

FOR LEASE

## Retail Space Available

305 West Commerce Street | Dallas, TX

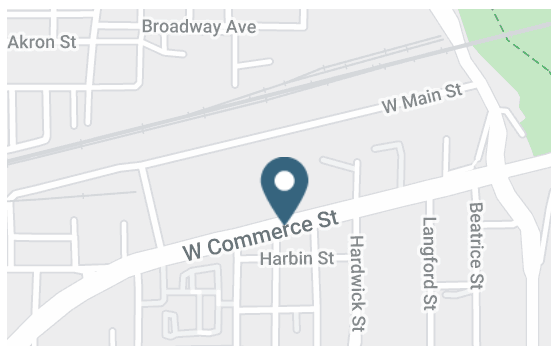


## Overview

LEASE RATE	Contact Broker
TOTAL SF AVAILABLE	+/-9,688 SF
MEZZANINE LEVEL	+/-4,255 SF

## Description

Retail accompanying a brand new and vibrant high-end apartment residence delivering 381 units currently at 94% occupancy. This project is located at the SEQ of Harwick & Commerce just west of Dallas' vibrant CDB & sandwiched between two of Dallas' most vibrant restaurant and hospitality destinations in Dallas. It is also located just minutes from Victory Park, Uptown, and the Dallas Farmers Market, this project is strategically located as one of the newest delivered live-work-play neighbors within the vibrant urban core of Dallas.



## Nearby Destinations



## Demographics

	1 MILE	3 MILES	5 MILES
Population	21,734	169,257	414,254
Avg HH Income	\$78,464	\$97,859	\$90,419
Households	4,099	71,641	161,390
Daytime Population	21,680	273,237	520,652

