VISTA PROPERTY CO.

423 West Jefferson

Oak Cliff, Dallas, Texas

Lease Rates: Please Call for Rates

Demographics:

	1 mile	3 miles	5 miles
2016 Population	22,223	147,495	350,195
Households	6,998	45,036	127,263
Avg HH Income	$62,469	$56,036	$64,558

Traffic Counts: Jefferson Blvd: 12,321 VPD (MPSI 2014)

Available Space:

- 100% Leased!

Property Highlights:

- +/-4,950 SF Neighborhood Center ideally situated in the heart of Oak Cliff, on Historic Jefferson Boulevard surrounded by notable retail and restaurants.
- The site is just south of the Bishop Arts area where new development is further transforming this significant area of South Dallas.

Traffic Generators:

Mason duPerier
214.234.2573
mason@vistapropertyco.com

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Vista Property Co.
2227 Vantage Street, Dallas, Texas 75207

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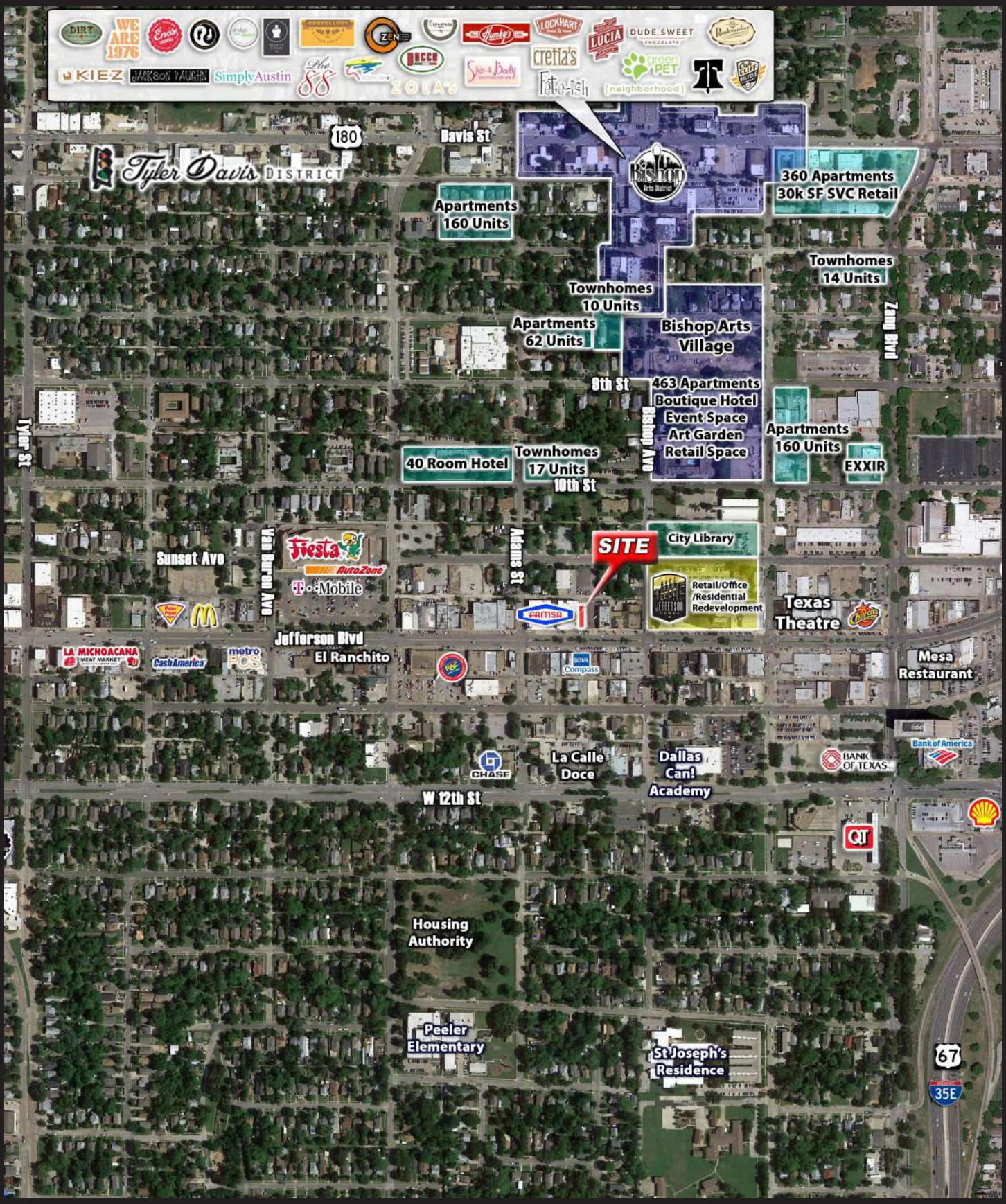

