

±10,000 SF BUILDING FOR SALE IN DALLAS DESIGN DISTRICT

- Located at 1231 Dragon Street, the ±10,000-square-foot property is well-positioned along a primary street in the revitalized and vibrant live-work-play Design District.
- Recent building improvements include:
 - Concrete polished and stained on the main showroom
 - Back-office floor refinished with epoxy coating
 - Front garage floor refinished with metallic epoxy coating
 - New stamped concrete driveway
 - Certified ethernet network with over 40 ports
 - Technology infrastructure can remain with this space
- The property can make use of 18 adjacent parking spaces.
- Situated directly between Riverfront Boulevard and I-35E, surrounding thoroughfares provide connectivity to The Dallas Tollway, Woodall Rodgers Freeway, Love Field Airport, and major markets such as Downtown Dallas, Uptown/Turtle Creek, Highland Park and more.
- The property sits among designer showrooms, progressive art galleries, high-end interior designer showrooms, fine dining, luxury apartments, and area retailers selling everything from luxury fashion to home furnishings.
- The Mavericks 12-acre, 62,700-square-foot practice and training facility is directly east of the building and Asana Partner's repositioning of the 9-acre, 160,000-square-foot property directly north will transform the area into a sophisticated retail destination.
- Other tenants drawing customers to the immediate trade area include Town Hearth, Carbone, El Carlos Elegante, Tango Room, The Charles, Rodeo Goat, Ascension, Pie Tap, El Bolero, Ferguson, DalTile, Peacock Alley, The Tile Shop, Farrow & Ball, and Artiftkt.
- Popular area hotels include Virgin Hotel, Hilton Anatole, and Renaissance Hotel.



Demographics	1 Mile	3 Miles	5 Miles
2023 Population - Current Year Estimate	20,655	170,493	371,251
2023 Daytime Population	62,927	362,631	616,222
2023 Average Household Income	\$141,940	\$118,496	\$122,518
Median Age	34	35	35

Traffic Counts	Vehicles per day
Riverfront Blvd at Howell Street (just south)	23,277 (CoStar, 2022)
Riverfront Blvd at Industrial (just north)	13,231 (CoStar, 2022)
I-35E at Hi-Line (just east)	262,277 (TxDOT, 2022)

