



— 1350 N HAMPTON ROAD | DALLAS, TEXAS 75208

# The Vista



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PROPERTY HIGHLIGHTS

- Brand new grocery anchored development coming soon - Q1 2025 Delivery
- Conveniently located in the Stevens Park/Kessler neighborhoods and within close-proximity to the Bishop Arts District, the Vista Development is an approximately four-acre site at the northeast corner of Fort Worth Ave. and Hampton Road
- The property is currently home to two older properties that will be demolished and replaced with a new 23,500 square foot Sprouts Farmers Market, one single-story 6,700 square foot multi-tenant building, and one single tenant pad site that has been approved for drive-through
- Emerging infill market greatly underserved by traditional retail in the heart of Kessler Park
- Core DFW re-development area

DEMOGRAPHICS

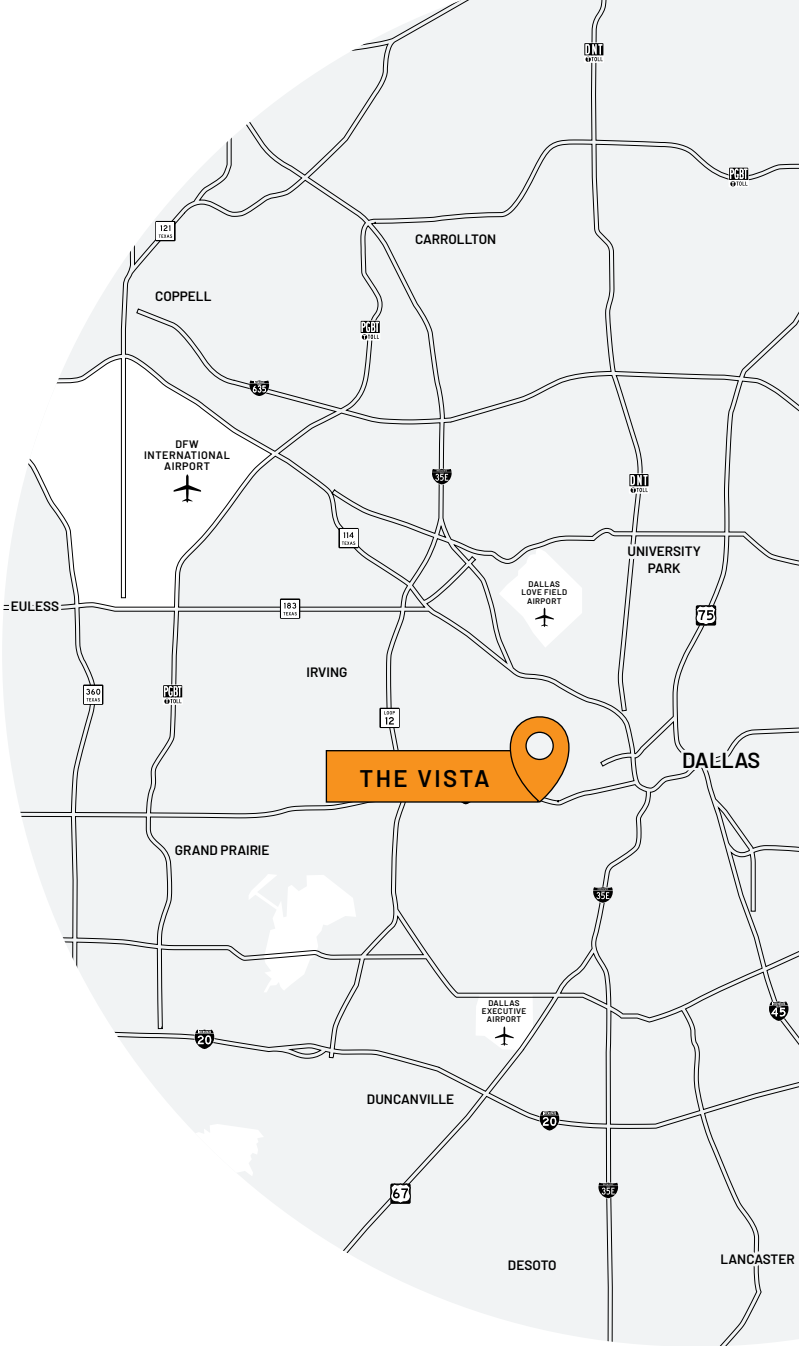
	1 mile	3 miles	5 miles
2020 Population	13,155	134,001	358,322
2025 Population	13,372	139,108	370,778
Average Household Income	\$97,603	\$80,378	\$94,803
Traffic Counts	Hampton Ave: 33,540 VPD   Fort Worth Ave: 24,482 VPD		

