



**FOR LEASE**

# Trinity Mills Station

1455 Moonrise Ave | Carrollton, TX



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Nestled in the heart of Carrollton, along the Dart Green Line & DCTA Train Line, Trinity Mills Station is a thoughtfully developed, innovative, and walkable mixed-use property that represents a fusion of commerce, culture, and community.

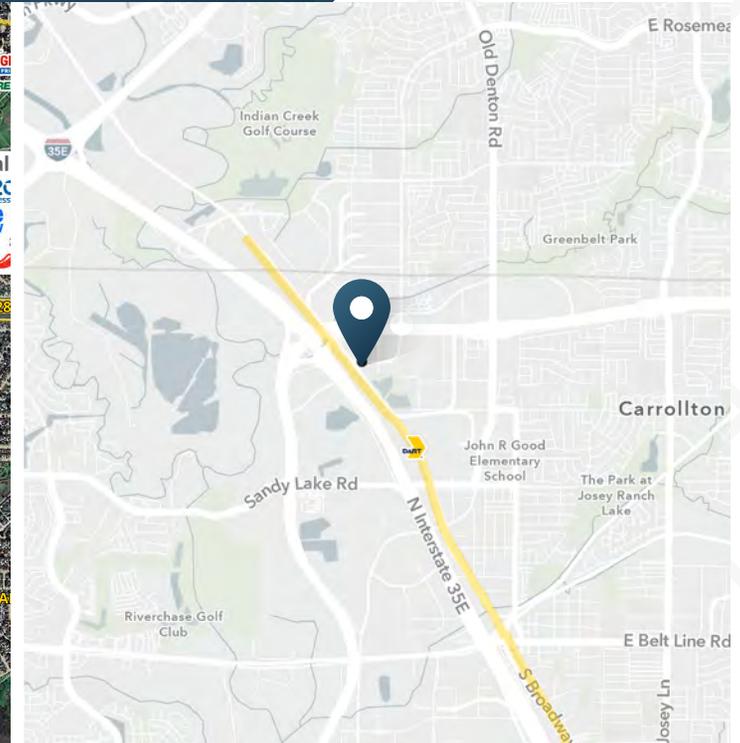
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The design of the site will set it apart with its urban spaces, pavilion structures, and a bustling Market Plaza located at the heart of the Great Lawn. This versatile space will serve as the social hub of the development, offering a lush lawn for leisurely activities, as well as a venue for concerts and public markets.



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600-5,000 SF

Retail & Office  
Spaces Available

Contact  
Broker

Rate

## ABOUT THE PROPERTY

- [VIDEO OVERVIEW](#)
- Mixed use project located in Carrollton, DFW's epicenter of international dining experiences.
- 25-acre urban, transit-oriented development
- Adjacent to Trinity Mills Station (servicing DART Green-Line and DCTA A-Line)
- Visibility of the intersection of I-35E and the President George Bush Turnpike
- Additional access to SH 121, I-635, Dallas North Tollway, and two major airports (DFW International & Dallas Love Field)