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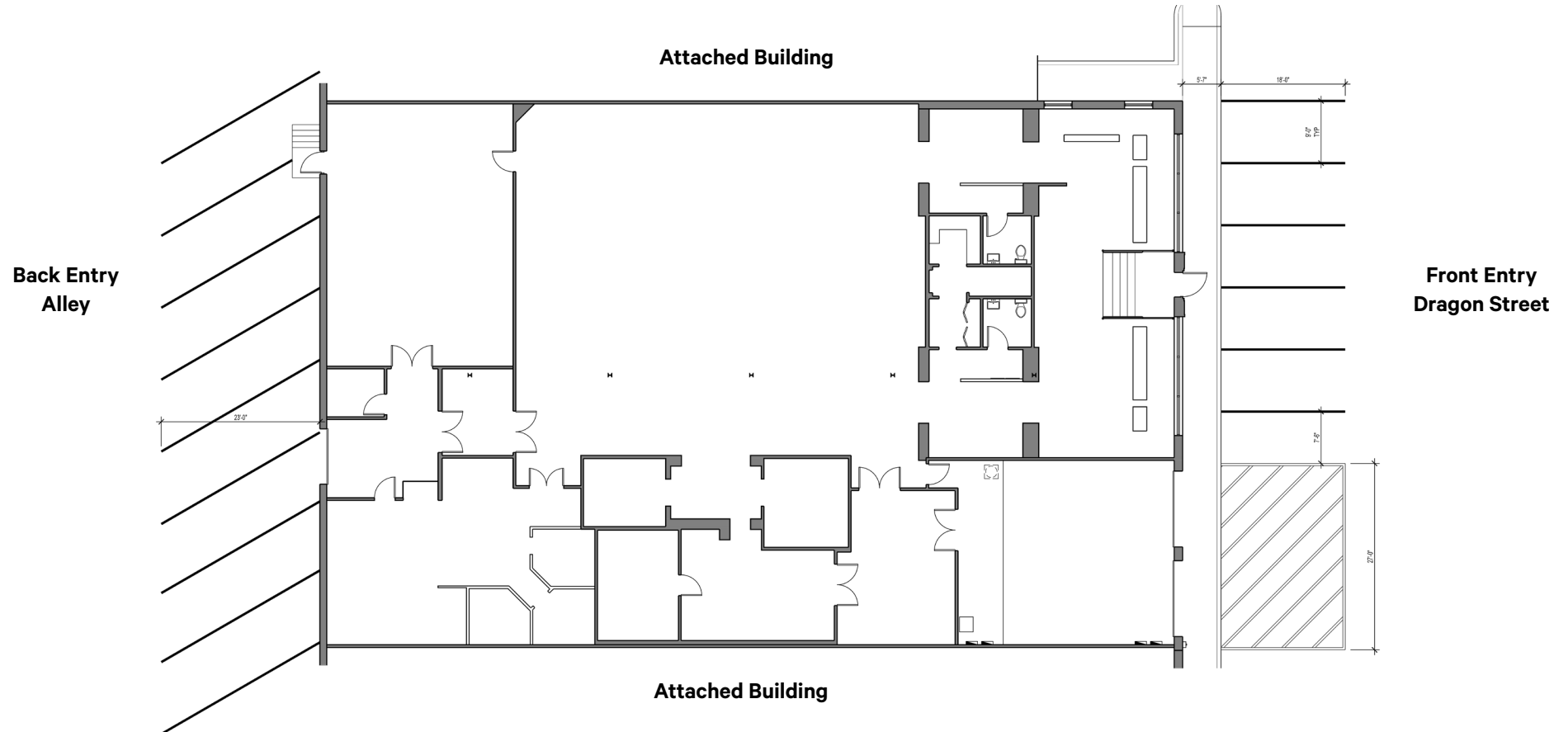
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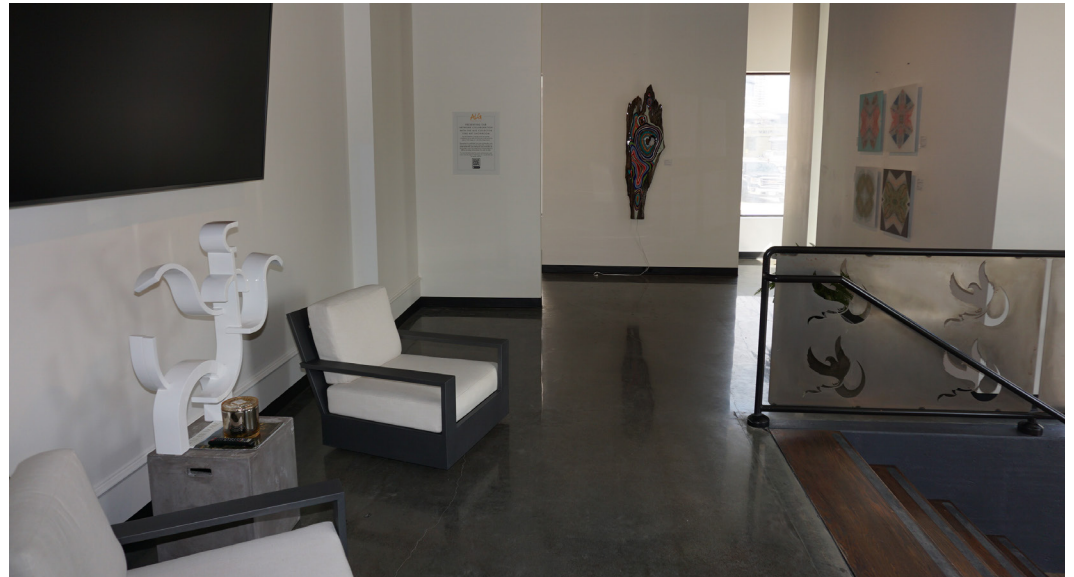
10,000 SF FLOOR PLAN



