

122 S Hampton, Desoto TX 75115

OFFERING MEMORANDUM



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CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Map

Regional Map

Aerial Map

Major Employers Map

Aerial View Map

Traffic Counts

Drive Times (Heat Map)

03 Property Description

Property Features

Property Images

04 Demographics

General Demographics

Race Demographics

05 Additional Information

tax

Exclusively Marketed by:



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REAL ESTATE GROUP

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01

Executive Summary

Investment Summary

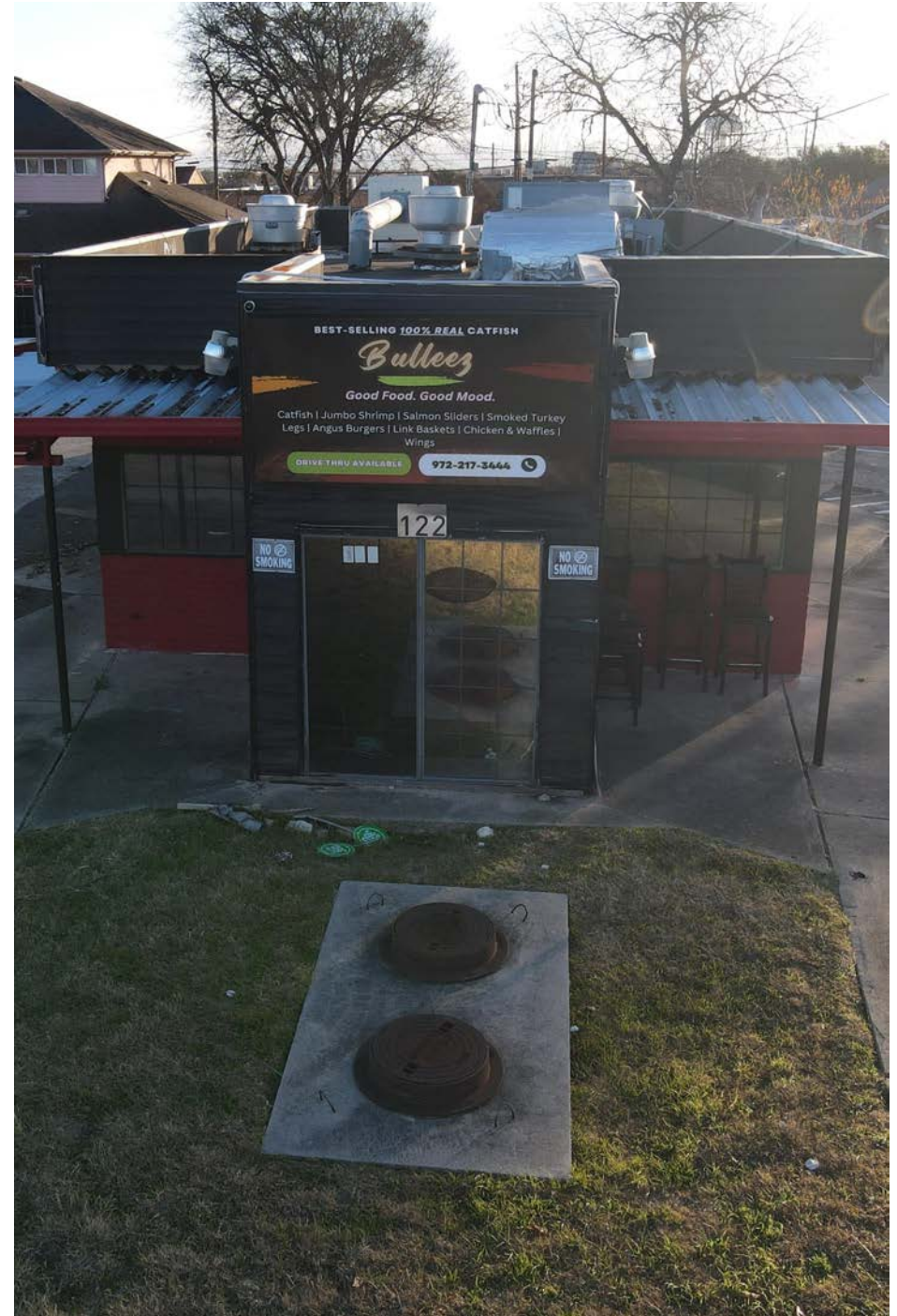
OFFERING SUMMARY

ADDRESS	122 S Hampton Desoto TX 75115
COUNTY	Dallas
BUILDING SF	1,216 SF
LAND SF	17,729 SF