## JOIN THESE RETAILERS



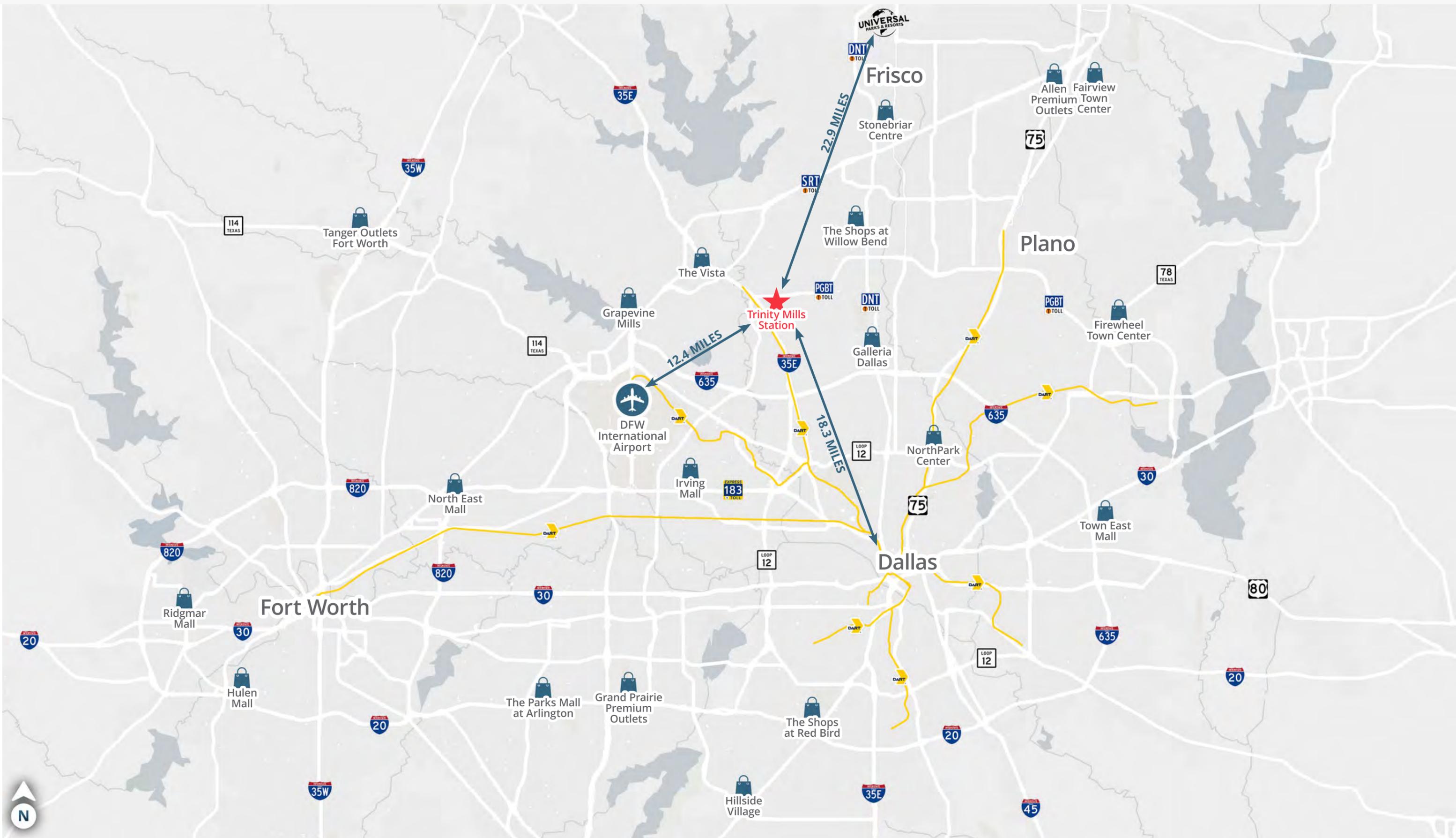
## TRAFFIC COUNTS

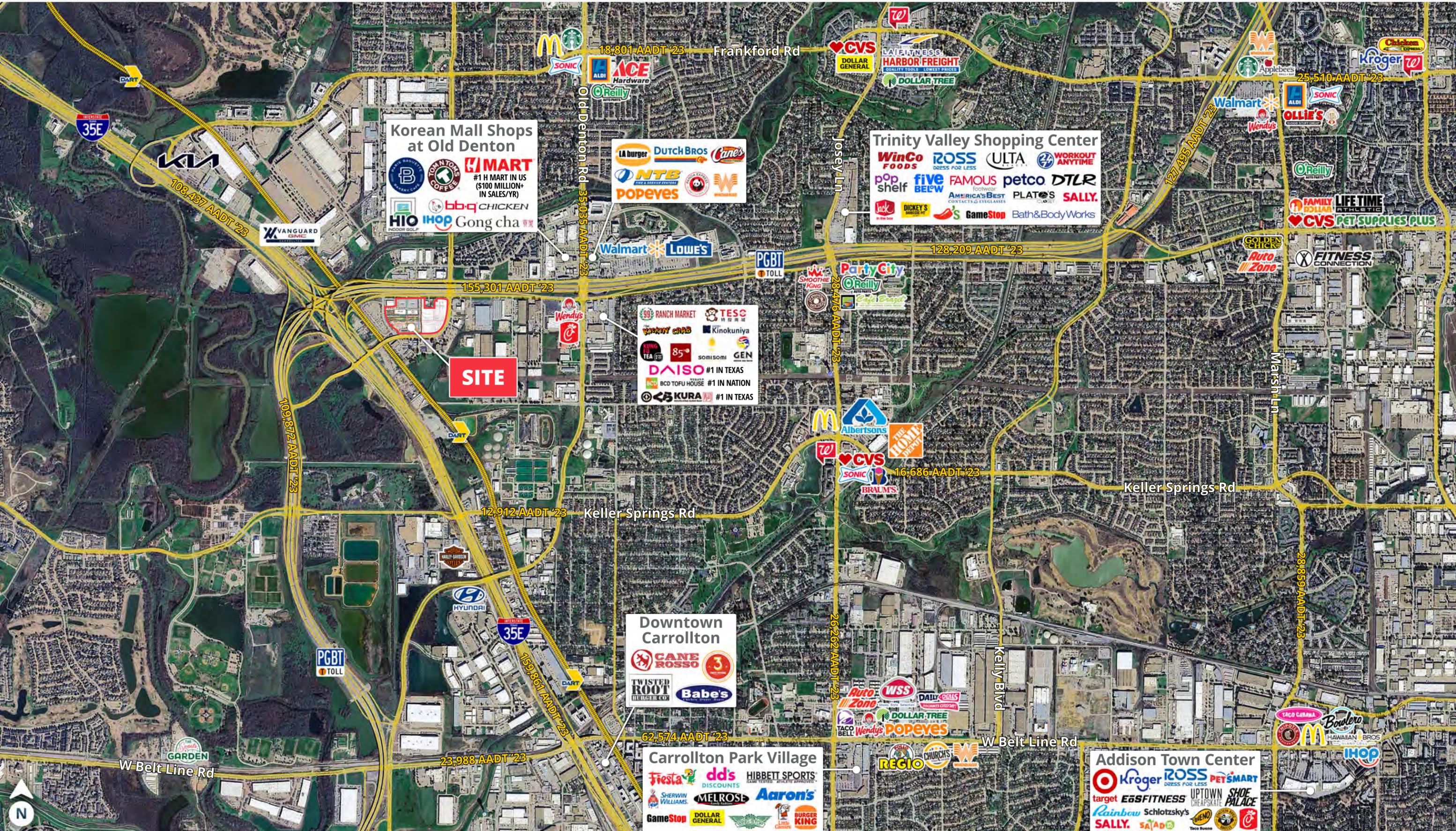
President George Bush Turnpike	155,301 VPD
I-35 E	108,437 VPD

