4344 S Hampton Rd



For Lease | *Call for Pricing*

TEXAS LEGACY REALTY

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PROPERTY OVERVIEW

Located at 4344 S Hampton Rd, this commercial property offers excellent visibility and accessibility along a well-traveled corridor in Southwest Dallas. Positioned near major thoroughfares and established residential neighborhoods, the site benefits from steady traffic counts and strong local demand, making it ideal for retail, office, medical, or service-oriented users.The property is surrounded by a dense population base with ongoing community growth, providing a solid customer foundation for businesses seeking a strategic Dallas location. With convenient access to Hampton Road and nearby highways, 4344 S Hampton Rd presents a compelling opportunity for tenants or investors looking to establish a presence in a growing and underserved submarket of Dallas, Texas.

OFFERING SUMMARY

PROPERTY TYPE	Retail
PROPERTY RATES	Call for pricing
PROPERTY SIZE	9,000 SF
PROPERTY ZONING	N/A
LEASABLE AREA	
FORMER BEAUTY SUPPLY	3,400 SF
2ND GEN RESTAURANT	900 SF

Prime Southwest Dallas Location	Situated at 4344 S Hampton Rd with strong visibility along a high-traffic corridor.
Excellent Exposure & Signage	Prominent street frontage on S Hampton Rd with pylon signage available for maximum visibility.
Easy Access & Connectivity	Convenient access to major roadways, providing strong connectivity throughout Dallas.
Strong Local Customer Base	Surrounded by dense residential neighborhoods, ideal for retail, office, medical, or service users.

AREA RETAILERS



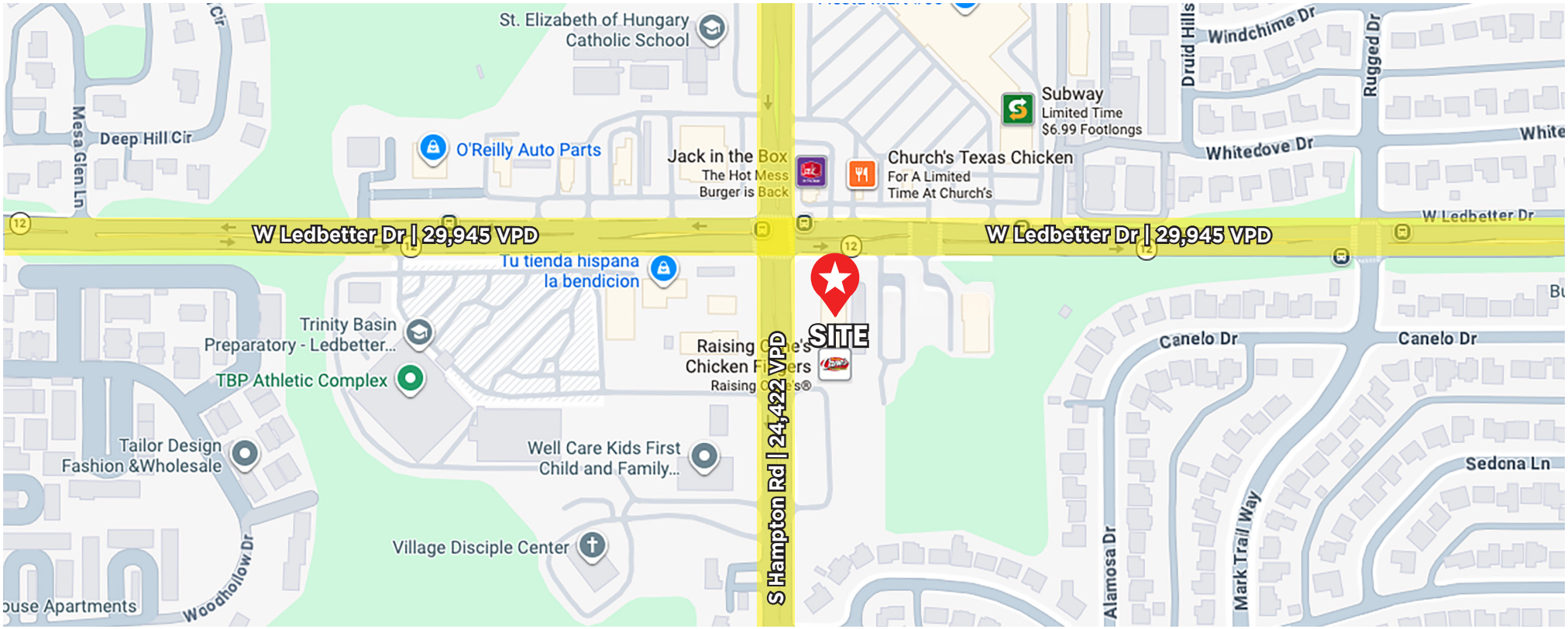
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DEMOGRAPHICS	1 Miles	5 Miles	10 Miles
2024 Population (Pop.)	10,122	120,276	294,918
2024 Households (HH)	3,686	39,556	97,802
2024 Avg. HH Income	$63,403	$57,032	$62,088
5-Yr. Pop. Growth (Total %)	-1.39%	-1.39%	-0.90%

