

# VICTOR PROSPER



ALAMO MANHATTAN

weitzman®

## TABLE OF CONTENTS

01

Bishop Arts

02

Property Overview

03

Site Plan

04

Aerial

05

Property Photos

06

Phase II Renderings

07

Demographics

08

Team





# *Bishop Arts District*

DALLAS' MOST INDEPENDENT NEIGHBORHOOD

## BISHOP ARTS DISTRICT: A GROWING RESIDENTIAL, RETAIL AND ENTERTAINMENT DISTRICT

Bishop Arts District is known as a destination for the entire Dallas area due to its eclectic mix of restaurants, retail and shops found in one of the most walkable areas of the city. Due to its mix of urban charm and its proximity to downtown, major freeways and key employment centers, Bishop Arts is also a preferred residential location for a growing mix of young professionals, families and others attracted by an urban lifestyle in a charming setting.

## RETAIL AND RESIDENTIAL IN A HISTORIC SETTING

Bishop Arts today is home to more than 60 independent boutiques, restaurants, bars, coffee shops, galleries, beauty operators and other concepts.

Bishop Arts is also home to an increasing number of multi-family projects. These projects, many of them mid-rise buildings designed to match the district's historic architecture, make Bishop Arts one of Dallas' densest neighborhoods and create an immediate customer base for Victor Prosper, with an area daytime population of residents and workers that exceeds 180,000.

Residential developments surrounding and complementing Victor Prosper include Crawford Park Townhomes, Magnolia at Bishop Arts, Bishop Flats, Magnolia on Zang I and II, Fondeur Apartments, Angelique Apartments, The Apollo Apartments, Bishop North, Treehaus, Bishop Highline, Vance at Bishop Union and others.





PROPERTY OVERVIEW

02

Situated at the NWC & SWC of Zang and Davis, Victor Prosper includes over 21,500 SF of ground-floor retail space well-positioned to the entrance of the Bishop Arts district. The 216-unit apartment development is adjacent to the new Dallas Streetcar stop and within walking distance to a unique blend of award-winning restaurants, cafes, eclectic boutiques, art galleries and residential developments. Victor Prosper offers a rare combination of community, culture, and location!

Victor Prosper Phase II will bring a mixed-use destination into the heart of the historic Bishop Arts District. The new phase will add 210 apartment units in a mid-rise tower with retail at street level. The retail incorporates 4,304 square feet along Madison and 5,586 square feet along Zang.

**21,500 SF**

total retail & restaurant

**216**

apartments

**3,464 SF**

restaurant/retail space available

phase II delivery 2024:

**210 + 9,890 SF**

units

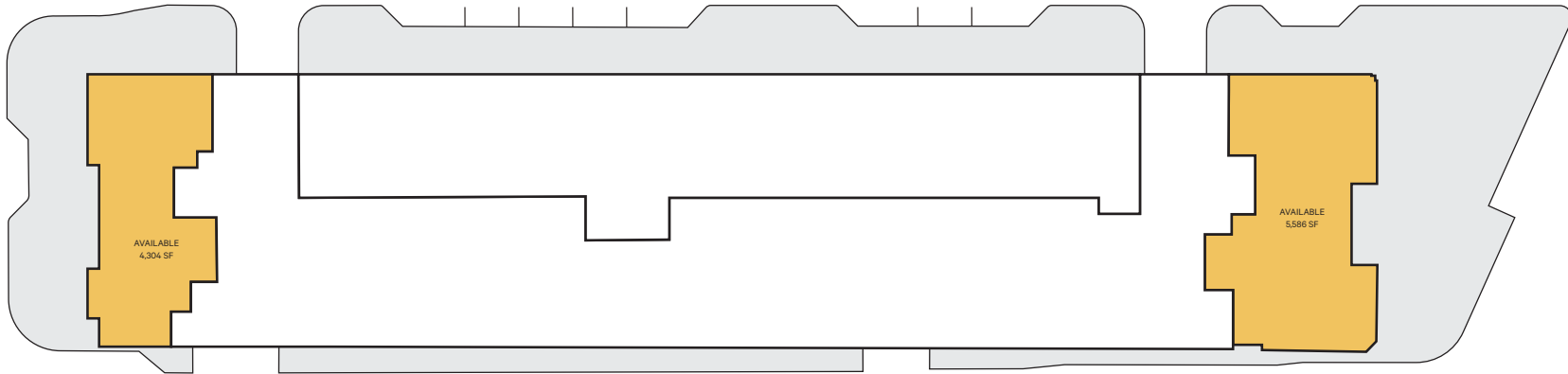
future retail

W DAVIS ST



W 7TH ST

N MADISON AVE



N ZANG BLVD D

# 04











PHASE II RENDERINGS

06



# 07

## 1 MILE

### POPULATION



19,847  
2023 Total  
Population



16.63%  
5 Year Population  
Growth

### HOUSEHOLD INCOME



\$88,450  
2023 Average  
Household Income



\$56,513  
2023 Median  
Household Income

### HOME VALUE



\$452,451  
2023 Average Home  
Value



\$380,915  
2023 Median Home  
Value

### DAYTIME POPULATION



28,273  
2023 Total Daytime  
Population



18,415  
2023 Daytime  
Population: Workers

## 3 MILE

### POPULATION



138,467  
2023 Total  
Population



6.37%  
5 Year Population  
Growth

### HOUSEHOLD INCOME



\$90,135  
2023 Average  
Household Income



\$59,171  
2023 Median  
Household Income

### HOME VALUE



\$317,672  
2023 Average Home  
Value



\$261,658  
2023 Median Home  
Value

### DAYTIME POPULATION



194,122  
2023 Total Daytime  
Population



126,254  
2023 Daytime  
Population: Workers

## 5 MILE

### POPULATION



365,634  
2023 Total  
Population



5.18%  
5 Year Population  
Growth

### HOUSEHOLD INCOME



\$91,293  
2023 Average  
Household Income



\$58,650  
2023 Median  
Household Income

### HOME VALUE



\$323,613  
2023 Average Home  
Value



\$239,159  
2023 Median Home  
Value

### DAYTIME POPULATION



530,371  
2023 Total Daytime  
Population



354,738  
2023 Daytime  
Population: Workers

TEAM

08

weitzman<sup>®</sup>

SCOTT SMITH

ssmith@weitzmangroup.com

214.720.3663

CORBIN TANENBAUM

ctanenbaum@weitzmangroup.com

214.442.7506

ADDISON GRAGSON

agragson@weitzmangroup.com

214.720.6625

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

# 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 on 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Scott Smith

Sales Agent/Associate's Name

701664

License No.

ssmith@weitzmangroup.com

Email

214-720-3663

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

# 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 on 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Corbin Tanenbaum

Sales Agent/Associate's Name

704178

License No.

ctanenbaum@weitzmangroup.com

Email

214-442-7506

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

# 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 on 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 listening 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Addison Gragson

Sales Agent/Associate's Name

777480

License No.

agragson@weitzmangroup.com

Email

214-954-0600

Phone

Buyer/Tenant/Seller/Landlord Initials

Date