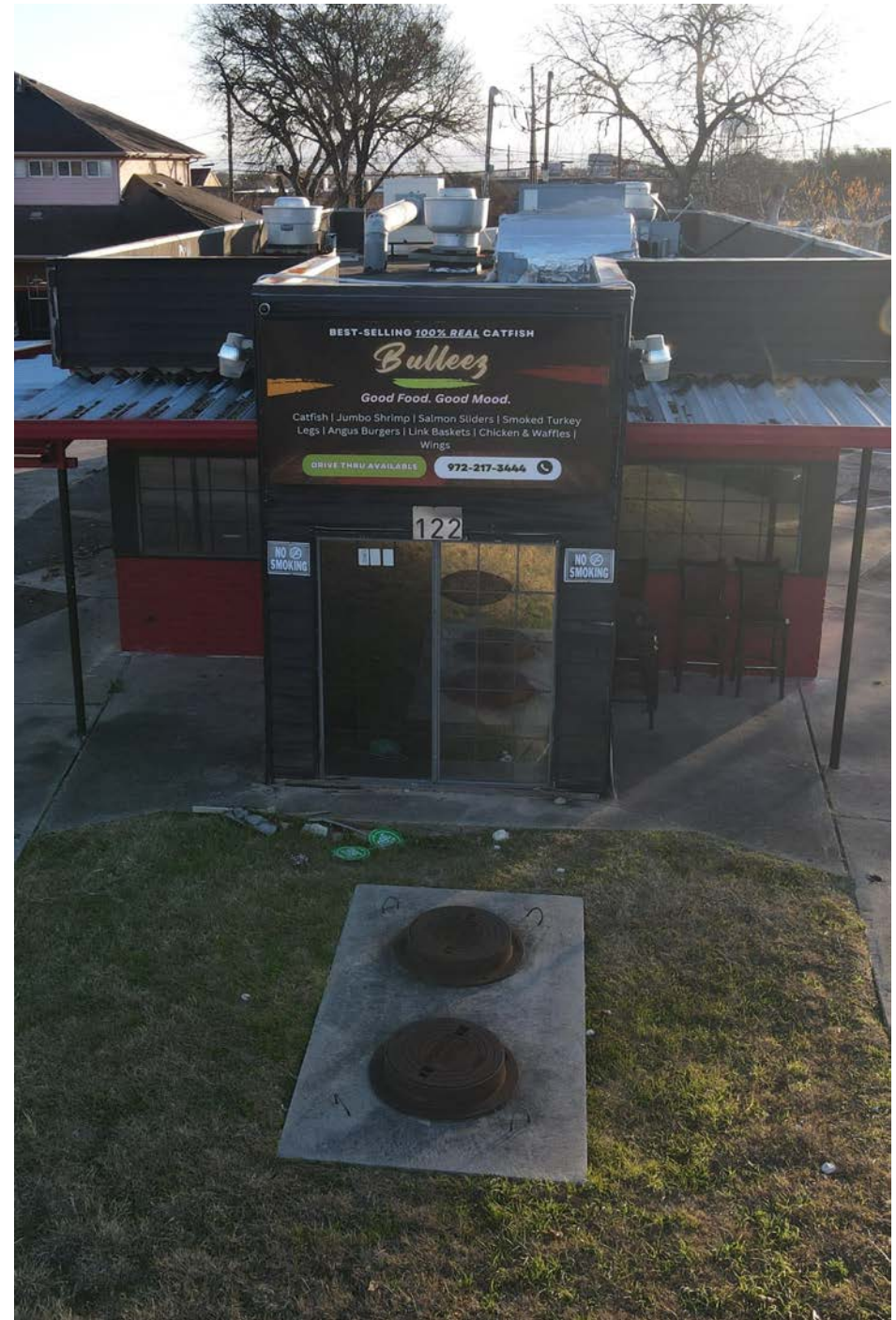
FINANCIAL SUMMARY

OFFERING PRICE	\$625,000
PRICE PSF	\$513.98

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	10,482	69,049	187,063
2025 Median HH Income	\$91,091	\$88,586	\$77,811
2025 Average HH Income	\$104,202	\$108,213	\$100,379



- This 1,216 SF standalone QSR restaurant sits along 122 S Hampton Road within DeSoto's designated Hampton Road Redevelopment Corridor, an area undergoing long-term transformation with new design standards, improved streetscapes, and targeted economic incentives. The property falls within the city's new Urban Center character zone, supporting higher-intensity, mixed-use, and pedestrian-oriented development. Redevelopment options include multi-tenant commercial, mixed-use with residential or office above, modernized restaurant concepts, or neighborhood-serving retail aligned with the City's Envision Hampton Road plan. With excellent visibility, strong traffic counts, and access to I-35E, this site presents a strategic opportunity for developers, QSR operators, or investors seeking a position in DeSoto's next wave of growth. Current owner is operating. Don't disturb the business. Seller will include the FF&E in sale.



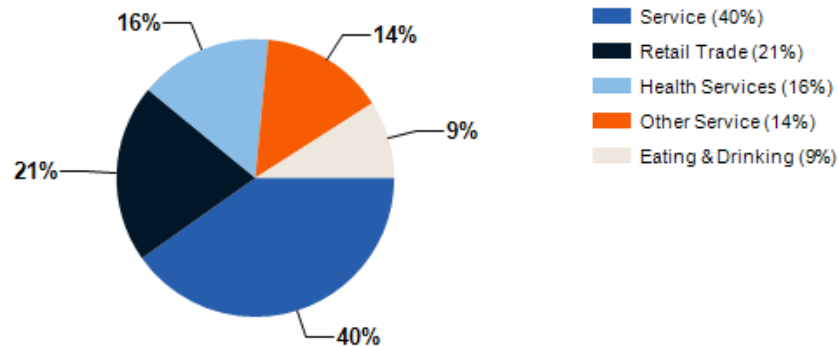


02

Location

- Location Summary
- Local Map
- Regional Map
- Aerial Map
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times (Heat Map)

