

Site Plan

Key

- Available
- Potential Opportunity
- Lease Pending

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IT'S ALL ABOUT THE VIBE

About the Dallas Design District

The Dallas Design District has a **vibe** – it is hip, diverse, upscale, and artsy with **authenticity found nowhere else in Dallas**.

This high-profile, area encompasses approximately 40 acres in downtown Dallas where old and new are merging together to create a **vibrant** future.

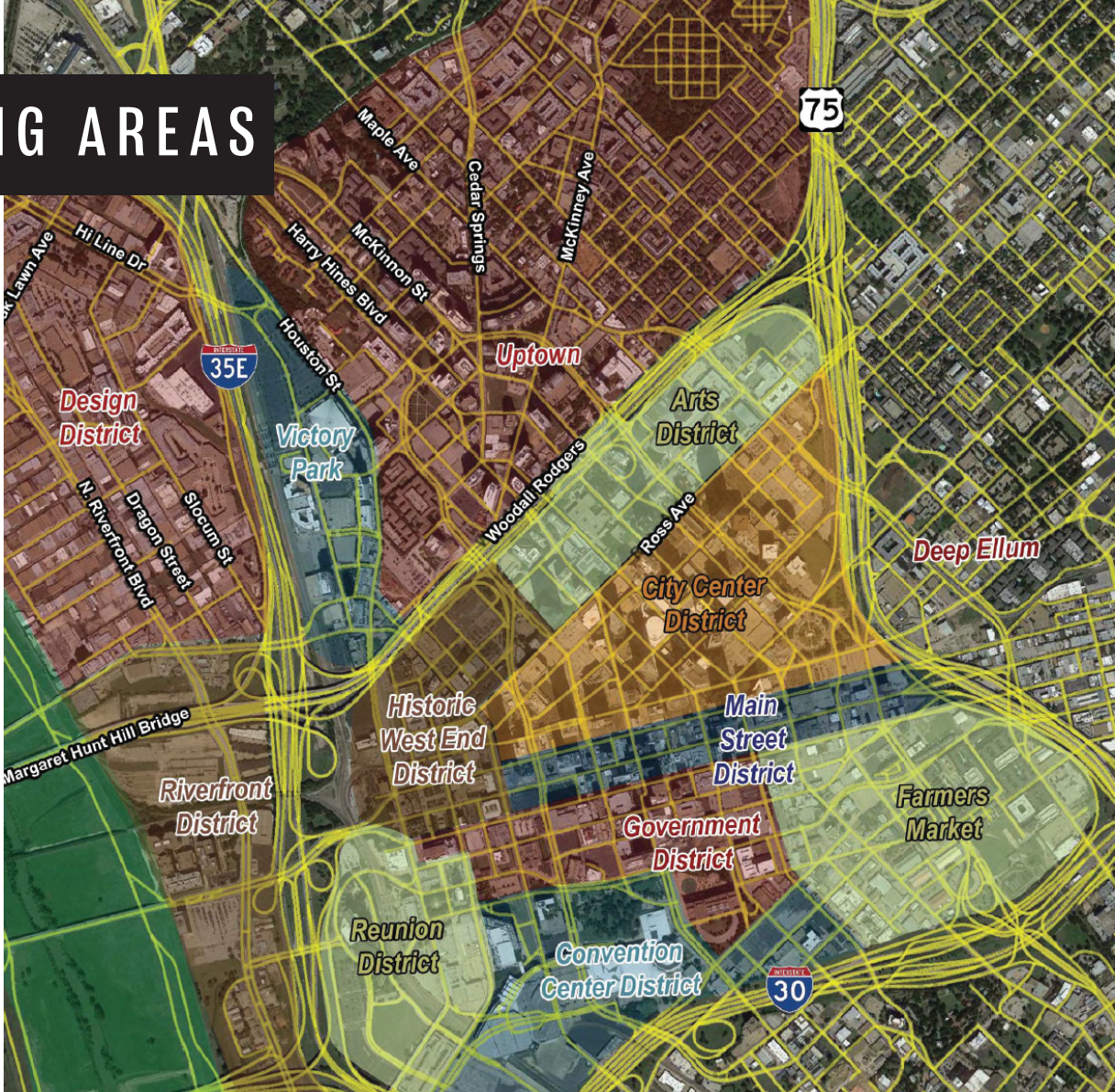
As the City of Dallas has evolved over the years, the Dallas Design District falls in the center of Dallas' work and live fabric. It is complete with **one-of-a-kind** restaurant destinations, shops, and art galleries alongside the **dynamic** residential and commercial design trade industry that first pioneered the area.

This is not uncharted territory. Its sustained **success** has proven itself over the decades and is as vibrant as ever. **The Design District is where it's at**. Everything cool, everything new, and everything artsy is happening here.

