

Inwood

*Design*

District

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<b>Overview</b>	06
<b>Project Improvements</b>	16
<b>Availability</b>	20
<b>Location</b>	54
<b>People Behind the Project</b>	70

Introduction	10
Project Attributes	12

Built for flexibility. Designed to inspire. Positioned to connect. In the heart of Dallas, these 38 acres offer high visibility and endless possibilities.









**A fresh take on a familiar place. Inwood Design District is a modern evolution of the former Inwood Design Center: an elevated, mixed-use destination where commerce, creativity, and connectivity converge. Located at the Inwood Road and Irving Boulevard interchange, just one minute from I-35, IDD offers unmatched access, visibility, and optionality.**

**Positioned between the Dallas Design District and Brookhollow, IDD stands out as a premier infill site in the DFW showroom/ industrial market. With spaces ranging from 2,500 to 40,000 SF, and a design-forward environment, IDD is tailored for bold brands, creative makers, and last-mile logistics alike. This is where big ideas find the right kind of attention. Inwood Design District isn't just a destination, it's a platform.**

## Project Attributes

2,500 SF - 40,000 SF

630,000 SF

Prime infill location

Up to 22 ft Clear Heights

Spaces for design, showroom, logistics, and light industrial users

Centralized location at the crossroads of Inwood Rd. and I-35E

Strong visibility and access on Inwood Rd

Dock high loading

Complementary retail

# Improvements

16

Inwood Design District is getting a bold new look with striking façade upgrades, layered landscaping, sculptural signage, and art thoughtfully woven throughout.

It's all about creating a dynamic, flexible environment that inspires creativity and adapts to whatever comes next.



## Improvements

**Project improvements are planned to include a full repositioning with a focus on strategic branding, signage, landscaping, and art.**

- Façade and landscaping improvements
- Enhanced parking and lighting
- Upgraded building exteriors and storefronts
- New monument signage and environmental graphics
- Exterior paint
- Integration of murals and public art
- Retail capital improvements







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# Site Plan Available Suites