Year: 2020 | Source: Esri

## Traffic Counts

W. Commerce St.	14,026 VPD
Interstate 30	114,759 VPD

Year: 2018 | Source: TxDOT

## Contact

### DANIEL POKU

214.560.3294 | daniel.poku@srsre.com

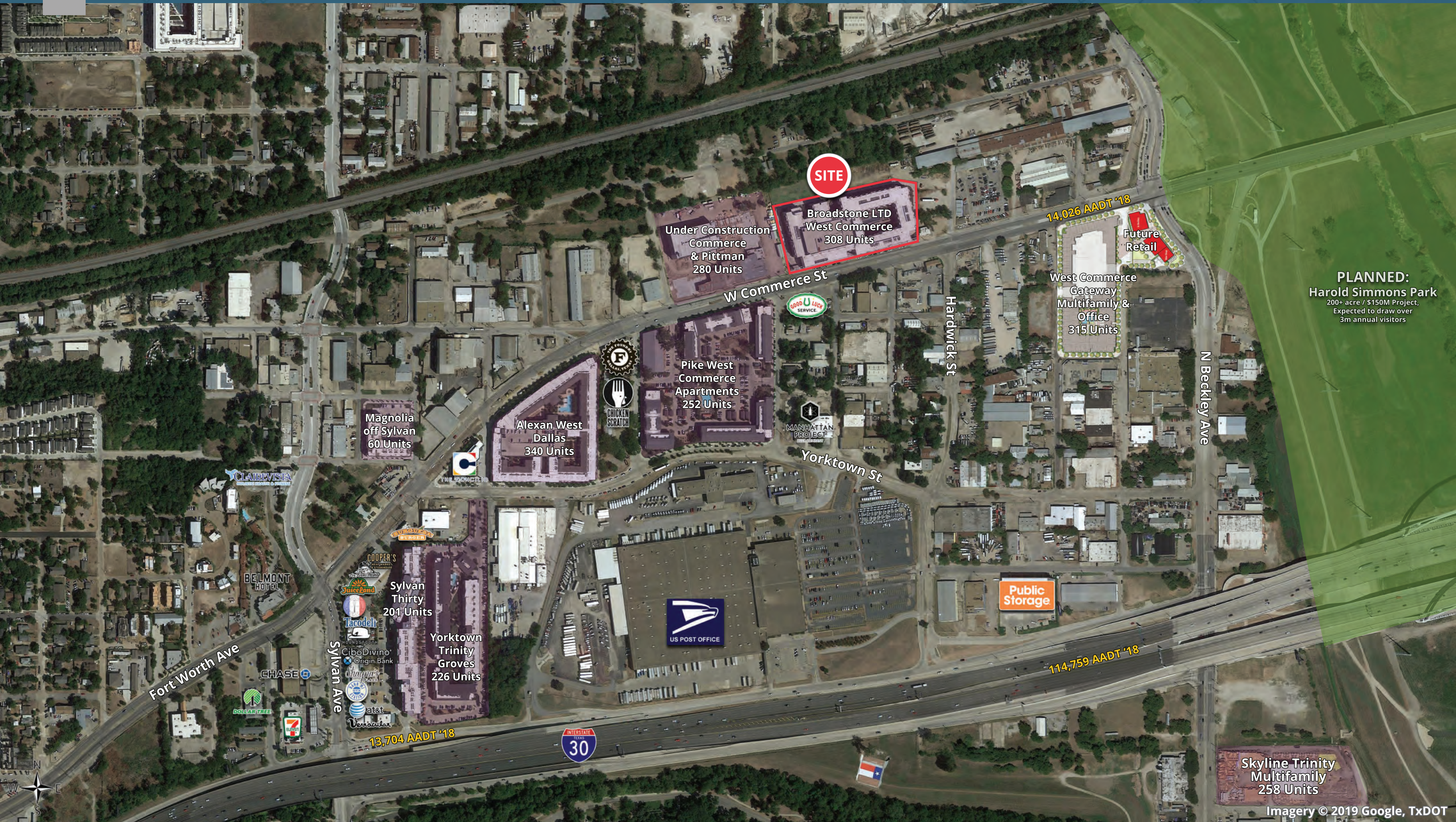
### JACK DAWSON

214.560.3269 | jack.dawson@srsre.com

SRS REAL ESTATE PARTNERS | 8144 Walnut Hill Lane, Suite 1200 | Dallas, TX 75231 | 214.560.3200

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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**SITE**

