

# INWOOD DESIGN CENTER

SHOP COS.





Medical District

Children's Parkland

UT SOUTHWESTERN MEDICAL CENTER

Design District

CARBONE

RODEO GOAT

VINO

Delilah

Virgin HOTELS

TOWN HEARTH

The MEXICAN

Victory Park

AMERICAN CENTER

Mesero

HERO victory park

HOUSE OF BLOOD

Per[ot]

Downtown Dallas

KAPLAN UNIVERSITY

joule

HAMPTON SOCIAL

DALLAS WORLD AQUARIUM

MONARCH

The Ritz-Carlton Hotel

Crate&BarrelOutlet

ANATOLIA

ARTERIOS

nadeau

ELLIOTT'S HARDWARE

Peacock Alley

Retail

Inwood Design Center

IDC



M2G VENTURES

Inwood Design Center (IDC) is evolving into two of Dallas' premier hubs for industrial and retail, seamlessly integrating commerce, creativity, and connectivity. Spread across a 38-acre site, IDC is a light industrial, showroom, and retail park within a one-minute drive south of Interstate 35 and adjacent to the Inwood Road and Irving Boulevard interchange, making it highly visible and accessible from all directions. Strategically located at the intersection of the Design District and Brookhollow submarkets, this 740,000 SF property is poised for transformation.

Planned project improvements include a complete repositioning with an emphasis on branding, art and signage. Among the improvements: upgraded building exteriors and storefronts, enhanced parking, new monument signage and environmental graphics, landscaping upgrades, enhancing lighting, and public art throughout.

SHOP<sup>cos.</sup>

M2GVENTURES

# WE'VE GOT PEOPLE TALKING



# INWOOD DESIGN CENTER

## PROJECT ATTRIBUTES

38 acre site	740,000 SF	Strong visibility and access along Inwood Rd
Prime location	1,913 SF - 6,000 SF Available (Retail)	Ample Surface Parking Onsite

## DEMOGRAPHICS

	3 mile	5 mile	15 Minute Drive Time
Est. Population	91,198	339,656	620,779
Avg. HH Income	\$112,994	\$128,518	\$123,100
Total Housing Units	46,532	155,302	259,841
Daytime Population	220,930	614,109	956,564
Medium Home Value	\$393,625	\$459,397	390,767

# PRIME LOCATION

IMMEDIATE ACCESS TO DOWNTOWN DALLAS, MEDICAL DISTRICT,  
DESIGN DISTRICT, AND THRIVING DALLAS NEIGHBORHOODS

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**0.3 MILES**  
I-35

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**1 MILE**  
SW Medical Center

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**2.2 MILES**  
Design District

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**2.4 MILES**  
Dallas N Tollway

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**3.3 MILES**  
Dallas Love Field  
Airport

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**4.5 MILES**  
Downtown Dallas

