



COMMERCIAL DIVISION

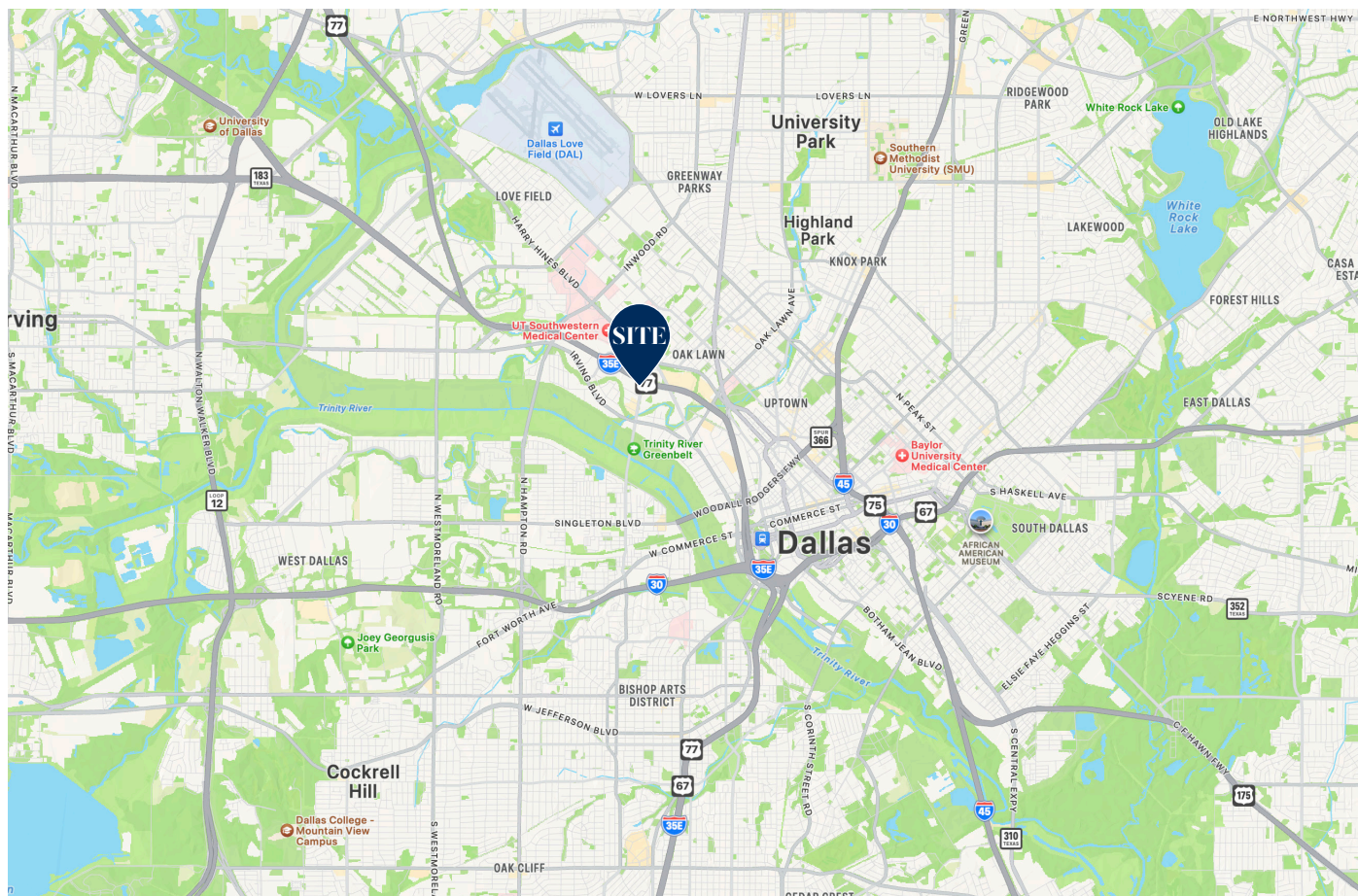
Briggs  
Freeman

Sotheby's  
INTERNATIONAL REALTY

## RARE FLEX CONDO AVAILABLE

For Sale. Great light-filled space for creative firm, showroom, or live/work/play in the Dallas Design District.