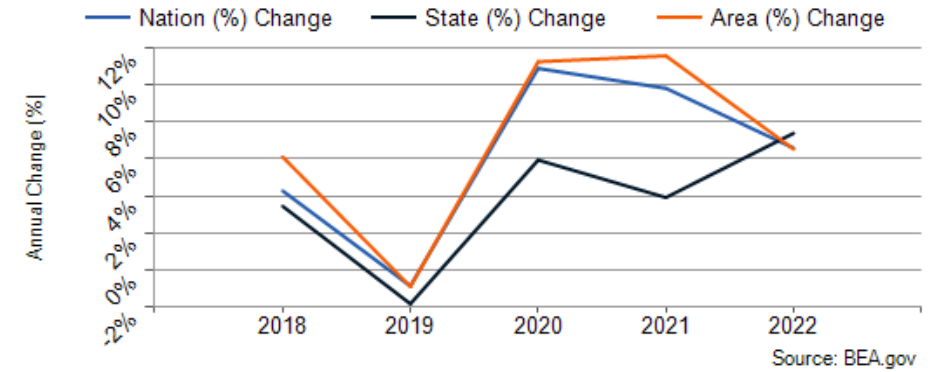
Major Industries by Employee Count

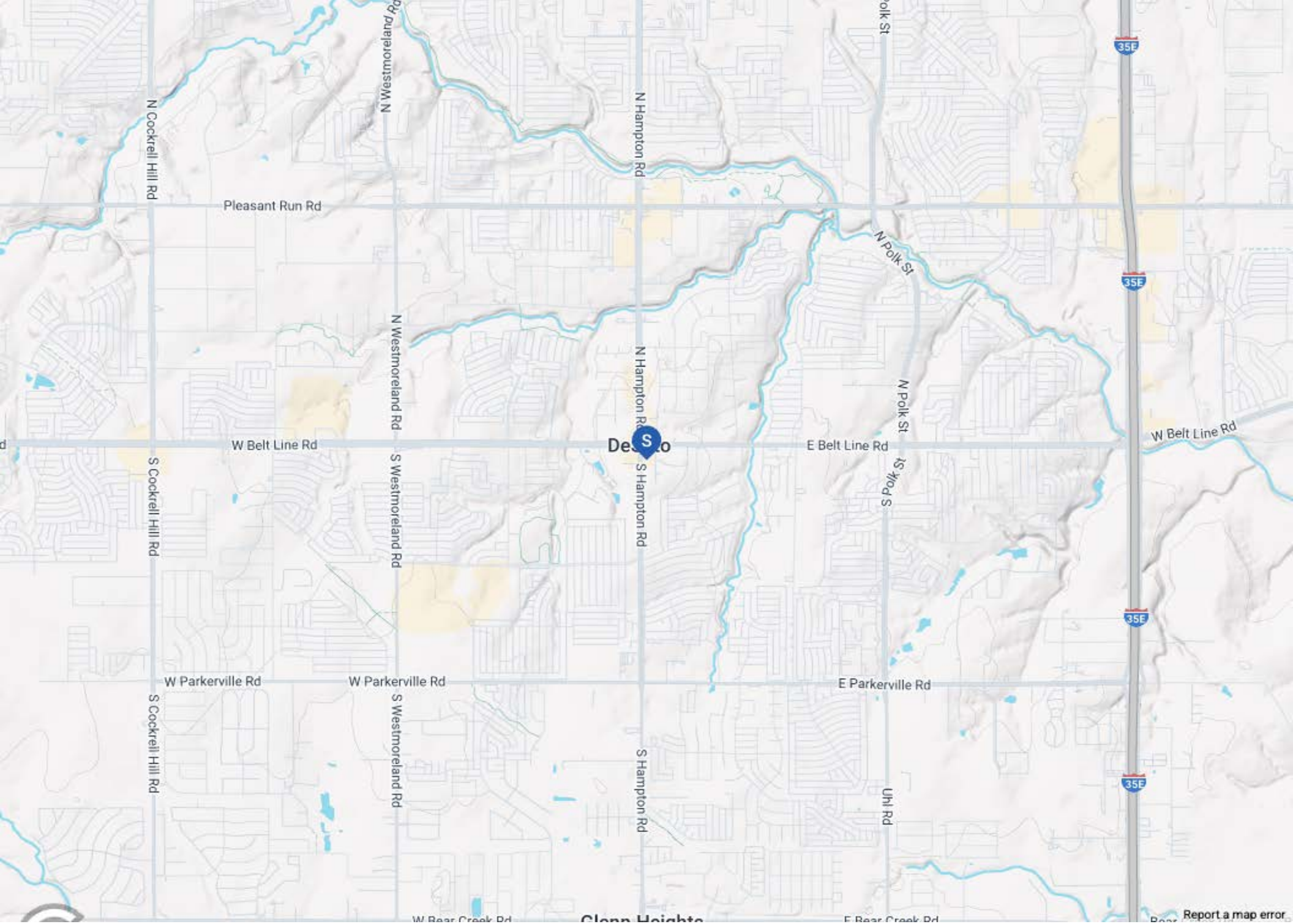


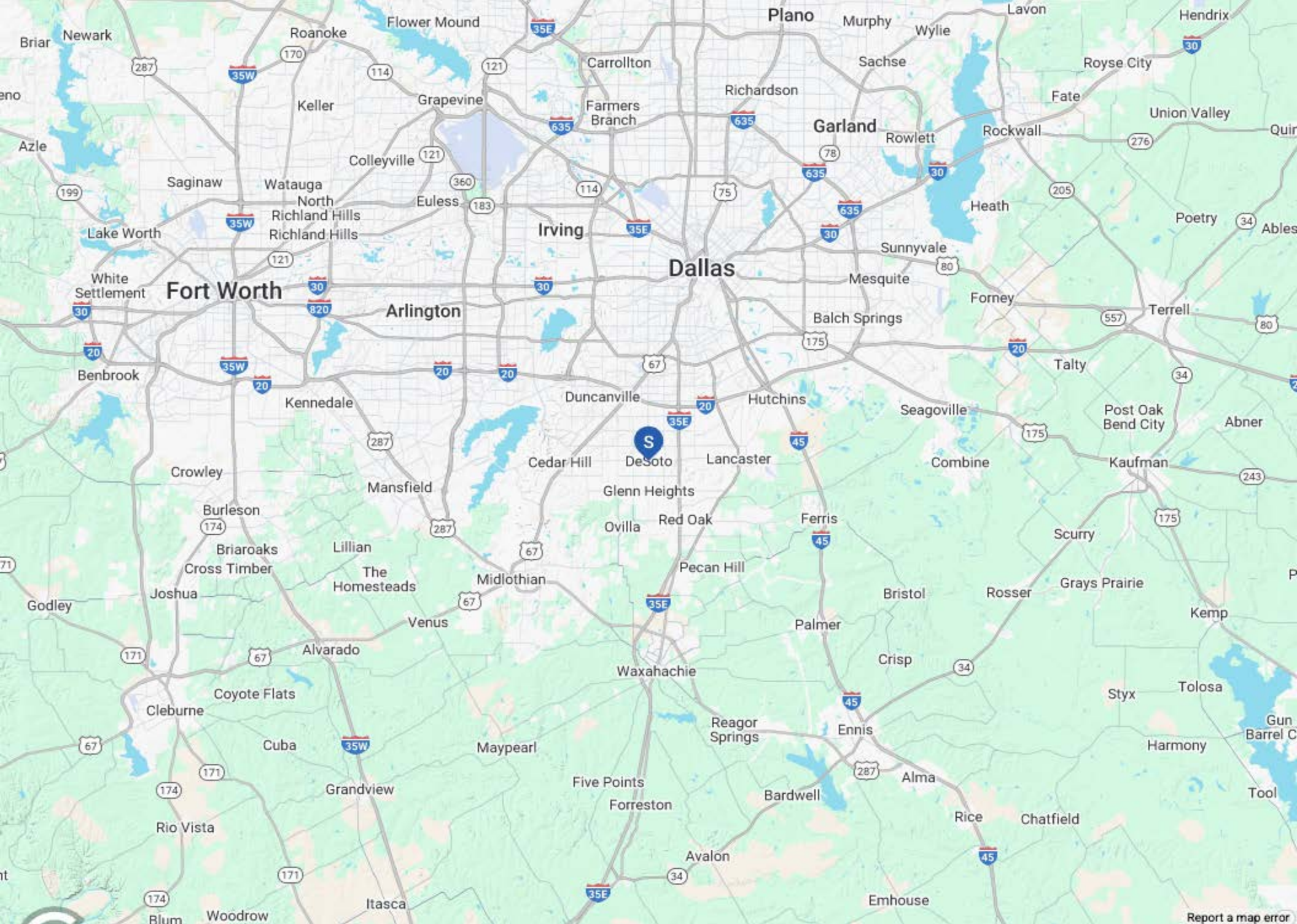
Largest Employers

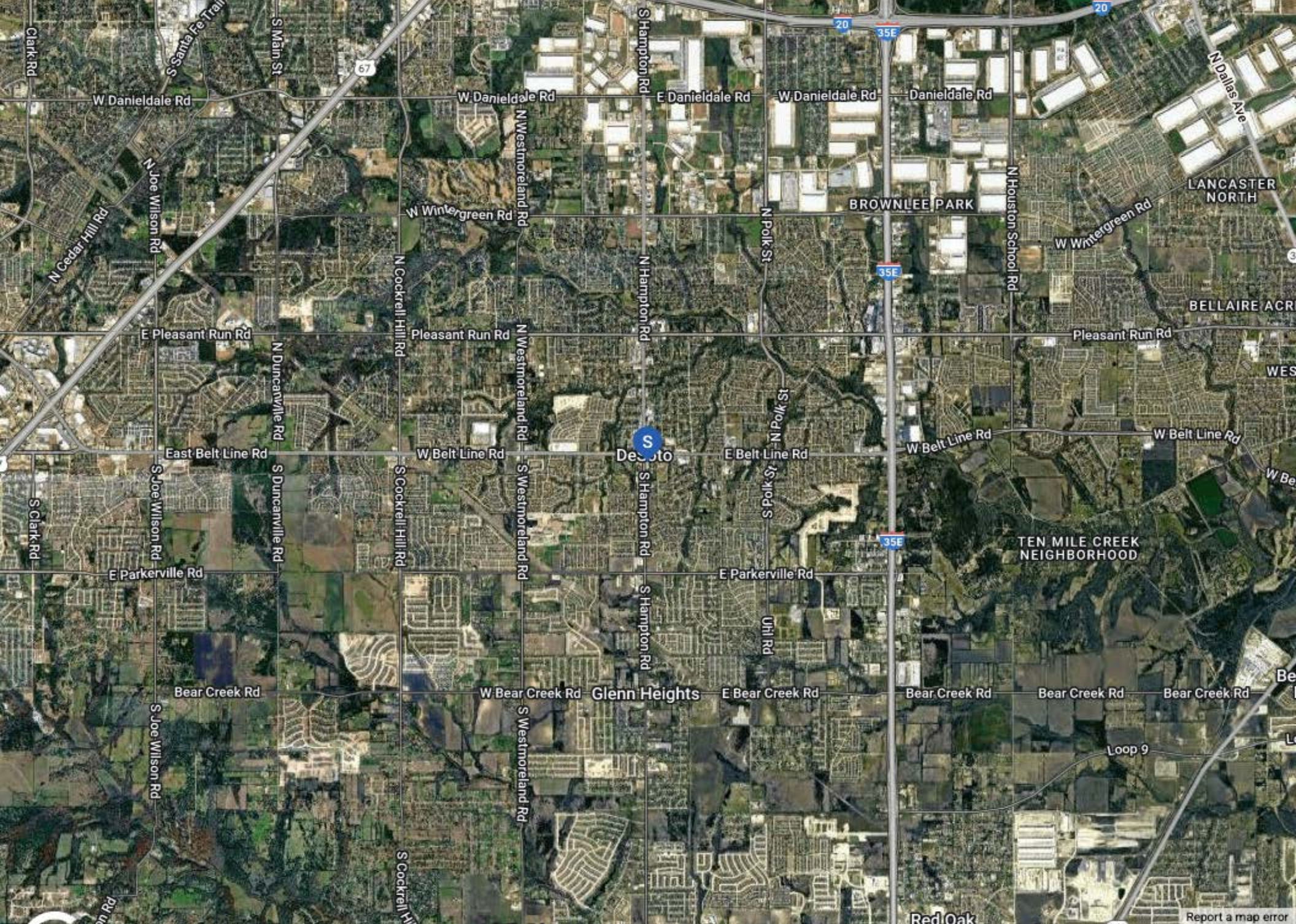
DeSoto Independent School District	1,095
Kohl's e-Commerce	800
Solar Turbines	440
City of DeSoto	407
Williamsburg Village	350
Wal-Mart Distribution	350
GlasFloss Industries	300
Marten Transport	250

