

255 W. COMMERCE ST
DALLAS, TEXAS 75208



TRINITY SOUTHWEST
COMMERCIAL REAL ESTATE

214.444.8488

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OFFERING OVERVIEW

Trinity Southwest has been exclusively retained to offer for sale 255 W. Commerce St., 2514 Amonette St., and 2515 Amonette St., collectively “the Property”. The Property provides an investor or user the opportunity to own a classic building with additional land in a prime location in West Dallas.

The Property is located in West Dallas, an up-and-coming neighborhood known for its industrial heritage and bohemian spirit. The nearby Trinity River Park is an outdoor and recreational oasis with dramatic views of the downtown skyline. Nearby dining and entertainment districts abound, including Trinity Groves, Bishop Arts, and Sylvan/Thirty.

INVESTMENT HIGHLIGHTS

- Classic Mid-Century Modern Architecture
- Vanilla Shell / HVAC & Bathroom
- New TPO Roof & Exterior Lighting
- Near Hike & Bike Trails at Trinity River Park
- Up-and-Coming Neighborhood
- Additional Land for Expansion

PROPERTY DETAILS

255 W. COMMERCE DALLAS, TEXAS 75208

Building Size: 1,790 sf
Land Area: 5,970 sf
Year Built: 1954
Zoning: PD 714 (Subdistrict 1A)
Medium density mixed-use zoning

2515 AMONETTE STREET DALLAS, TEXAS

Land Area: 5,075 sf
Zoning: PD 714 (Subdistrict 1A)
Medium density mixed-use zoning

2514 AMONETTE STREET DALLAS, TEXAS

Land Area: 2,139 sf
Zoning: PD 714 (Subdistrict 1A)
Medium density mixed-use zoning

BUILDING OVERVIEW

BUILDING TYPE

Free-Standing

BUILDING CONDITION

Vanilla Shell / HVAC & Bathroom
New TPO Roof & New Exterior Lighting

ARCHITECTURAL STYLE

Mid-Century Modern

ADDITIONAL INFO

Sign is leased
Percentage rent + \$100 per month
Expires in January 2023

255 W. COMMERCE ST.
DALLAS, TEXAS



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PROPOSED HAROLD SIMMONS
TRINITY RIVER PARK



THE LANGFORD



The Langford is located at the entry to West Dallas from the Commerce Street Bridge, which connects directly to the heart of Downtown Dallas at the corner of West Commerce and Beckley Avenue. The project is a mixed-use development that consists of 315 apartment units located in a 4-story wrap style building along with 12,700 SF of single story freestanding restaurant and retail space.