Year: 2023 | Source: TXDOT

# Trinity Mills Station

Carrollton, TX





**Korean Mall Shops at Old Denton**

- BIBB BICO
- TOAST COFFEE
- MART #1 H MART IN US (\$100 MILLION+ IN SALES/YR)
- bb-q CHICKEN
- HIO
- ihop
- Gong cha

- LA burger
- DUTCH BROS
- Cane's
- NTB
- POPEYES

**Trinity Valley Shopping Center**

- WinCo FOODS
- ROSS DRESS FOR LESS
- ULTA
- WORKOUT ANYTIME
- pop shelf
- five BEEW
- FAMOUS CONTACTS & EYEGLASSES
- petco
- DTLR
- DICKY'S
- GameStop
- Bath & Body Works
- SALLY.

- RANCH MARKET
- TESCO
- GRAB
- Kinokuniya
- 85° somisomi
- GEN
- DAISO #1 IN TEXAS
- BCD TOFU HOUSE #1 IN NATION
- KURA #1 IN TEXAS

**Downtown Carrollton**

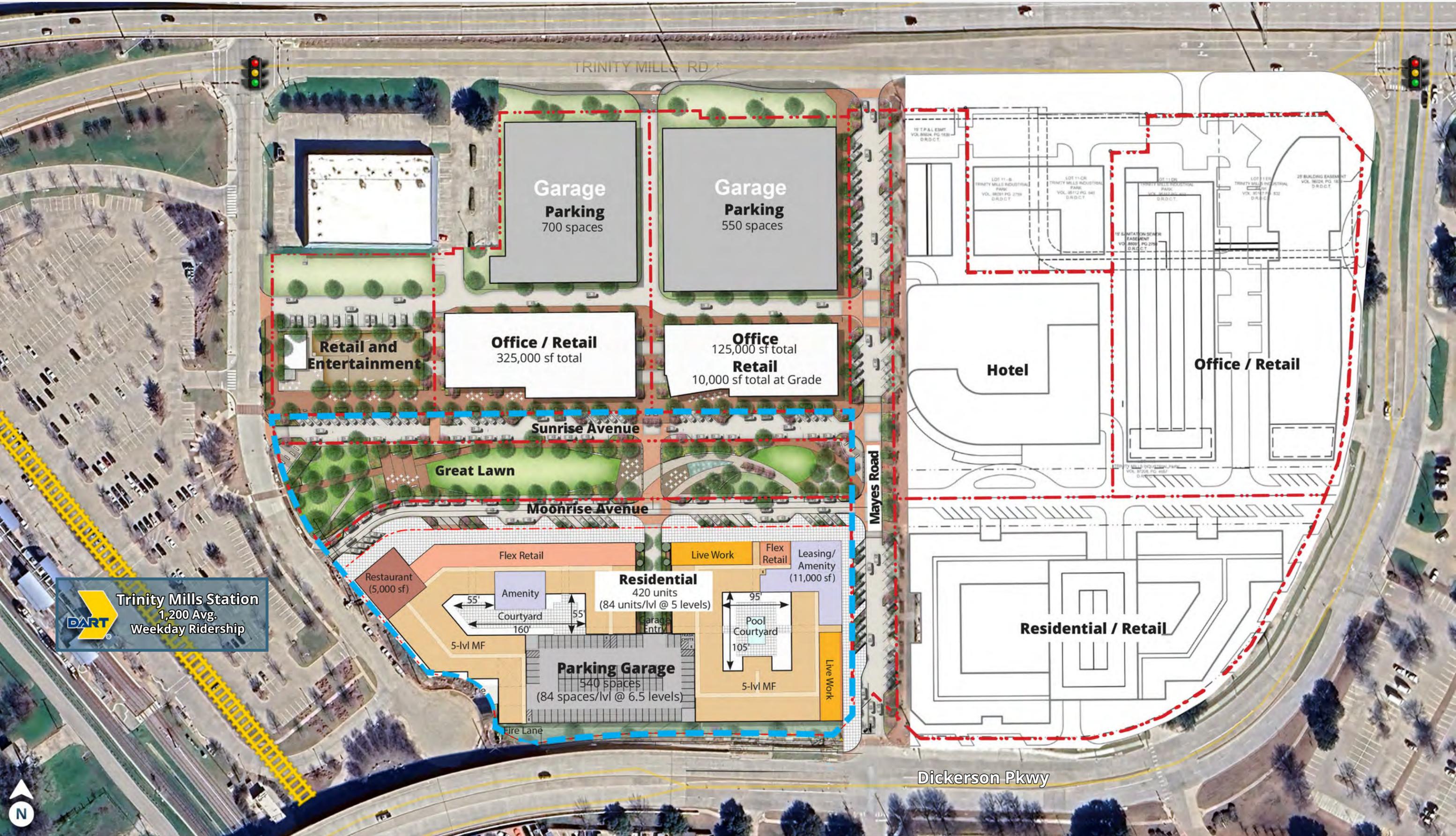
- CANE ROSSO
- TWISTED ROOT
- Babe's

**Carrollton Park Village**

- Fiesta
- dd's DISCOUNTS
- HIBBETT SPORTS
- MELROSE
- Aaron's
- GameStop
- DOLLAR GENERAL
- BURGER KING

**Addison Town Center**

- Kroger
- ROSS DRESS FOR LESS
- PET SMART
- target
- Egg FITNESS
- UPTOWN SHOE PALACE
- Rainbow
- Schlotzsky's
- SALLY.
- SAJAD
