

# design district

DALLAS

Once known as a destination for design showrooms and retail warehouses, Dallas' Design District has evolved into a vibrant and upscale live–work–play community with an identity all its own.

- Born in the early 1950's as an inexpensive area to build showrooms
  and warehouses along the banks of the Trinity River, the Design District
  now offers an eclectic array of amenities: in addition to high-end
  interior design showrooms, the neighborhood is home to internationally
  renowned antique shops and art galleries, destination restaurants,
  luxury apartments and more
- The Design District has become one of the top 10 neighborhoods for young professionals in Dallas, with a highly educated population: 71% have a bachelor's degree or higher
- This corridor has experienced an increase in apartment, office, and hotel development while recently welcoming the Hi Line Connector, a mile-long trail segment connecting the iconic Katy Trail to the Trinity Strand Trail
- Widely considered the most complete wholesale marketplace in the world, the District's Dallas Market Center draws over 400K visitors to the area each year
- Sitting just two miles from the Design District is downtown Dallas,
   a bustling CBD ranked the 11th largest metro economy in the world and
   home to 21 Fortune 500 companies and 41 Fortune 1000 companies









## By the Numbers



**68** WALK SCORE



**48** TRANSIT SCORE



**32** MEDIAN AGE



71% EDUCATIONAL ATTAINMENT\*



\$133,375 AVG HOUSEHOLD INCOME\*



**13,029** POPULATION\*



**309,156 SF**TOTAL NEIGHBORHOOD GLA OWNED

\*(1-MILE)

### 2 () THE SEAM Dallas District District RESIDENTIAL RETAIL / SHOWROOM DEVELOPMENT (IN PROCESS / COMPLETED) 1 - UNDER CONTRACT RESIDENTIAL (ODEN HUGHES) 2 - PROPOSED RESTAURANT (8,000 SF) 3 - PROPOSED MIXED-USE (4.42 ACRES) 4 - RIVER EDGE: 140,000 SF OFFICE / 10,000 SF RETAIL 5 - 1333 OAK LAWN: 125,000 SF OFFICE / 3,300 SF RESTAURANT INFOMART 6 - GOLDMAN SACHS CAMPUS: 800,000 SF OFFICE / 2027 DELIVERY Sheraton DECORATIVE CENTER KITCHEN CARBONE Hilton MEDIA GRILL-BAR Anatole VINO STRUCTURE JADE WATERS IRVING BLVD 17,360 VPD-23 INTERNATIONAL on Turtle Creek Design Center C PDNB

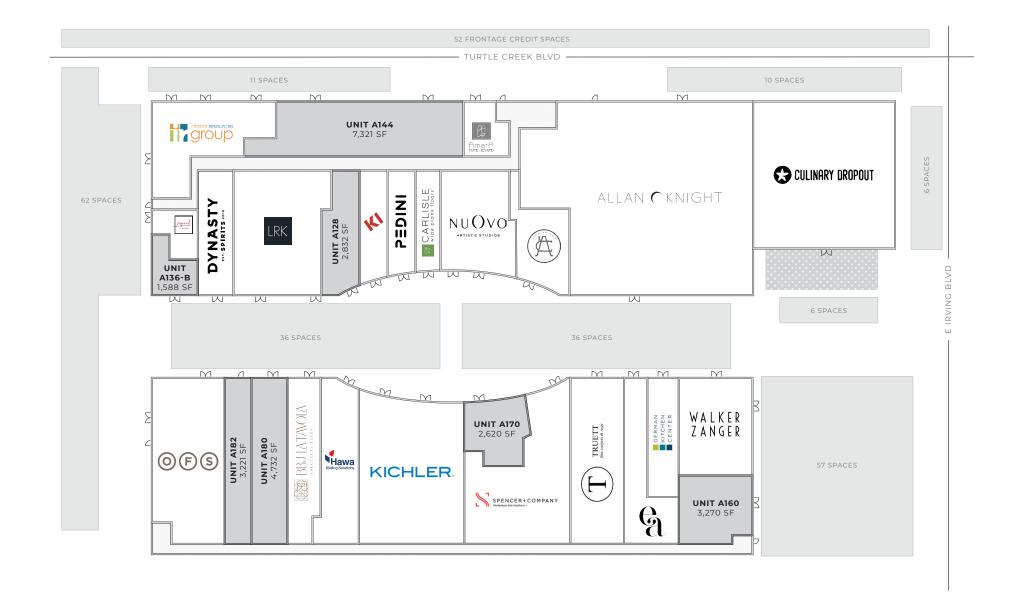
SLOW

TRINITY RIVER PROJECT

TRINITY LEVEE TRAIL

## The International





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