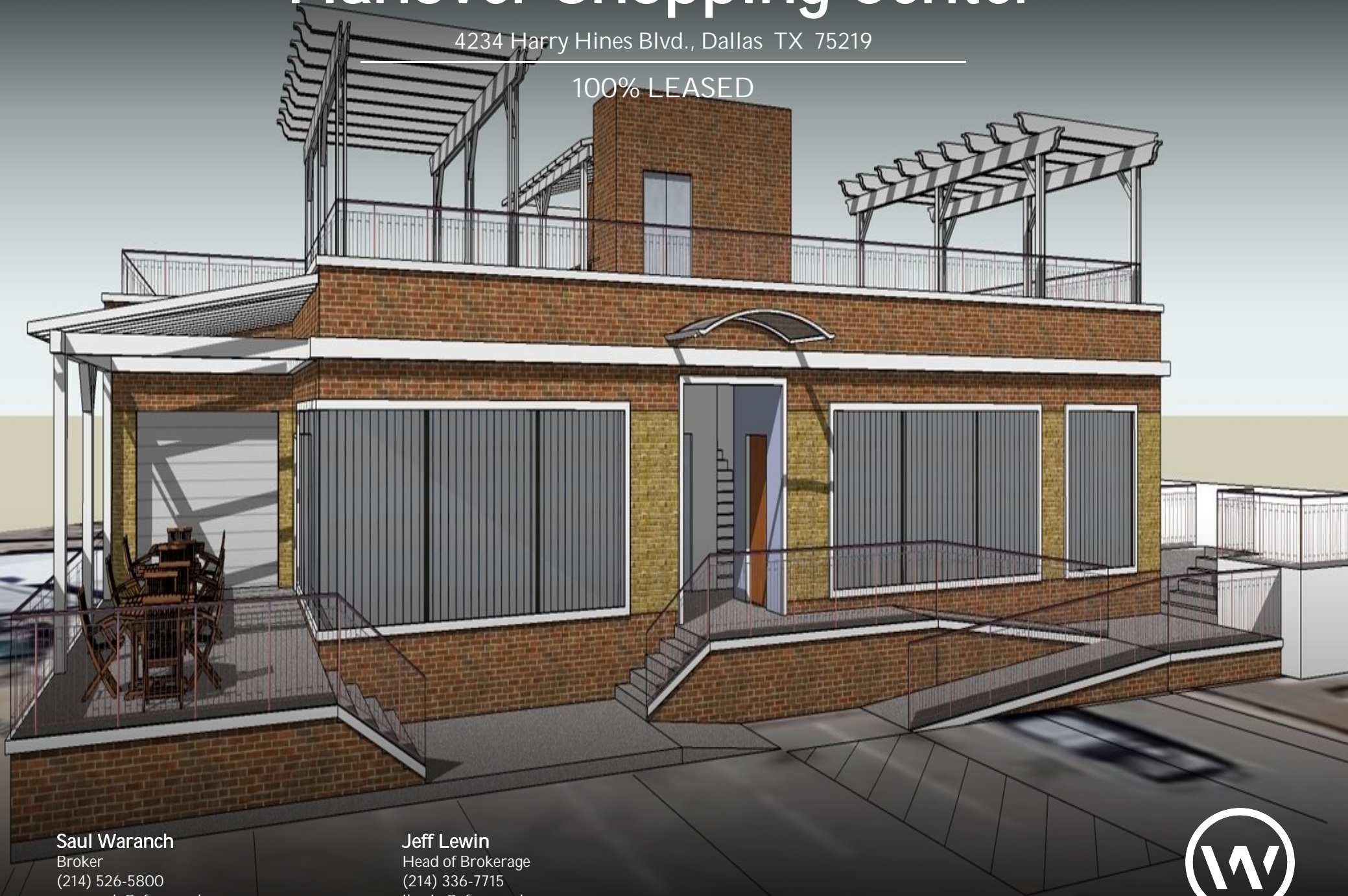


Hanover Shopping Center

4234 Harry Hines Blvd., Dallas TX 75219

100% LEASED



Saul Waranch
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THE SPACE

Location 4234 Harry Hines Blvd., Dallas, TX, 75219

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





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