**Broadstone LTD  
West Commerce  
308 Units**

**Under Construction  
Commerce  
& Pittman  
280 Units**

**Pike West  
Commerce  
Apartments  
252 Units**

**Alexan West  
Dallas  
340 Units**

**Magnolia  
off Sylvan  
60 Units**

**Sylvan  
Thirty  
201 Units**

**Yorktown  
Trinity  
Groves  
226 Units**

**Skyline Trinity  
Multifamily  
258 Units**

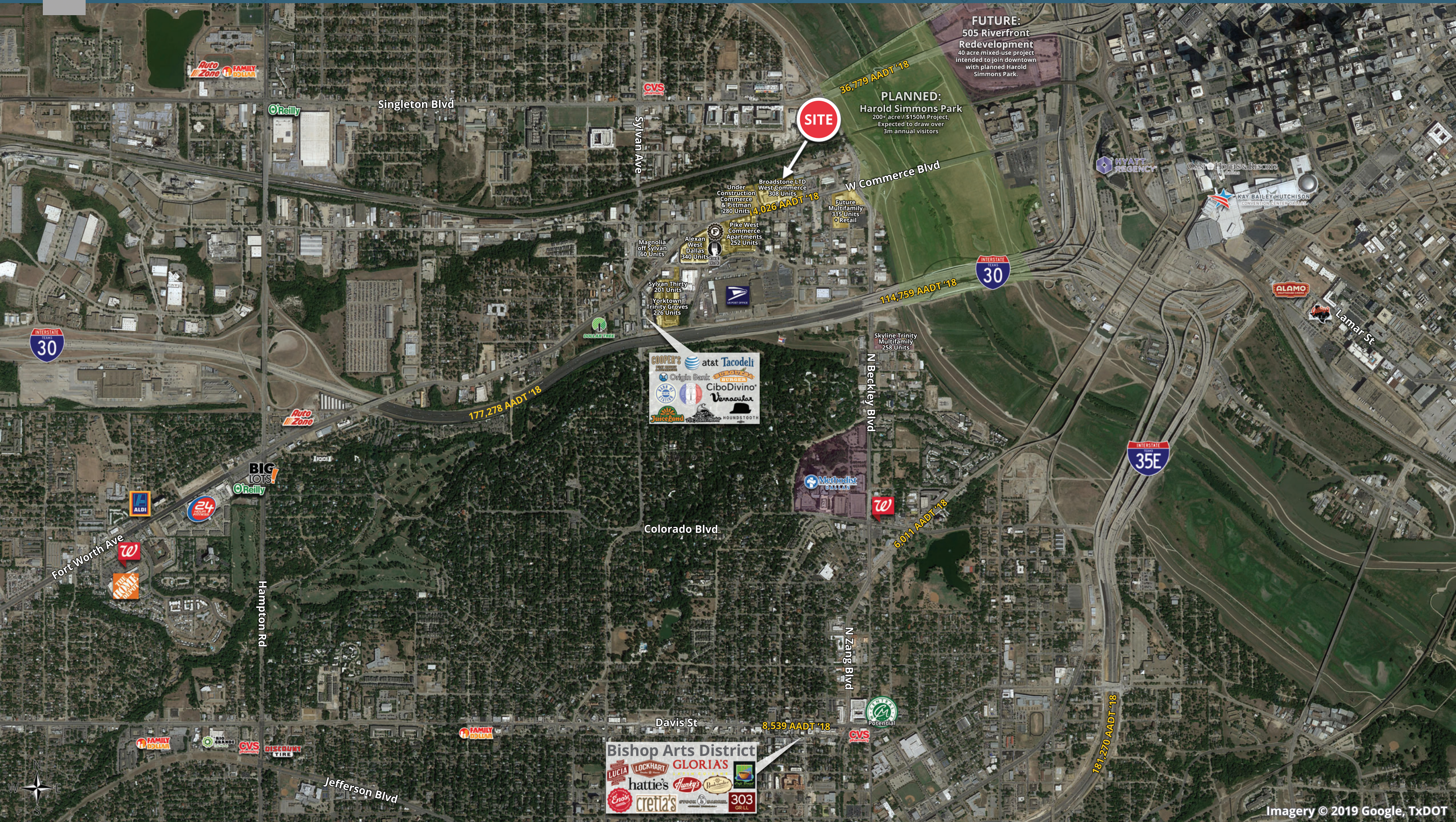
14,026 AADT '18

114,759 AADT '18

13,704 AADT '18

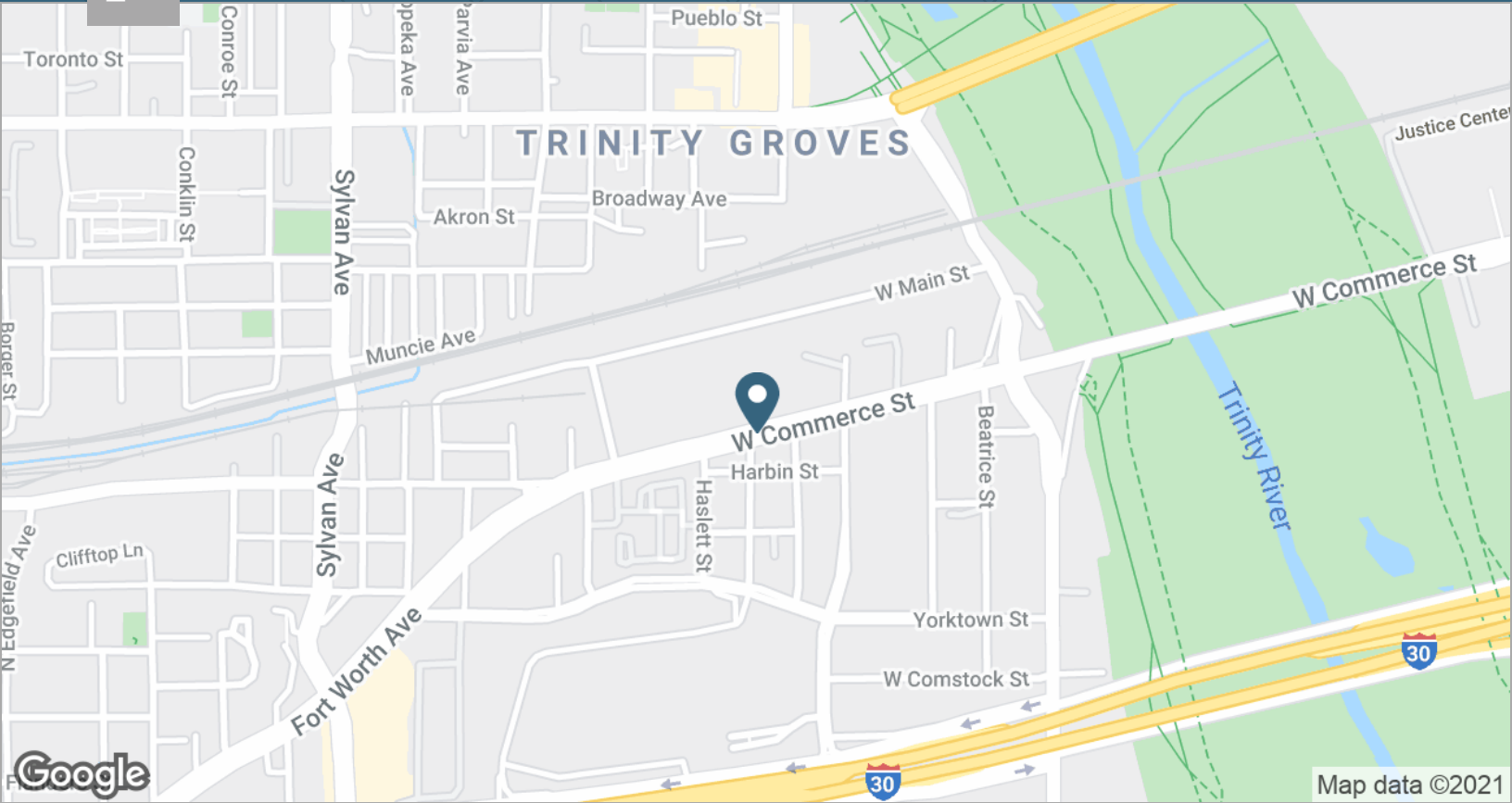
**PLANNED:  
Harold Simmons Park**  
200+ acre / \$150M Project,  
Expected to draw over  
3m annual visitors





