

2908 E. 11th Street, Dallas, TX



Downtown
Dallas, Texas



2908 E 11th St.
Dallas, TX

5,070 SF on .44 AC
Dallas Skyline Views
3 Miles from Downtown
Ideal for Office/Retail Use
Diverse Tenant History

Main Contact

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Property Overview

M&D CRE is pleased to present a versatile, two-story 5,070 SF commercial property just 3 miles from Downtown Dallas, featuring private offices, two large conference spaces, and stunning skyline views — ideal for office, retail, or service-based businesses.

Listed By:
Shane Hendrix | 214.460.8926



Property Overview

M&D CRE is pleased to present 2908 E. 11th Street, a 5,070 square foot, two-story commercial property on 0.444 acres just 3 miles from Downtown Dallas – offering stunning skyline views, proven tenant diversity, and exceptional flexibility for office or retail uses.

The first floor features an open reception area with reception desk, three private offices, a conference room or open workstation space, a storage room, restroom, and breakroom. The second floor offers four additional private offices, a second conference room or open work area, a kitchenette, and direct terrace access via sliding glass doors – providing a rare outdoor amenity with sweeping views of the Dallas skyline.

The property boasts a rich history of successful tenants across a broad range of industries, including barber and salon operations, insurance agencies, spas, marketing firms, tattoo studios, and beauty supply retail – a testament to its adaptability and enduring appeal. Ideal future uses include beauty or barber services, medical or wellness offices, professional or creative office concepts, and general retail.

Whether you are an entrepreneur seeking a flagship location, a growing practice in need of a new home, or an investor adding a versatile urban asset to your portfolio, this property delivers an outstanding combination of character, functionality, and proximity to Downtown Dallas. Contact Shane Hendrix for more information at 214.460.6926.

Building Size	5,070 Square Feet
Lot Size	.444 Acre
Conference Rooms	2
Private Offices	7
Amenities	Break Room, Kitchenette
Distance from Downtown	3 Miles
Ideal Use	Office or Retail
Utilities	All On-Site



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Property Highlights

5,070 SqFt on .444 Acres

Views of Dallas Skyline

3 Miles to Downtown

Ideal for Office & Retail

All Utilities On-Site

2 Large Conference Rooms

7 Private Offices

Shared Restroom on Each Floor

2 Breakrooms, 1 on Each Floor

Terrace Access via Sliding Doors

Ample Parking On-Site



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Location Overview

Dallas is defined by its skilled and educated labor force, strong economic foundation, diverse population, thriving international commerce, competitive real estate landscape, and appealing cost of living.

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Dallas, TX: The Business Capital Of North Texas

Dallas, TX Overview

Dallas stands out as a premier destination for business, offering a pro-growth climate, a highly skilled workforce, and direct access to national and global markets. With no state income tax, streamlined regulatory processes, and strong economic incentives, Dallas continues to attract Fortune 500 headquarters and sustained corporate investment. The region's workforce of over 4 million is both diverse and well-educated, supported by a network of top-tier universities and ongoing job creation across multiple sectors. Centrally located in the U.S., Dallas offers unmatched logistical advantages, with access to major highways, two major airports, and extensive rail infrastructure—connecting companies to nearly half the U.S. population within a day's drive. The area also benefits from a lower cost of living compared to other major metros, along with high-quality schools, cultural diversity, and vibrant urban amenities.

1,300,239

City of Dallas
Total Residents
(Dallas EDC)

7,543,340

DFWA MSA
Total Residents
(Dallas EDC)

735,868

City of Dallas
Labor Force
(Dallas EDC)