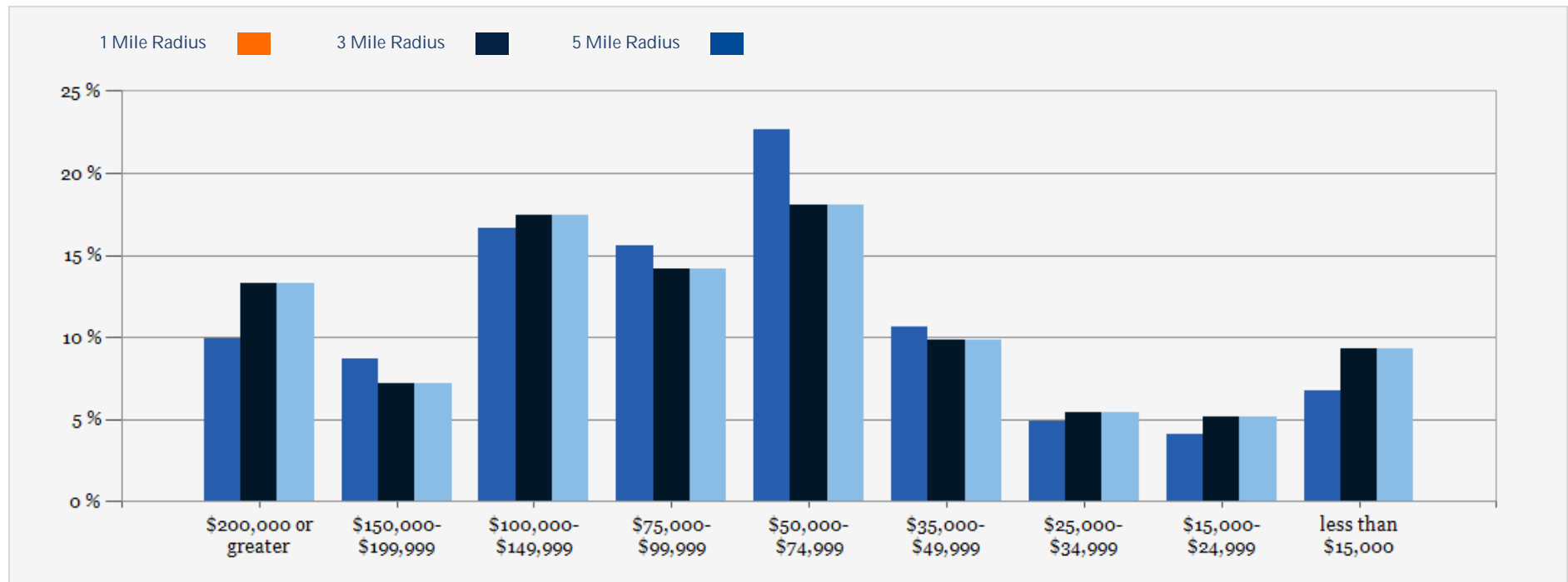
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	3,778	24,752	41,499
2021 Population Age 35-39	3,008	19,099	35,174
2021 Population Age 40-44	2,277	14,250	28,923
2021 Population Age 45-49	1,847	11,997	25,365
2021 Population Age 50-54	1,607	10,779	23,176
2021 Population Age 55-59	1,391	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

