



THE WOODMONT COMPANY

FOR SALE | LEASE



THE SAINT

2633 Gaston Avenue | Dallas, TX 75226

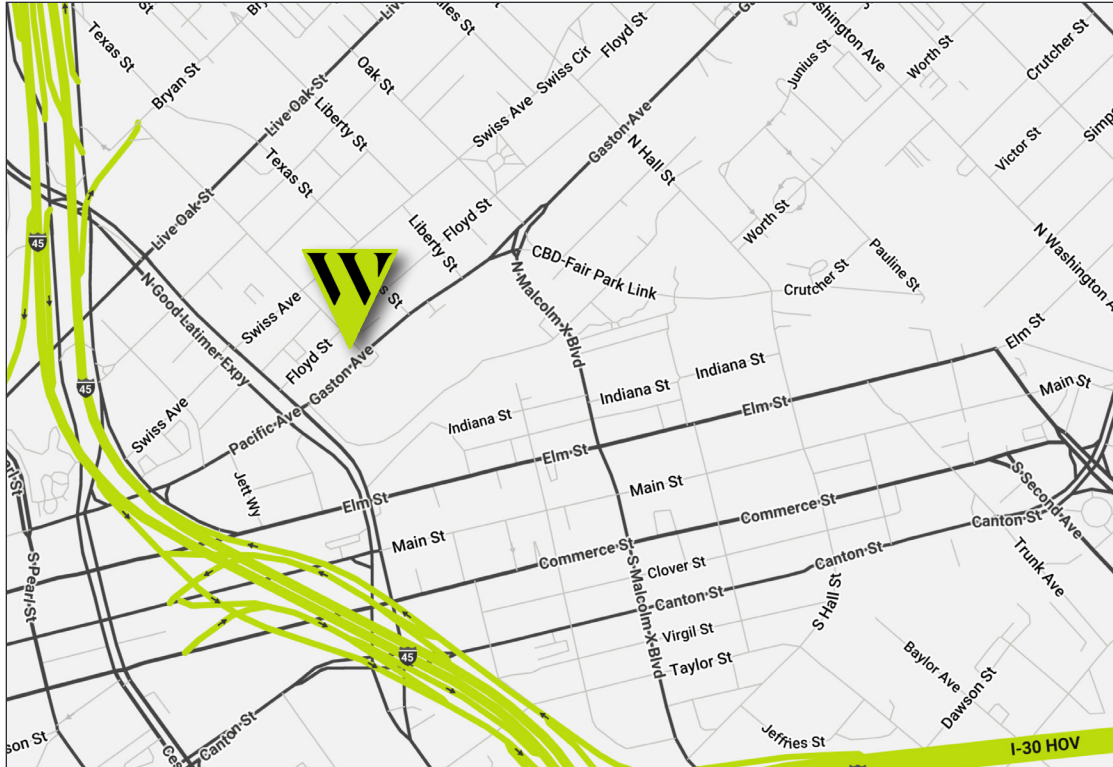
GRANT GARY | ggary@woodmont.com | 817.732.4000

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WOODMONT.COM

PROPERTY INFORMATION

2633 GASTON AVENUE | DALLAS, TX 75226



AREA RETAILERS & RESTAURANTS



THE WOODMONT COMPANY

LOCATION

2633 Gaston Avenue | Dallas, TX 75226

HIGHLIGHTS

- ▶ Second Generation Restaurant Space Prime Deep Ellum / East Dallas Location Strategically positioned at the gateway between Deep Ellum, Downtown, and East Dallas, one of the city's most active and fastest-growing dining and entertainment districts.
- ▶ 5,050 SF on 0.33 Acres with Dedicated Parking
Rare on-site parking with 22 spaces, a major advantage within the Deep Ellum and East Dallas urban-core market where parking is limited.
- ▶ High-Profile, Fully Built-Out Restaurant Space
Former Saint chophouse with an upscale, turnkey second generation restaurant layout, ideal for operators looking to save on buildout time and costs.
- ▶ Exceptional Visibility, Frontage and Access with Prominent street presence with strong signage potential and convenient ingress and egress that captures both destination diners and heavy drive-by traffic.
- ▶ Surrounded by Established Dining and Nightlife, Walkable to a strong mix of chef-driven restaurants, bars, music venues and attractions. Located less than one mile from The Epic mixed-use district which provides consistent daytime and evening activity.
- ▶ Flexible Zoning PD (Planned Development). Supports a wide range of restaurant, bar, entertainment and specialty retail uses with room for elevated concepts and creative repositioning.

DEMOGRAPHICS

Distance	3 Miles	5 Miles	10 Miles
Population	189,123	391,655	1,246,749
Avg. HH Income	\$147,429	\$155,081	\$127,804