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**5 MILES**  
Park Cities



# IDC - SITE AERIAL

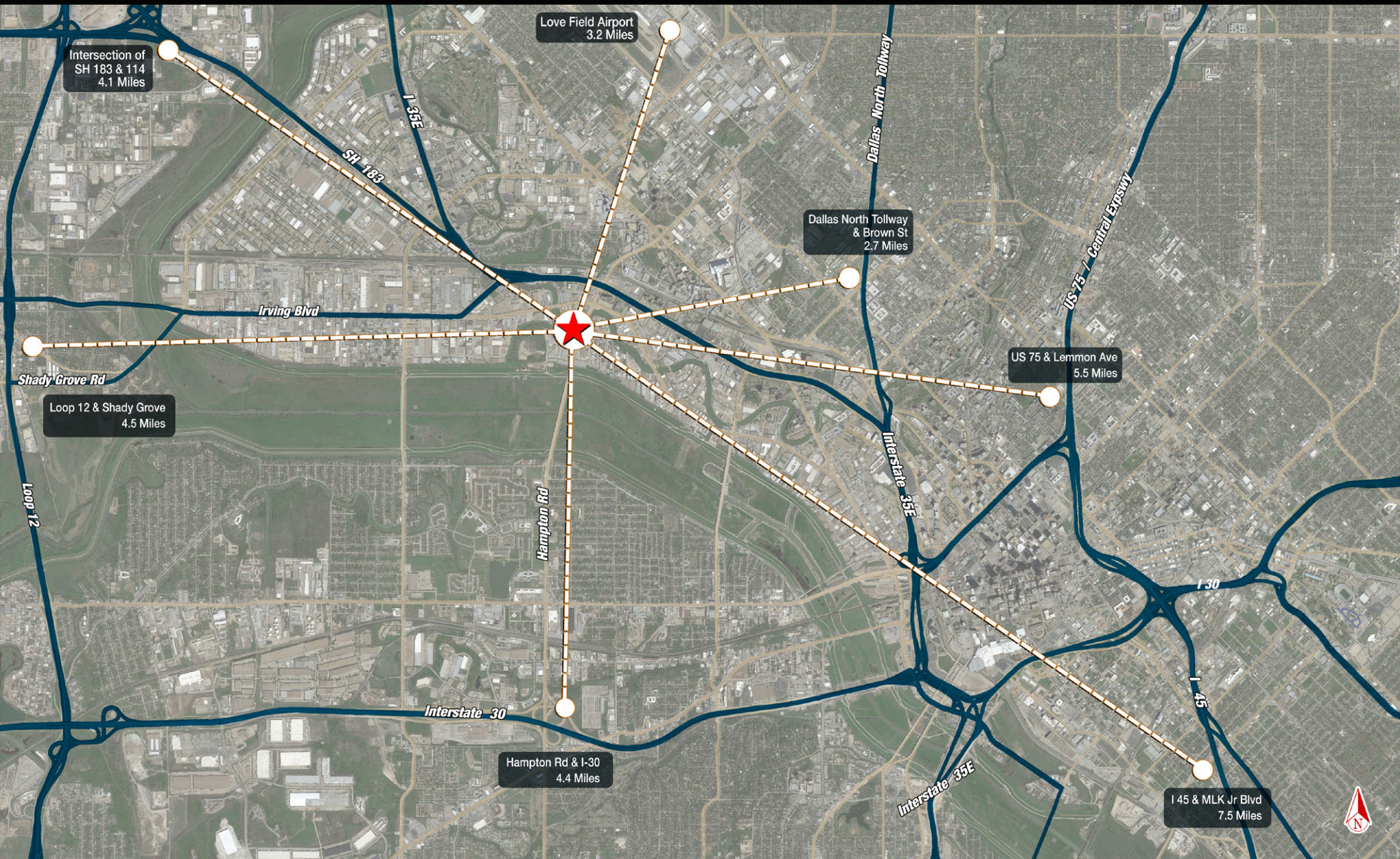




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## LOCATOR - MAJOR HIGHWAYS





# THE PEOPLE BEHIND THE PROJECT



*inspiring evolution*

*through impact*

*and innovation*

Guided by the company's purpose to inspire evolution through impact and innovation, M2G Ventures thoughtfully and conscientiously invests in distinctive mixed-use and industrial development projects with a focus on creating places that users want to be. Since its founding in 2014, the fast-growing company has become a leading voice in the industry through a bold strategy anchored by a dedication to innovation and an everlasting commitment to conscious development, as embodied by the M2G+ initiative. The company's capstone is a 501(c)(3) focused on changing the way we treat mental illness. The company is a Certified Women-Owned Business based in Fort Worth, Texas.

# M2G'S PRECEDENT PROJECTS



ARCHETYPE

REBRANDING TO FILL A NICHE AND  
REDEFINING THE RULES OF URBAN  
INDUSTRIAL SOPHISTICATION.



FOUNDRY

THE ART OF TRANSFORMATION  
IS ON DISPLAY AS MID-CENTURY  
WAREHOUSES BECAME A POST-  
MODERN MIXED-USE DESTINATION.



PROTO PARK

SHIFTING THE PARADIGM OF  
URBAN INDUSTRIAL PROPERTIES BY  
CREATING A NEW STANDARD IN THE  
WEST BROOKHOLLOW SUBMARKET.



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M2GVENTURES