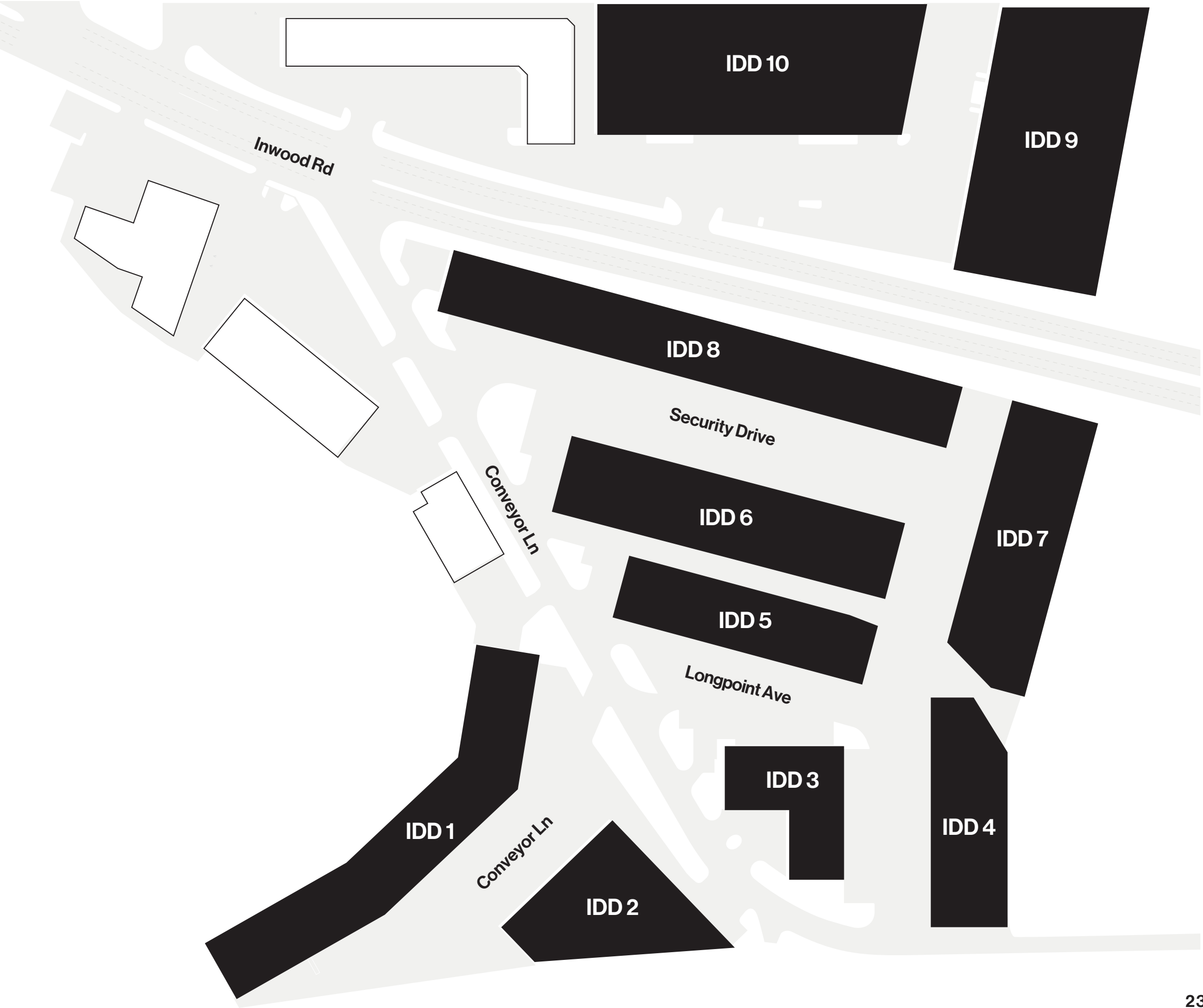
22  
24

These are spaces that work as hard as the people inside them. With a flexible mix of suite sizes, building types, and ways to use them, it's built to keep up with what today's brands need.



# Site Plan

IDD is composed of 10 buildings thoughtfully arranged along Inwood Road and Conveyor Lane. This connected network of structures supports a wide range of uses, from light industrial to showroom to distribution, offering tenants the flexibility to scale and adapt. Each building contributes to the district's layered character, creating a cohesive environment that balances function with forward-thinking design.



- Inwood Design District
- Ace (Complementary Retail)

# Available Suites

There are currently eight suites available at Inwood Design District, ranging from 2,799 to 11,940 square feet. Each suite offers flexible layouts ideal for creative office, showroom, or light industrial use. With modern infrastructure, high visibility, and direct access to Inwood Road, these spaces are tailored for bold businesses ready to grow in a dynamic, design-forward district.

106	1,536 SF
1113	2,799 SF
1256	3,000 SF
1129	6,070 SF
1182	8,420 SF
1184	8,934 SF
110	9,000 SF
1239	9,320 SF
1257	11,940 SF