THE WESTERLY

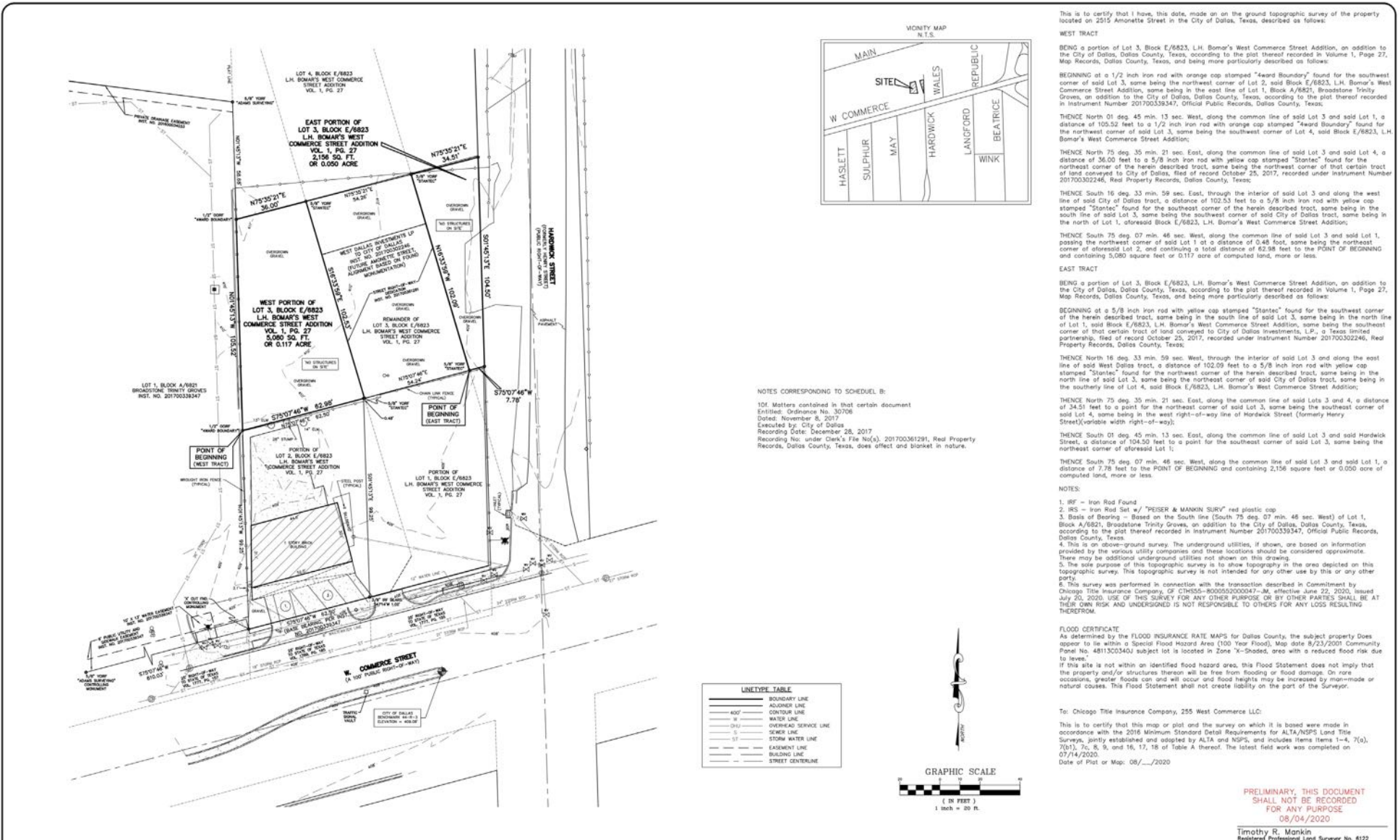


Bordering the Trinity River and just a half mile from downtown Dallas on W. Commerce St., **The Westerly** is a multifamily project of Toll Brothers comprising 331 units, 17,000 square feet of retail space, and five levels of wood over two levels of concrete.

TRINITY GROVES PHASE III



West Dallas' Trinity Groves development is growing again with plans for another rental community. Now developer Columbus Realty — which teamed up with Trinity Groves' owners on the first apartments — is planning another more-than-368-unit rental project, according to planning documents filed with the state. The almost \$44 million development is to be built at 500 Singleton Blvd., just west of the Trinity Groves restaurant complex. Part of the site is now occupied by old manufacturing buildings.



LEGEND		TOPOGRAPHIC SURVEY		NO.		DATE		REVISION		JOB NO.		PEISER & MANKIN SURVEYING, LLC		SHEET
<p>Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to charge any mispellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.</p> <p>Copyright © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING, OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.</p>		<p>ALTA/NSPS LAND TITLE SURVEY</p> <p>2515 AMONETTE STREET</p> <p>DALLAS, TEXAS 75208</p>		1.		08/04/2020		1.		<p>20-2012</p> <p>08/04/2020</p> <p>07/14/2020</p> <p>SCALE: 1" = 20'</p> <p>FIELD: JRM</p> <p>DRAWN: JRM</p> <p>CHECKED: JRM</p>		<p>1604 HART STREET</p> <p>2017/WALTON, DALLAS 75202</p> <p>877-1806 (TX)</p> <p>COMMERCIAL PROPERTY OF BOUNDARIES SURVEYING MORTGAGE</p> <p>timank@peiserurveying.com FIRM No. 100999-00 Member Since 1977</p>		

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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:
 - 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.

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Designated Broker of Firm

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Buyer/Tenant/Seller/Landlord Initials

Date