

1303

DRAGON STREET

FOR SALE

**MIXED USE
RETAIL & RESIDENTIAL**



1303 DRAGON STREET • DALLAS, TEXAS 75207

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



We are pleased to present the opportunity to acquire 1303 Dragon, a 12,500 SF fully renovated mixed-use property located in the heart of the Dallas Design District — one of the region's most vibrant and evolving urban neighborhoods.

Originally constructed in 2006 and extensively upgraded in 2021, the Property features 4,421 SF of ground-floor retail paired with three individually deeded residential condos measuring 2,947 SF, 2,498 SF, and 2,634 SF. This rare combination of residential and commercial use, along with a total of 18 on-site parking spaces, sets the offering apart within a submarket where parking is increasingly scarce.

1303 DRAGON STREET • DALLAS, TEXAS 75207

DALLAS
LOVE FIELD



DALLAS

75

DNT
TOLL

30

35E

175

45

DALLAS
EXECUTIVE
AIRPORT



UNCANVILLE





- Constructed in 2006 with recent high-end renovation
- Eighteen (18) Parking Spaces on Dragon + Railbed
- Ground floor retail showroom
- Separate entrance to three (3) individual residential condos
- Climate controlled six (6) car garage
- Private rooftop patio
- Modernized with technology and quality fixtures
- Walking distance to the top entertainment and restaurants the Design District has to offer
- A stone's throw from The Seam – 160,000 SF of upscale dining, exclusive retail & designers, and wellness