TRAFFIC COUNTS	
S Hampton Road	24,422 VPD
W Ledbetter Drive	29,945 VPD
Rugged Drive	3,162 VPD
Route 67 (Marvin D Love Fwy)	107,257 VPD



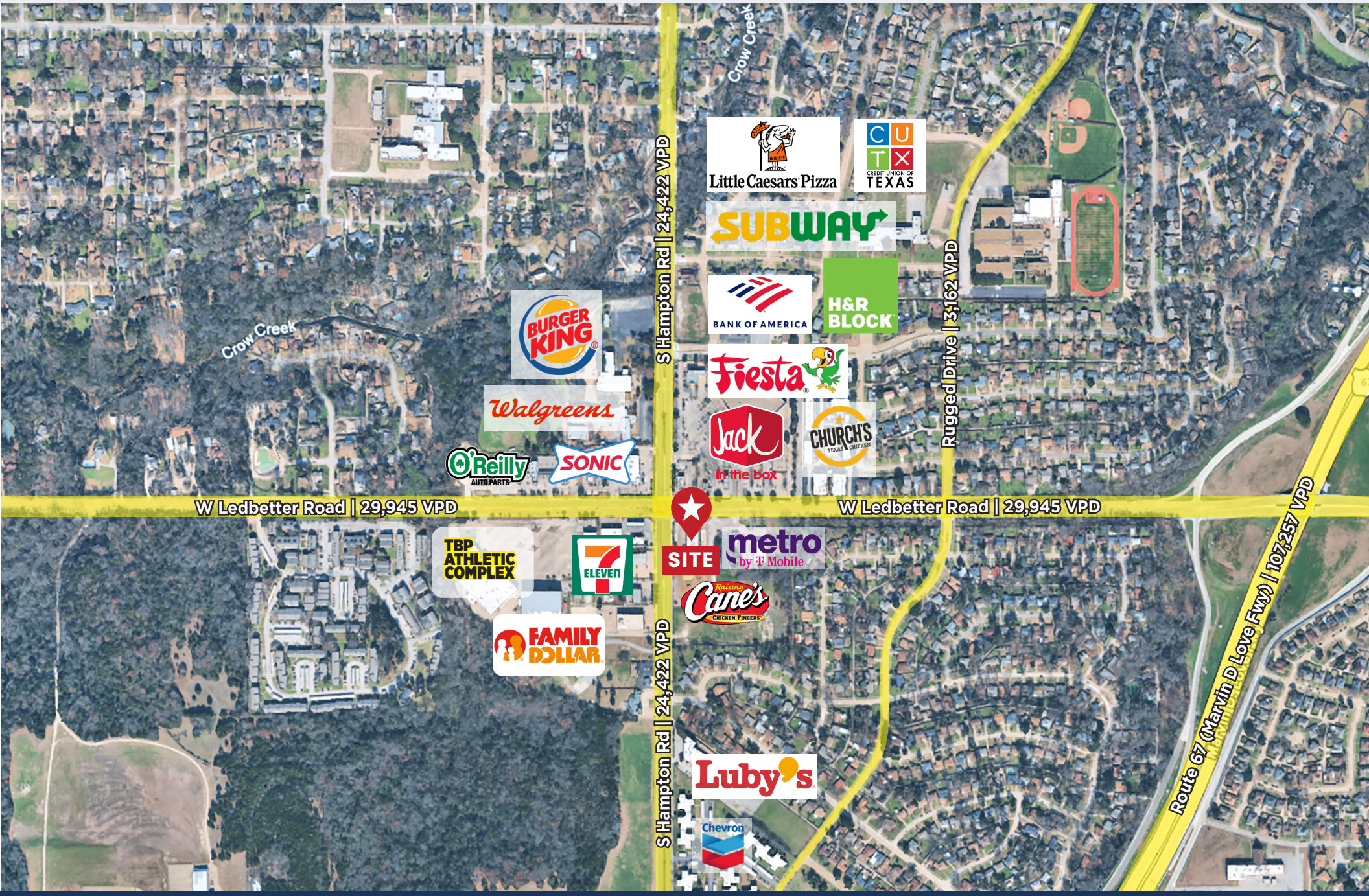
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4344 S Hampton Road Dallas, TX 75232

