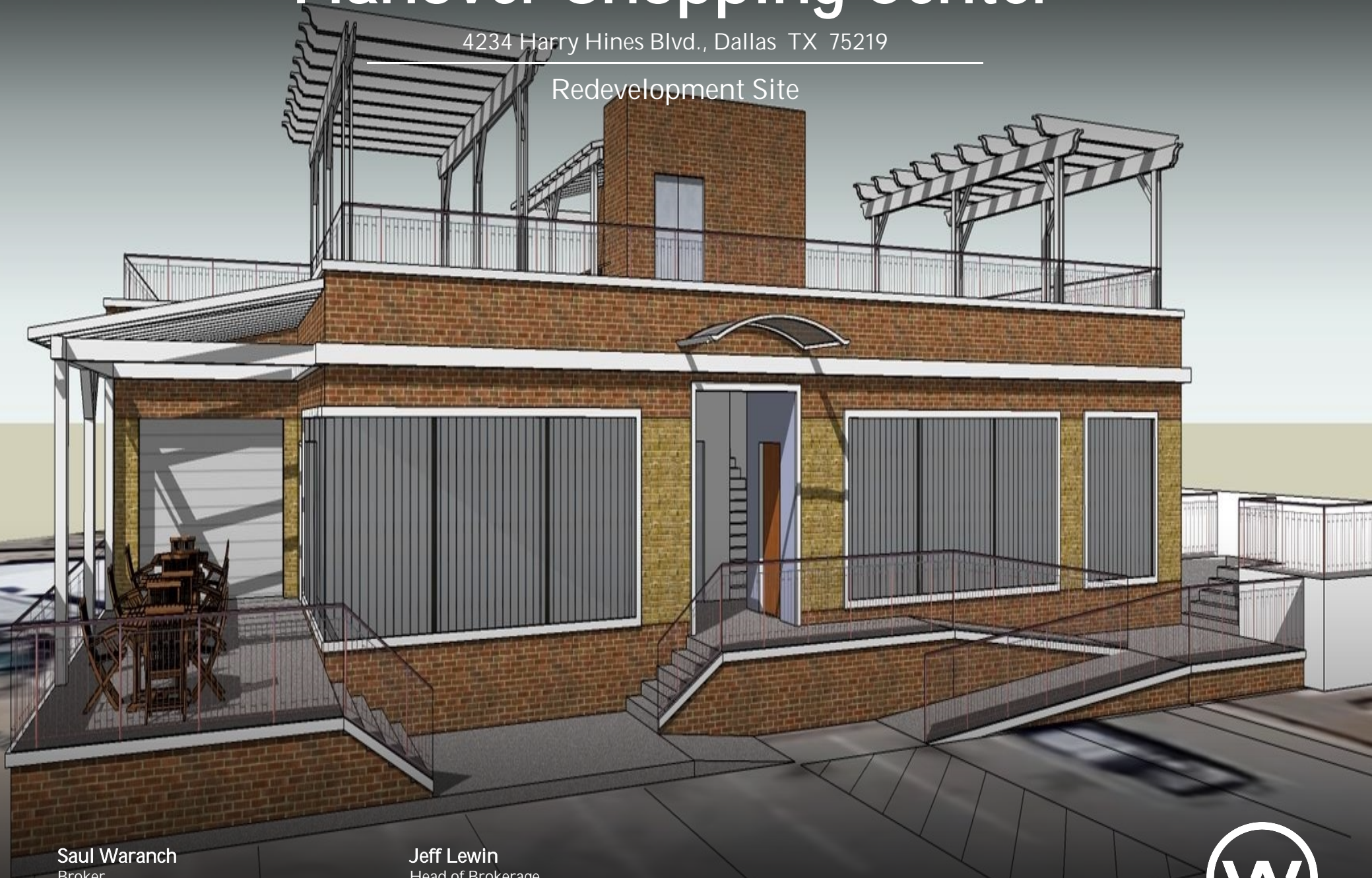


# Hanover Shopping Center

4234 Harry Hines Blvd., Dallas TX 75219

Redevelopment Site



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# HIGHLIGHTS

- Second generation restaurant space in developed area.
- View of downtown Dallas
- Excellent visibility and access
- General area rapidly redeveloping



Suite	Tenant	Floor	Square Feet	Lease Type	Notes
1	VACANT	Ground	2,273	Retail	Redeveloping neighborhood.
2	Orda Neighborhood Bar	Ground	3,800	Retail	Local neighborhood bar
3	Storage	Ground	2,000	Retail	Utilized by ownership - but available.



