



HENDERSON AVENUE DEVELOPMENT SITE | 2410, 2414 & 2420 N HENDERSON AVENUE, DALLAS, TX 75206

Features

Rare opportunity to purchase or lease three of the most high-profile development lots in Dallas, totaling 21,750 SF. The three lots are located on North Henderson Avenue at Belmont, adjacent to new luxury multi-family and restaurant-retail projects.

The lots are as follows:

- 2410 N Henderson, which is zoned Community Retail District and contains 7,830 SF of land.
- 2414 N Henderson, which is zoned Community Retail District and contains 6,670 SF of land.
- 2420 N Henderson, which is zoned Multifamily District 2 and contains 7,250 SF of land.

The three lots together total 21,750 sf of land, or approximately 0.5 acres.

FOR LEASE & SALE

AVAILABLE ACRES: 0.5

Traffic Counts		Demographics			
		YEAR: 2019	1 MILE	3 MILE	5 MILE
N Henderson Ave	19,880 VPD		40,774	232,763	432,527
N Central Expy	335,000 VPD		19,830	114,469	191,237
		Average HH Income	\$94,873	\$119,494	\$110,189
		5 Year Population Growth	17.93%	12.89%	11.02%

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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

PROPERTY OVERVIEW

OVERVIEW

Today, Henderson Avenue ranks as one of the strongest urban development districts in Dallas, thanks to its proximity to Uptown, Downtown, Lower Greenville, Lakewood and, of course, the hot Knox-Henderson retail district. Within the next five years, the population within the trade area is set to post double-digit growth, adding to density that already totals approximately 263,000 residents with average household incomes of more than \$119,000 within a three-mile radius. Additionally, the radius reports an outstanding daytime population total of more than 352,000.

PROPERTY DETAILS

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HENDERSON AVENUE PADS | 2410, 2414 & 2420 N HENDERSON AVE, DALLAS, TX 75206