AVAILABILITY

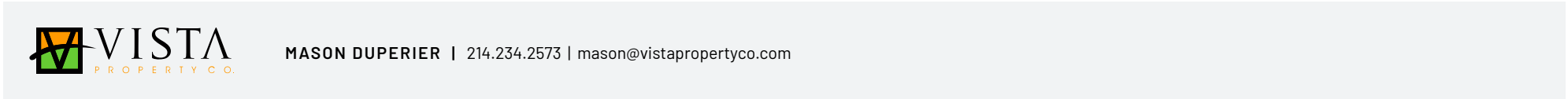
Up to 2,600 SF

LEASE RATES

Please Call for Rates







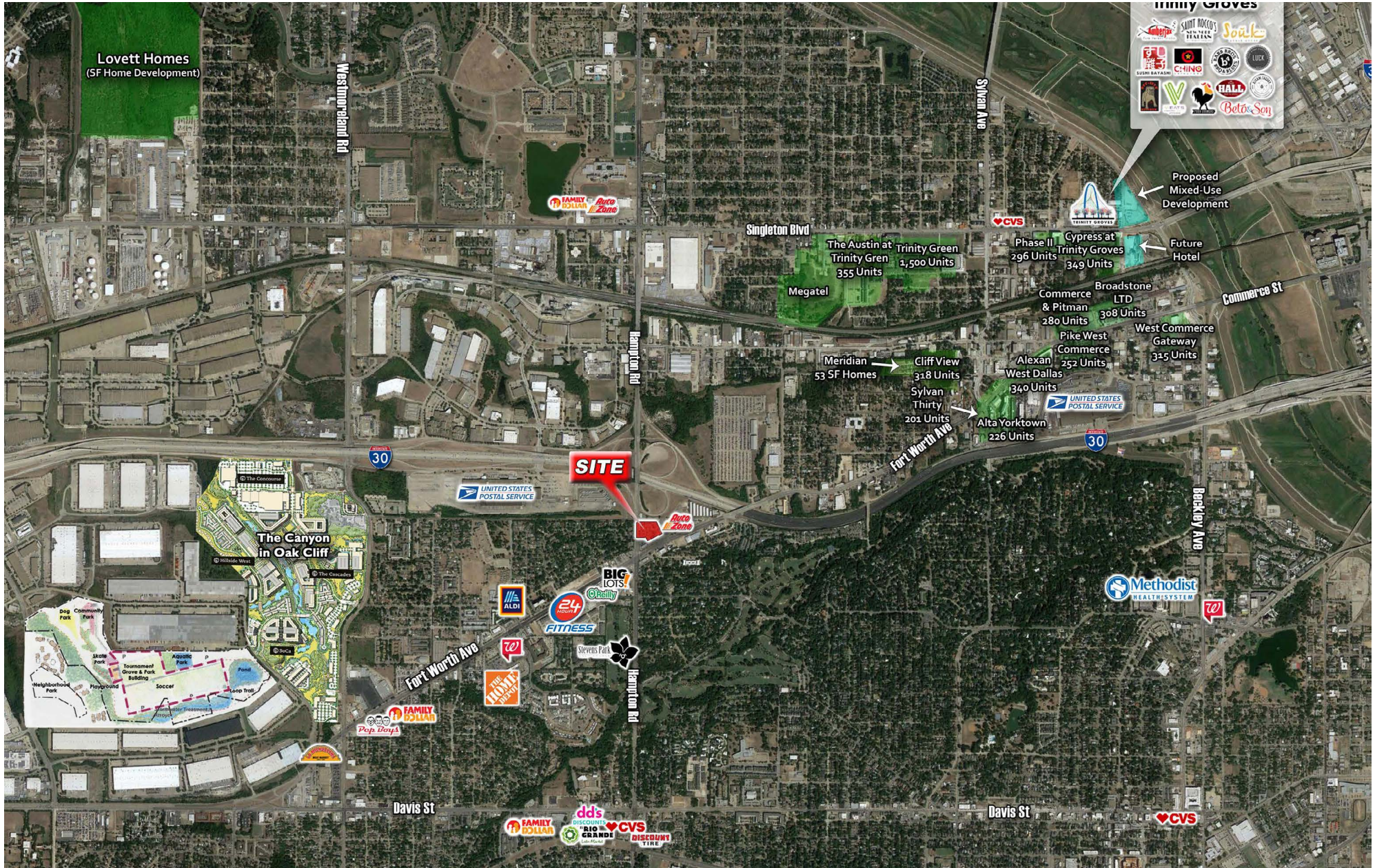




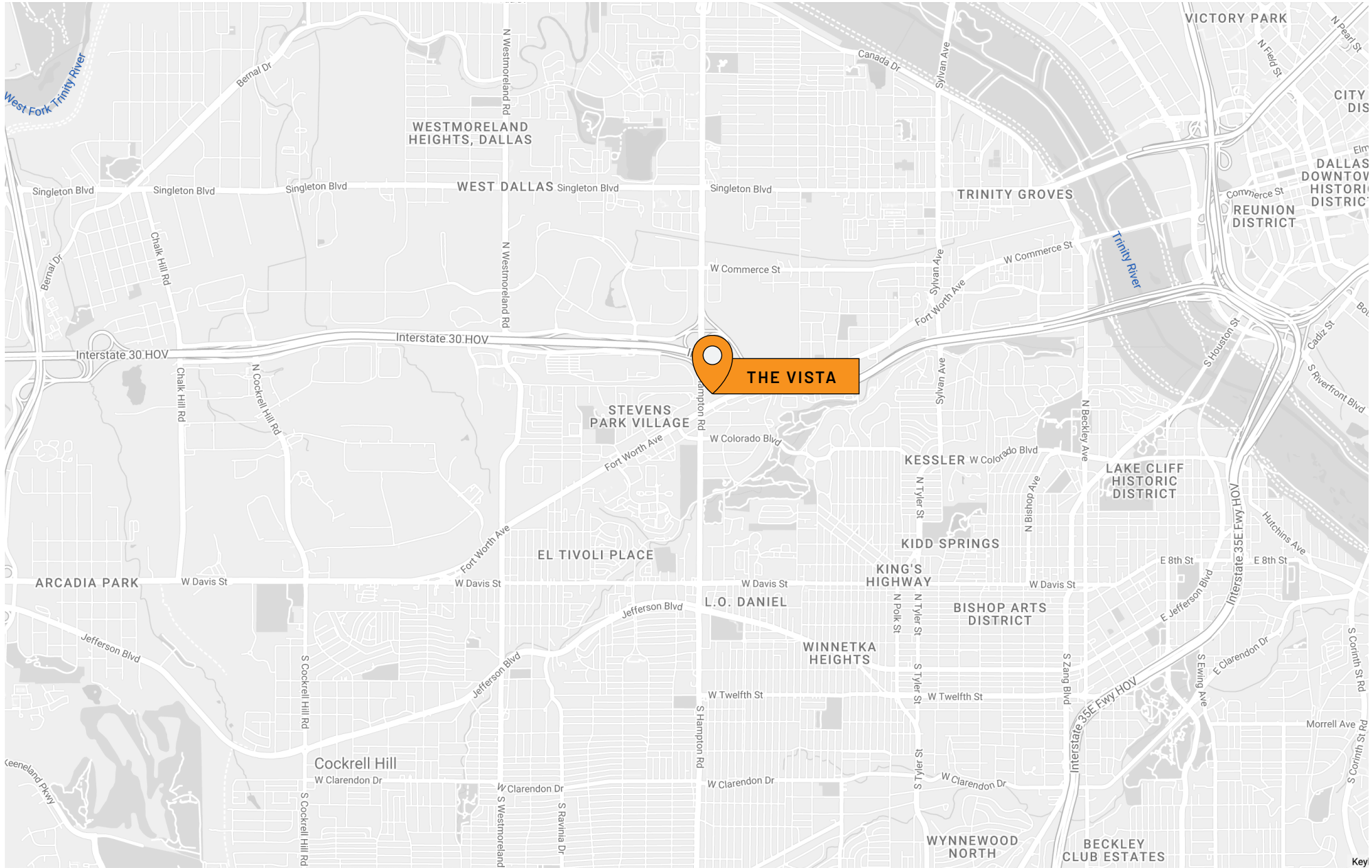












	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Estimated Population	12,769	126,495	343,915
2028 Projected Population	13,682	137,151	366,972
2020 Census Population	13,871	127,197	343,588
2010 Census Population	10,223	116,716	297,528
Projected Annual Growth 2023 to 2028	1.4%	1.7%	1.3%
Historical Annual Growth 2010 to 2023	1.9%	0.6%	1.2%
2023 Median Age	35.0	33.0	32.6
<b>HOUSEHOLDS</b>			
2023 Estimated Households	4,943	39,352	136,307
2028 Projected Households	5,225	42,256	144,152
2020 Census Households	5,192	38,952	134,493