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
29,134	197,564	412,882



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$105,503	\$113,655	\$115,981



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
15,096	93,216	174,834



## PROPERTY FEATURES

CURRENT OCCUPANCY	100.00 %
TOTAL TENANTS	3
BUILDING SF	7,200
GLA (SF)	7,450
LAND SF	21,918
LAND ACRES	.50
YEAR BUILT	1954
AVERAGE REMAINING TERM	Available
ZONING TYPE	Retail
BUILDING CLASS	Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Ample







CHASE

UT Southwestern  
Medical Center

UTSW SCHOOL OF  
HEALTH PROFESSIONS

UT Southwestern  
Medical Center

Kroger

FAMILY DOLLAR  
metro  
By 7-Minute

JOE'S  
CORNED BEEF

EL REY  
GRILL

Jack  
in the box

ESPERANZA  
HOPE MEDRANO  
ELEMENTARY SCHOOL

DALLAS  
MARKET  
CENTER

Hilton  
Garden Inn

SHERATON  
Fairfield  
BY HARRIOTT  
COURTYARD

BW Best  
Western

Days Inn  
BY WYNDHAM

RESTAURANT  
D'FROY

Trammell  
Craw Park

STARBUCKS

McDonald's

TACO BELL

QJeda's  
RESTAURANT

CEGAR SPRINGS  
Roy G's  
Bank of America

ups Walgreens

7-ELEVEN

DALLAS  
MARKET  
CENTER  
FedEx  
STARBUCKS

Medieval Times  
ON KEMP & FOLSBURN

FERRIS  
WHEEL  
SACKYARD & BBQ  
RODEO GOAT

IF  
SUBWAY

Audi

DALLAS NORTH TOLLWAY

WHOLE  
FOODS

WING  
STICK

KFC

WILD  
WINGS

Wendy's

Panera  
BREAD

verizon  
T-Mobile

SALLY BEAUTY

STEEL  
Meatito's

CVS

STARBUCKS

Pizza  
Hut

STREET'S  
THAI LOTUS  
KITCHEN

PET SUPPLIES PLUS  
SUBWAY  
oishii

**SUBJECT  
PROPERTY**

**4235 HARRY HINES BLVD  
DALLAS, TX**

Reverchon  
Park

35E

366

DALLAS



VAGAS ST

# HANOVER SHOPPING CENTER

4234 HARRY HINES BLVD, DALLAS TEXAS 75205

NAP

HARRY HINES BLVD

HARRY HINES BLVD

4234  
HARRY HINES BLVD  
DALLAS, TEXAS

NAP

NAP

ROSEWOOD AVE

DOUGLAS AVE



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,396	123,042	333,224
2010 Population	18,937	131,848	322,142
2021 Population	29,134	197,564	412,882
2026 Population	33,409	225,396	455,238
2021 African American	4,719	34,543	62,019
2021 American Indian	158	1,077	2,512
2021 Asian	2,148	11,748	16,891
2021 Hispanic	11,935	73,323	176,319
2021 Other Race	4,689	27,997	69,983
2021 White	16,539	116,383	249,036
2021 Multiracial	863	5,683	12,232
2021-2026: Population: Growth Rate	13.90 %	13.35 %	9.85 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,024	8,699	17,231
\$15,000-\$24,999	615	4,794	11,746
\$25,000-\$34,999	746	5,094	12,070
\$35,000-\$49,999	1,611	9,180	18,474
\$50,000-\$74,999	3,417	16,868	29,606
\$75,000-\$99,999	2,354	13,215	21,880
\$100,000-\$149,999	2,516	16,240	26,455
\$150,000-\$199,999	1,316	6,701	11,341
\$200,000 or greater	1,497	12,422	26,026
Median HH Income	\$76,053	\$77,869	\$73,000
Average HH Income	\$105,503	\$113,655	\$115,981