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HENDERSON AVENUE PADS

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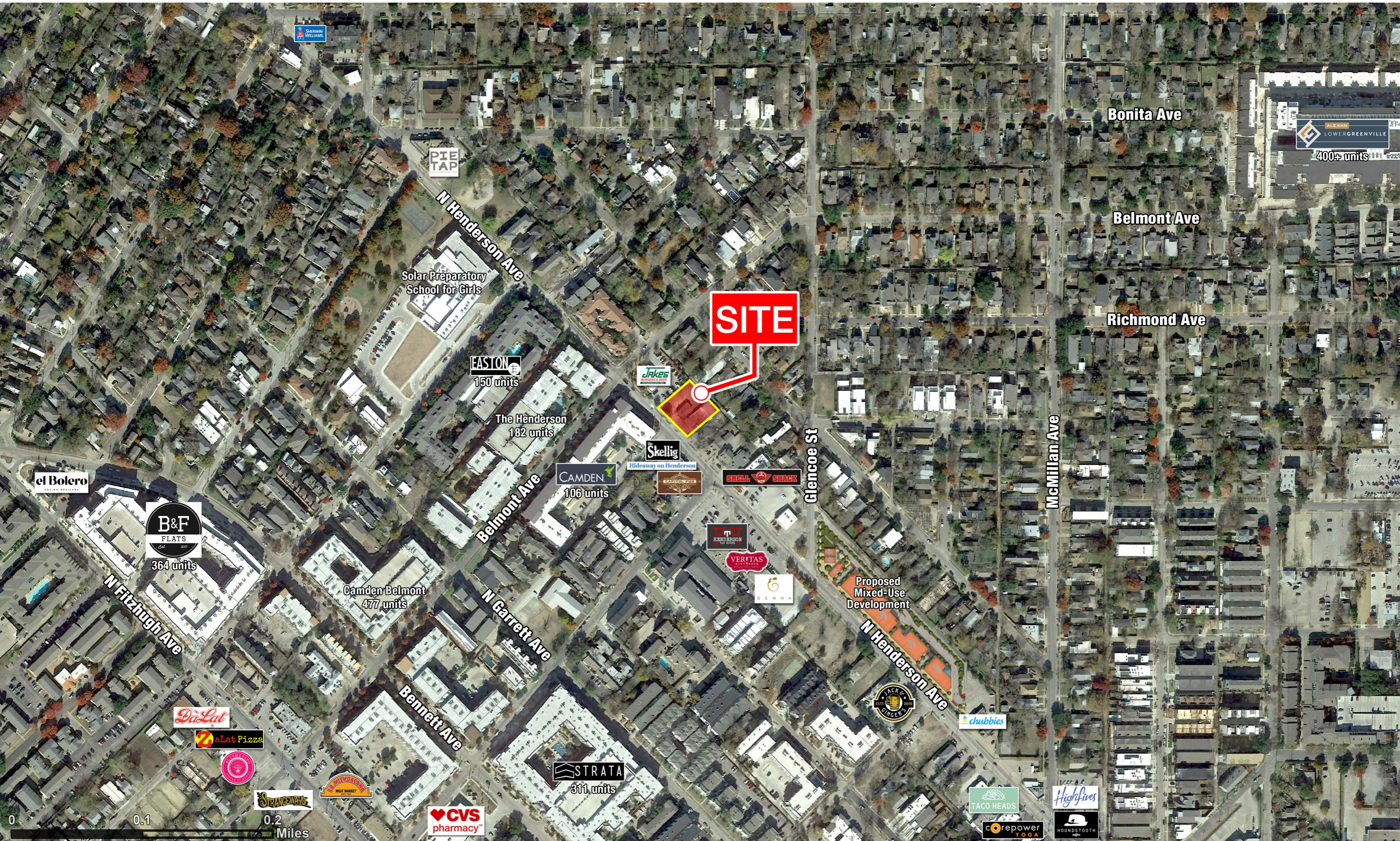
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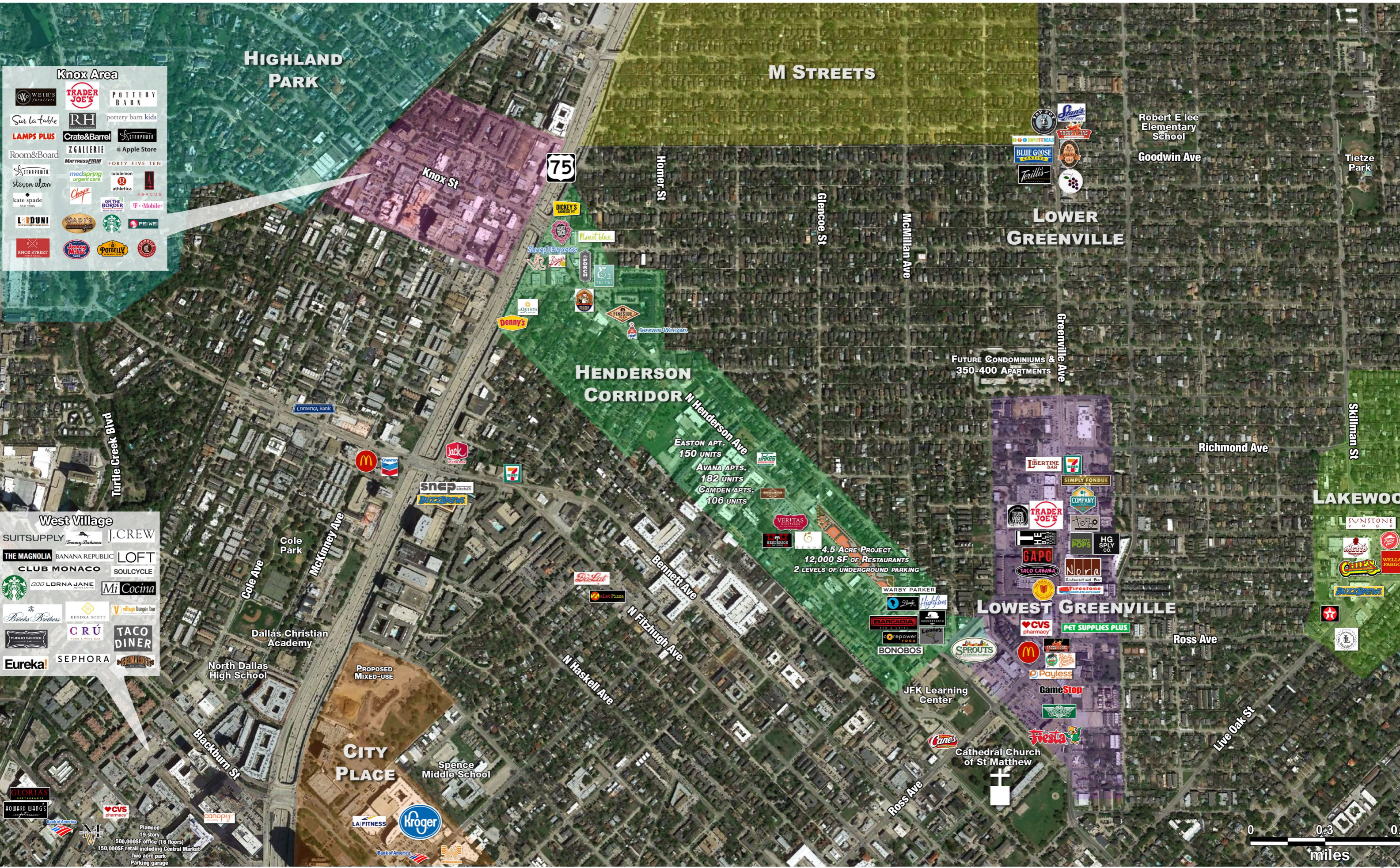
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Knox Area