- Taco Puesto



**Garage Parking**  
700 spaces

**Garage Parking**  
550 spaces

**Retail and Entertainment**

**Office / Retail**  
325,000 sf total

**Office Retail**  
125,000 sf total  
10,000 sf total at Grade

**Hotel**

**Office / Retail**

**Sunrise Avenue**

**Great Lawn**

**Moonrise Avenue**

**Mayes Road**

**Residential / Retail**

**Dickerson Pkwy**

**Trinity Mills Station**  
1,200 Avg. Weekday Ridership

**Residential**  
420 units (84 units/lvl @ 5 levels)

Restaurant (5,000 sf)

Flex Retail

Live Work

Flex Retail

Leasing/Amenity (11,000 sf)

Amenity

Courtyard

5-lvl MF

Pool Courtyard

5-lvl MF

**Parking Garage**  
540 spaces (84 spaces/lvl @ 6.5 levels)

Garage Entry

Fire Lane

55'

160'

95'

105'

# Eviva Trinity Mills

DELIVERS Q2 2025



**EVIVA TRINITY MILLS**  
DELIVERS Q2 2025

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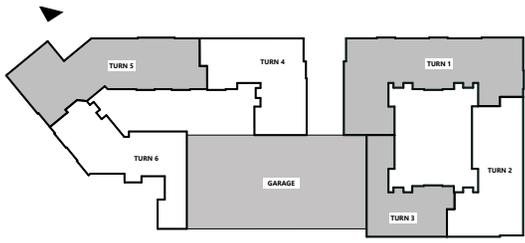
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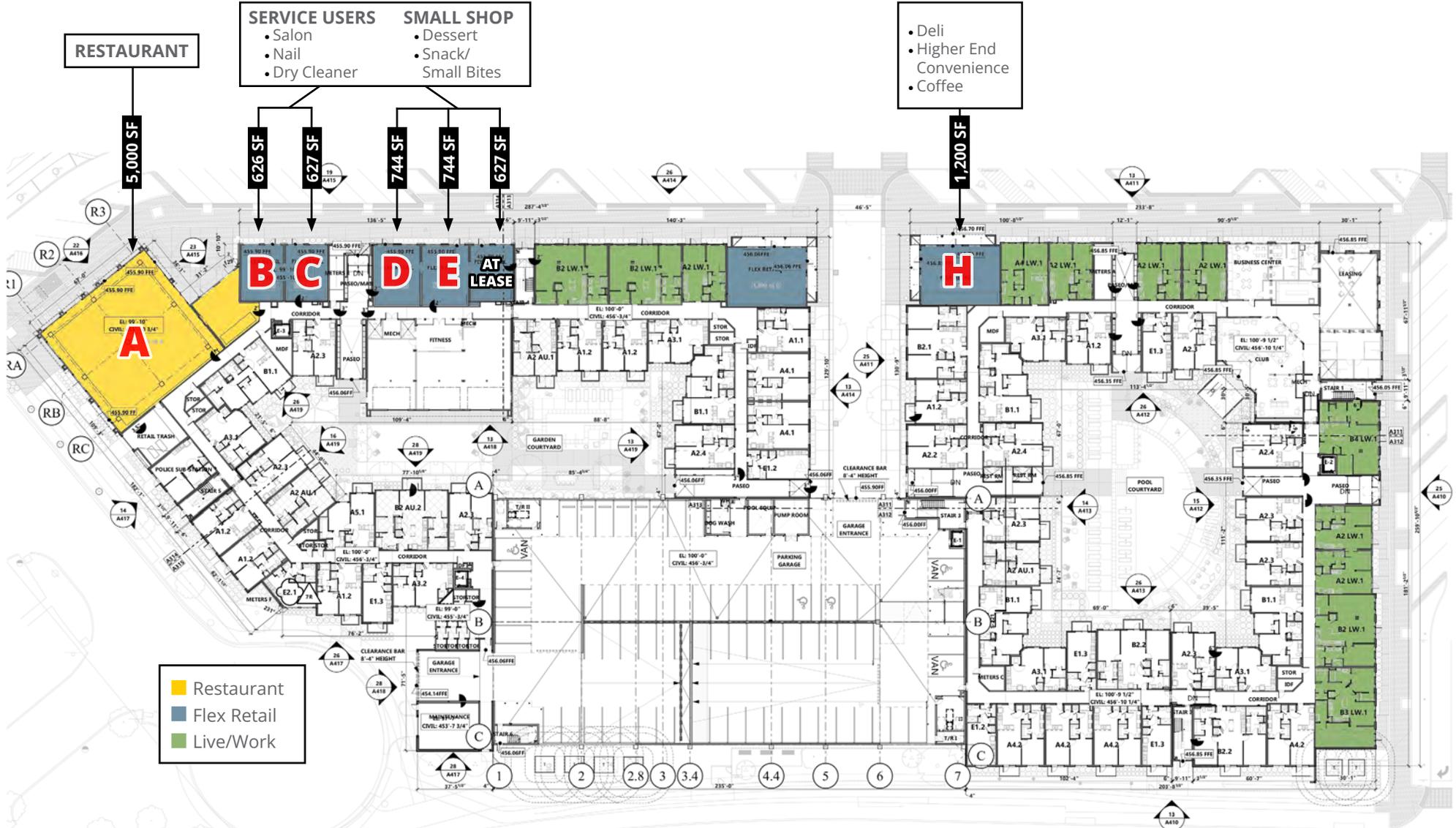
# Eviva Trinity Mills