Dallas Design District is **Dallas' best party yet**, nestled in both old and new buildings, redefining personalities with unique and elegant architectural and cultural beginnings. No matter how you describe it, the Dallas Design District is a district with a great past and an even better **future**.

SURROUNDING AREAS

The District is surrounded by the most dense and affluent employment centers in Texas. This exceptional location lies in proximate to Uptown and Downtown Dallas, Victory Park, West End, Trinity Groves, and the Medical District with a 30-minute drive to DFW International airport and 6-minute drive to the expanding Dallas Love Field airport.



CENTRAL, VIBRANT & ACCESSIBLE

EDUCATION

Education is also a major contributing factor for the Dallas population. Currently, there are 26 colleges and universities and five community college districts with 17 campuses that enroll approximately 200,000 students. In early 2013, the George Bush Presidential Library opened which draws over 250,000 visitors annually and is located across the street from SMU and 15 minutes from the Dallas Design District.

THE DALLAS MEDICAL DISTRICT

The Dallas Medical District employs over 29,000 Health industry jobs with over \$2 billion in improvements with a \$1.27 billion replacement campus for the “New Parkland hospital located 5 minutes down I-35. The New improvements include 862 adult bed full-service care that spans 1.7 million square feet employing over 10,000 employees.

CENTRAL BUSINESS DISTRICT

The Central Business District (CBD) includes the Arts District, Ross Avenue Corridor, Main Street District, West End, Convention, and Government Districts which employs over 140,000 high profile business and affluent professionals.

DALLAS MARKET CENTER

The Dallas Market Center, is just minutes off of Stemmons Freeway and one exit from Oak Lawn. The Market Center is a 5 million square foot campus for wholesale trade and showrooms hosting trade events and markets that attracts more than 50,000 attendees from 50 states and 78 countries with transactions total an estimated \$8 billion.

ENDLESS OPPORTUNITY.

DALLAS IN NUMBERS

22.5%

Below Large U.S. Metro Avg. Cost of Living
Source: Texas A&M Re. Center, Nov. 2019

\$126.7B+

Retail Sales 2018
Source: Texas Comptroller 2019

+117 K NEW RESIDENTS

DFW led the Country in 2019 Population Growth
Source: Dallas Economic Development Guide 2020

94.7%

Retail Occupancy 2019
Source: Texas Comptroller 2019

NO STATE INCOME TAX

4 TIMES A WEEK

Average Dallasite Eats Out
Source: ZAGAT survey

27 MILLION

Annual Visitors
Source: Dallas Regional Chamber

4TH LARGEST

Metro Area in the U.S. (7.5 million people)
Source: Dallas Regional Chamber

	1 MILE	3 MILE	5 MILE
POPULATION			
2017 Total Population:	18,505	154,323	353,391
2022 Population:	19,543	165,015	374,320
% Growth 2017-2022:	5.61%	6.93%	5.92%
Average Age:	35.4	35.0	35.10
HOUSEHOLDS			
2017 Total Households:	5,830	70,993	141,964
HH Growth 2017-2022:	9.19%	7.36%	6.22%
Median HH Income:	\$96,450	\$61,737	\$56,756
Median Home Value:	\$571,790	\$332,498	\$276,354

AREA Retailers

CARBONE

PAK PAK
THAT FOOD

el Bolero

SCOTT +
COONER

ANN SACKS.

DAVID SUTHERLAND
SHOWROOM



WATERWORKS

Middleme
MOTH

Virgin

THE Charles

HOTELS

TOWN HEARTH

MF
G
MAJOR FOOD GROUP

kravet

HOLLY HUNT

NAGS

RODEO
GOAT



D A L S I G N
DISTRICT

Food Lovers

Unique. Sophisticated. Visionary.

These one-of-a-kind restaurants are established by some of Dallas' most **celebrated** chefs. Only the **best** are invited, ensuring patrons a **tantalizing experience** at any one of the dining establishments.