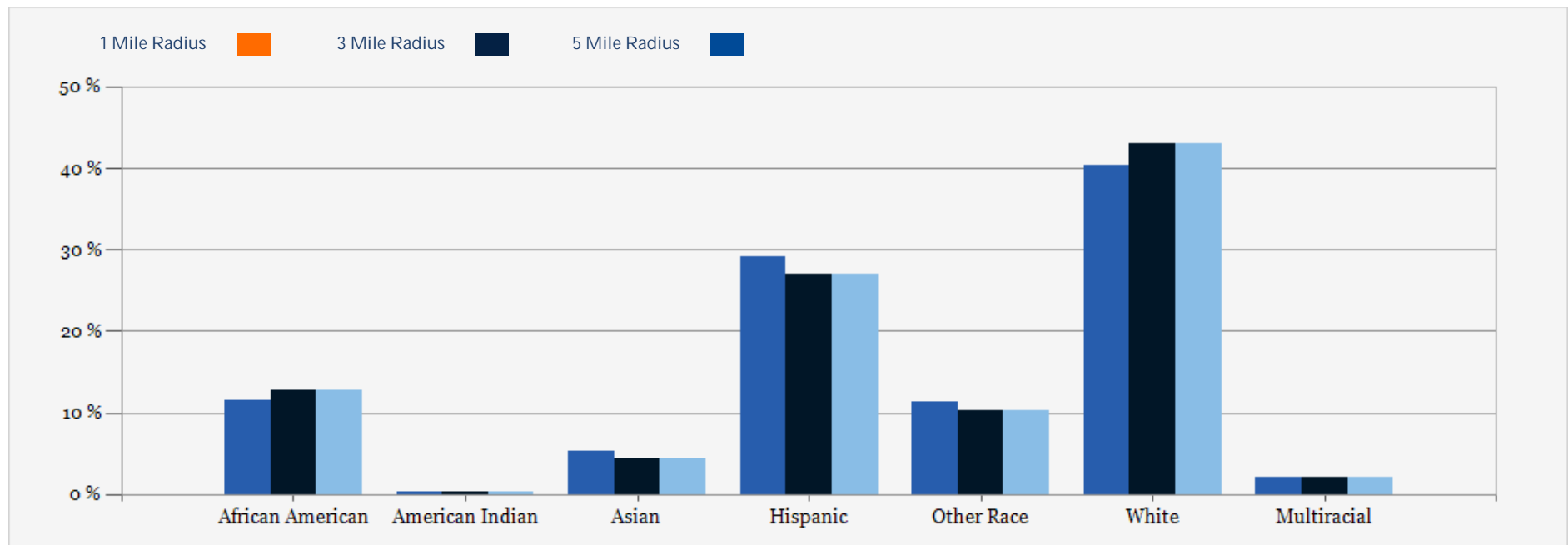
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	4,135	26,362	43,418
2026 Population Age 35-39	3,303	21,301	37,967
2026 Population Age 40-44	2,698	17,399	33,290
2026 Population Age 45-49	2,126	14,183	28,818
2026 Population Age 50-54	1,692	11,804	24,890
2026 Population Age 55-59	1,555	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