DELIVERS Q2 2025



# Eviva Trinity Mills - Retail Site Plan

DELIVERS Q2 2025



Restaurant  
 Flex Retail  
 Live/Work

**SERVICE USERS**  
 • Salon  
 • Nail  
 • Dry Cleaner  
**SMALL SHOP**  
 • Dessert  
 • Snack/  
 Small Bites

• Deli  
 • Higher End  
 Convenience  
 • Coffee

**RESTAURANT**

**5,000 SF**

**626 SF**

**627 SF**

**744 SF**

**744 SF**

**627 SF**

**1,200 SF**

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 Flex Retail  
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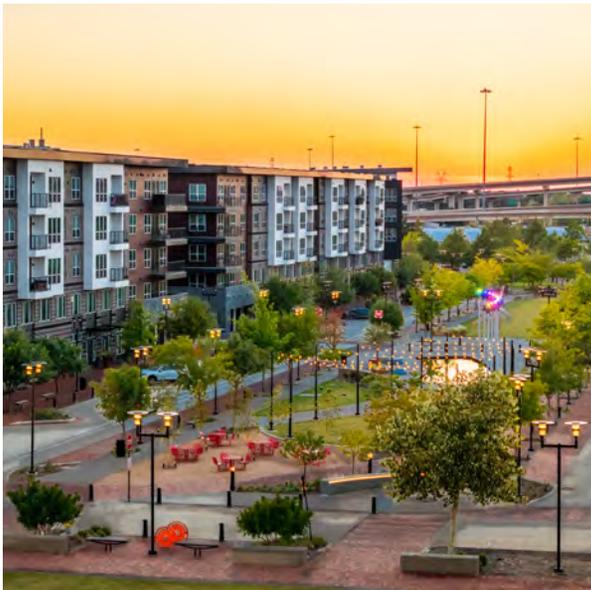
**744 SF**

**627 SF**

**1,200 SF**

# Eviva Trinity Mills - Site Photos

Site Photos



# Trinity Mills Station I

Delivers Q3 2026



Trinity Mills Station I is a Class A office building that will offer 135,000 square feet of office and retail space upon its completion in the third quarter of 2026.

This state-of-the-art office building is strategically located facing the central public Great Lawn, with careful consideration given to view corridors and solar orientation during the planning process. The building features warm, modern materials and simple design elements, including a fully-glazed penthouse floor, adding an elegant and efficient touch to the overall development.

With its prime location and attractive design, Trinity Mills Station I is an appealing option for any corporate user looking for a high-quality office space.