AREA RETAIL MAP



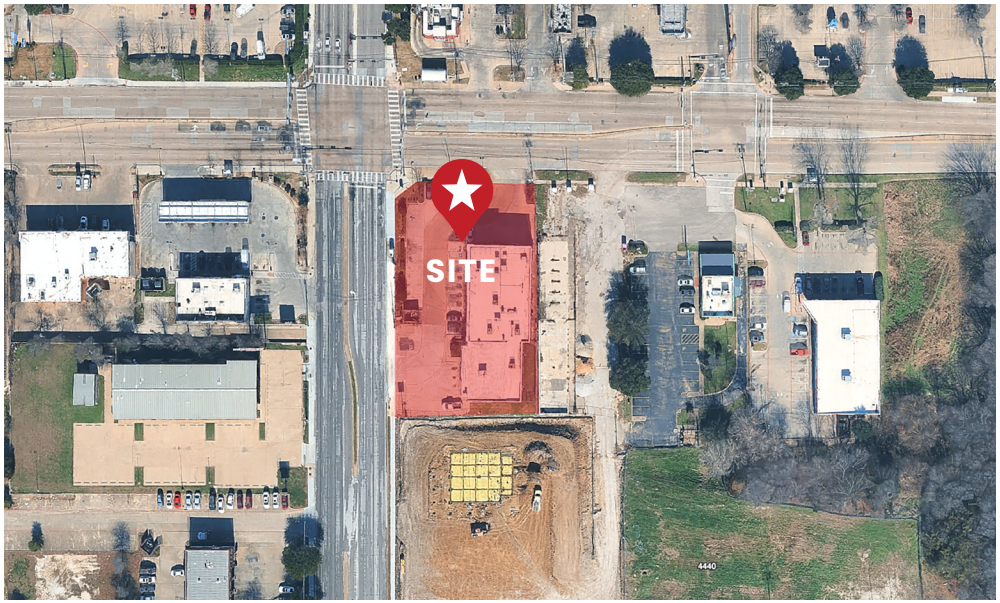
TEXAS LEGACY REALTY

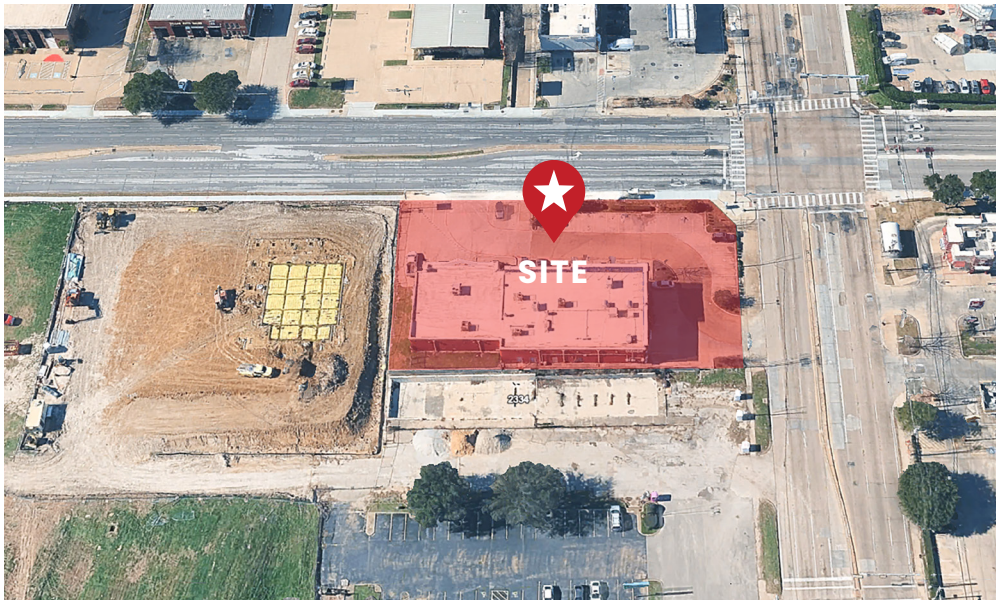
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3,400 SF | Former Beauty Supply



900 SF | 2nd Gen Restaurant









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2-10-2025

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 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
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jou Cho	770697	jay.cho@txlegacyrealty.com	(469)878-1654
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Dallas, TX 75232