- Inwood Design District
- Ace (Complementary Retail)
- Available Suites



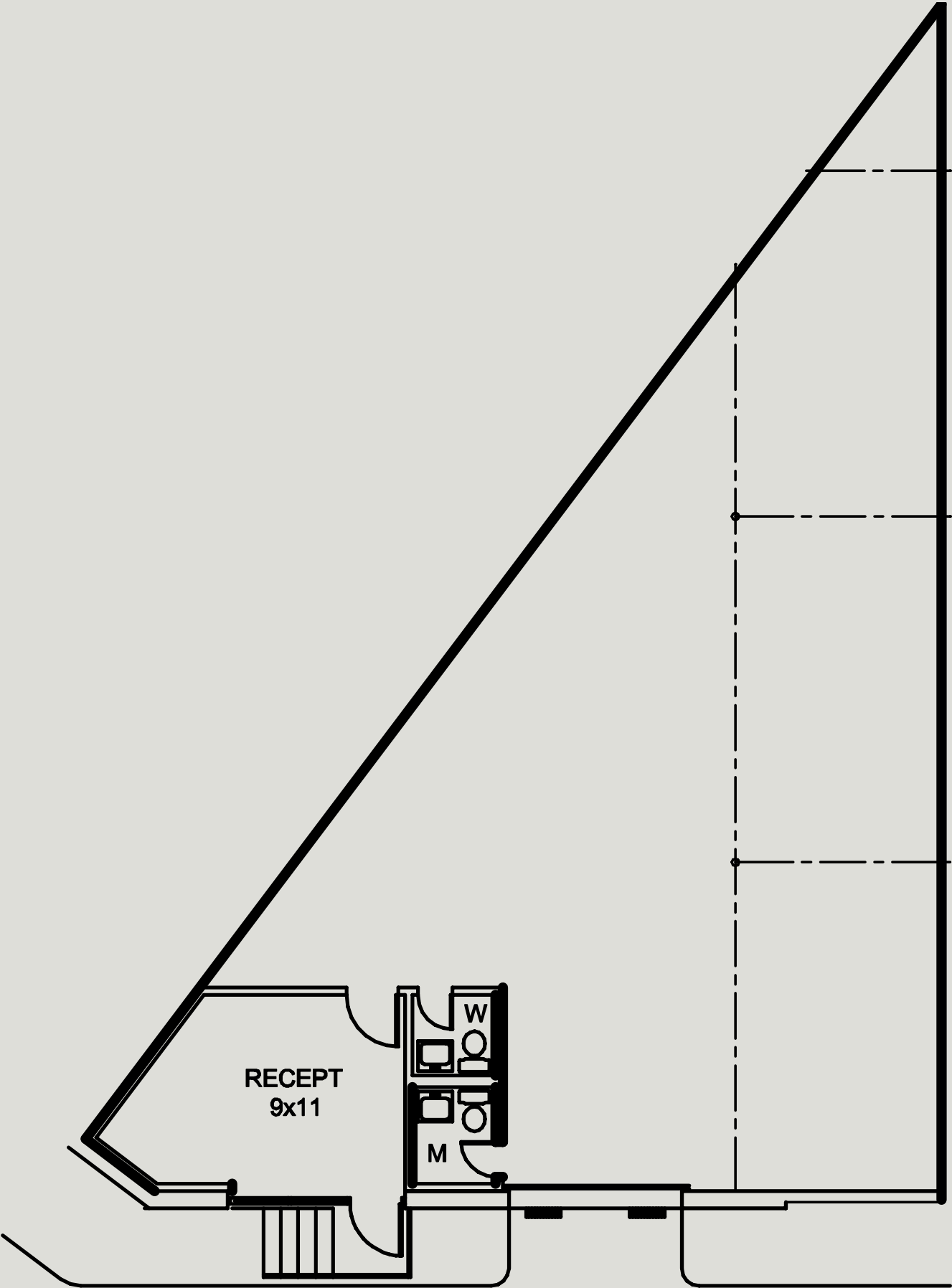
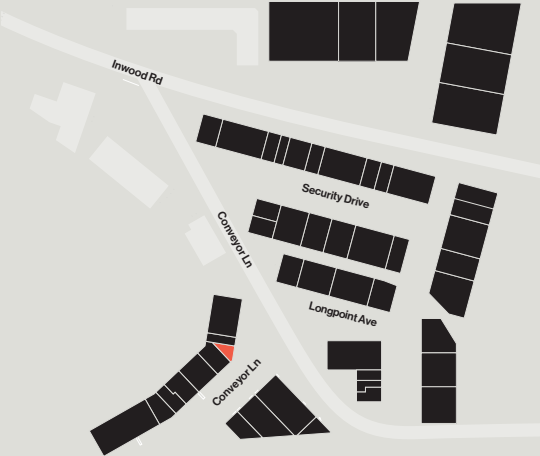




1137 Conveyor Ln, Suite 106

- 01 1,536 sq. ft. available
- 02 +/- 100 sq. ft. office
- 03 16’ clear height
- 04 One (1) dock high door