OFFICE SPACE SF

**125K**

RETAIL SPACE SF

**10K**

AMENITIES SF

**11K**

STANDARD FLOOR PLATE SF

**25K**

OFFICE CLASS

**A**

TOTAL FLOORS

**6**

PARKING/  
1,000

**4**

PATIO SPACE  
TENANT LOUNGE

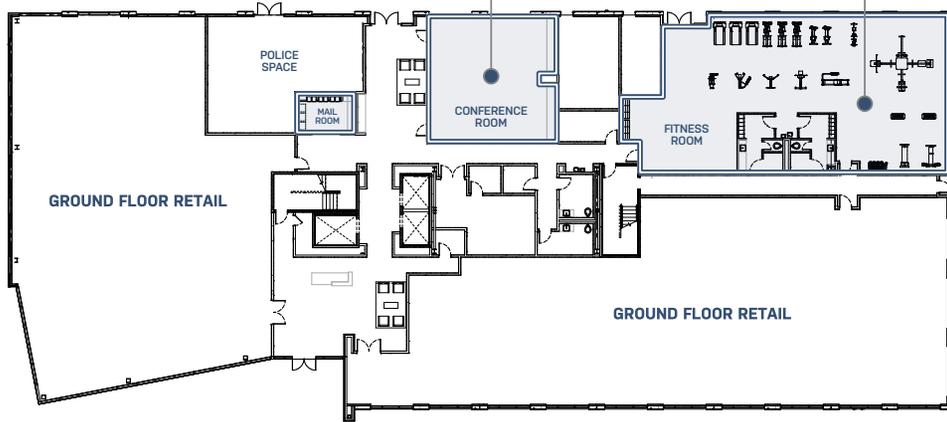


# Trinity Mills Station I - Floor Plan

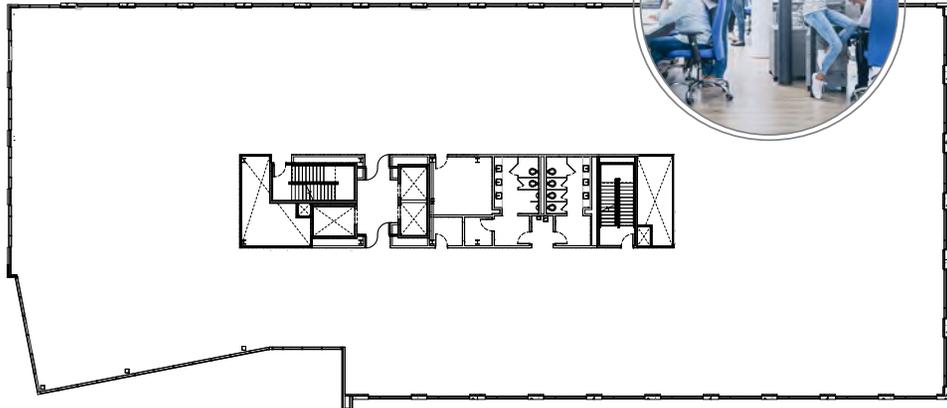
Delivers Q3 2026



TRINITY MILLS STATION I  
**LEVEL 1 · 15,300 SF**

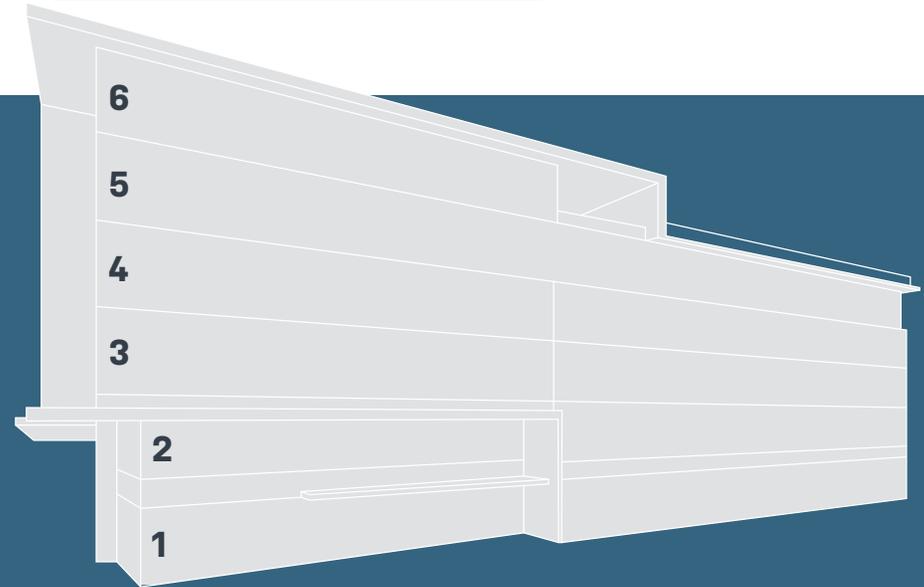


TRINITY MILLS STATION I  
**LEVEL 2 · 24,634 SF**



FULL BUILDING AVAILABILITY

# 125K



STACK

FIFTH FLOOR  
**25,449 SF**

SIXTH FLOOR  
**14,776 SF**

THIRD FLOOR  
**25,475 SF**

FOURTH FLOOR  
**25,447 SF**

FIRST FLOOR  
**15,300 SF**

SECOND FLOOR  
**24,634 SF**

# The Great Lawn

Trinity Mills Station



COMMUNITY

**THE GREAT LAWN AT TRINITY MILLS STATION OFFERS A SPACE FOR CASUAL ENJOYMENT, AND A SPECIAL EVENT AREA FOR CONCERTS AND PUBLIC MARKETS.**

Landscaped gathering places amid grassy berms and integrated seating will provide room for entertainment, picnics, exercising, and other events, creating activity for tenants and visitors throughout the year.