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,373	52,476	134,490
2010 Total Households	9,430	60,058	132,451
2021 Total Households	15,096	93,216	174,834
2026 Total Households	17,582	107,294	194,393
2021 Average Household Size	1.75	1.99	2.27
2000 Owner Occupied Housing	1,241	14,569	48,283
2000 Renter Occupied Housing	6,337	33,203	75,547
2021 Owner Occupied Housing	2,520	23,048	59,717
2021 Renter Occupied Housing	12,576	70,168	115,117
2021 Vacant Housing	2,111	13,167	23,763
2021 Total Housing	17,207	106,383	198,597
2026 Owner Occupied Housing	2,816	25,102	64,738
2026 Renter Occupied Housing	14,766	82,192	129,654
2026 Vacant Housing	2,055	12,605	23,123
2026 Total Housing	19,637	119,899	217,516
2021-2026: Households: Growth Rate	15.50 %	14.25 %	10.70 %



Source: esri

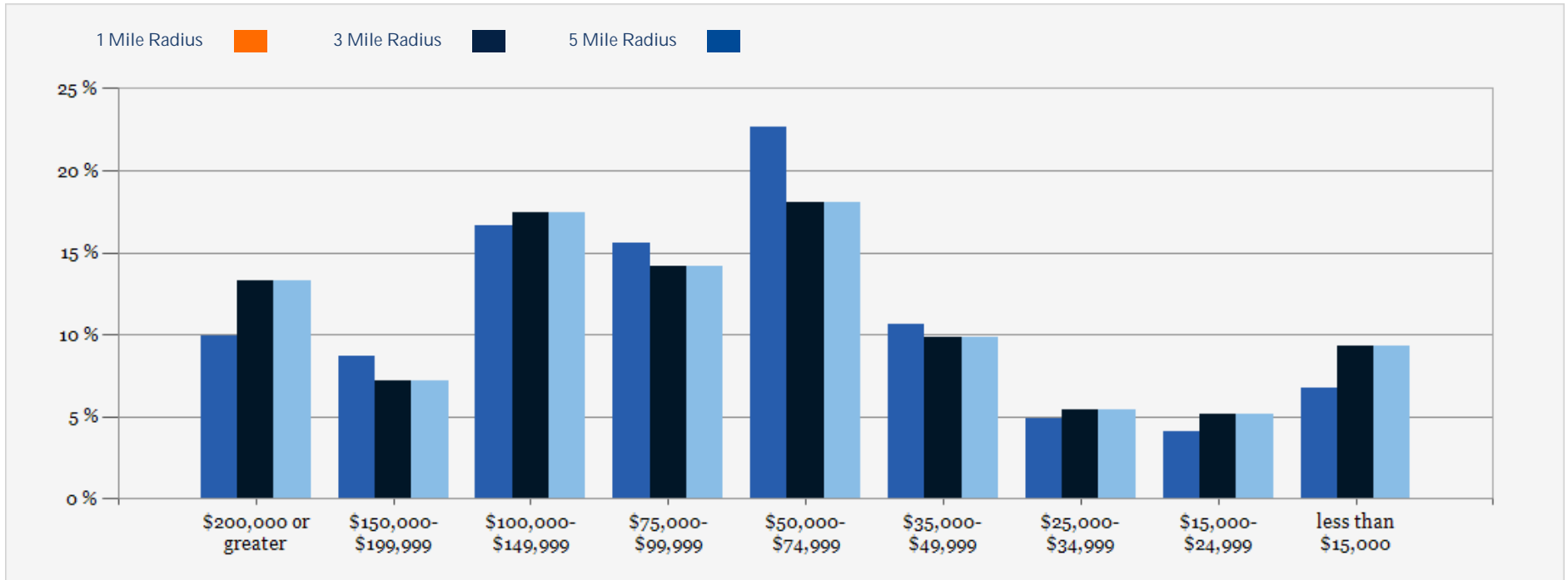
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	3,778	24,752	41,499
2021 Population Age 35-39	3,008	19,099	35,174
2021 Population Age 40-44	2,277	14,250	28,923
2021 Population Age 45-49	1,847	11,997	25,365
2021 Population Age 50-54	1,607	10,779	23,176
2021 Population Age 55-59	1,391	9,850	22,200
2021 Population Age 60-64	1,183	8,666	19,603
2021 Population Age 65-69	951	7,252	16,220
2021 Population Age 70-74	701	5,405	12,167
2021 Population Age 75-79	441	3,480	7,861
2021 Population Age 80-84	228	2,067	4,860
2021 Population Age 85+	221	2,046	5,476
2021 Population Age 18+	24,680	164,447	325,972
2021 Median Age	34	34	34