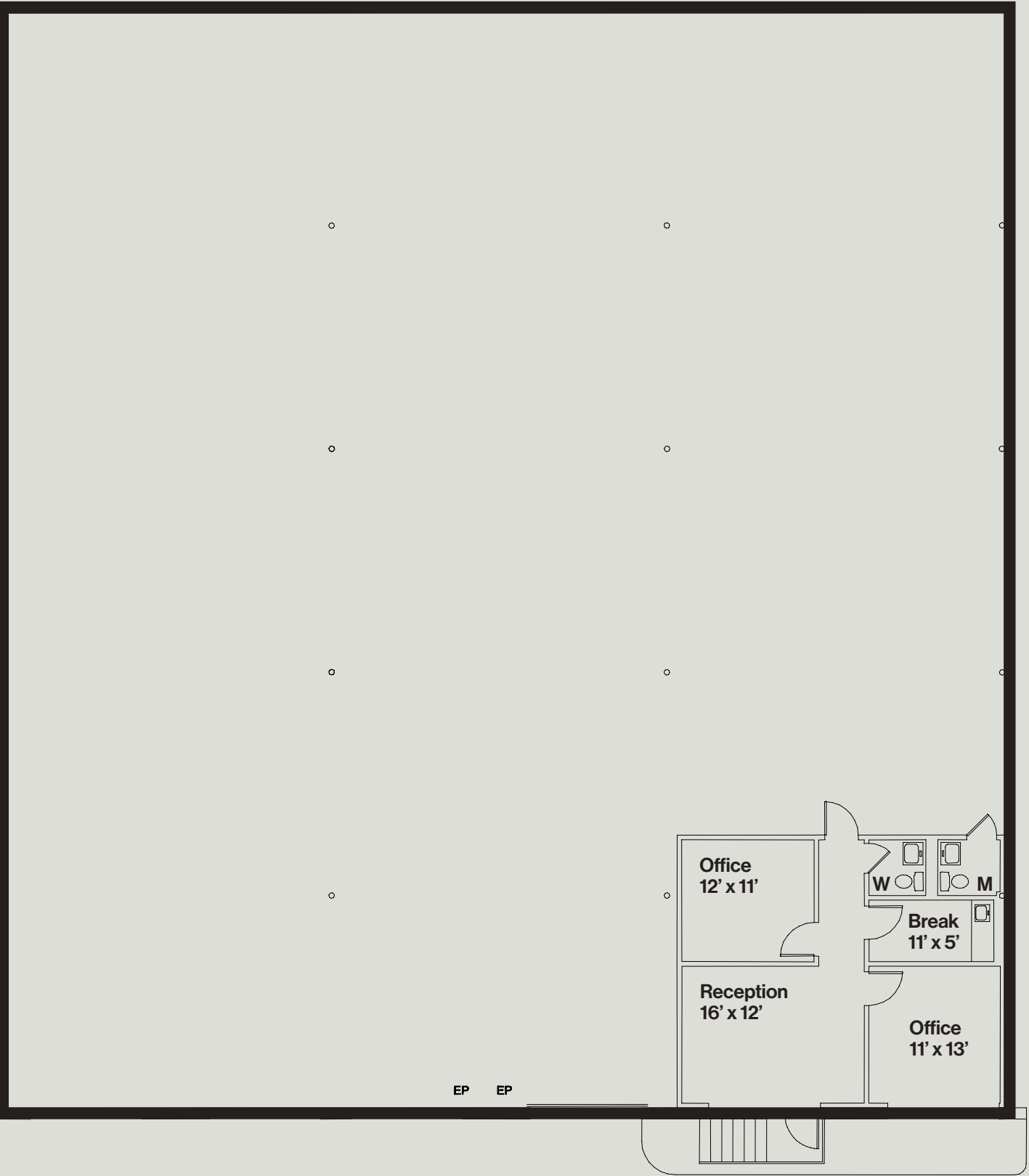
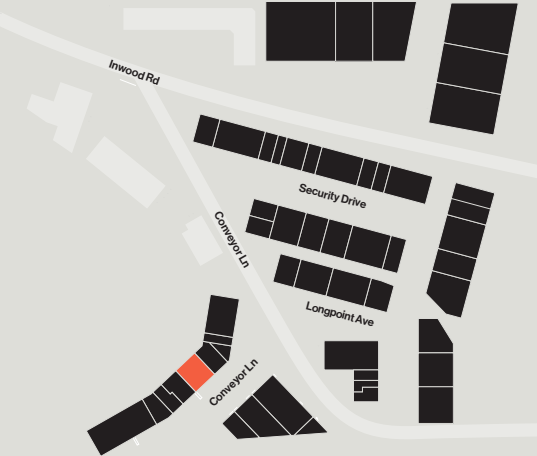
Key Plan



1137 Conveyor Ln, Suite 110

- 01 9,000 sq. ft. available
- 02 732 sq. ft. office
- 03 16’ clear height
- 04 Two (2) dock high doors