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[SRSRE.COM](http://SRSRE.COM)

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**ARCHITECTURE DEMAREST**  
2320 Valinda Street,  
Dallas, TX 75207  
Tel: 214.748.8655  
www.architecturedemarest.com

Client/Project  
PROJECT NUMBER: 19151

Client/Project  
SACKMAN ENTERPRISES INC.  
305 WEST COMMERCE, DALLAS, TEXAS  
PERMIT ISSUE - (CURRENT ISSUE DATE)  
TDLR: ?

Revision  
Issued  
2020.07.30  
2020.07.30

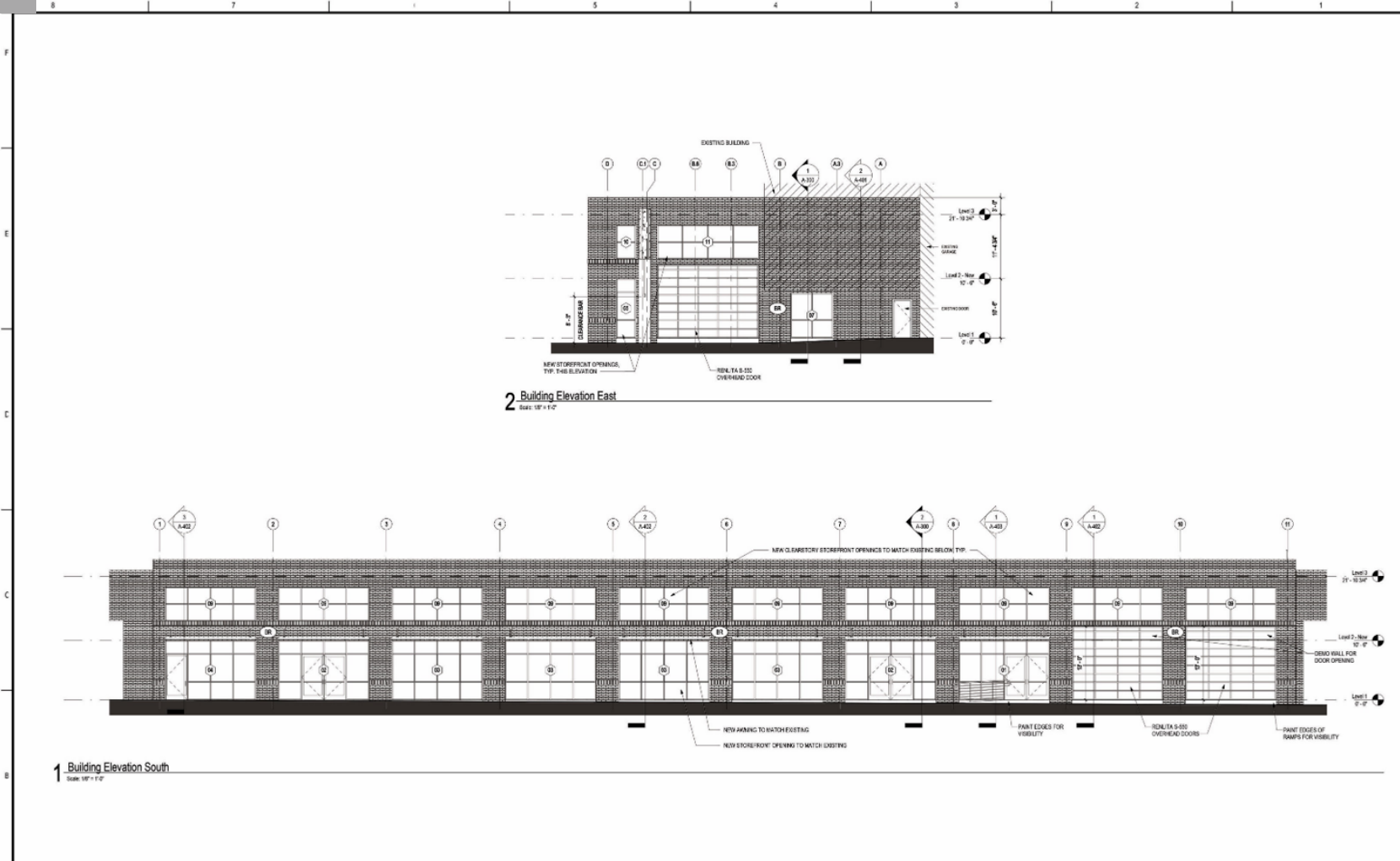
Drawn By  
Reviewed By

Permit Seal  
PRELIMINARY  
NOT FOR CONSTRUCTION  
Not for permits, pricing or other  
official purposes.  
This document has not been  
completed or checked and is for  
general information or comment  
only.

Title  
BUILDING ELEVATIONS

Scale  
1/8" = 1'-0"

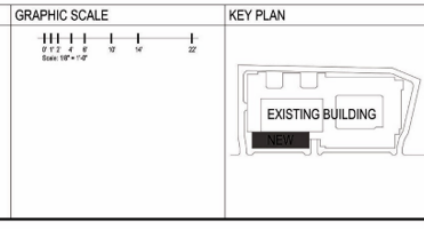
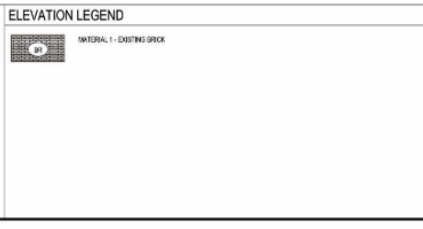
Revision  
Drawing No.  
**A-200**



**BUILDING ELEVATION LEGEND**

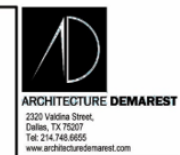

**ELEVATION LEGEND**

	MATERIAL: 1 - EXISTING BRICK
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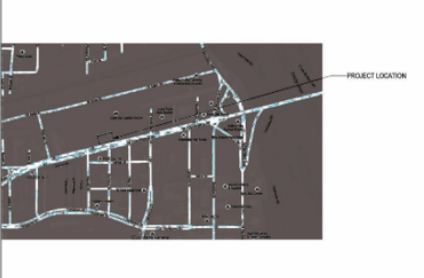
RENDERING  
F  
E  
C  
S  
B  
A



PROJECT INFO  
LOCATION MAP  
CONSULTANTS  
SIGN OFFS

**SACKMAN ENTERPRISES INC.**  
305 WEST COMMERCE, DALLAS, TEXAS  
AD Project No: 19.051  
TDLR: EAPB?

PERMIT ISSUE (CURRENT ISSUE DATE)  
BID SET - [2020.01.28]



