



6929-6935 HILLCREST AVENUE | DALLAS, TEXAS 75205

# Westminster Plaza



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## PROPERTY HIGHLIGHTS

- Approximately 3,600 SF building located on the hard corner of Westminster and Hillcrest
- Ideally positioned in the heart of Snider Plaza, one of Dallas most sought after retail and restaurant locations
- Close proximity to SMU

## AVAILABILITY

100% Leased

## LEASE RATES

Please Call for Rates

## DEMOGRAPHICS

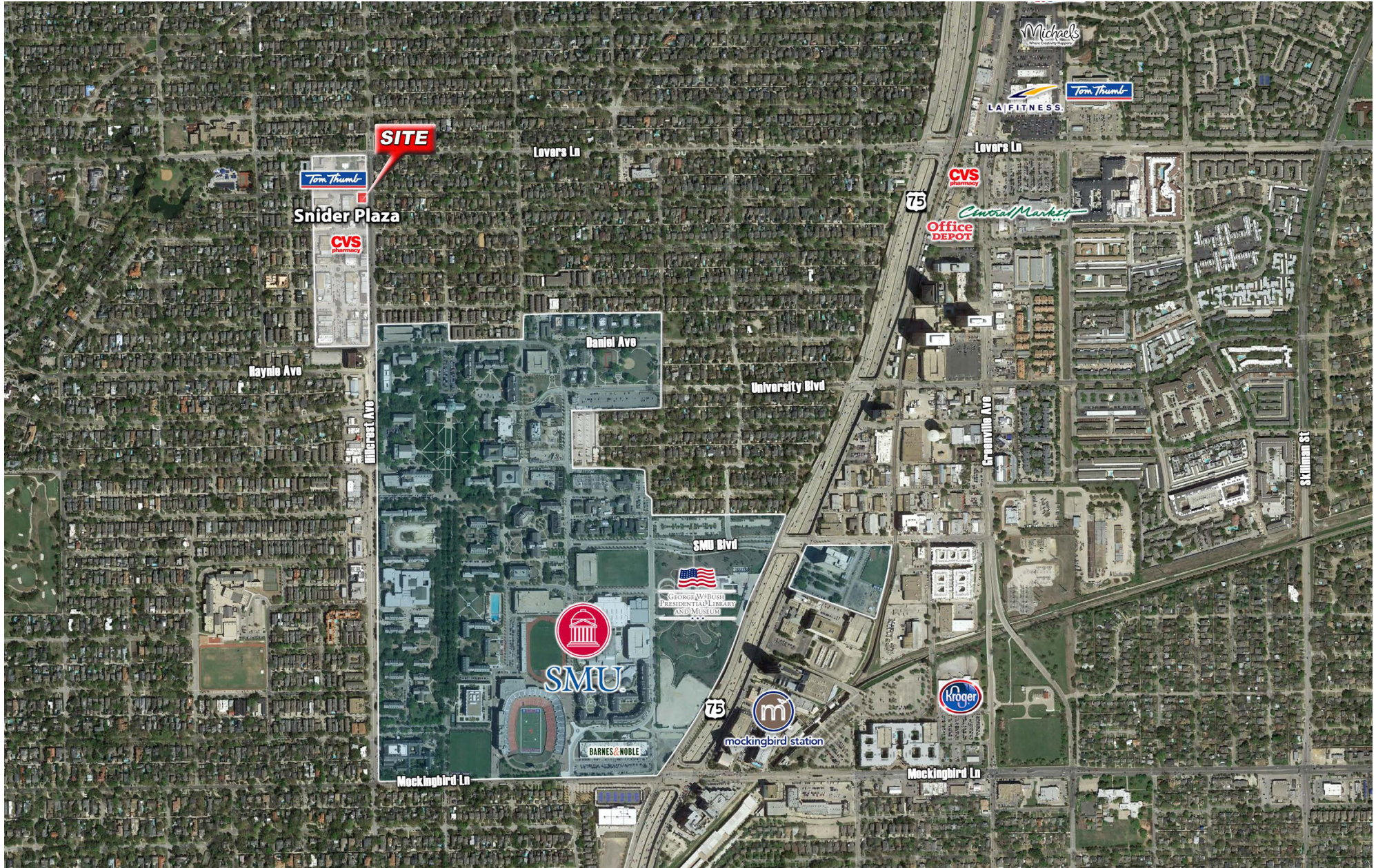
	1 mile	3 miles	5 miles
2016 Population	22,659	77,808	181,538
Daytime Population	2,7135	110,808	215,248
Average Household Income	\$210,981	\$140,920	\$116,779
Traffic Counts	Hillcrest Ave: 9,902 VPD   Lovers Ln: 18,467 VPD		