Key Plan







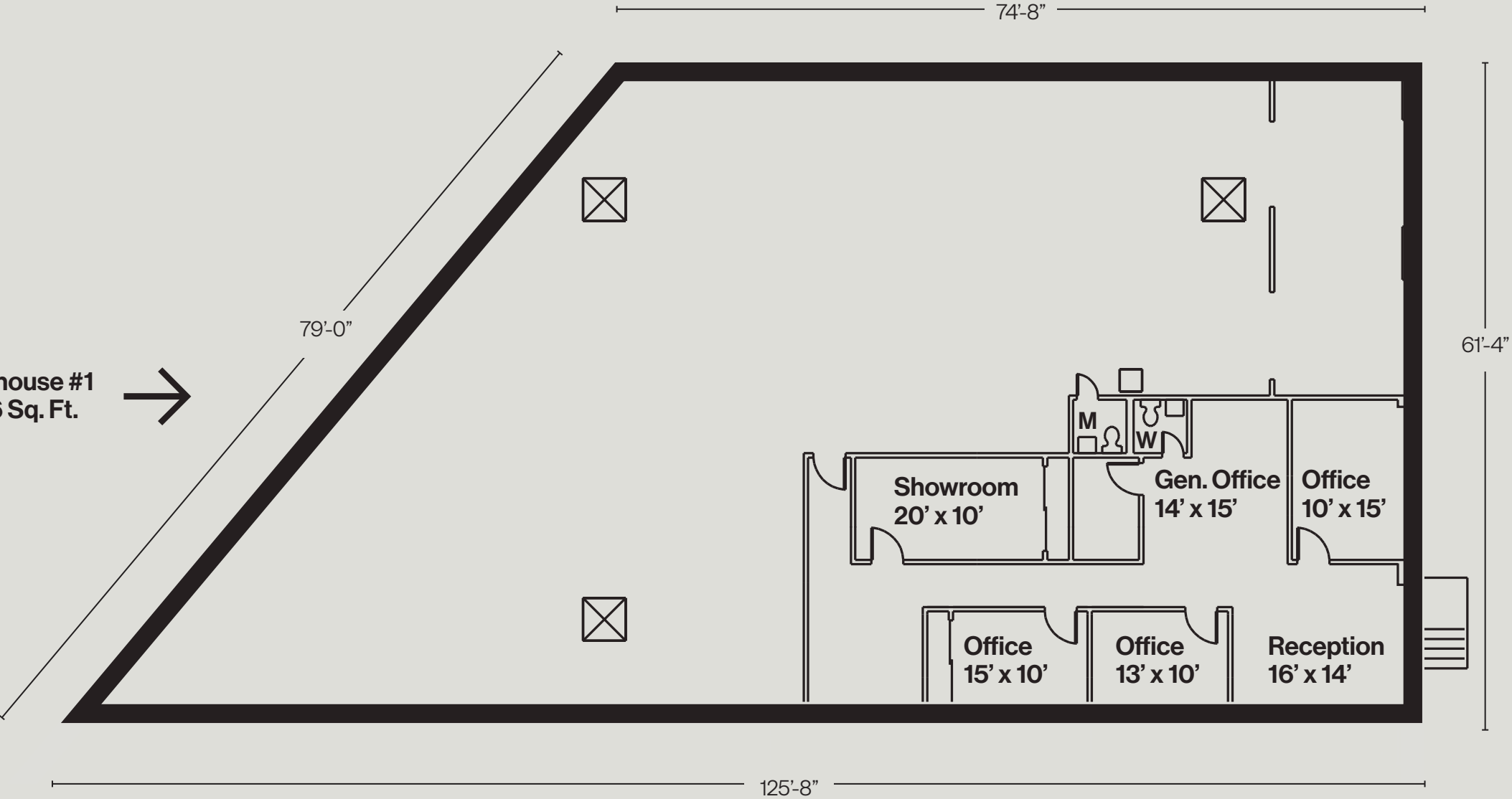
1129 Conveyor Ln

- 01 6,070 sq. ft. available
- 02 1,660 sq. ft. office
- 03 16’ clear height
- 04 Two (2) dock high doors
- 05 Two (2) drive in doors

Key Plan



Warehouse #1  
4,046 Sq. Ft.



Warehouse #2  
364 Sq. Ft.