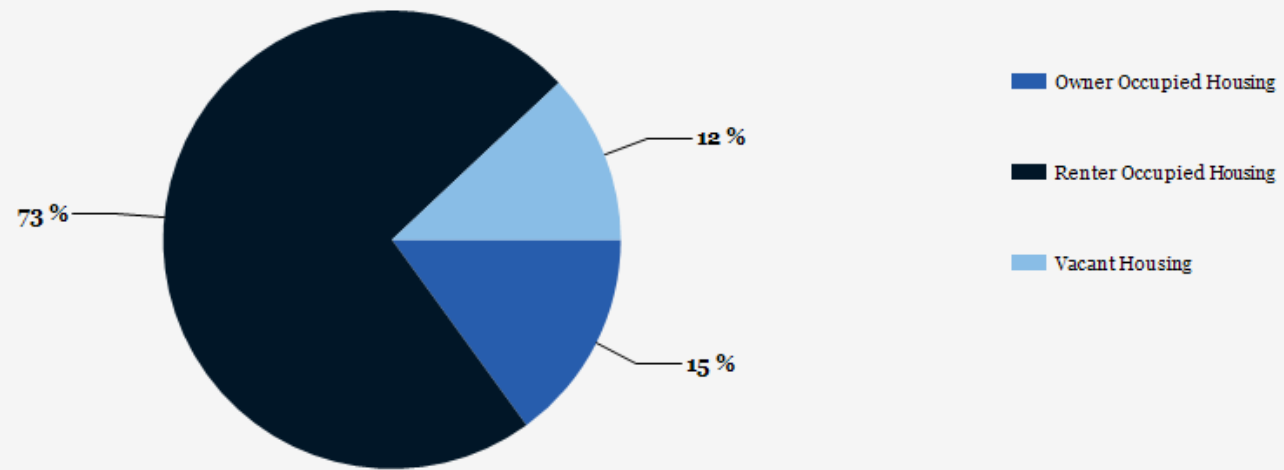
2021 Household Income



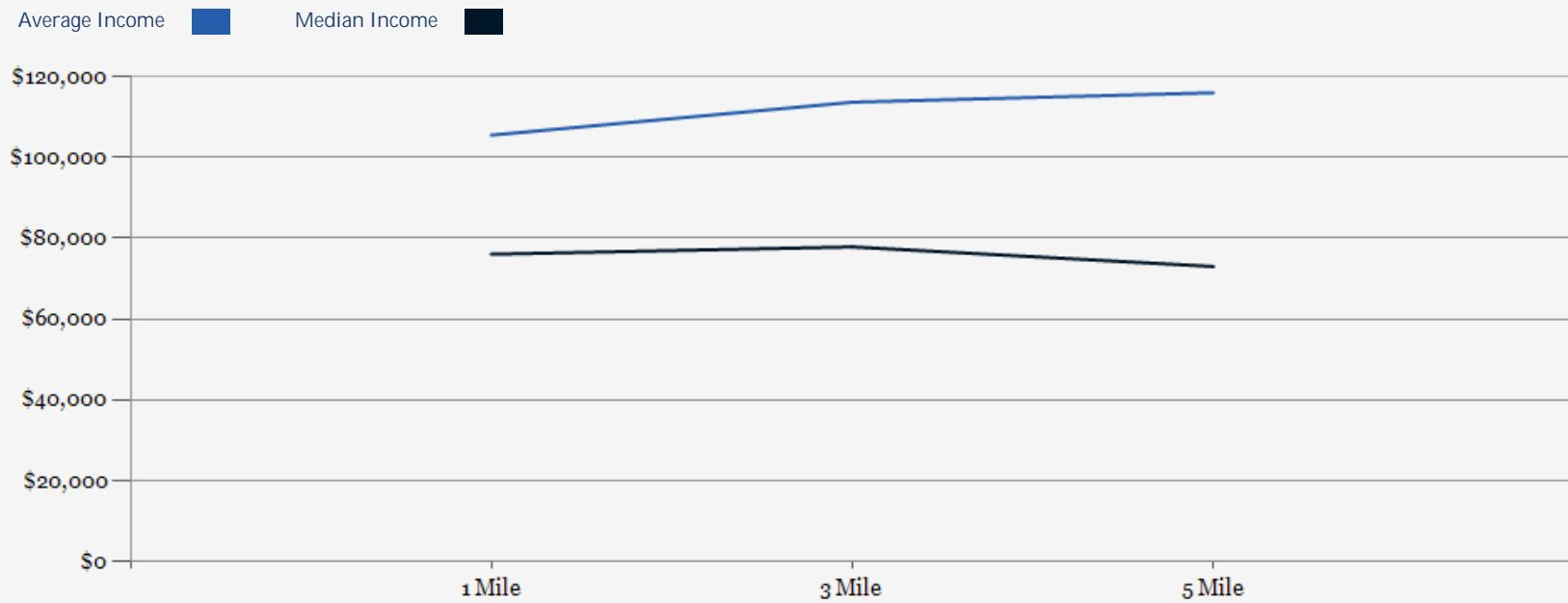
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



Hanover Shopping Center

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to The S.F. Waranch Company. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The S.F. Waranch Company has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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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.

11-2-2015



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Saul F. Waranch	0395950	swaranch@sfwaranch.com	214-893-4788
Designated Broker of Firm	License No.	Email	Phone
_____ 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