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,533	\$82,110	\$76,090
Average Household Income 25-34	\$100,323	\$102,608	\$95,957
Median Household Income 35-44	\$77,612	\$81,985	\$79,862
Average Household Income 35-44	\$109,978	\$121,814	\$126,014
Median Household Income 45-54	\$82,143	\$94,673	\$94,077
Average Household Income 45-54	\$116,463	\$143,011	\$152,836
Median Household Income 55-64	\$76,935	\$81,741	\$78,986
Average Household Income 55-64	\$125,534	\$139,122	\$144,203
Median Household Income 65-74	\$66,940	\$62,043	\$59,078
Average Household Income 65-74	\$110,876	\$109,182	\$106,368
Average Household Income 75+	\$105,411	\$89,678	\$85,053

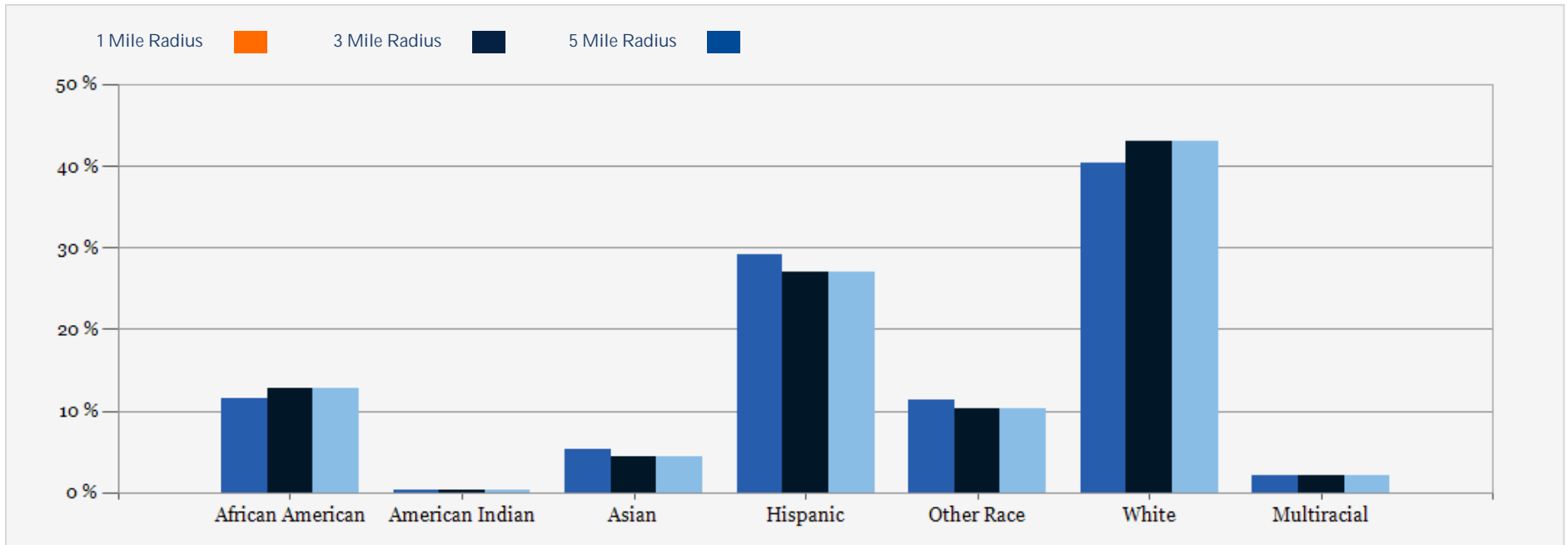
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	4,135	26,362	43,418
2026 Population Age 35-39	3,303	21,301	37,967
2026 Population Age 40-44	2,698	17,399	33,290
2026 Population Age 45-49	2,126	14,183	28,818
2026 Population Age 50-54	1,692	11,804	24,890
2026 Population Age 55-59	1,555	10,637	22,745
2026 Population Age 60-64	1,326	9,610	21,041
2026 Population Age 65-69	1,122	8,561	18,749
2026 Population Age 70-74	910	6,734	14,804
2026 Population Age 75-79	615	4,825	10,832
2026 Population Age 80-84	345	2,773	6,391
2026 Population Age 85+	282	2,500	6,432
2026 Population Age 18+	28,215	188,242	362,067
2026 Median Age	34	35	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,094	\$87,788	\$81,899
Average Household Income 25-34	\$110,953	\$112,039	\$106,604
Median Household Income 35-44	\$84,260	\$89,342	\$86,248
Average Household Income 35-44	\$122,166	\$133,911	\$136,289
Median Household Income 45-54	\$93,161	\$103,674	\$104,033
Average Household Income 45-54	\$130,237	\$154,495	\$165,648
Median Household Income 55-64	\$83,229	\$89,729	\$88,704
Average Household Income 55-64	\$134,734	\$148,301	\$156,997
Median Household Income 65-74	\$76,137	\$70,833	\$67,219
Average Household Income 65-74	\$123,428	\$120,559	\$119,772
Average Household Income 75+	\$120,311	\$102,396	\$98,109