## GREAT LAWN · EVENTS



Monthly Public Market Fairs featuring local Carrollton businesses



Weekly Tenant Mixer on the lawn featuring beverages from local Carrollton breweries



Weekly Fitness Classes on the lawn



Food Truck Friday



Monthly concerts in the park



SEATING · PLAZA



EVENT · PLAZA



FLEX · LAWN



EVENT · LAWN

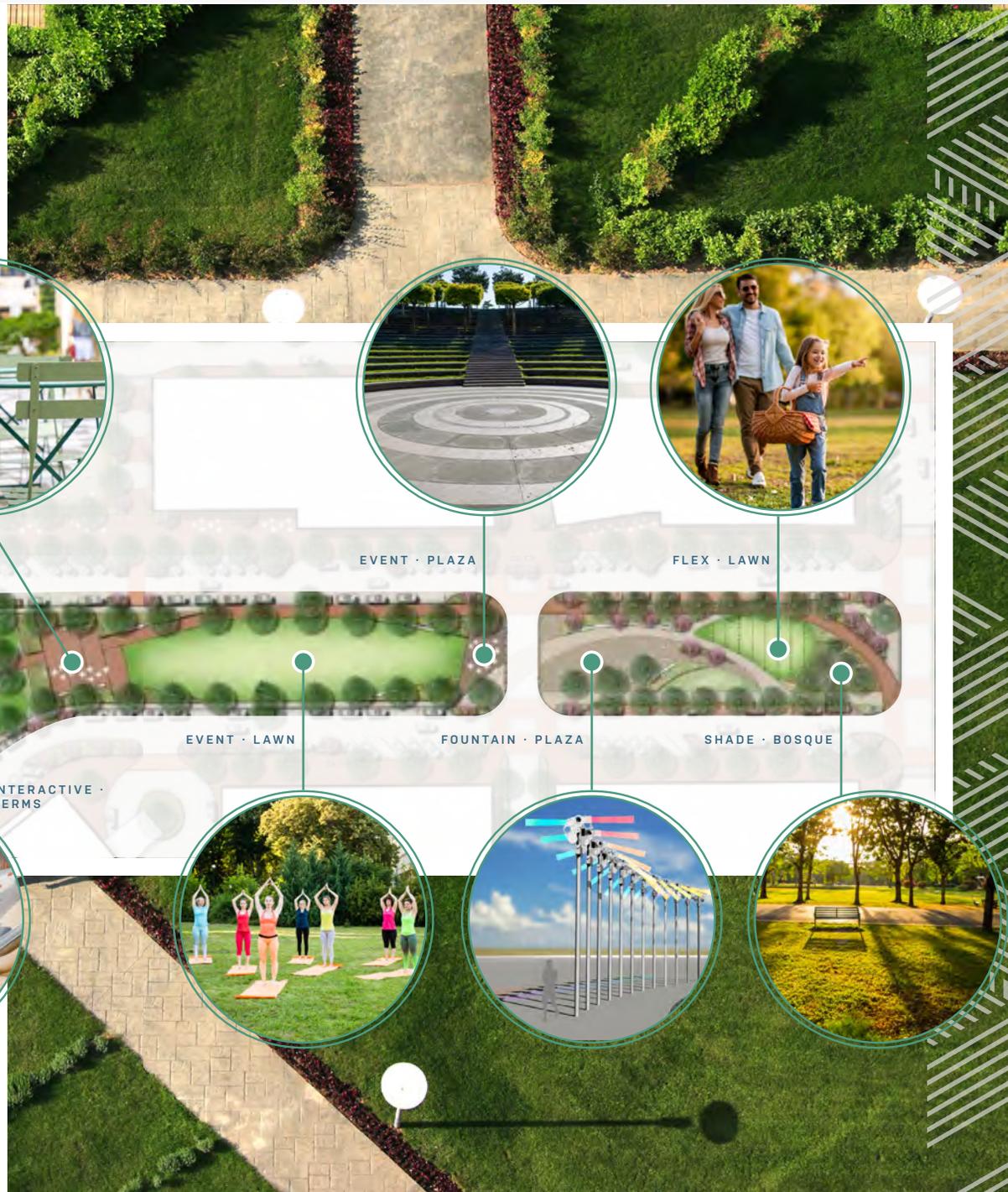
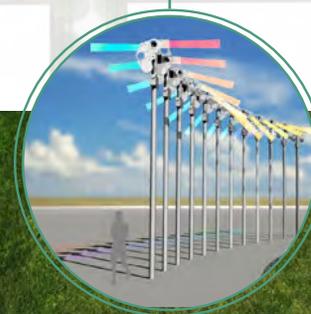


FOUNTAIN · PLAZA

SHADE · BOSQUE



INTERACTIVE · BERMS



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## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 mile	3 miles	5 miles
2025 Estimated Population	2,818	91,370	307,723
2030 Projected Population	3,075	92,227	310,819
Proj. Annual Growth 2025 to 2030	1.76%	0.19%	0.20%

