

VICTOR PROSPER



ALAMO MANHATTAN

weitzman®

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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.



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 2nd generation yoga

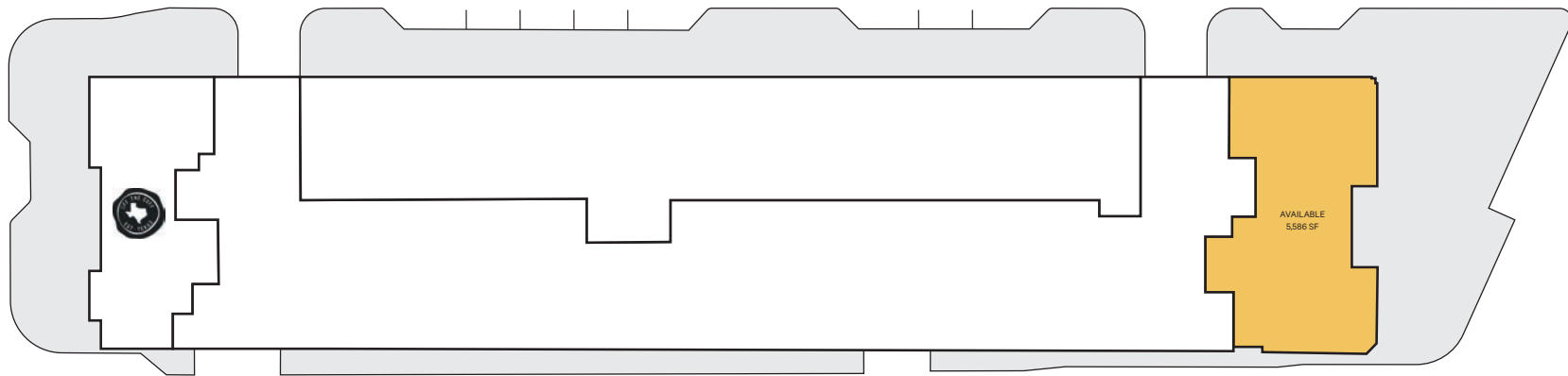
5,586 SF shell space

W DAVIS ST



W 7TH ST

N MADISON AVE



N ZANG BLVD

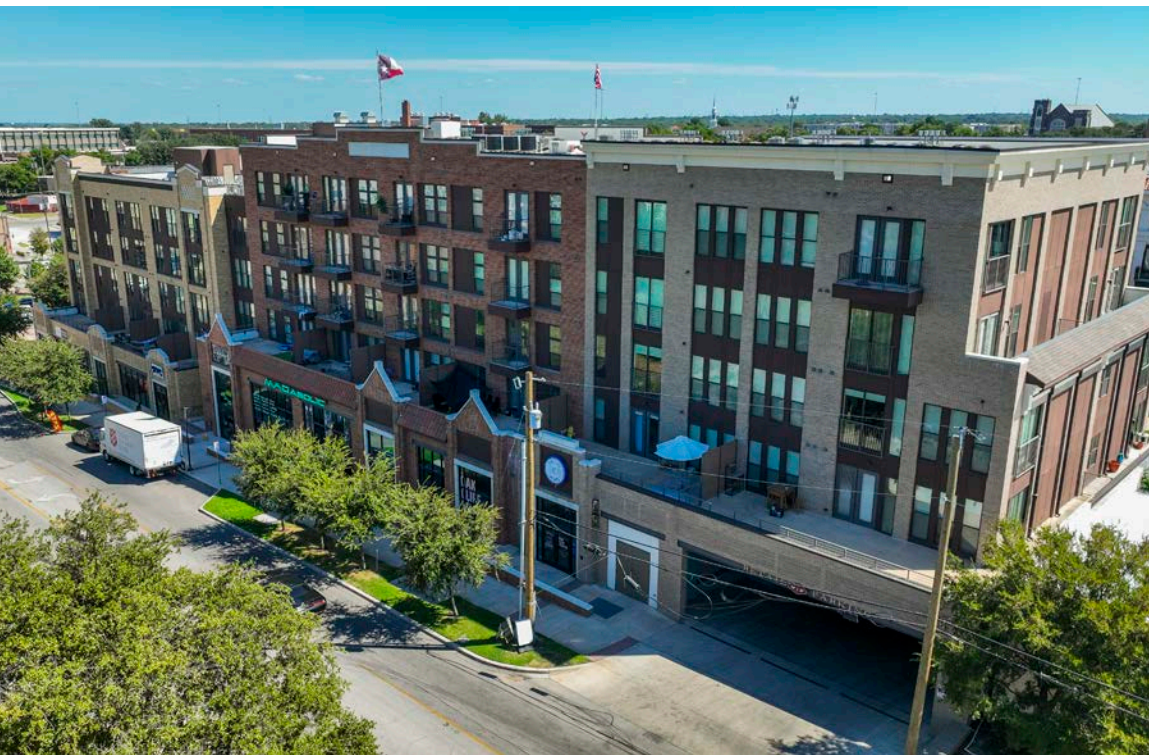
04



PROPERTY PHOTOS

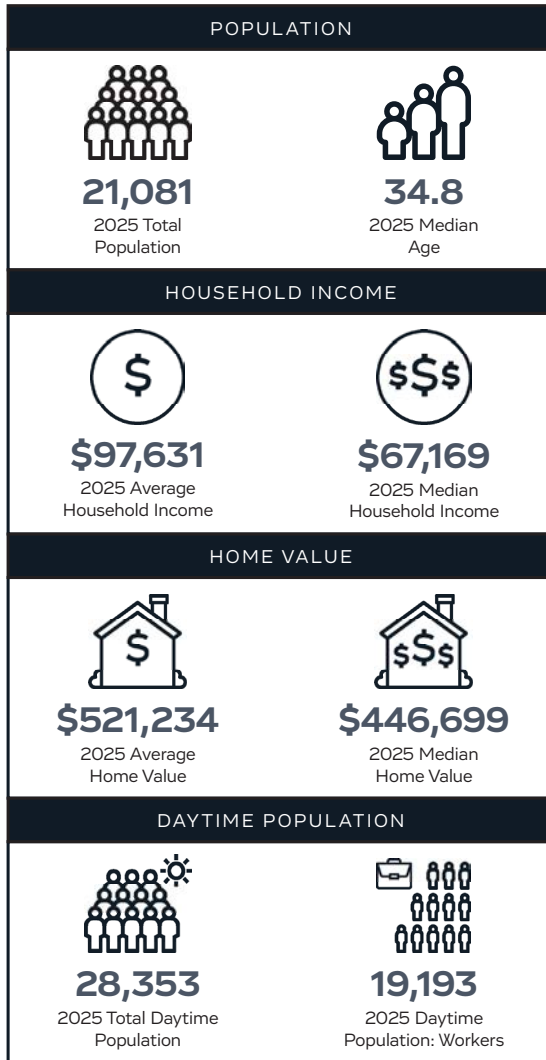
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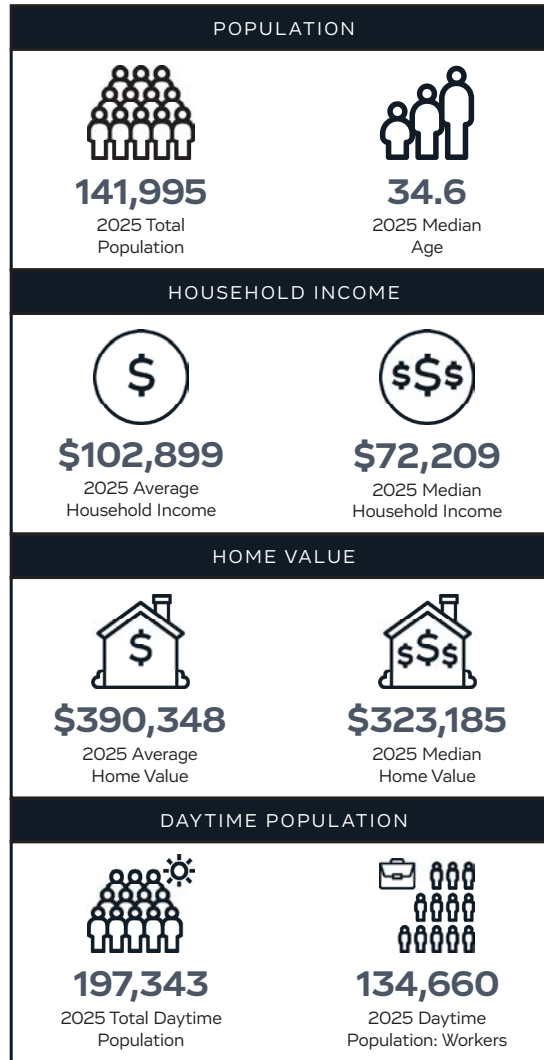


06