TOWN HEARTH



CARBONE



OAK



THE CHARLES



PIE TAP



MEDDLESOME MOTH



EL BOLERO

SHOWROOMS

Kravet Fabrics



Ebanista

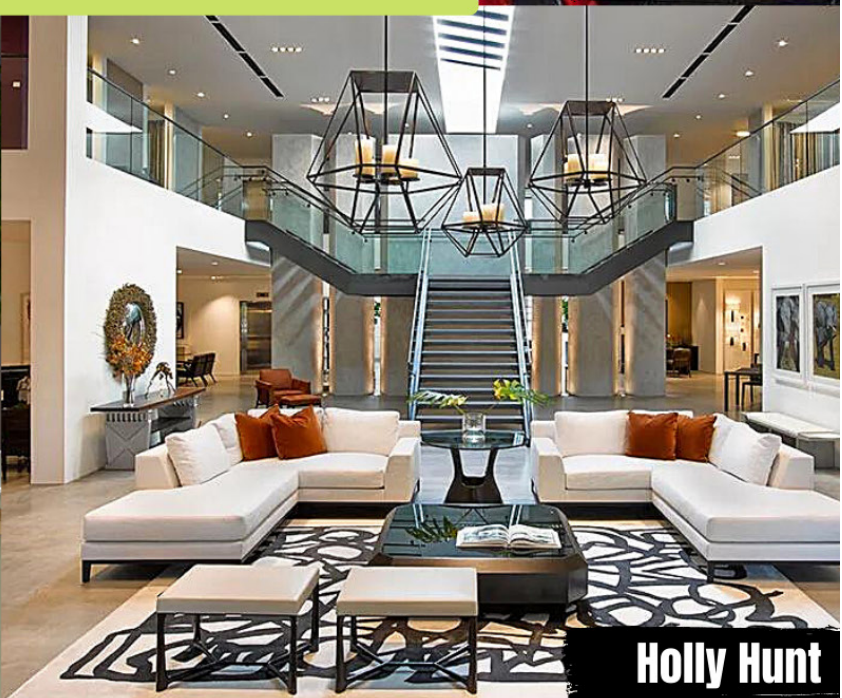
- ANN SACKS
- BAKER FURNITURE
- BROWN JORDAN
- CODARUS
- DAVID SUTHERLAND
- EBANISTA
- GEORGE CAMERON NASH
- HOLLAND & SHERRY
- HOLLY HUNT
- HORIZON ITALIAN TILE
- JANUS ET CIE
- KRAVET FABRICS
- MCGANNON
- SCHUMACHERS
- SCOTT + COONER
- STEELCASE



Scott+Cooner



McGannon



Holly Hunt

GALLERY-HOPPING ANYONE?!

Did you know there are 30+ galleries to be found in the DDD?

Here's a small sampling of what you'll see when you go gallery-hopping in the Design District.



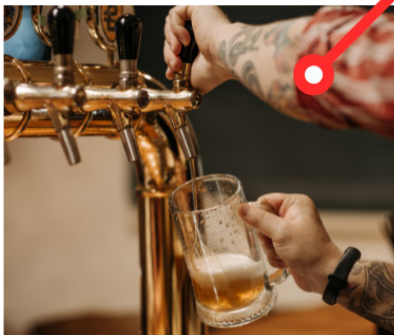
PLACES TO EXPLORE

DALLAS
DESIGN
DISTRICT



The eight-acre **Dallas Decorative Center** was the first development in the Dallas Design District. Build-in 1957 by Trammell Crow, the Decorative Center's first 13 tenants established the very first center for wholesale design in the country. Today, the complex, which sits at the corner of Oak Lawn Ave. and Hi Line Drive, is on the culling edge of the design industry's advances. In an age of declining showroom sales, the businesses in Dallas don't seem to be touched, instead industry-leading innovations by a creative landlord and many formerly trade-only businesses are opening to the public and bridging the gap between trade and retail marketing.

Since opening in 1982, the 14.2 acres, **Dallas Design Center** has cultivated a reputation as the premier destination for designers, architects, and other professionals seeking the very finest in furnishings, textiles, and more. There are numerous showrooms, encompassing approximately 368,000 square feet of retail space, with luxury offerings including custom traditional and contemporary furniture, specialty lighting, carpet and rugs, ironworks, bath, bedding, artwork, and accessories. The center is nationally noted for its collection of luxury fabric and textile purveyors.



In 2012, the "District" welcomed its first **brewery**, Peticolas, followed soon after by Community Beer Company & Reunion Brewing Company. Bowlounge has 12 regulation length bowling lanes, and cool vintage scoring. Patrons enjoy 75-foot bar with 40 taps and food by Twisted Root.

The Virgin Hotel- March 2019. Sir Richard Branson's 3rd Virgin hotel recently broke ground at Hi-Line Drive and Turtle Creek Boulevard. The 268 room Virgin Hotel will include a ballroom, pool deck and bar, a rooftop lounge, the Commons Club, avant-garde art galleries, museums, antique shops, and a myriad of dining and entertainment.



The restaurants and bars found in the Dallas Design District have each established a dedicated following, and while they could stand alone, are an integral part of the fabric of the Dallas Design District.

Notable Restaurants:

- OAK
- Town Hearth
- Carbone
- Delucca
- The Charles
- Meddlesome Moth
- Pie Tap
- El Bolero





JOIN THE DESIGN DISTRICT PARTY

American Airlines Center

The HiFi Dallas

The Virgin Hotel

The Dallas Mavericks

Community Beer Co.

Peticolas Brewing Taproom

Reunion Brewing Company





DALLAS
DESIGN
DISTRICT

DALLAS, TEXAS 75207

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