### Daytime Population

	1 mile	3 miles	5 miles
2025 Daytime Population	7,523	92,389	314,070
Workers	6,313	54,445	190,485
Residents	1,210	37,944	123,585

### Income

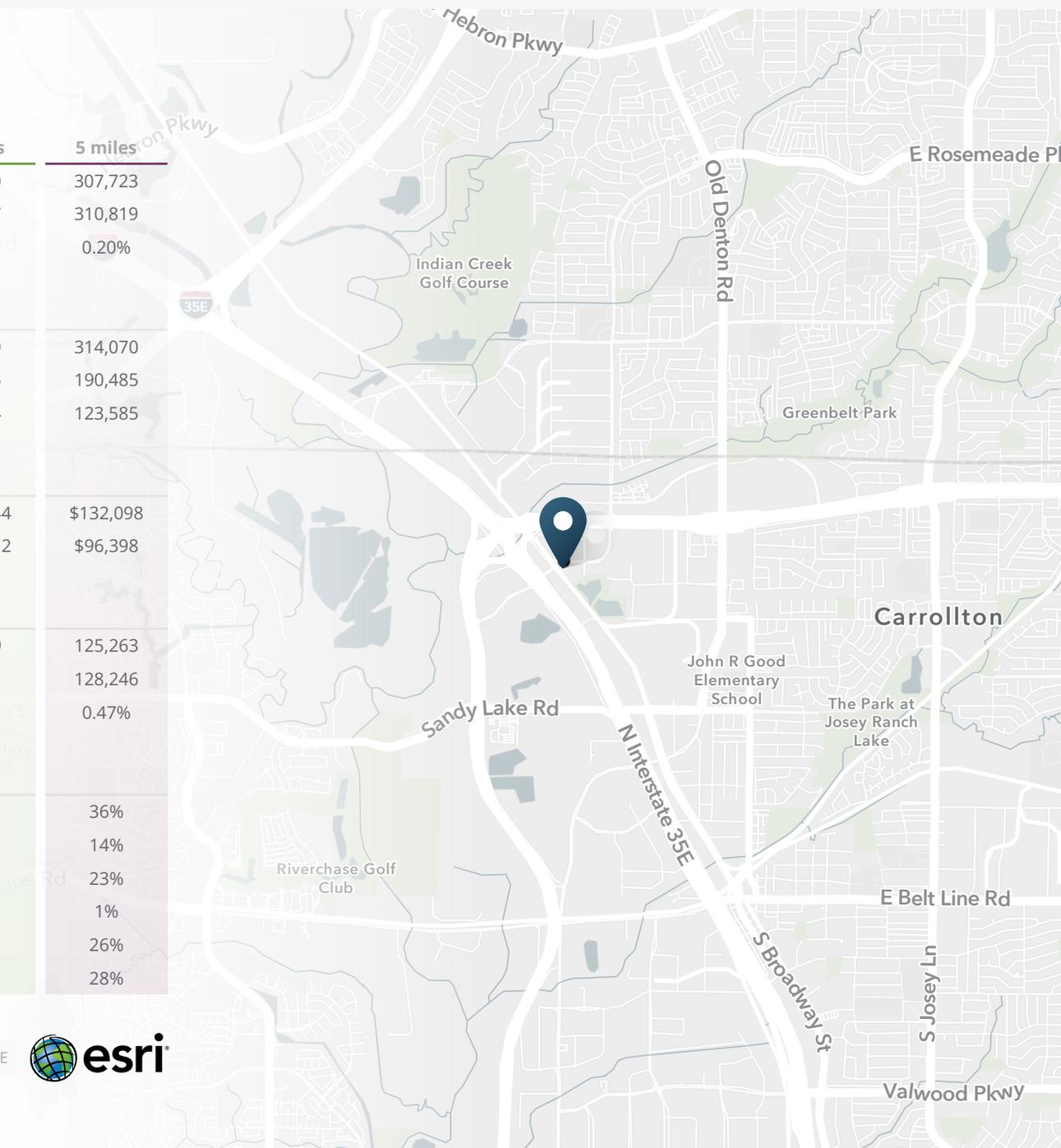
	1 mile	3 miles	5 miles
2025 Est. Average Household Income	\$105,801	\$138,344	\$132,098
2025 Est. Median Household Income	\$76,302	\$103,012	\$96,398

### Households & Growth

	1 mile	3 miles	5 miles
2025 Estimated Households	1,201	35,209	125,263
2030 Estimated Households	1,319	36,171	128,246
Proj. Annual Growth 2025 to 2030	1.89%	0.54%	0.47%

### Race & Ethnicity

	1 mile	3 miles	5 miles
2025 Est. White	34%	37%	36%
2025 Est. Black or African American	10%	11%	14%
2025 Est. Asian or Pacific Islander	35%	22%	23%
2025 Est. American Indian or Native	1%	1%	1%
2025 Est. Other Races	20%	29%	26%
2025 Est. Hispanic (Any Race)	20%	32%	28%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

**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 an 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.

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Daniel 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



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