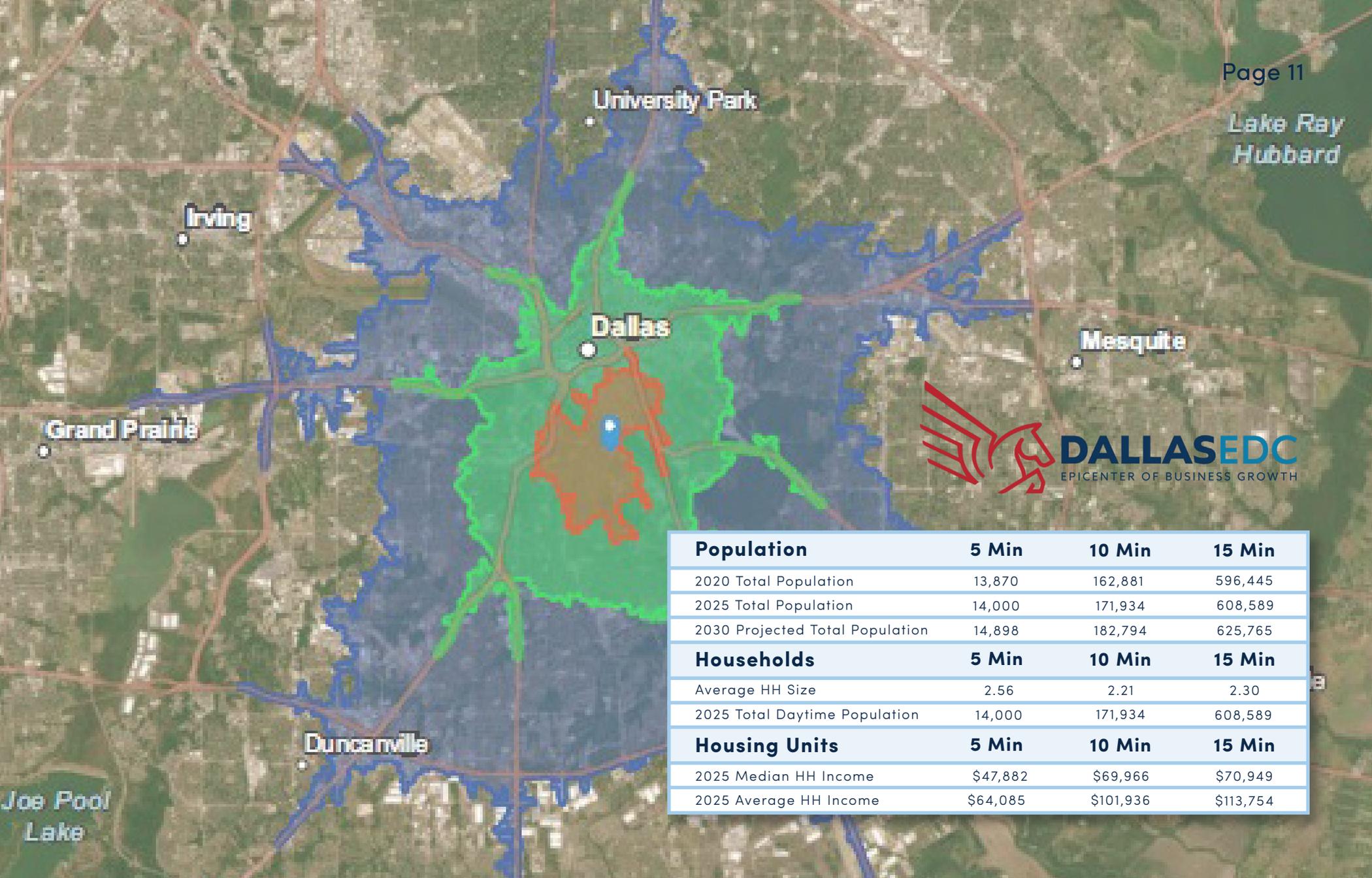
4,345,551

DFWA MSA
Labor Force
(Dallas EDC)



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Population	5 Min	10 Min	15 Min
2020 Total Population	13,870	162,881	596,445
2025 Total Population	14,000	171,934	608,589
2030 Projected Total Population	14,898	182,794	625,765
Households	5 Min	10 Min	15 Min
Average HH Size	2.56	2.21	2.30
2025 Total Daytime Population	14,000	171,934	608,589
Housing Units	5 Min	10 Min	15 Min
2025 Median HH Income	\$47,882	\$69,966	\$70,949
2025 Average HH Income	\$64,085	\$101,936	\$113,754

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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.

2-10-2025



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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Shane Hendrix	0776260	shane.hendrix@mdcregroup.com	214-460-8926
Sales Agent/Associate's Name	License No.	Email	Phone
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Buyer/Tenant/Seller/Landlord Initials			Date