

Site – 46.58 acres

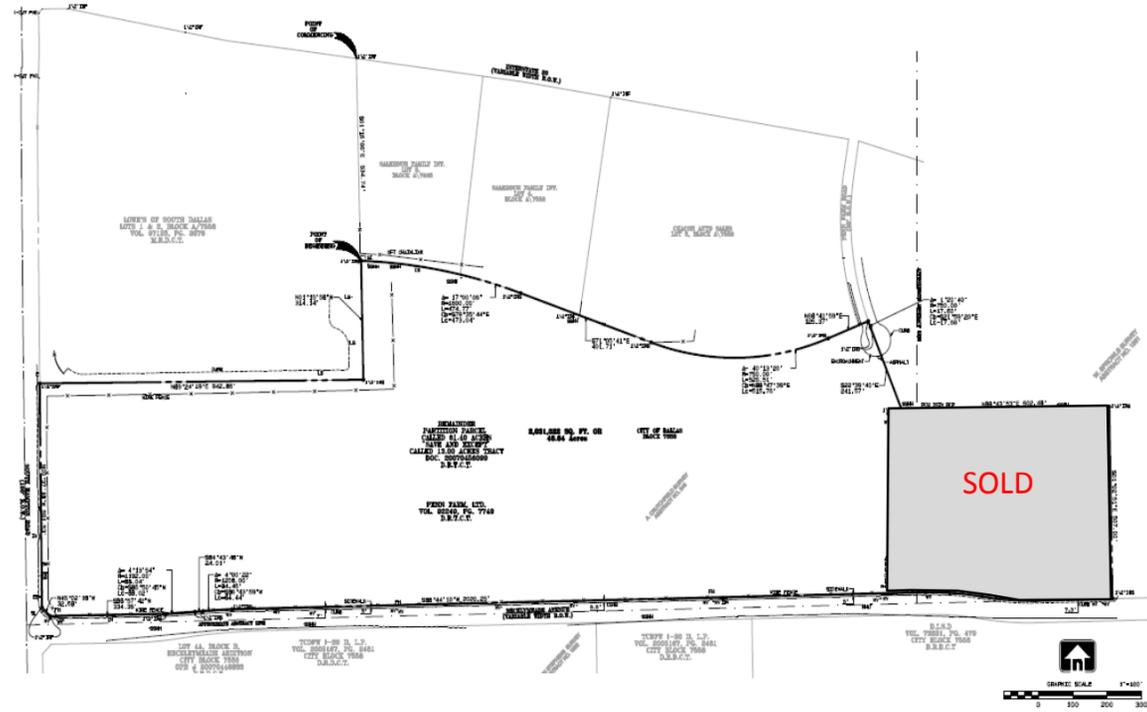


Real value in a changing world

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For sale 38.5 acres 8500 S Hampton Road Dallas, Texas

400 yards from intersection of I-20 and S. Hampton





The opportunity

Property: 8500 S Hampton Road
 Dallas, Texas
 400 yards from intersection of I-20 and S. Hampton
 Located immediately next to Lowes Home Improvement and new Home Depot Distribution Center. (Dallas Mapsco 74-E). Beckleymeade Avenue is now four lanes from South Hampton to South Polk with new traffic signal at South Hampton Road

Size: 46.58 acres of vacant land

City: Dallas

County: Dallas

Zoning: Planned Development District

Area highlights

Southwest Dallas County. The region offers top schools and an outstanding quality of life. Top industries in Southwest Dallas include manufacturing, transportation and logistics, and hospitals and health care. The University of North Texas at Dallas is one of the many colleges and universities in Southwest Dallas County. Recreation options include Cedar Hill State Park and Joe Pool Lake.

The Mayor's Southern Dallas Task Force (MSDTF) was commissioned by Mayor Tom Leppert in 2008 to build a more inclusive economic development process in the city's southern neighborhoods. Recognizing the interaction between community conditions and economic opportunity, the MSDTF is identifying projects that will address the immediate needs of a neighborhood and help to support long-term economic growth and job creation.

Southwest Dallas County is an attractive area for a diverse population of professionals, families and retirees, and large and small businesses that represent many sectors of the economy. The region's advantages for businesses and individuals are similar. They include lower costs for housing and for sites for business relocations and expansions. In addition, the highway network cuts down on traffic jams and reduces travel times for commuters. It also enables businesses to ship goods quickly.

South Dallas, a distinct neighborhood southeast of Downtown, lays claims to the Cedars, an eclectic artist hotbed south of downtown and Fair Park, home of the annual State Fair of Texas, occurring in October. Southwest of Downtown lies Oak Cliff, a hilly area that has undergone gentrification in recent years in neighborhoods such as the Bishop Arts District.



Dallas

Dallas is the eighth most populous city in the United States and third most populous in the state of Texas. When companies look for a place to build business while providing a good home for their employees, North Texas is quickly becoming the region of choice.

The city is the largest economic center of the 12-county Dallas-Fort Worth-Arlington metropolitan area (the DFW MSA) that according to the March 2010 U.S. Census Bureau release, has a population of 3,371,773. The metroplex economy is the sixth largest in the United States.

Business

The city's economy is primarily based on banking, commerce, telecommunications, computer technology, energy, healthcare and medical research, transportation and logistics. The city is home to the third largest concentration of Fortune 500 companies in the nation. Located in North Texas and a major city in the American South, Dallas is the main core of the largest inland metropolitan area in the United States that lacks any navigable link to the sea.

Dallas became an east/west and north/south focal point of the interstate highway system with the convergence of four major interstate highways in the city, along with a fifth interstate loop around the city. Dallas developed a strong industrial and financial sector, and a major inland port, due largely to the presence of the Dallas/Fort Worth International Airport, one of the largest and busiest airports in the world.

The DFW Metroplex has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States. The city of Dallas has 12 Fortune 500 companies, and the DFW region as a whole has 20.

Education

Dallas houses 337 public schools, 89 private schools, 38 colleges and 32 libraries.

Cost of Living

The 3rd Quarter 2011 ACCRA Cost of Living composite index for Dallas is 95.8; with 100 being the average of U.S. metro areas participating in the survey. Many areas offer a host of attractive incentives. Local, state and federal tax exemptions play a big part, but also employment assistance, training programs, enterprise zones, foreign trade zones, Freeport tax exemption areas and a number of inner-city initiatives.

QuickFacts	Dallas	Texas
Population, 2012 estimate	1,223,229	26,403,743
Population, 2010	1,197,816	25,145,561
Population, percent change, 2010 to 2011	2.1%	2.1%
Population, 2000 census	1,188,580	20,851,820
High school graduates	73.3%	80.4%
Bachelor's degree or higher	28.8%	26.1%
Mean travel time to work (minutes)	25.1	24.8
Median value of owner-occupied housing units	\$129,600	\$126,400
Households	458,057	8,539,206
Median household income	\$42,670	\$49,646
Geography QuickFacts	Dallas	Texas
Land area in square miles, 2010	385.80	261,231.71
Persons per square mile, 2010	3,518	96.3

*Information provided by United States Census Bureau

Area connections

DFW International Airport	27 minutes
Downtown Fort Worth	32 minutes
Downtown Dallas	12 minutes
Dallas Love Field Airport	17 minutes