Dallas County GDP Trend









DeSoto Independent School District

Approx. 1,004 Employees
Approx. 1 mile

Kohl's e-Commerce

Approx. 800 Employees
Approx. 2 miles

City of DeSoto

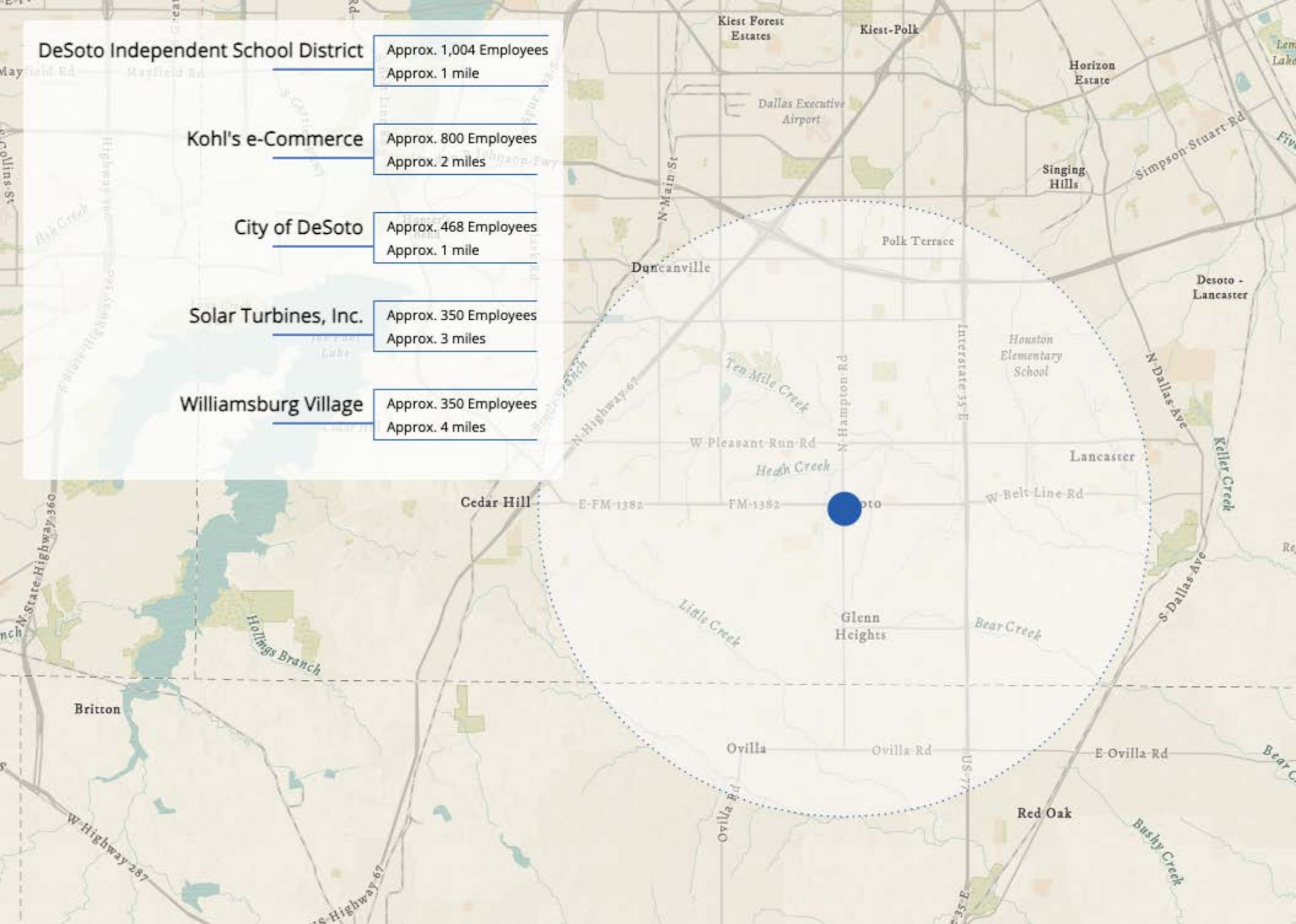
Approx. 468 Employees
Approx. 1 mile

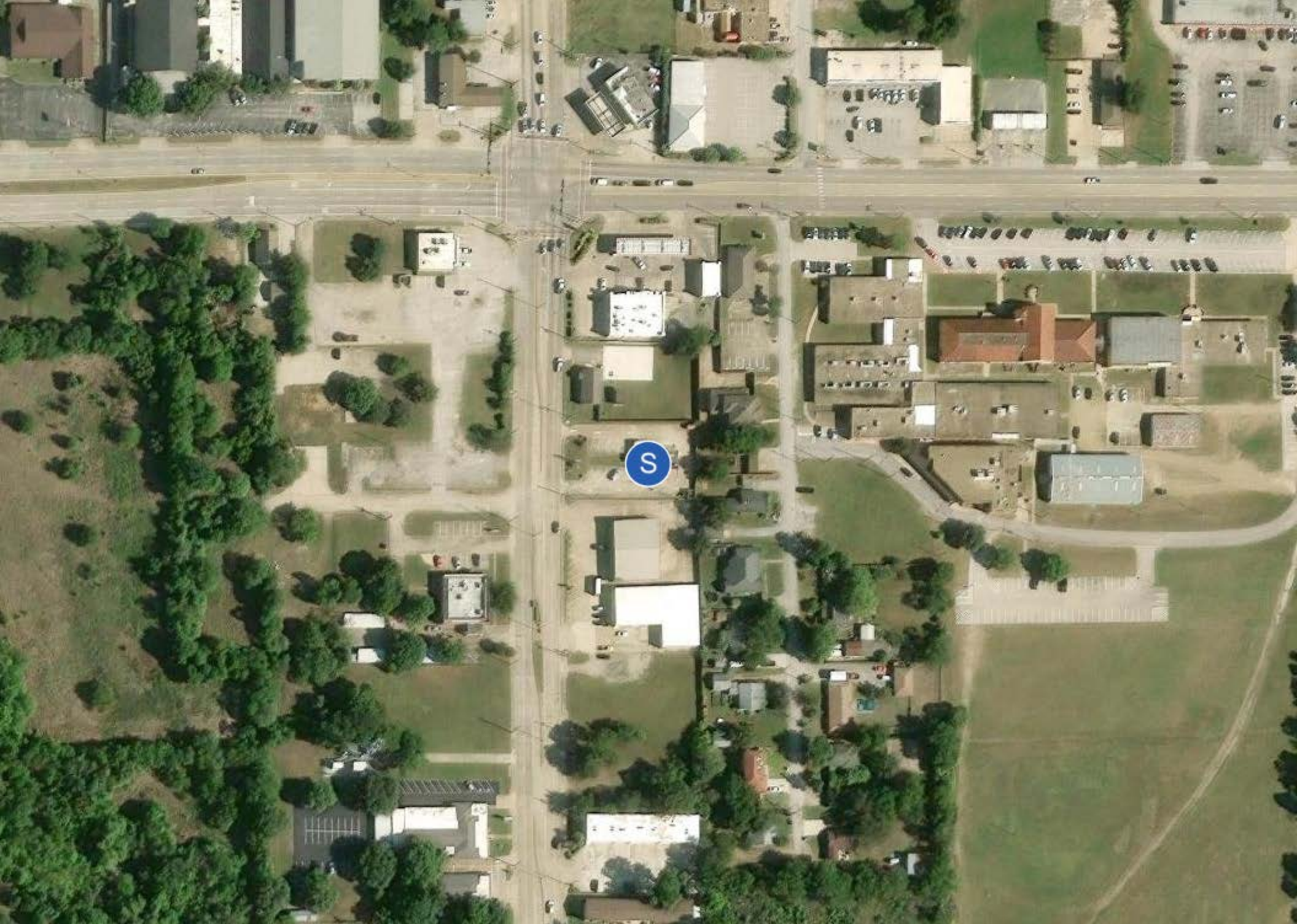
Solar Turbines, Inc.