**OWNER / DEVELOPER:** SACKMAN ENTERPRISES, INC.  
165 WEST 72<sup>ND</sup> STREET, NEW YORK, NEW YORK 10023  
212.995.5665 x118

**ARCHITECT:** ARCHITECTURE DEMAREST  
2320 VALDINA STREET, ST. LOUIS 6, DALLAS, TEXAS 75207  
214.748.8655

**STRUCTURAL ENGINEER:** URBAN STRUCTURE  
8160 WALNUT HILL LANE, SUITE 100, DALLAS, TEXAS 75241  
214.265.5778

**MEP ENGINEER:** BASHARKHAH ENGINEERING, INC.  
13351 PRESTON ROAD, SUITE 601, DALLAS, TEXAS 75240  
214.659.9049

**GENERAL CONTRACTOR:** SACKMAN ENTERPRISES, INC.  
165 WEST 12<sup>TH</sup> STREET, NEW YORK, NEW YORK 10022  
912.717.5405 x702

ARCHITECTURE DEMAREST  
2320 Valdina Street,  
Dallas, TX 75207  
Tel: 214.748.8655  
www.architecturedemarest.com

Project Number: \_\_\_\_\_  
Title: \_\_\_\_\_  
Scale: \_\_\_\_\_  
Revision: \_\_\_\_\_

PROJECT NUMBER: 19.051  
SACKMAN ENTERPRISES INC.  
305 WEST COMMERCE, DALLAS, TEXAS  
PERMIT ISSUE - (CURRENT ISSUE DATE)  
TDLR: ?

Revision: YYYMMDD  
Issued: YYYMMDD

Drawn By: \_\_\_\_\_  
Reviewed By: \_\_\_\_\_

Permit-Seal: \_\_\_\_\_

PRELIMINARY  
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official purposes.  
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general information or comment  
only.

Title: COVER SHEET  
Scale: \_\_\_\_\_  
Revision: \_\_\_\_\_  
Drawing No: **G-001**

SHEET NUMBER	SHEET NAME	BID SET NUMBER	SHEET NUMBER	SHEET NAME	BID SET NUMBER
<b>01. General Information</b>					
G-001	COVER SHEET		A-400	WALL SECTIONS	
G-002	PROJECT DIMENSIONS		A-401	WALL SECTIONS	
G-004	ARCHITECTURAL SITE PLAN		A-402	WALL SECTIONS	
G-500	LIFT SAFETY PLANS		A-801	STAR PLANS AND SECTION	
G-901	ACCESSIBILITY DESIGN STANDARDS		A-802	STAR PLANS AND SECTION	
G-200	TAB DESIGN STANDARDS		A-700	DOOR SCHEDULE	
G-201	TAB DESIGN STANDARDS		A-701	STONEFRONT ELEVATIONS	
G-204	TAB DESIGN STANDARDS		A-702	WALL SCHEDULE AND DETAILS	
G-210	LA ASSEMBLIES - 1001		A-800	DETAILS	
G-211	LA ASSEMBLIES - 1002		<b>03. Mechanical</b>		
G-212	LA ASSEMBLIES - 1003		M-201	FIRST FLOOR PLAN - HVAC	
G-213	LA ASSEMBLIES - 1004		M-202	SECOND FLOOR PLAN - HVAC	
G-214	LA ASSEMBLIES - 1005		M-301	MECHANICAL SCHEDULES	
G-215	LA ASSEMBLIES - 1006		M-401	MECHANICAL DETAILS	
G-216	LA ASSEMBLIES - 1007		MEP-100	MEP SYMBOLS AND ABBREVIATIONS	
G-220	FIRE PENETRATIONS - WL-1004, WL-1006, WL-2006		MEP-200	MEP SPECIFICATIONS	
G-221	FIRE PENETRATIONS - WL-3005, WL-3105		<b>04. Plumbing</b>		
<b>01. Structural</b>					
S-001	GENERAL NOTES		P-101	UNDER FLOOR PLAN - PLUMBING	
S-101	FOUNDATION PLAN		P-201	FIRST FLOOR PLAN - PLUMBING	
S-102	MEZZANINE FRAMING PLAN		P-202	SECOND FLOOR PLAN - PLUMBING	
S-201	FOUNDATION DETAILS		P-301	SCHEDULES AND DETAILS - PLUMBING	
S-501	COMPOSITE STEEL FRAMING DETAILS		<b>05. Electrical</b>		
S-502	COMPOSITE STEEL FRAMING DETAILS		E-101	FIRST FLOOR PLAN - LIGHTING	
<b>02. Architectural</b>					
A-100	EXISTING AND DEMO PLANS		E-102	SECOND FLOOR PLAN - LIGHTING	
A-101	BUILDING PLAN LEVEL 1		E-201	FIRST FLOOR PLAN - POWER	
A-102	BUILDING PLAN LEVEL 2		E-302	SECOND FLOOR PLAN - POWER	
A-200	BUILDING ELEVATIONS		E-301	PANEL SCHEDULES - ELECTRICAL	
A-300	BUILDING SECTIONS		E-401	DETAILS - ELECTRICAL	
			E-501	RISERS DIAGRAMS - ELECTRICAL	