PROPERTY AERIAL

2633 GASTON AVENUE | DALLAS, TX 75226



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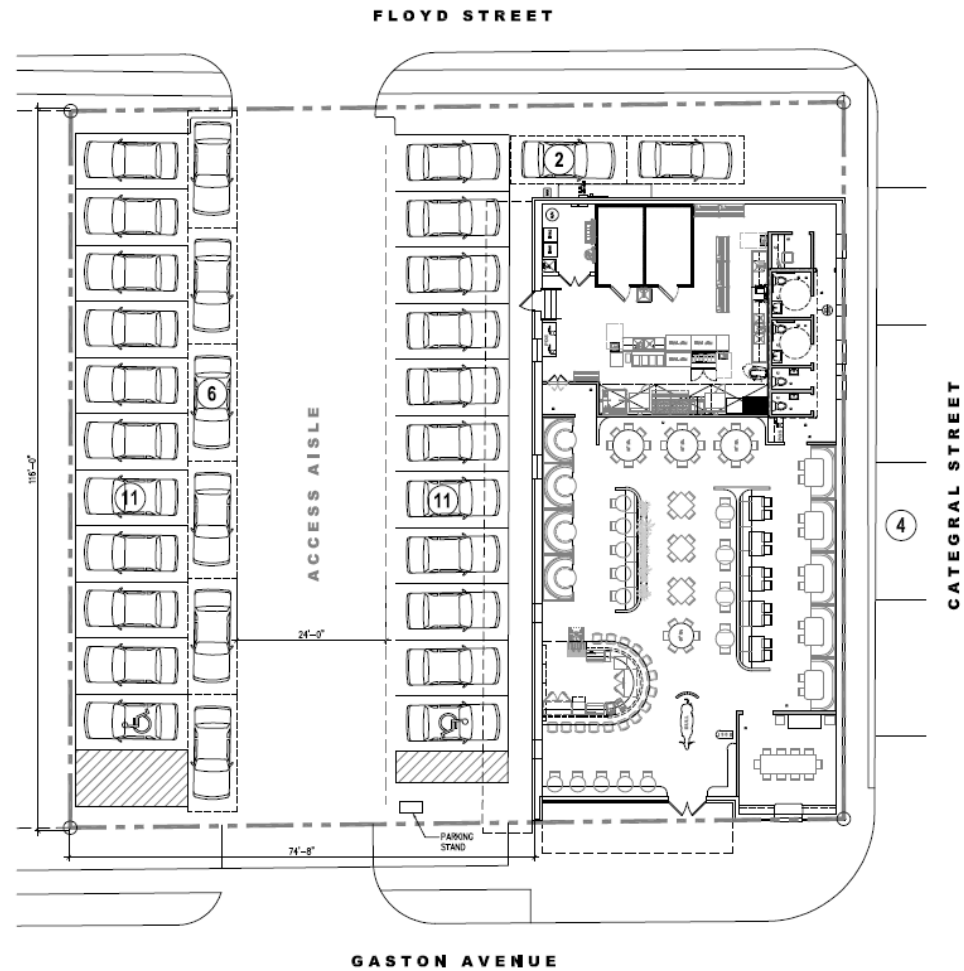
PROPERTY SITE PLAN

2633 GASTON AVENUE | DALLAS, TX 75226



THE WOODMONT COMPANY

PARKING ANALYSIS	
RESTAURANT = 4919 SQ. FT.	
49 PARKS REQUIRED	
4 OFF-STREET PARKS	
29 PACKED PARKING	
16 REMOTE PARKING AGREEMENT	
49 PARKS PROVIDED	
02 ACCESSIBLE SPACES	



01 SITE PLAN
SCALE: 1/8" = 1'-0"



PROPERTY PHOTOS



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PRIME EAST DALLAS OPPORTUNITY ADJACENT TO THE EPIC - A MAJOR MIXED-USE DESTINATION

Positioned less than a mile from **THE EPIC**, one of Dallas' most transformative mixed-use developments, this former restaurant space offers exceptional visibility and access to a built-in, high-value customer base. **THE EPIC** is a multi-building district featuring two Class A office towers, the 310-unit Hamilton luxury residential tower, the Kimpton Pittman Hotel, and more than 42,000 SF of curated, experience-driven retail. The development attracts a steady and diverse stream of diners, residents, professionals, hotel guests, and visitors from across the city.

This available space benefits directly from **THE EPIC's** day-and-night activity cycle:

- ▶ **Office Population:** Hundreds of employees across two modern office towers—ideal for daytime traffic, business lunches, and after-work engagements.
- ▶ **Luxury Residential Density:** The Hamilton's 310 apartment homes bring strong evening and weekend demand from young professionals and urban lifestyle residents.
- ▶ **Boutique Hotel Traffic:** The Kimpton Pittman continuously introduces new guests to the district, supporting upscale dining and experiential concepts.
- ▶ **Established Culinary Destination:** **THE EPIC's** roster of chef-driven restaurants creates a magnet for food enthusiasts and makes nearby concepts highly discoverable.

Situated just outside the core of **THE EPIC**, this property allows a new operator to plug into the district's energy and demographic strength without the rental premiums of being inside the project. The location is ideal for a high-end restaurant, bar, specialty retail, or an elevated service concept seeking strong visibility, walkability, and immediate access to one of Dallas' most active urban hubs.

This is a rare opportunity to establish a flagship presence in a rapidly growing corridor that blends Downtown, Deep Ellum, and East Dallas, anchored by the momentum and cultural pull of **THE EPIC**.

INFORMATION ABOUT BROKERAGE SERVICES



THE WOODMONT COMPANY

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

- **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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Broker Firm Name	License No.	Email	Phone
STEPHEN COSLIK	237614	contact@woodmont.com	817-732-4000
Designated Broker of Firm	License No.	Email	Phone



Regulated by the Texas Real Estate Commission

2025 - Information available at www.trec.texas.gov