- WEIR'S
- TRADER JOE'S
- POTTERY BARN
- Sur la table
- RH
- pottery barn kids
- LAMPS PLUS
- Crate&Barrel
- STAIRPOWER
- Room&Board
- Z GALLERY
- Apple Store
- STAIRPOWER
- MATTRESS FIRM
- FORTY FIVE TEN
- steven alan
- medspring urgent care
- lululemon
- athletica
- kate spade
- Chaps
- ON THE BORDER
- ABACUS
- LADUNI
- STARBUCKS
- PEI WEI
- KNOX STREET
- JANUARY MIX
- POBELLY

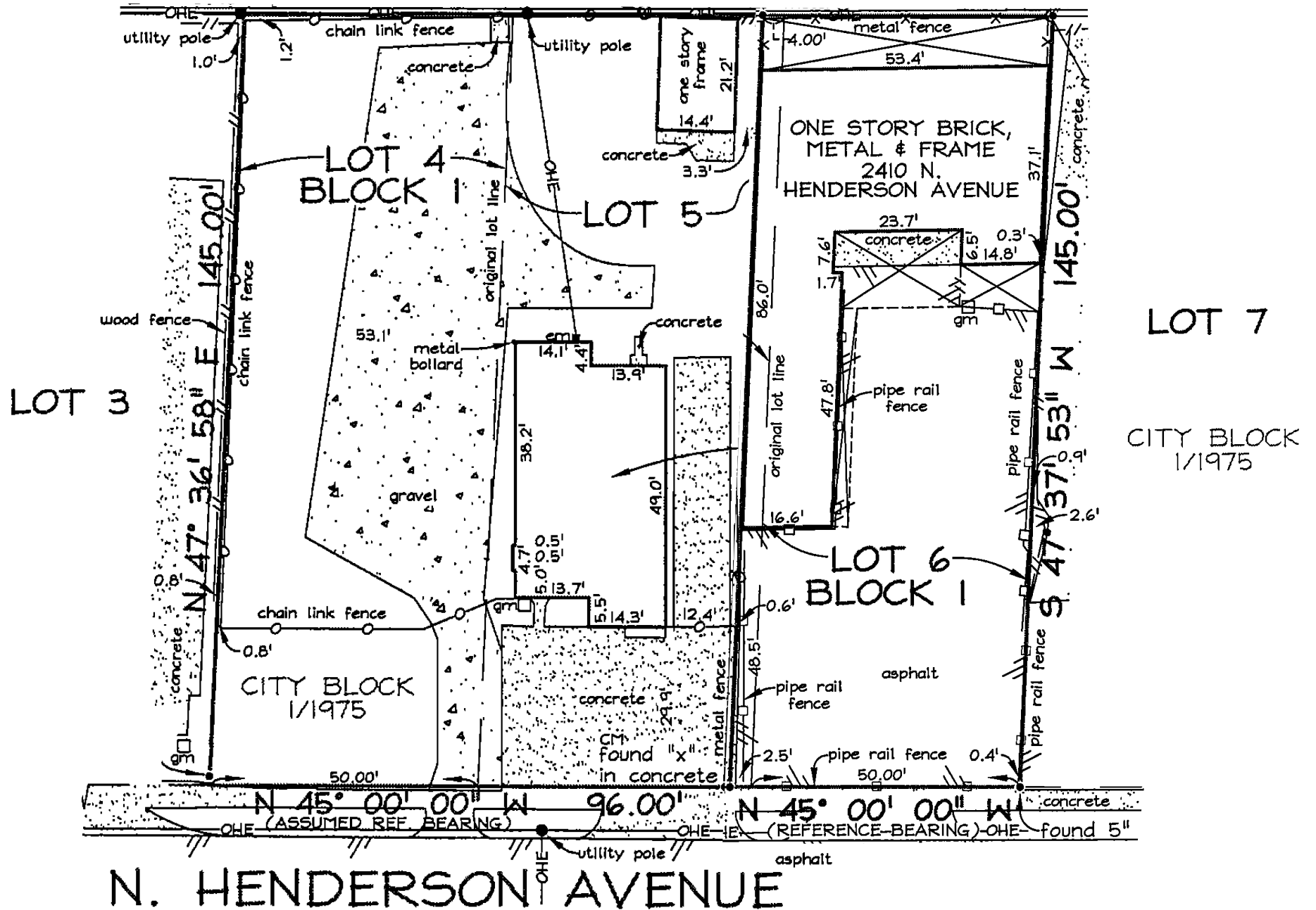
West Village

- SUITSUPPLY
- Tommy Bahama
- J.CREW
- THE MAGNOLIA
- BANANA REPUBLIC
- LOFT
- CLUB MONACO
- SOULCYCLE
- STARBUCKS
- LORNA JANE
- Mi Cocina
- Brooks Brothers
- KENDRA SCOTT
- village burger bar
- PUBLIC SCHOOL
- CRU
- TACO DINER
- Eureka!
- SEPHORA
- CHINAMART

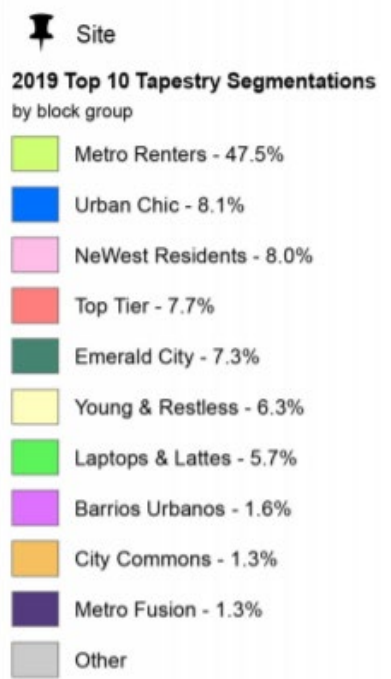
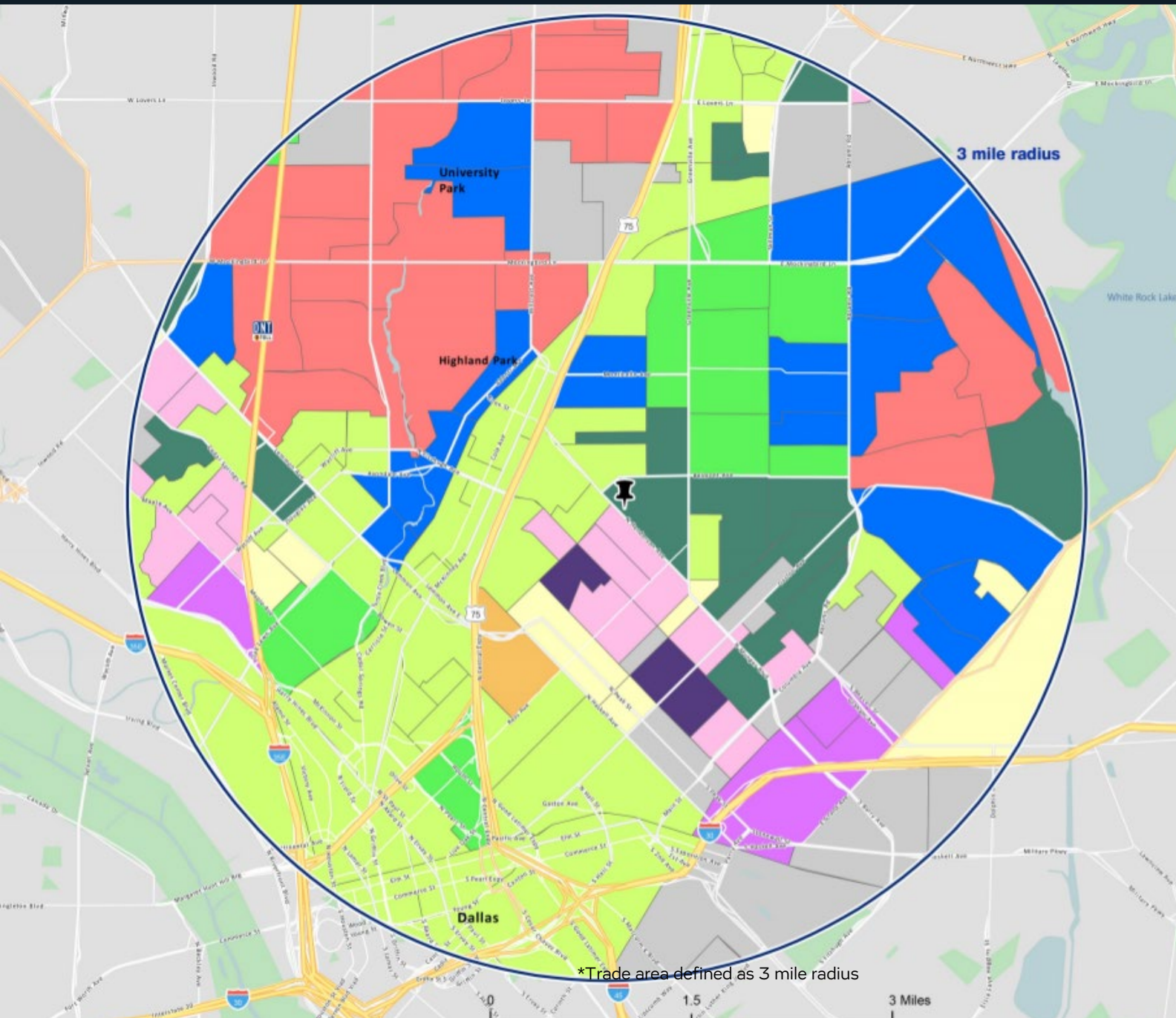
Planned
19 story
500,000SF office (16 floors)
150,000SF retail including Central Market
Two acre park
Parking garage

- GLORIAS
- HOWARD WANGS
- CVS pharmacy
- LA FITNESS
- Kroger
- Bank of America
- canopy





HENDERSON AVENUE PSYCHOGRAPHICS



The trade area around Henderson Avenue is generally dominated by Metro Renters. The predominant life group segments within the trade area are mapped here. LifeMode groups are comprised of households that share common traits. The groups are then further divided into segments that are similar in terms of household demographics. Data is from ESRI's Tapestry psychographic profiles (ESRI 2017).

*Trade area defined as 3 mile radius

HENDERSON AVENUE PSYCHOGRAPHIC PROFILES



METRO RENTERS

47.5%

URBAN CHIC

8.1%

NEWEST RESIDENTS

8.0%

TOP TIER

7.7%

EMERALD CITY

7.3%

MEDIAN AGE:	32.5 years
MEDIAN HH INCOME:	\$67,000
AVERAGE RENT:	\$1,430.00
HOME OWNERSHIP:	20.2%
AVERAGE HH SIZE:	1.67

MEDIAN AGE:	43.3 years
MEDIAN HH INCOME:	\$109,400
MEDIAN HOME VALUE	\$623,400
HOME OWNERSHIP:	66.2%
AVERAGE HH SIZE:	2.39

MEDIAN AGE:	27.3 years
MEDIAN HH INCOME:	\$30,200
AVERAGE RENT:	\$887.00
HOME OWNERSHIP:	16.6%
AVERAGE HH SIZE:	3.35

MEDIAN AGE:	47.3 years
MEDIAN HH INCOME:	\$173,200
MEDIAN HOME VALUE:	\$819,500
HOME OWNERSHIP:	90.2%
AVERAGE HH SIZE:	2.84

MEDIAN AGE:	37.4 years
MEDIAN HH INCOME:	\$59,200
AVERAGE RENT:	\$1,087.00
HOME OWNERSHIP:	48.5%
AVERAGE HH SIZE:	2.06

SOURCE: ESRI.COM/TAPESTRY

MARKET OVERVIEW

TEXAS | BY THE NUMBERS



#1 ECONOMIC CLIMATE
Forbes

#2 BEST STATE FOR BUSINESS
Forbes



DALLAS - FORT WORTH | BY THE NUMBERS



#1 IN THE US FOR JOB GROWTH & JOBS ADDED

2x JOB GROWTH OVER NATIONAL AVERAGE 2017
Bureau of Labor Statistics



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 on 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:
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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