CONDO C
2,364 SF

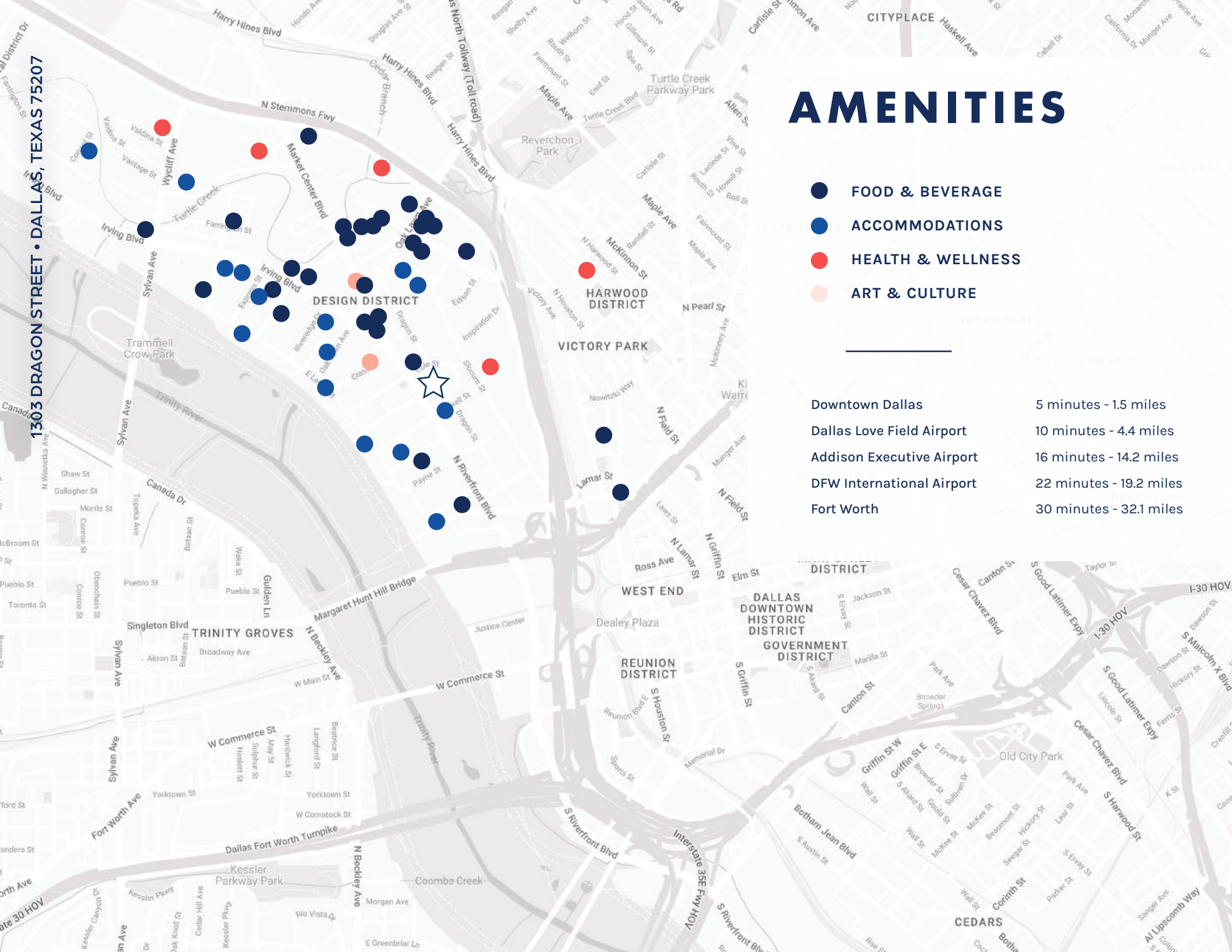
CONDO B
2,498 SF

CONDO A
2,947 SF

**RESERVED
PARKING**

GROUND FLOOR
4,421 SF





1303 DRAGON STREET • DALLAS, TEXAS 75207

AMENITIES

- FOOD & BEVERAGE
- ACCOMMODATIONS
- HEALTH & WELLNESS
- ART & CULTURE

Downtown Dallas	5 minutes - 1.5 miles
Dallas Love Field Airport	10 minutes - 4.4 miles
Addison Executive Airport	16 minutes - 14.2 miles
DFW International Airport	22 minutes - 19.2 miles
Fort Worth	30 minutes - 32.1 miles

FINANCIAL OVERVIEW

PRO FORMA RENT ROLL

SUITE	TENANT	SF	% OF PROPERTY	RENT TERM	ANNUAL BASE RENT	ESCALATIONS	YEAR 5 – 2030 ANNUAL INCOME
100	Ground Floor	4,421	35.37%	3 to 10 years	\$176,840	3.50%	\$202,928
A	Condo A	2,947	23.58%	1 to 10 years	\$106,092	3.50%	\$121,743
B	Condo B	2,498	19.98%	1 to 10 years	\$89,928	3.50%	\$103,194
C	Condo C	2,634	21.07%	1 to 10 years	\$94,824	3.50%	\$108,813
TOTAL AREA:		12,500	TOTAL PRO FORMA BASE RENT:		\$467,684	TOTAL YEAR 5 BASE RENT:	\$536,678

Urby Design District
28 Story, 383 Unit Luxury
Apartment Complex
\$98 Million
Estimated Completion
Q4 2022

The Seam
Upscale Dining, Exclusive
Designers, Beauty & Wellness
7 Buildings
\$27 Million Renovation

Camden Design District
355 Units

1400 HiLine
314 Units

The Alexan
365 Units

Blau Ciel
158 Units

Trend Design District
309 Units

Trinity Loft
91 Units

Interstate 35E



Brown & Co

Nicholas Villalba
Couture



circa20c

Dulce

Antique Floors

LULUS
BRIDAL

HOSSEY
ELECTRICAL AND POWER SOLUTIONS

1303 D RAGON STREET • DALLAS, TEXAS 75207





CONTACTS

OLIVER DAY

oday@holtlunsford.com
972.983.9323

SAM CRAIN

scrain@holtlunsford.com
469.744.3443



Information About Brokerage Services

2-10-2025



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 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.

Holt Lunsford Commercial, Inc.

359505

hlunsford@holtlunsford.com

972.241.8300

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Mario Zandstra

312827

mzandstra@holtlunsford.com

972.241.8300

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone