



100 PAYNE STREET

UNIQUE DESIGN DISTRICT OPPORTUNITY



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DETAILED SUMMARY

Settled along the Trinity River Levee with spectacular views of Dallas Skyline and Margaret Hunt Hill Bridge

Prime development site for retail, industrial, office, and residential

Walking distance to restaurants

Located in the desirable Design District at the corner of Levee and Payne Streets

Property boasts parking capacity for retail and office uses

EXISTING BUILDINGS HAVE CHARM AND CHARACTER

- 3,200 SF single story brick building
- 1,020 SF single story metal building

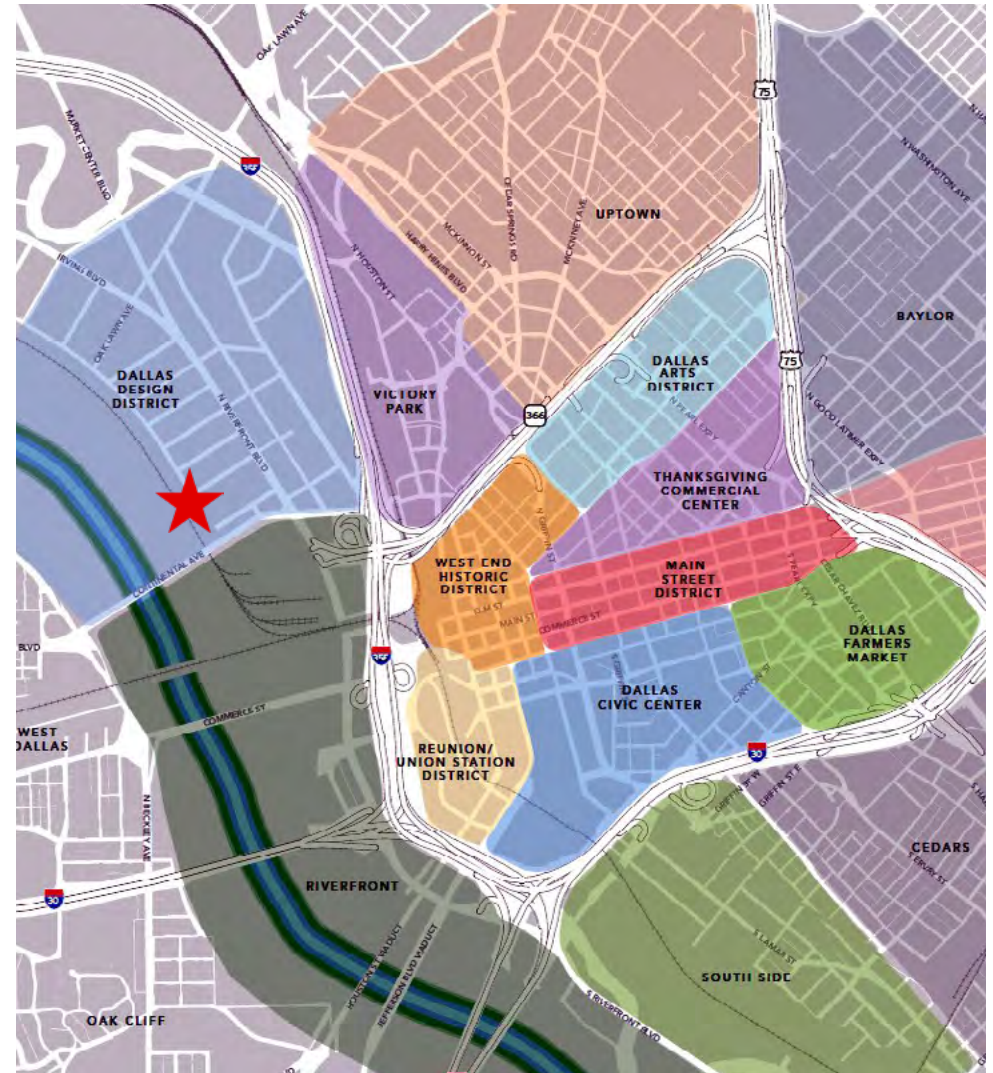
SITUATED ON 35,196 SF OF LAND

Industrial Research (IR) Zoning

Located within Design District PD-621 – zoning allows for retail, industrial, office, and residential uses

Fenced and Secured Site

SALES PRICE \$2,745,288 (\$78.00/SF)



