1935 Hi Line Drive

Dallas, TX 75207

1 9 3 5   H i   L i n e   D r

Position your brand in one of Dallas' most high-profile new hospitality destinations. Rising at the corner of Hi Line Drive in the heart of the Dallas Design District, this freestanding development is designed for maximum visibility, heavy daily traffic, and seamless connection to the neighborhood's vibrant mix of art, design, and luxury living.

The concept site plan emphasizes a pedestrian-friendly paseo, a dedicated drop-off, and direct connection to the Trinity Strand Trail, with notable neighbors including Virgin Hotels Dallas, Dallas Urby, and Brown Jordan Furniture enhancing brand synergy and traffic.

In a district defined by art, design, and luxury living, 1935 Hi Line Drive is a rare opportunity to secure a flagship location in one of Dallas' most dynamic and creative districts.
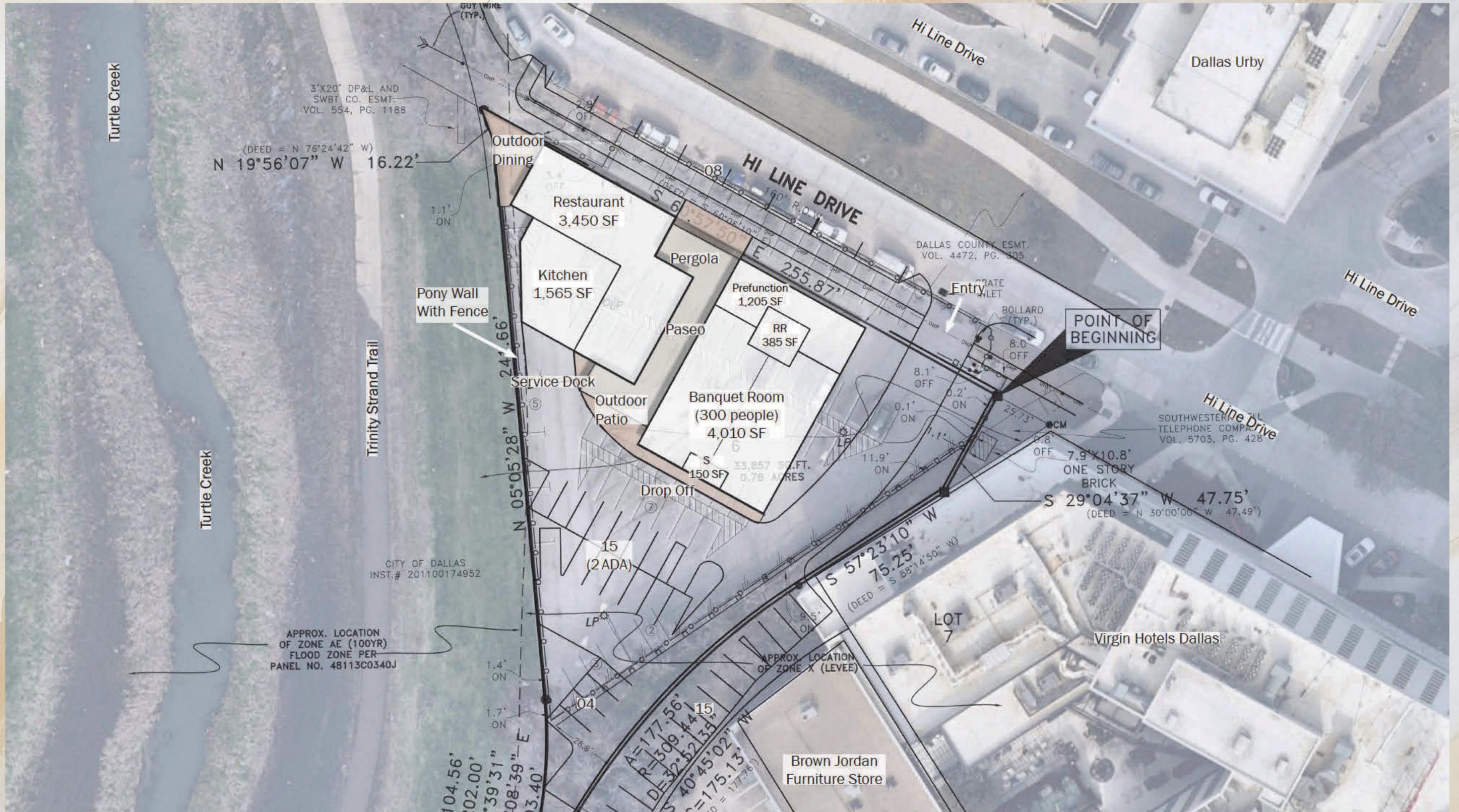

CONCEPT RENDERING

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CONCEPT SITE PLAN

Turtle Creek

Hi Line Drive

Dallas Urby

3'X20' DP&L AND
SWBT CO. ESMT.
VOL. 554, PG. 1188

(DEED = N 76°24'42" W)
N 19°56'07" W 16.22'

Outdoor Dining

HI LINE DRIVE

Restaurant
3,450 SF

Kitchen
1,565 SF

Pergola

Prefunction
1,205 SF

Entry

DALLAS COUNTY ESMT.
VOL. 4472, PG. 305

255.87'

Hi Line Drive

Pony Wall
With Fence

Paseo

RR
385 SF

POINT OF
BEGINNING

BOLLARD
(TYP.)

8.0'
OFF

Trinity Strand Trail

Service Dock

Outdoor
Patio

Banquet Room
(300 people)
4,010 SF

8.1'
OFF

0.2'
ON

Hi Line Dr.

SOUTHWESTERN
TELEPHONE COMPANY
VOL. 5703, PG. 428

Turtle Creek

150 SF

33,857 SQ.FT.
0.78 ACRES

11.9'
ON

7.9'X10.8'
ONE STORY
BRICK

S 29°04'37" W 47.75'
(DEED = N 30°00'00" W 47.49')

Drop Off

15
(2 ADA)

S 57°23'10" W
75.25'
(DEED = S 58°14'50" W)

LOT
7

CITY OF DALLAS
INST.# 201100174952

APPROX. LOCATION
OF ZONE AE (100YR)
FLOOD ZONE PER
PANEL NO. 48113C0340J

APPROX. LOCATION
OF ZONE X (LEVEE)

Virgin Hotels Dallas

1.4'
ON

1.7'
ON

04

15

A=177.56'
R=309.44'
D=32°52'13"

Brown Jordan
Furniture Store

DALLAS DESIGN DISTRICT

Strategically positioned in the heart of the Dallas Design District, 1935 Hi Line Drive delivers exceptional visibility and unmatched access to one of the city's most affluent, design-savvy, and trend-forward audiences.

Nestled just minutes from Uptown, Downtown, Turtle Creek, and the Medical District, this location is truly at the intersection of where Dallas dines, designs, and discovers what's next.

Surrounded by luxury residential developments like URBY and The Christopher and energized by foot traffic drawn to destination hotspots such as Virgin Hotels Dallas and Carbone, this stretch of Hi Line Drive is a magnet for high-income locals, design professionals, and cultural tastemakers.

For restaurateurs and retailers alike, it presents an opportunity to shine in a neighborhood where authenticity, atmosphere, and quality are prized. It is a setting celebrated for its bold design, elevated experiences, and architectural edge.

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