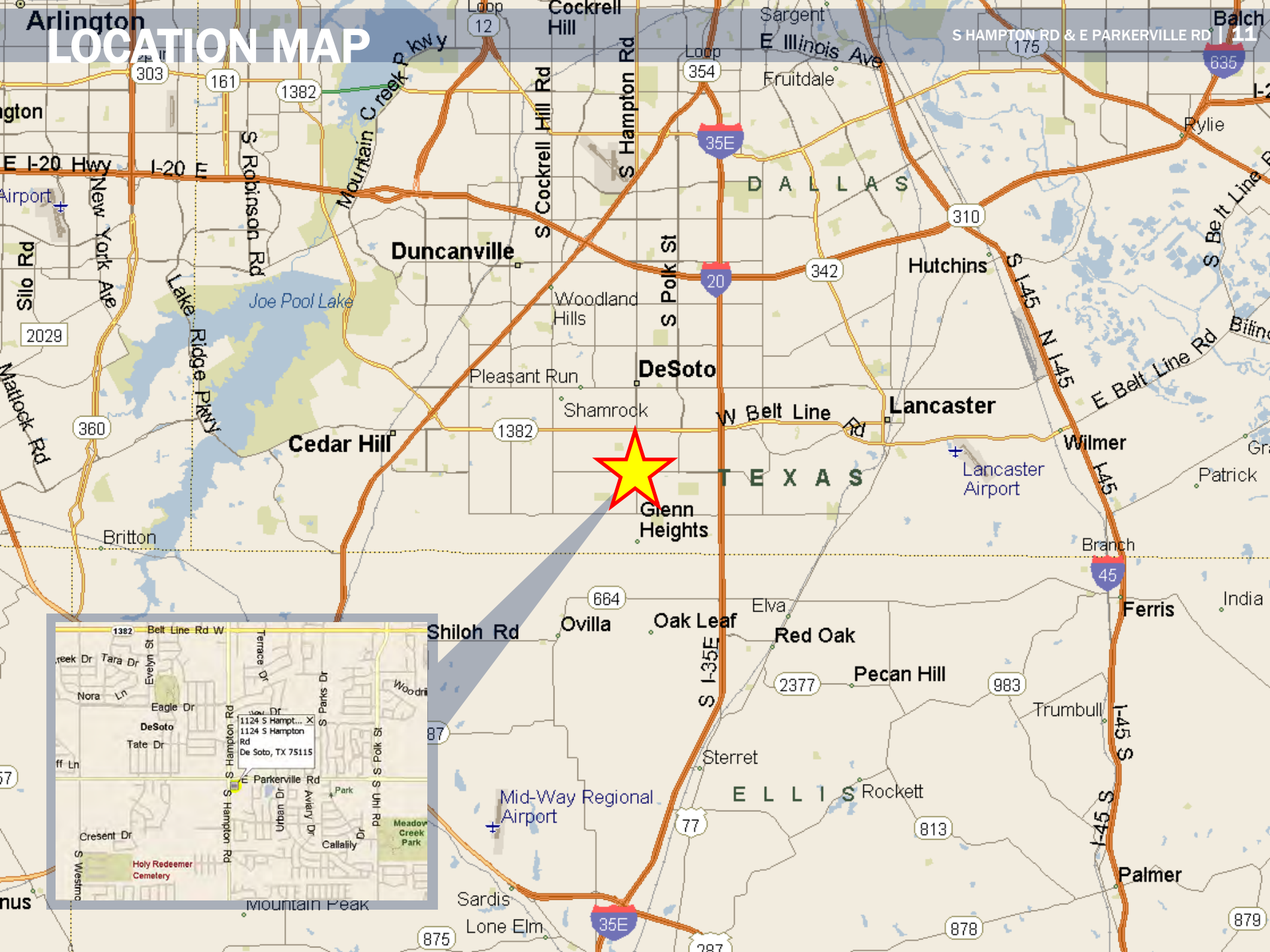
## POPULATION BY ETHNICITY

RADIUS	1 MILE	3 MILE	5 MILE
2015 White	23.60%	25.02%	28.98%
2015 Black	63.39%	65.02%	59.87%
2015 Native American	0.37%	0.46%	0.42%
2015 Asian	0.51%	0.82%	0.91%
2015 Pacific Islander	0.01%	0.05%	0.04%
2015 Two or More Races	2.42%	2.29%	2.34%
2015 Hispanic	21.44%	15.75%	17.93%
2015 Non-Hispanic	78.56%	84.25%	82.07%





# LOCATION MAP





# DISCLAIMER & DISCLOSURE

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The material contained in this Memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of the SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representations as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.







# 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.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

SLJ Company, LLC	419172	llebowitz@sljcompany.com	214-520-8818
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louis Harold Lebowitz	171613	llebowitz@sljcompany.com	214-520-8818
Designated Broker of Firm	License No.	Email	Phone
Charles Titus Underwood III	488370	tyunderwood@sljcompany.com	214-520-8818
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Fabio Ernesto Felix Vega	802044	fabio@sljcompany.com	214-520-8818
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date