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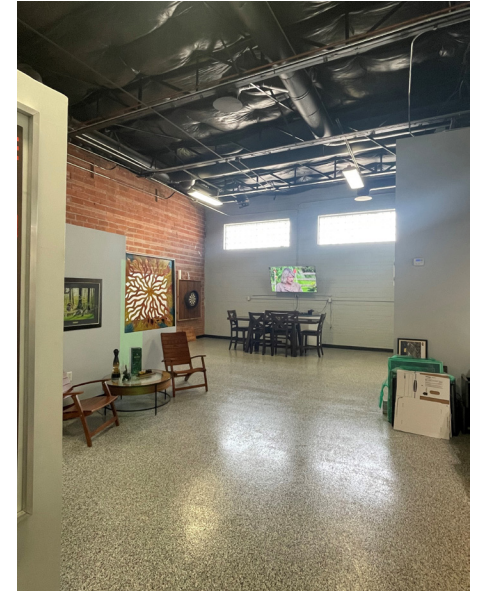
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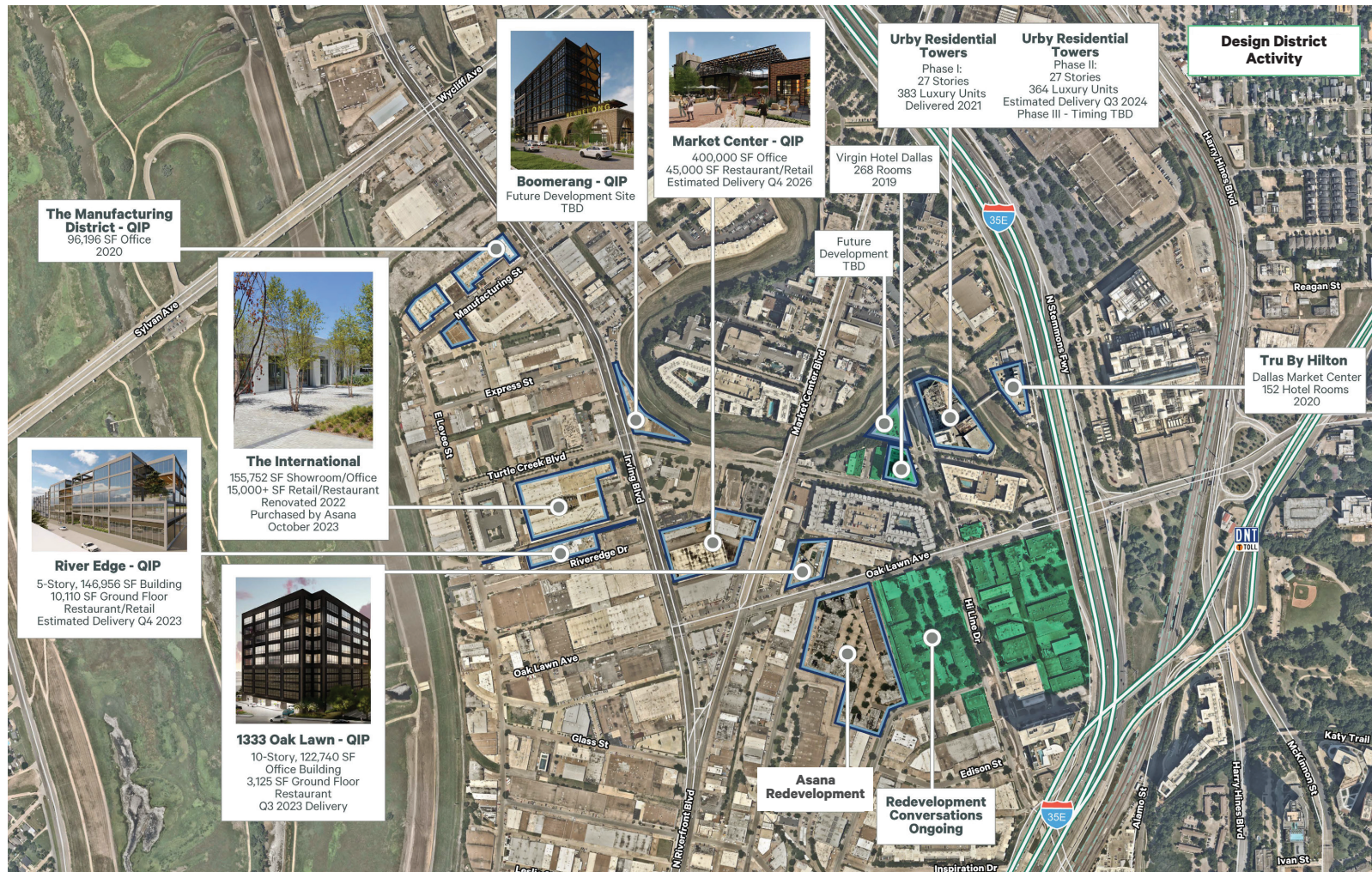
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INFORMATION ABOUT BROKERAGE SERVICES

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.

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.

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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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