Approx. 350 Employees
Approx. 3 miles

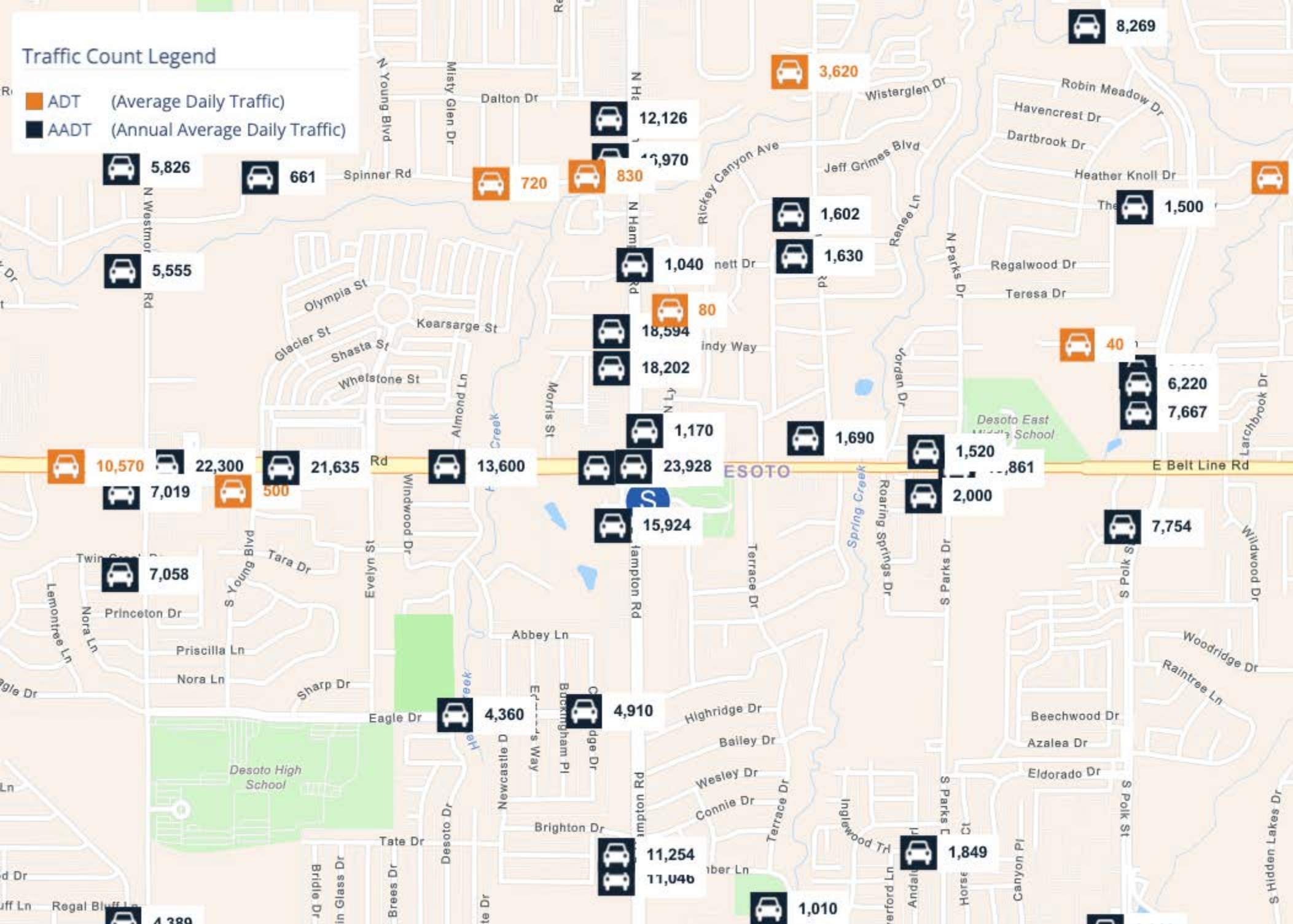
Williamsburg Village

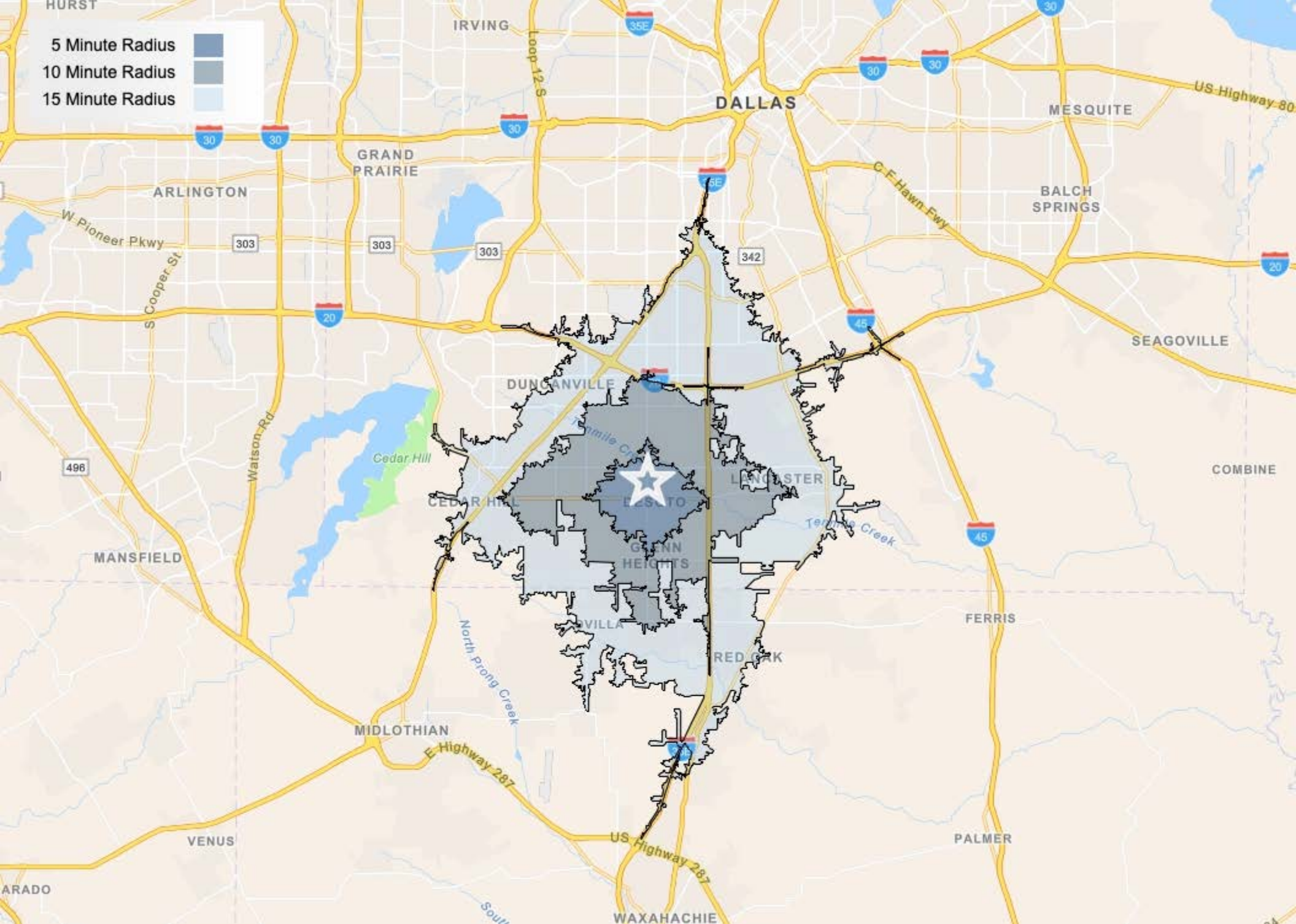
Approx. 350 Employees
Approx. 4 miles





■ ADT (Average Daily Traffic)
■ AADT (Annual Average Daily Traffic)