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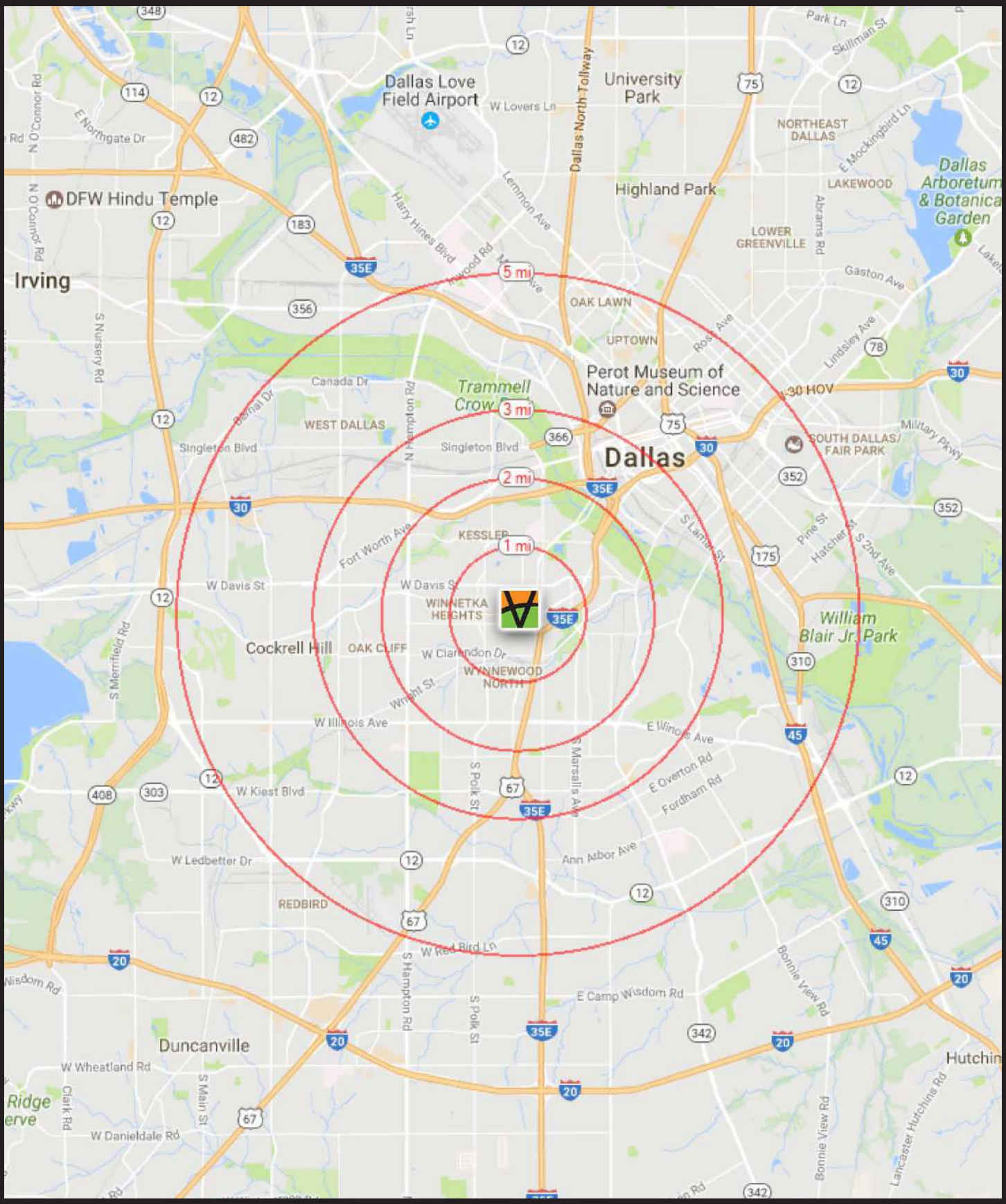