2010 Census Households	3,848	32,817	104,163
Projected Annual Growth 2023 to 2028	1.1%	1.5%	1.2%
Historical Annual Growth 2010 to 2023	2.2%	1.5%	2.4%
<b>RACE AND ETHNICITY</b>			
2023 Estimated White	37.1%	30.1%	34.8%
2023 Estimated Black or African American	17.2%	17.2%	20.3%
2023 Estimated Asian or Pacific Islander	2.1%	1.5%	3.5%
2023 Estimated American Indian or Native Alaskan	1.2%	1.6%	1.3%
2023 Estimated Other Races	42.2%	49.6%	40.2%
2023 Estimated Hispanic	53.8%	64.9%	52.2%

	1 MILE	3 MILES	5 MILES
<b>INCOME</b>			
2023 Estimated Average Household Income	\$123,635	\$95,343	\$104,669
2023 Estimated Median Household Income	\$78,112	\$65,166	\$72,449
2023 Estimated Per Capita Income	\$47,992	\$30,225	\$41,788
<b>EDUCATION (AGE 15+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	14.6%	18.1%	13.3%
2023 Estimated Some High School (Grade Level 9 to 11)	5.8%	12.5%	9.8%
2023 Estimated High School Graduate	23.5%	24.9%	21.6%
2023 Estimated Some College	14.6%	15.4%	14.8%
2023 Estimated Associates Degree Only	4.7%	4.1%	4.4%
2023 Estimated Bachelors Degree Only	20.6%	15.9%	22.0%
2023 Estimated Graduate Degree	16.2%	9.2%	14.1%
<b>BUSINESS</b>			
2023 Estimated Total Businesses	607	6,179	27,870
2023 Estimated Total Employees	7,926	60,635	320,617
2023 Estimated Employee Population per Business	13.1	9.8	11.5
2023 Estimated Residential Population per Business	21.1	20.5	12.3

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