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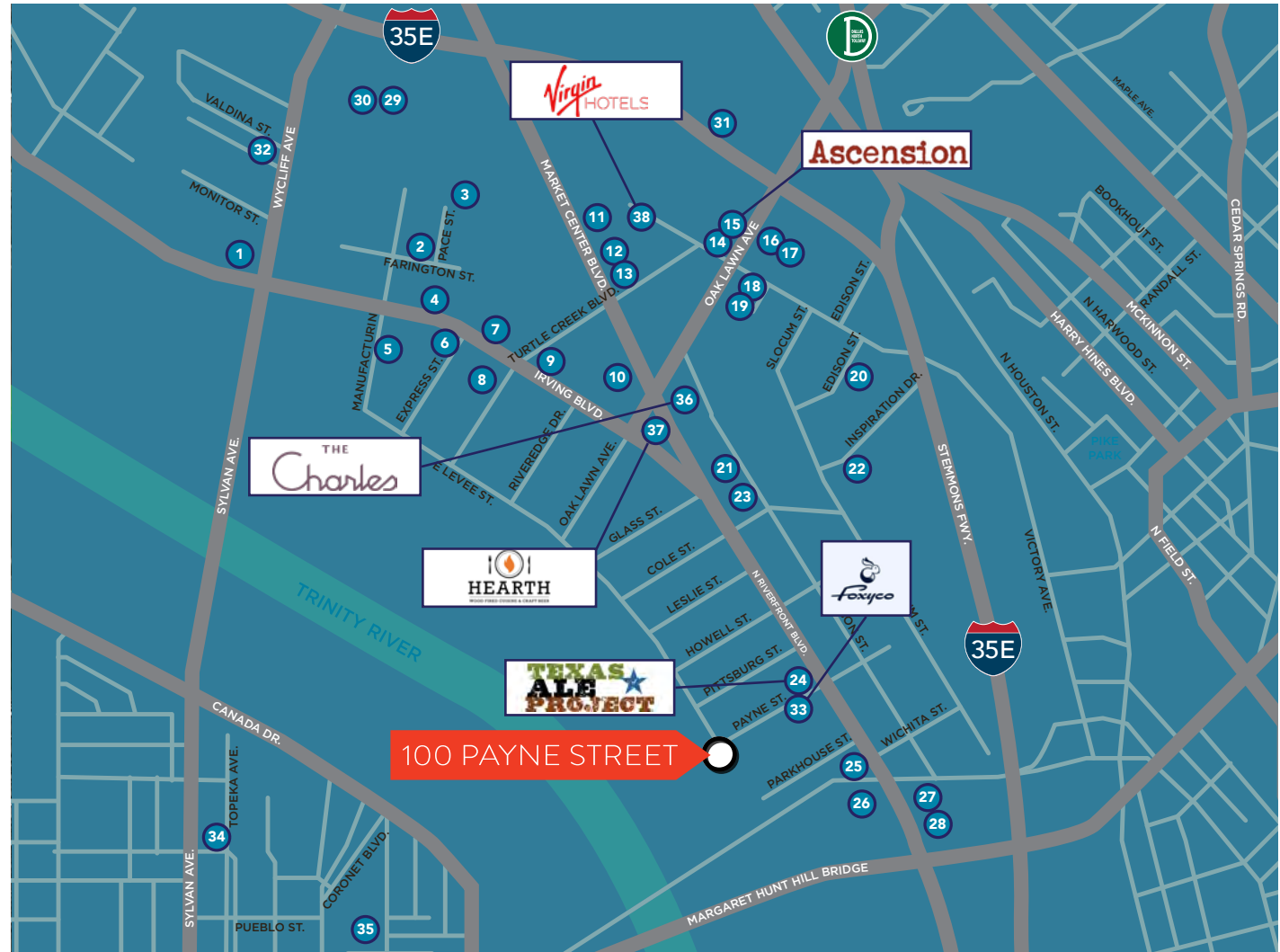


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LOCATION HIGHLIGHTS

1. Slow Bone BBQ
2. Penticolas Brewing
3. Inwood Estates Vineyards
4. Mama's Daughter's Diner
5. Trinity Plaza Cafe
6. Subway
7. Taco Stop
8. Bowlounge
9. Flying Fish
10. El Bolero
11. Denny's
12. Buck's Prime
13. Rodeo Goat
14. Meddlesome Moth
- 15. Ascension Coffee**
16. Oak
17. Pakpao Thai Food
18. FT33
19. Krispin To-Go
20. Frosted Art Bakery & Studio
21. Taboo Lounge Dallas
22. Community Beer Company
23. Los Lupes
- 24. Texas Ale Project**
25. Burger King
26. Jack in the Box
27. Popeye's Louisiana Kitchen
28. McDonald's
29. Counter Offer
30. SER
31. Asador
32. Pegasus City Brewery
- 33. Foxyco Dallas**
34. Corazon Chilango
35. + Trinity Groves Restaurants
- 36. The Charles**
- 37. Town Hearth**
- 38. Virgin Hotel**



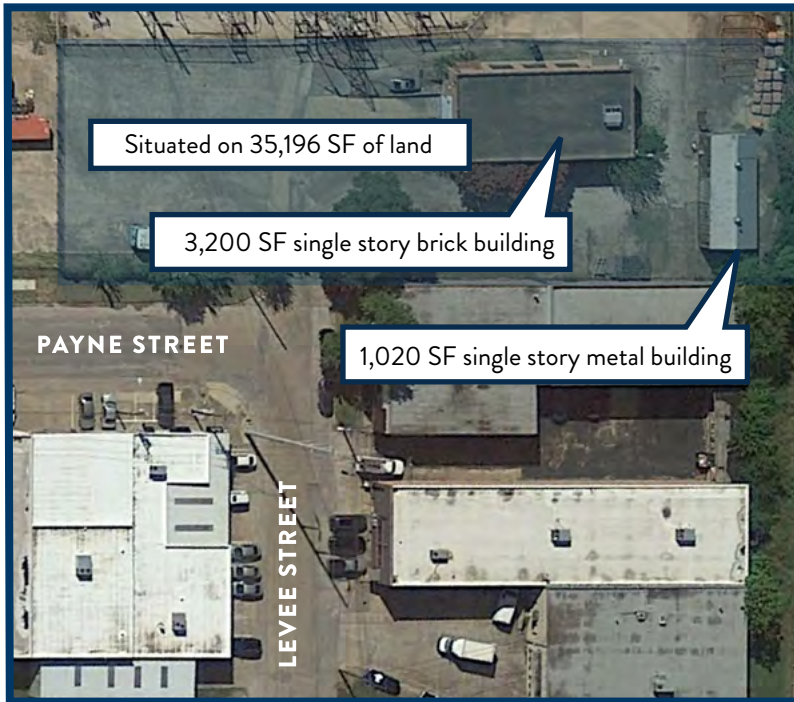
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