

# VICTOR PROSPER



ALAMO MANHATTAN

weitzman®



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## 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.



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

phase II delivery 2024:

# 210 + 9,890 SF

units

future retail

available space:

**1,223 SF** 2<sup>nd</sup> generation yoga

**4,304 SF** shell space

**5,586 SF** shell space

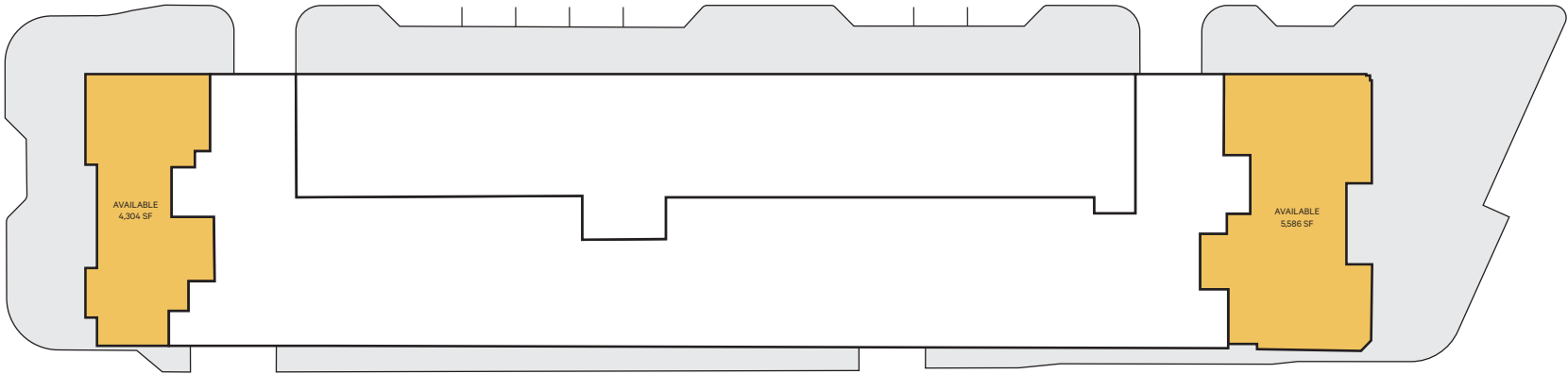


W DAVIS ST



W 7TH ST

N MADISON AVE



N ZANG BLVD







PROPERTY PHOTOS

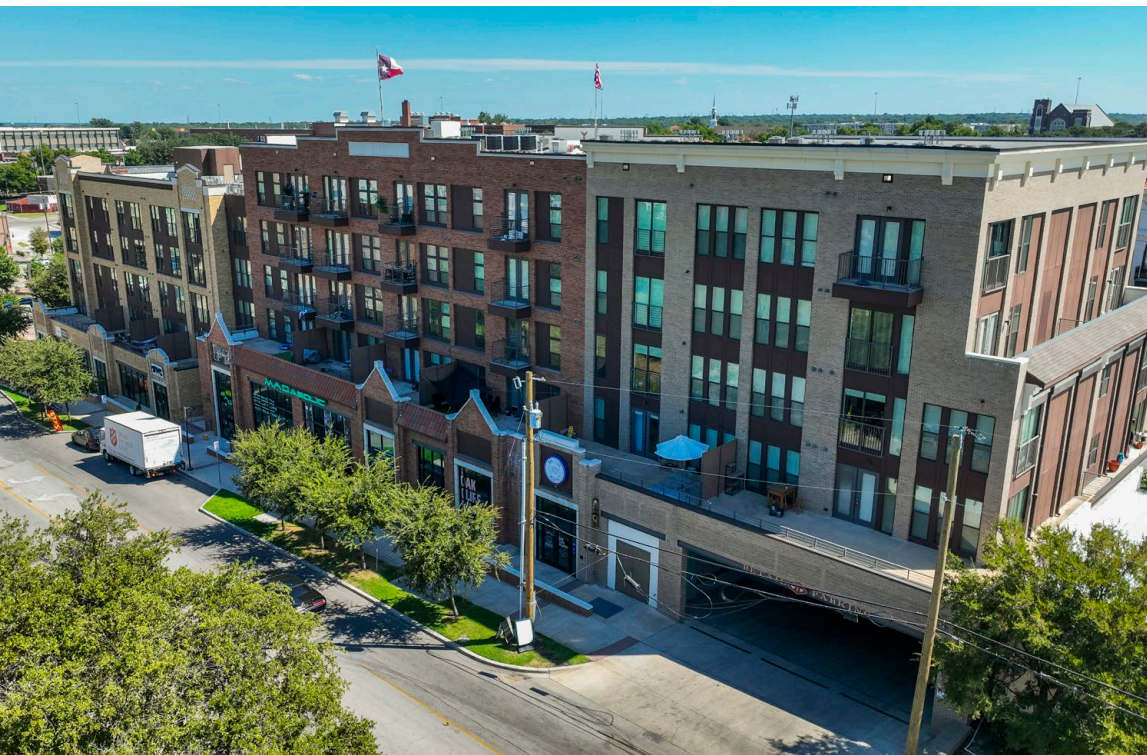
05





PROPERTY PHOTOS









05













06









1 MILE

POPULATION	
 20,328 2024 Total Population	 17.89% 5 Year Population Growth
HOUSEHOLD INCOME	
 \$96,053 2024 Average Household Income	 \$59,494 2024 Median Household Income
HOME VALUE	
 \$507,771 2024 Average Home Value	 \$427,569 2024 Median Home Value
DAYTIME POPULATION	
 26,048 2024 Total Daytime Population	 17,207 2024 Daytime Population: Workers

3 MILE

POPULATION	
 138,899 2024 Total Population	 7.22% 5 Year Population Growth
HOUSEHOLD INCOME	
 \$98,345 2024 Average Household Income	 \$64,196 2024 Median Household Income
HOME VALUE	
 \$370,027 2024 Average Home Value	 \$309,344 2024 Median Home Value
DAYTIME POPULATION	
 190,379 2024 Total Daytime Population	 127,773 2024 Daytime Population: Workers

5 MILE

POPULATION	
 367,345 2024 Total Population	 5.33% 5 Year Population Growth
HOUSEHOLD INCOME	
 \$98,907 2024 Average Household Income	 \$63,469 2024 Median Household Income
HOME VALUE	
 \$369,814 2024 Average Home Value	 \$285,994 2024 Median Home Value
DAYTIME POPULATION	
 521,569 2024 Total Daytime Population	 357,064 2024 Daytime Population: Workers



TEAM

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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 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker

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- 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.

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