## Retail Space Available

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305 W Commerce St, Dallas, Texas, 75208 Rings: 1, 3, 5 mile radii

Prepared by Esri Latitude: 32.77430 Longitude: -96.82819

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	13,184	116,017	341,195
2010 Population	13,959	122,229	333,539
2020 Population	21,734	169,257	414,254
2025 Population	25,587	190,259	451,763
2000-2010 Annual Rate	0.57%	0.52%	-0.23%
2010-2020 Annual Rate	4.41%	3.23%	2.14%
2020-2025 Annual Rate	3.32%	2.37%	1.75%
2020 Male Population	59.8%	53.5%	52.1%
2020 Female Population	40.2%	46.5%	47.9%
2020 Median Age	32.4	33.2	33.3
<b>Households</b>			
2000 Households	1,733	38,276	114,578
2010 Households	1,787	48,229	124,688
2020 Total Households	4,099	71,641	161,390
2025 Total Households	5,208	81,080	177,169
2000-2010 Annual Rate	0.31%	2.34%	0.85%
2010-2020 Annual Rate	8.44%	3.94%	2.55%
2020-2025 Annual Rate	4.91%	2.51%	1.88%
2020 Average Household Size	3.63	2.19	2.48
<b>Housing Units</b>			
2020 Total Housing Units	4,583	80,976	182,789
2020 Owner Occupied Housing Units	1,053	16,546	52,989
2020 Renter Occupied Housing Units	3,046	55,095	108,401
2020 Vacant Housing Units	484	9,335	21,399
<b>Race and Ethnicity</b>			
2020 White Alone	49.2%	54.6%	52.4%
2020 Black Alone	28.5%	20.4%	19.9%
2020 American Indian/Alaska Native Alone	0.7%	0.7%	0.6%
2020 Asian Alone	1.1%	3.7%	3.3%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	53.1%	46.6%	52.6%
<b>Income</b>			
2020 Median Household Income	\$50,767	\$67,875	\$58,417
2020 Average Household Income	\$78,464	\$97,859	\$90,419
2020 Per Capita Income	\$24,447	\$41,815	\$35,456
<b>2019 Population 25+ by Educational Attainment</b>			
Total	14,726	118,695	277,651
High School Graduate	17.0%	14.4%	17.0%
GED/Alternative Credential	8.2%	3.2%	3.2%
Some College, No Degree	17.1%	13.5%	14.4%
Associate Degree	4.4%	3.6%	3.8%
Bachelor's Degree	18.4%	28.4%	23.3%
Graduate/Professional Degree	10.0%	18.1%	14.6%
<b>Daytime Population</b>			
2020 Total Daytime Population	21,680	273,237	520,652
Workers	14,612	200,557	318,494
Residents	7,068	72,680	202,158

Source: Esri, U.S. Census

October 29, 2020

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 or 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.

SRS Real Estate Partners - Southwest, LLC	600324	mark.reeder@srsre.com	214-560-3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214-560-3251
Designated Broker of Firm	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214-560-3251
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Daniel K. Poku	644631	daniel.poku@srsre.com	214-560-3294
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials

Tenant Initials

Seller Initials

Landlord Initials

Date