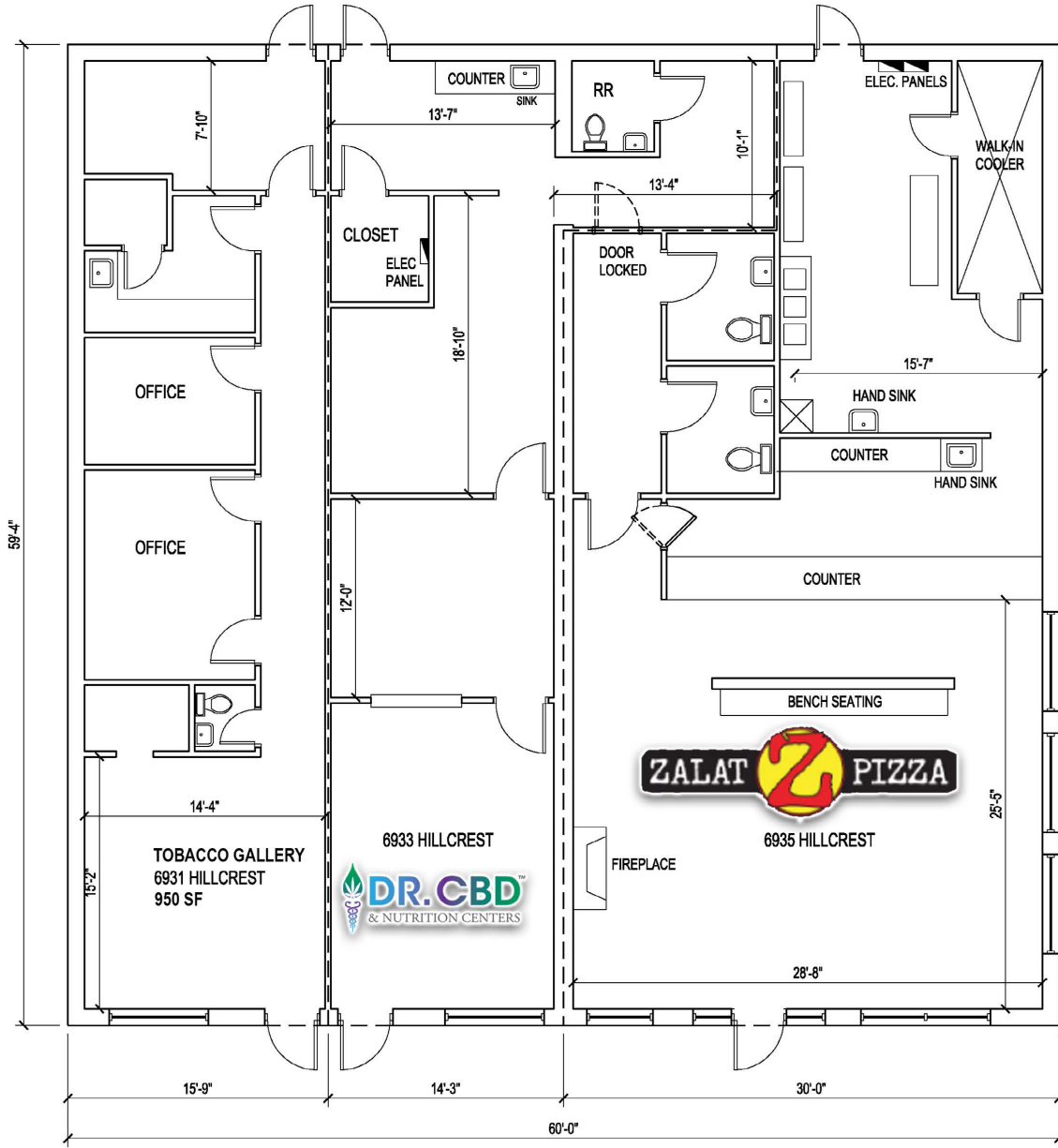


## AREA RETAILERS

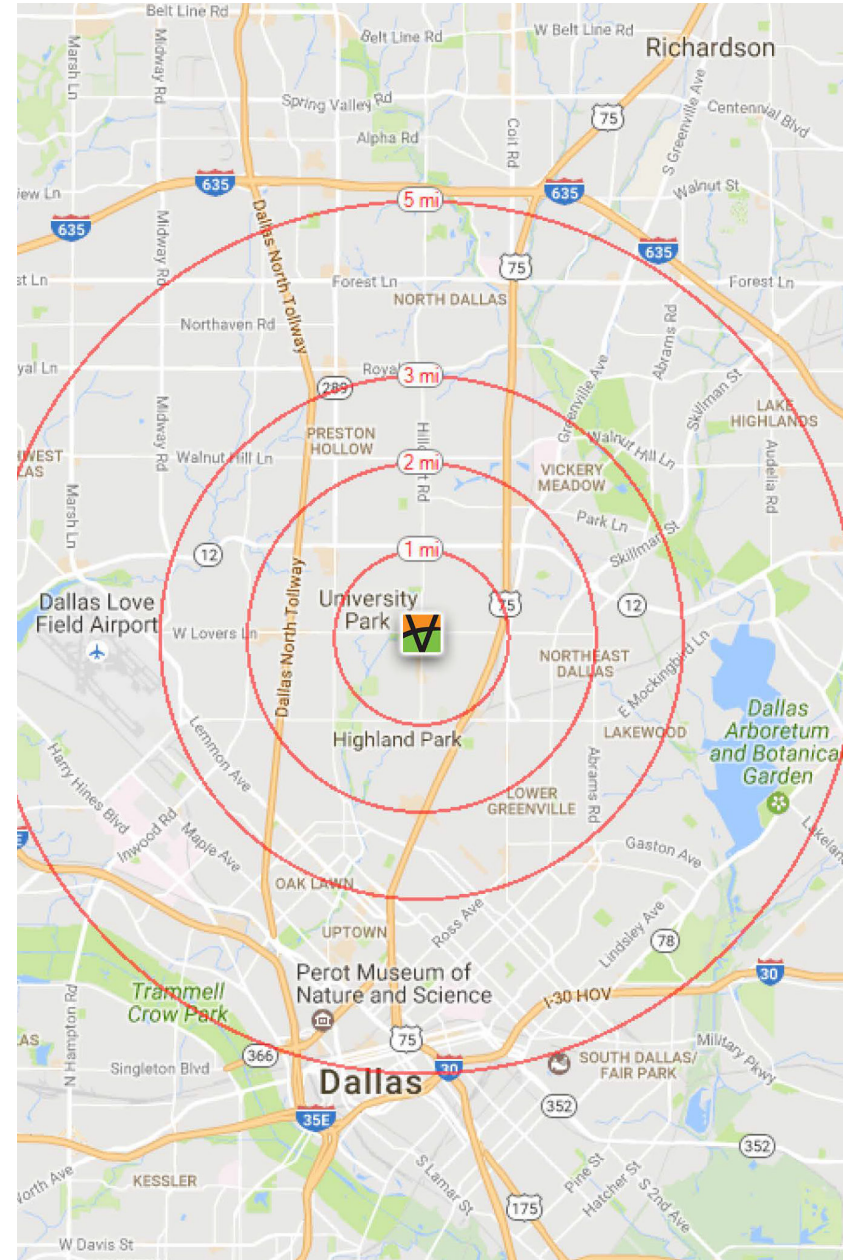








\* APPROXIMATE SIZES SHOWN



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Estimated Population	20,180	176,510	413,045
2028 Projected Population	20,879	181,577	432,505
2020 Census Population	20,516	179,366	413,983
2010 Census Population	18,500	161,994	359,545
Projected Annual Growth 2023 to 2028	0.7%	0.6%	0.9%
Historical Annual Growth 2010 to 2023	0.7%	0.7%	1.1%
2023 Median Age	32.7	36.1	35.8
<b>HOUSEHOLDS</b>			
2023 Estimated Households	5,690	85,703	199,958
2028 Projected Households	5,872	87,103	207,699
2020 Census Households	5,762	86,001	198,291
2010 Census Households	5,821	75,908	162,368
Projected Annual Growth 2023 to 2028	0.6%	0.3%	0.8%
Historical Annual Growth 2010 to 2023	-0.2%	1.0%	1.8%
<b>RACE AND ETHNICITY</b>			
2023 Estimated White	67.7%	61.7%	56.8%
2023 Estimated Black or African American	1.1%	11.6%	14.0%
2023 Estimated Asian or Pacific Islander	23.0%	8.6%	6.7%
2023 Estimated American Indian or Native Alaskan	0.3%	0.6%	0.8%
2023 Estimated Other Races	7.9%	17.4%	21.8%
2023 Estimated Hispanic	8.3%	21.2%	27.1%

	1 MILE	3 MILES	5 MILES
<b>INCOME</b>			
2023 Estimated Average Household Income	\$458,802	\$203,757	\$171,145
2023 Estimated Median Household Income	\$231,156	\$124,426	\$110,162
2023 Estimated Per Capita Income	\$130,252	\$99,068	\$82,990
<b>EDUCATION (AGE 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.4%	4.4%	6.0%
2023 Estimated Some High School (Grade Level 9 to 11)	0.7%	3.4%	4.1%
2023 Estimated High School Graduate	5.8%	10.6%	12.3%
2023 Estimated Some College	6.3%	11.6%	13.0%
2023 Estimated Associates Degree Only	2.4%	4.1%	4.5%
2023 Estimated Bachelors Degree Only	43.5%	38.9%	35.3%
2023 Estimated Graduate Degree	39.9%	27.0%	24.9%
<b>BUSINESS</b>			
2023 Estimated Total Businesses	2,098	18,269	43,212
2023 Estimated Total Employees	10,349	122,684	394,807
2023 Estimated Employee Population per Business	4.9	6.7	9.1
2023 Estimated Residential Population per Business	9.6	9.7	9.6

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# 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
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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