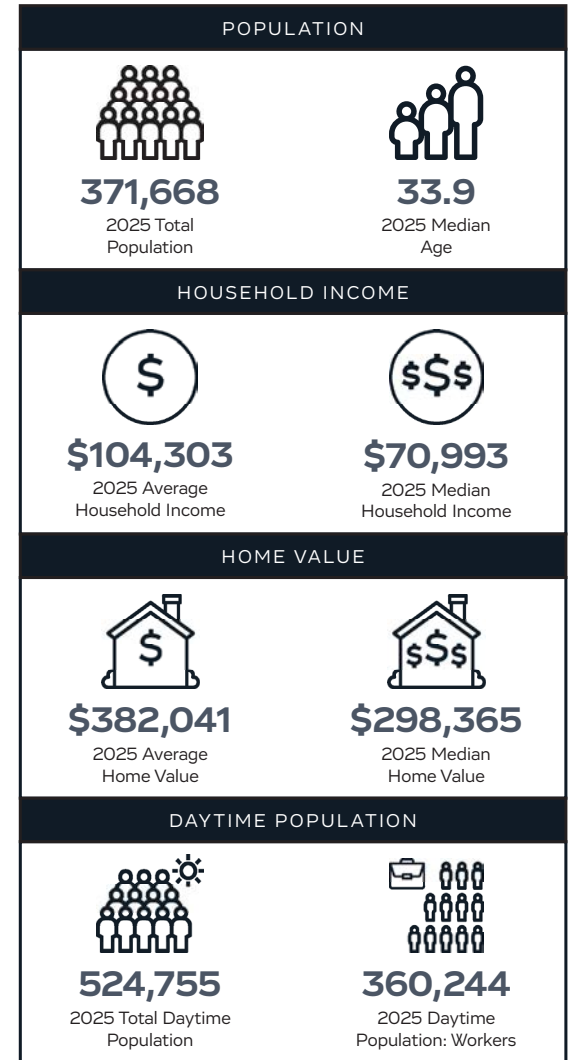
1 MILE



3 MILE



5 MILE



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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

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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.**

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 - that the owner will accept a price less than the written asking price;
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- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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