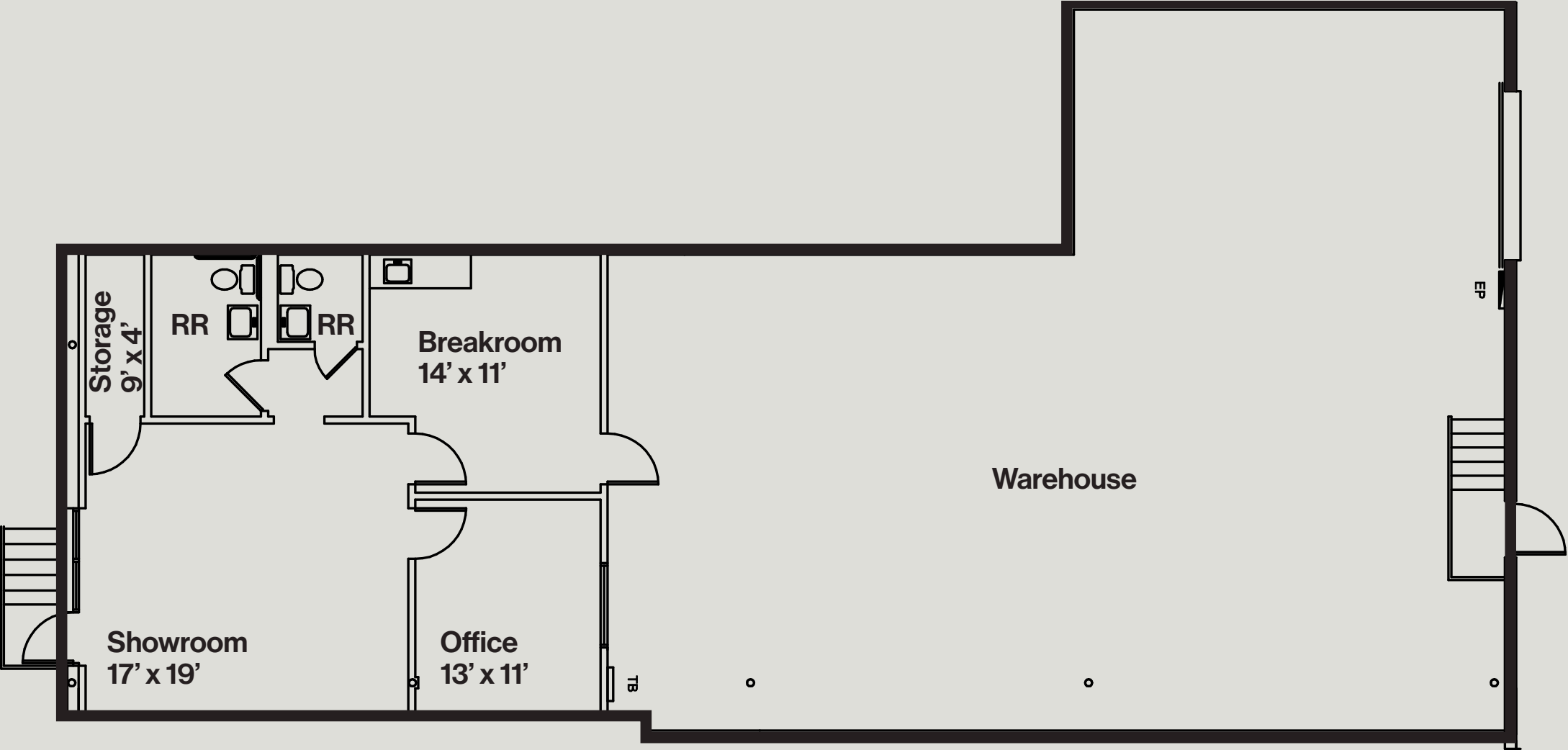
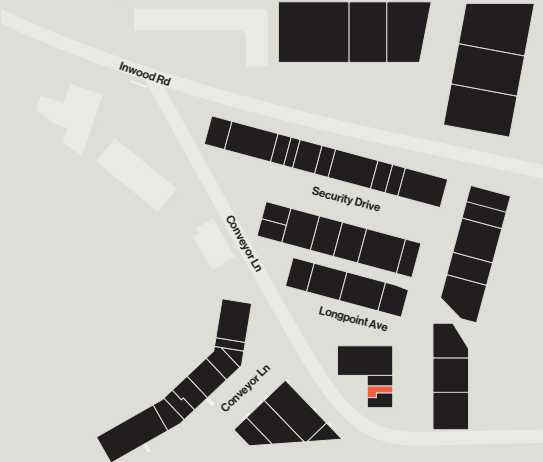




1113 Conveyor Ln

- 01 2,799 sq. ft. available
- 02 888 sq. ft. office
- 03 16’ clear height
- 04 One (1) dock high door