03

Property Description

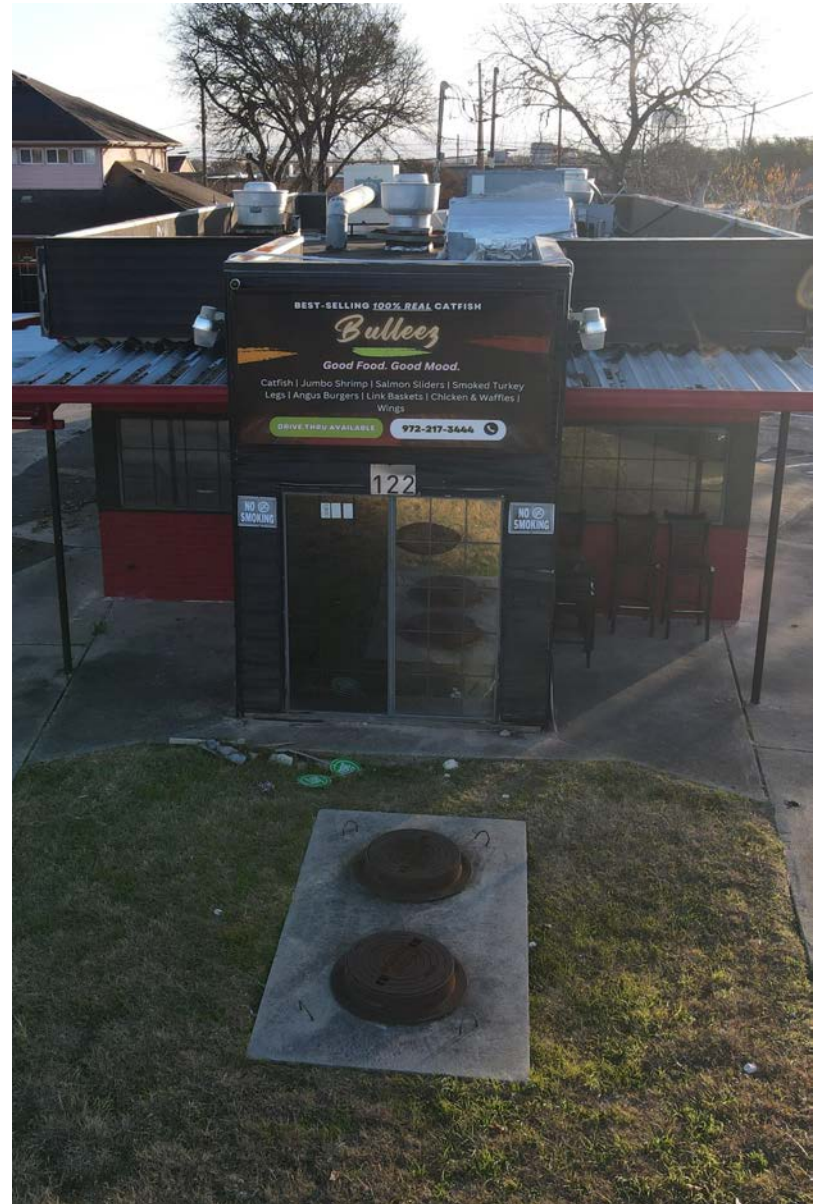
Property Features

Property Images



PROPERTY FEATURES

BUILDING SF	1,216
LAND SF	17,729
# OF PARCELS	1
ZONING TYPE	GR
TRAFFIC COUNTS	21,726



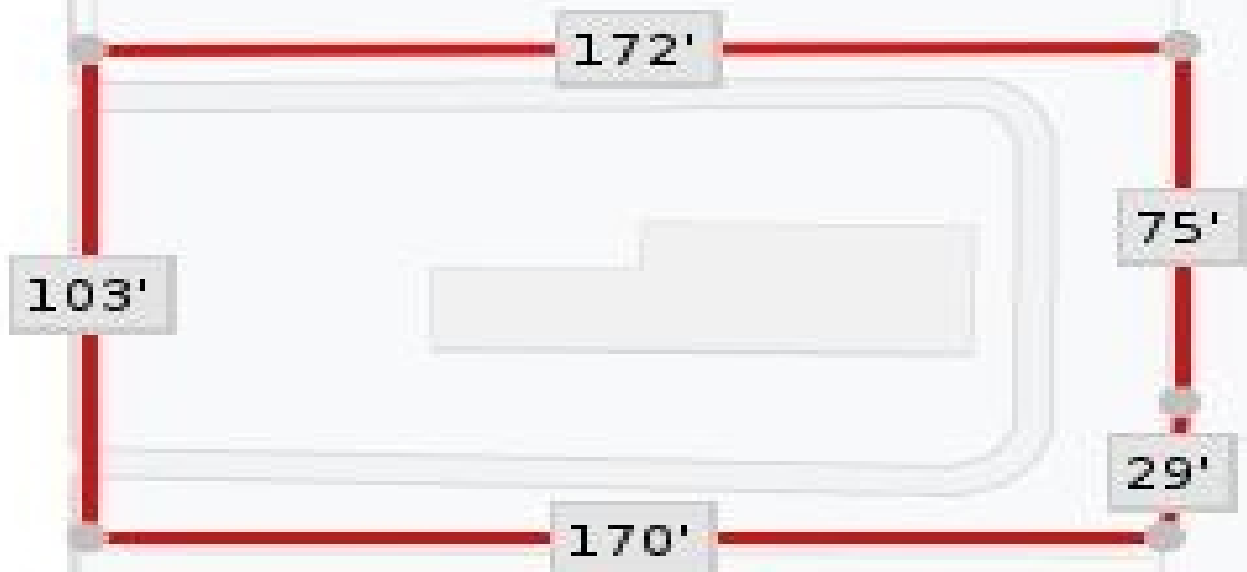








Ampton Rd



75'

29'

172'

170'

103'

25 yards



04

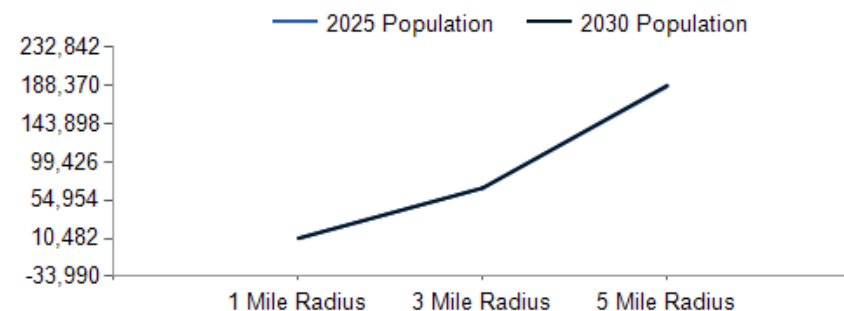
Demographics

General Demographics

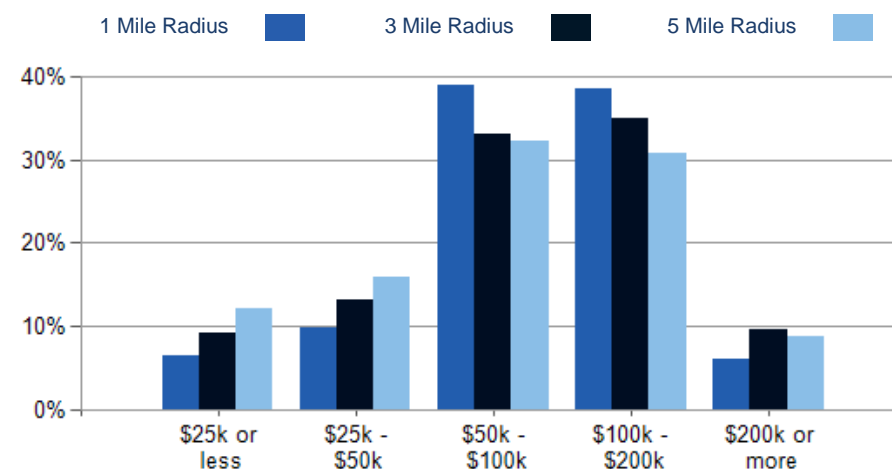
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,936	45,214	117,421
2010 Population	9,015	59,209	156,899
2025 Population	10,482	69,049	187,063
2030 Population	10,552	69,100	188,370
2025 African American	6,596	46,173	115,826
2025 American Indian	63	482	1,626
2025 Asian	83	562	1,598
2025 Hispanic	2,312	14,402	45,679
2025 Other Race	1,103	6,486	20,691
2025 White	1,645	8,834	28,030
2025 Multiracial	986	6,487	19,219
2025-2030: Population: Growth Rate	0.65%	0.05%	0.70%

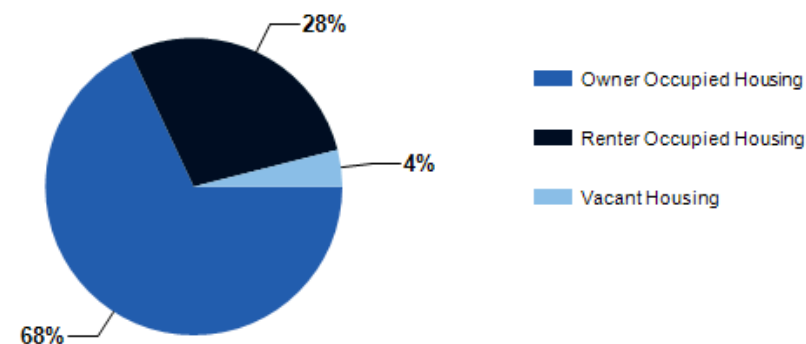
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	146	1,336	4,541
\$15,000-\$24,999	89	915	3,487
\$25,000-\$34,999	64	984	3,364
\$35,000-\$49,999	288	2,276	7,063
\$50,000-\$74,999	715	4,660	13,313
\$75,000-\$99,999	685	3,469	7,996
\$100,000-\$149,999	1,009	5,583	13,293
\$150,000-\$199,999	375	2,999	7,036
\$200,000 or greater	214	2,366	5,735
Median HH Income	\$91,091	\$88,586	\$77,811
Average HH Income	\$104,202	\$108,213	\$100,379



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

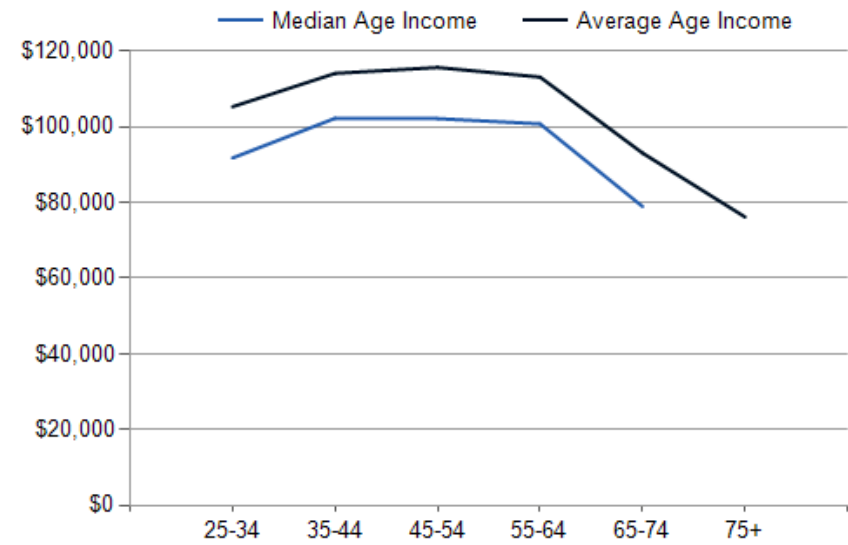
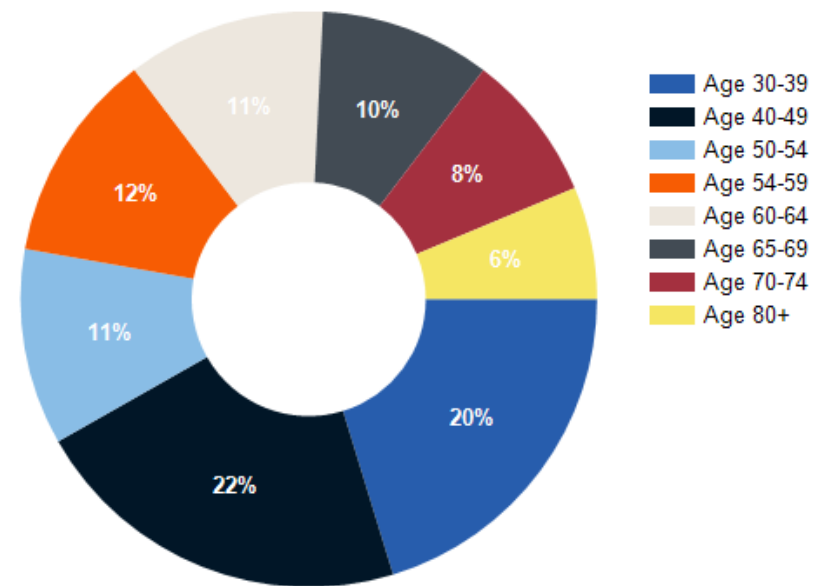


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	655	4,340	12,315
2025 Population Age 35-39	601	4,161	11,933
2025 Population Age 40-44	680	4,474	12,165
2025 Population Age 45-49	652	4,387	11,545
2025 Population Age 50-54	683	4,745	12,312
2025 Population Age 55-59	735	4,501	11,335
2025 Population Age 60-64	689	4,374	10,935
2025 Population Age 65-69	593	3,948	9,965
2025 Population Age 70-74	516	3,114	7,565
2025 Population Age 75-79	391	2,334	5,593
2025 Population Age 80-84	204	1,172	2,952
2025 Population Age 85+	150	760	1,971
2025 Population Age 18+	8,205	53,879	143,104
2025 Median Age	40	39	37
2030 Median Age	41	40	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$91,760	\$84,813	\$74,133
Average Household Income 25-34	\$105,303	\$102,542	\$94,702
Median Household Income 35-44	\$102,263	\$103,143	\$92,430
Average Household Income 35-44	\$114,134	\$120,862	\$112,458
Median Household Income 45-54	\$102,176	\$107,114	\$100,018
Average Household Income 45-54	\$115,685	\$126,091	\$116,722
Median Household Income 55-64	\$100,795	\$99,439	\$87,420
Average Household Income 55-64	\$113,139	\$115,531	\$107,906
Median Household Income 65-74	\$78,945	\$73,896	\$64,401
Average Household Income 65-74	\$93,064	\$95,134	\$87,016
Average Household Income 75+	\$76,176	\$71,383	\$67,368

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	73	69	74
Diversity Index (current year)	71	68	73
Diversity Index (2020)	70	67	72
Diversity Index (2010)	64	62	67

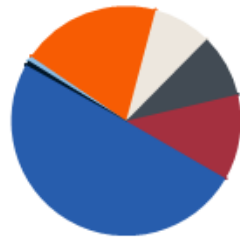
POPULATION BY RACE



1 MILE



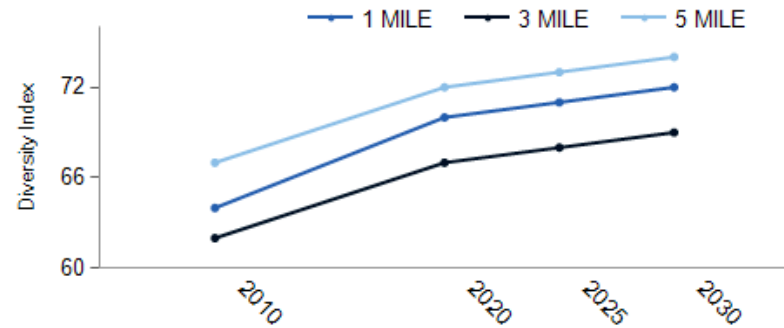
3 MILE



5 MILE

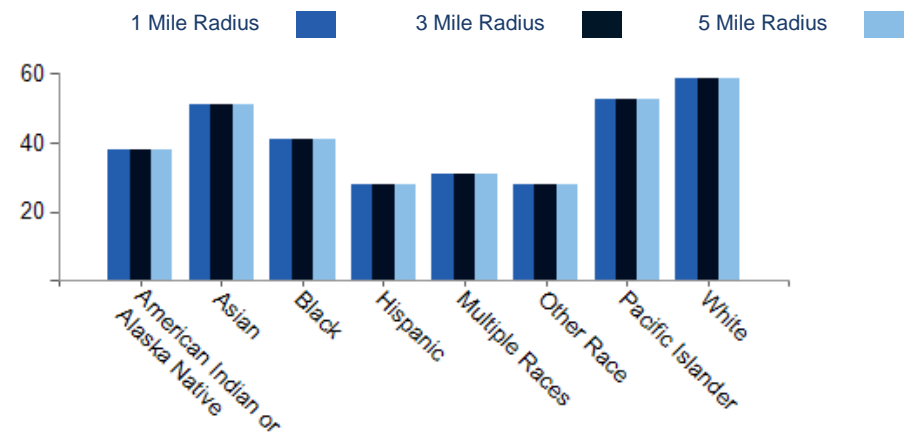
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	52%	55%	50%
American Indian	0%	1%	1%
Asian	1%	1%	1%
Hispanic	18%	17%	20%
Multiracial	8%	8%	8%
Other Race	9%	8%	9%
White	13%	11%	12%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	35	32
Median Asian Age	51	47	45
Median Black Age	41	41	38
Median Hispanic Age	28	28	29
Median Multiple Races Age	31	30	30
Median Other Race Age	28	29	29
Median Pacific Islander Age	53	42	46
Median White Age	58	52	48

2025 MEDIAN AGE BY RACE





05

Additional Information

tax

Hampton Rd



103'

172'

75'

29'

170'

25 yards

Map data ©2021 Google

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