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VISTA PROPERTY CO.

423 West Jefferson

Oak Cliff, Dallas, Texas

423 W Jefferson Blvd Dallas, TX 75208-4638		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	22,223	147,495	350,195
	2021 Projected Population	24,422	159,790	378,348
	2010 Census Population	21,079	138,971	315,651
	2000 Census Population	25,464	149,474	308,188
	Projected Annual Growth 2016 to 2021	2.0%	1.7%	1.6%
	Historical Annual Growth 2000 to 2016	-0.8%	-0.1%	0.9%
	2016 Median Age	32.2	32.2	33.1
HOUSEHOLDS	2016 Estimated Households	6,988	45,036	127,263
	2021 Projected Households	7,636	48,859	137,442
	2010 Census Households	6,531	41,052	109,585
	2000 Census Households	7,112	42,224	98,221
	Projected Annual Growth 2016 to 2021	1.9%	1.7%	1.6%
	Historical Annual Growth 2000 to 2016	-0.1%	0.4%	1.8%
RACE AND ETHNICITY	2016 Estimated White	57.7%	48.7%	43.0%
	2016 Estimated Black or African American	6.1%	20.9%	31.6%
	2016 Estimated Asian or Pacific Islander	1.0%	1.3%	2.7%
	2016 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.6%
	2016 Estimated Other Races	34.4%	28.4%	22.1%
	2016 Estimated Hispanic	78.7%	64.9%	49.3%
INCOME	2016 Estimated Average Household Income	$62,469	$56,036	$64,558
	2016 Estimated Median Household Income	$44,164	$44,388	$48,446
	2016 Estimated Per Capita Income	$19,797	$17,864	$23,959
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	27.9%	22.0%	16.7%
	2016 Estimated Some High School (Grade Level 9 to 11)	18.3%	18.1%	15.3%
	2016 Estimated High School Graduate	21.8%	25.8%	25.1%
	2016 Estimated Some College	11.9%	15.8%	16.9%
	2016 Estimated Associates Degree Only	2.8%	3.8%	4.1%
	2016 Estimated Bachelors Degree Only	11.6%	9.4%	13.6%
	2016 Estimated Graduate Degree	5.7%	5.0%	8.3%
BUSINESS	2016 Estimated Total Businesses	1,126	5,577	21,152
	2016 Estimated Total Employees	8,466	63,614	288,727
	2016 Estimated Employee Population per Business	7.5	11.4	13.7
	2016 Estimated Residential Population per Business	19.7	26.4	16.6

EQUAL HOUSING OPPORTUNITY

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:
  - 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.

VPC Property Services, Inc.	9004601	colton@vistapropertyco.com	214.234.2555
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colton Wright	550365	colton@vistapropertyco.com	214.234.2574
Designated Broker of Firm	License No.	Email	Phone
Mason duPerier	9004601	mason@vistapropertyco.com	214.234.2573
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____