Key Plan



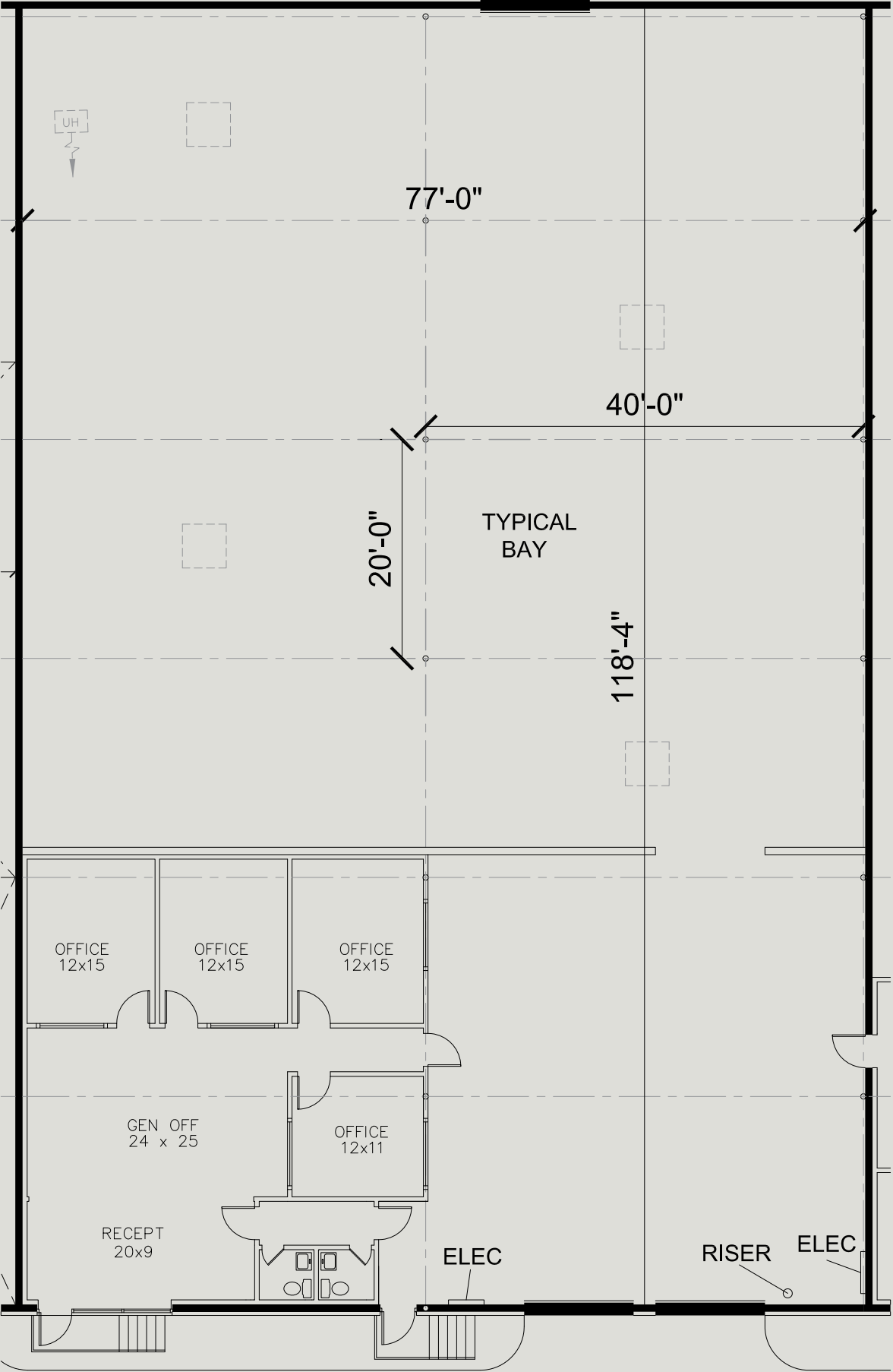




# 1239 Security Drive

- 01 9,320 sq. ft. available
- 02 1,561 sq. ft. office
- 03 17’ clear height
- 04 Two (2) dock high doors
- 05 Fully sprinklered