**LOCATION**

2231-2233 Valdina Street  
Dallas, Texas 75259

**AVAILABLE SPACE**

5,605 SF

**ZONING**

Commercial | MU-3

**TRAFFIC COUNTS**

Wycliff Ave	13,348 VPD
I-35	240,464 VPD
Irving Blvd	17,295 VPD

**YEAR BUILT**

1960

**PRICE**

\$2,215,000 | \$395/SF

**BY THE NUMBERS****Median Household Income**

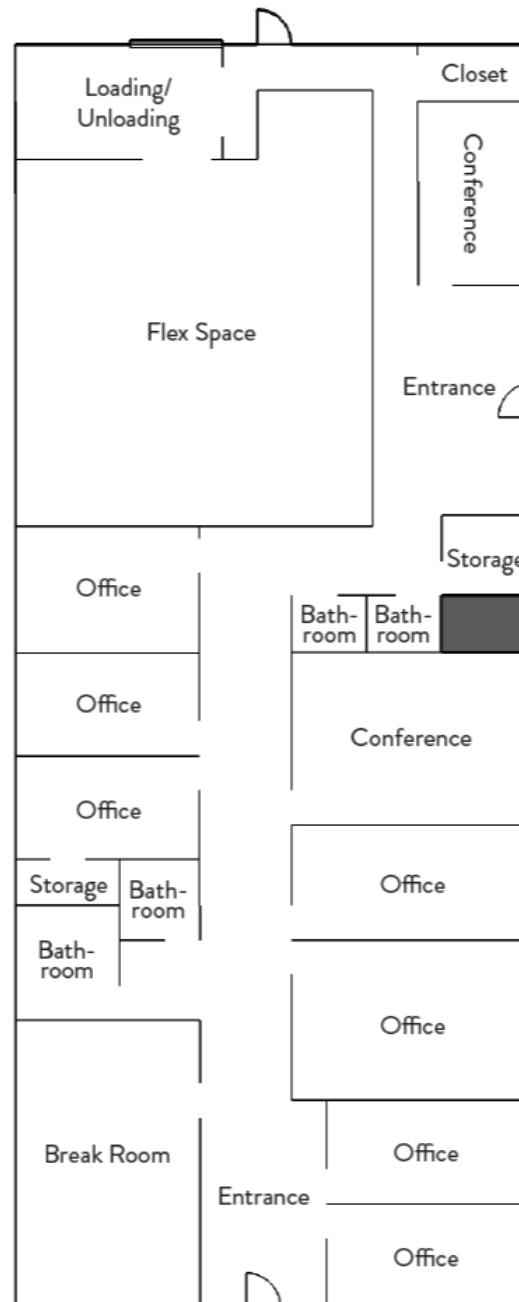
1-mile	3-miles	5-miles
\$67,400	\$84,200	\$76,100

**Population**

1-mile	3-miles	5-miles
22,600	190,000	455,000

**HIGHLIGHTS**

- Could be converted to showcase an automotive or art collection
- Office, showroom or live/work space in the coveted Dallas Design District
- Parking lot secured by motorized metal gates
- One grade level roll-up door in the back of space
- Fully updated kitchen with select brand appliances
- Ceiling heights are 12' 6"
- The entire space is climate controlled
- Two connected units can accommodate one or two users











In a city full of fascinating neighborhoods and trendy developments, the Dallas Design District has carved out an identity all its own. Eclectic yet upscale, the Design District is a key piece of Dallas' cultural fabric comprised of its namesake interior design showrooms, art galleries, fine dining establishments, and most recently, luxurious apartment homes with a vibrant live-work-play community.

As the Design District continues to expand to the west over the next few years, into the new and old Trinity Districts that abut the Trinity River, look for more residential and mixed-use development. Entertainment options have diversified with the recent addition of a bowling alley and plans for a large outdoor entertainment facility on Irving Boulevard. Long term plans originally called for a boutique hotel so who knows, in a few years the Design District could very well undergo another significant change but one thing is for sure, development doesn't look to be slowing anytime soon.

## HILTON ANATOLE

across the street from site

There is something for every guest in this resort-style hotel. The AAA Four Diamond Hilton Anatole offers an amazing resort pool complex, JadeWaters, for summer fun. Featuring a leisure pool with a swim-up bar, eight luxurious cabanas, a splash area for young children, three in-water basketball hoops for teens, a 360 foot lazy river and two 180 foot-long waterslides and a full-service restaurant. The Hilton Anatole provides five restaurants & bars, highlighted by SER Steak & Spirits on the 27th floor with breathtaking views of the Dallas skyline. The newest outlet, Topgolf Swing Suite, provides 3 bays for virtual games and a full service menu to enjoy time with friends, family, or colleagues. For relaxation, visit Verandah Spa in the 80,000 sf Verandah Athletic Club. For meetings and conventions, we offer the most comprehensive and productive facilities in Dallas.



## THE INTERNATIONAL

less than 1 mile from the site

The International is a 155,752 SF showroom environment in the heart of Dallas's Design District. Since it's redevelopment, that created unique office and showroom spaces, The International has made a big name for itself in the showroom space in DFW. Now, in 2024, as the Design District has grown into an established pocket known for its art institutions, galleries, refined furniture showrooms, Dallas's top local chef driven restaurants, national F&B operators, and event venues, The International is growing along with it, evolving into a true destination with a newly signed Culinary Dropout from Fox Restaurants Groups opening later this year.



## URBY

approximately 1.3 miles from the site

Construction has kicked off on the second building in a two-tower apartment project in Dallas' Design District. New Jersey-based developer Urby is building the 27-story high-rise on Hi Line Drive near Stemmons Freeway. The 364-unit, \$99 million residential tower was designed by architects including Amsterdam-based Concrete and Dallas' 5G Studio Collaborative, according to planning documents filed with the state.



# LISTING TEAM

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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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