## 2021 Household Income

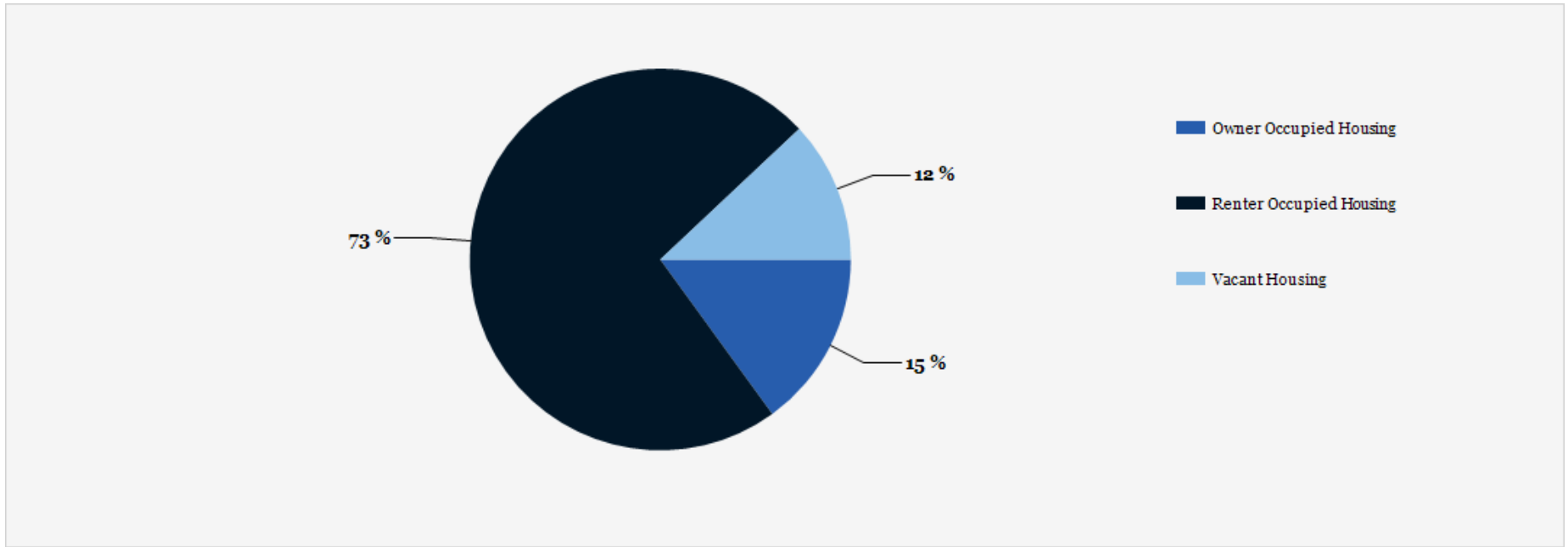


## 2021 Population by Race

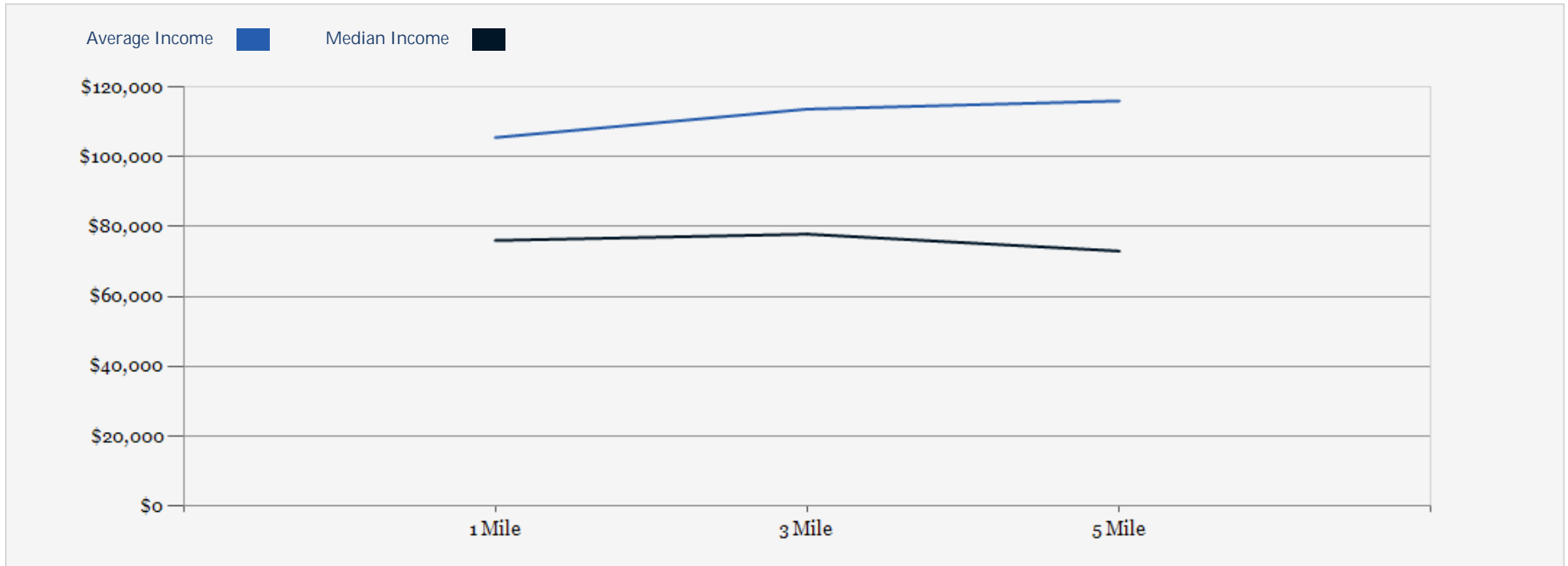




## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median



# Hanover Shopping Center

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