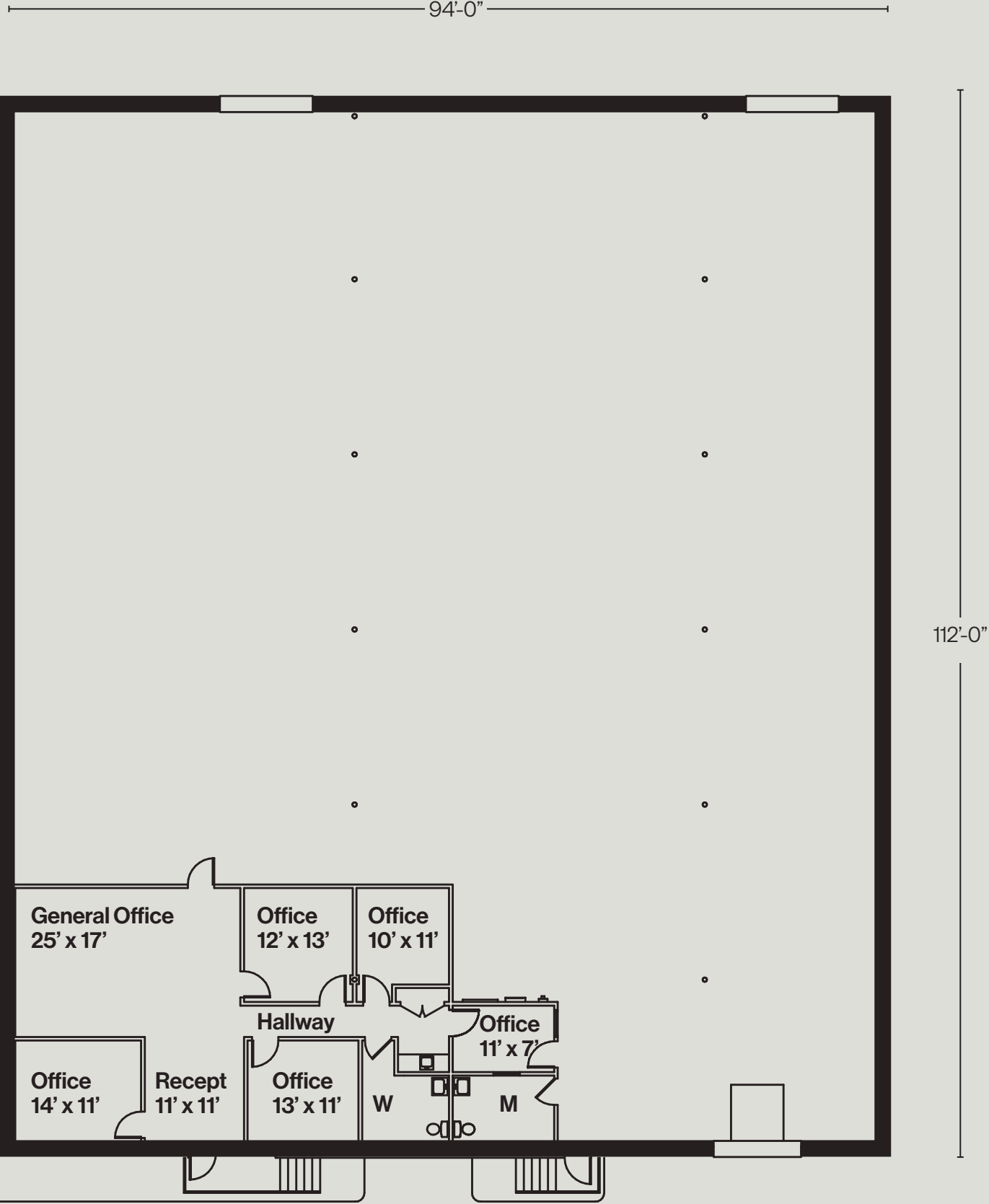
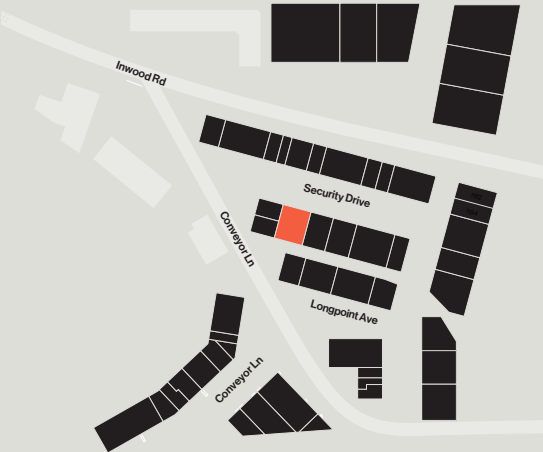
Key Plan



# 1257 Security Drive

- 01 11,940 sq. ft. available
- 02 1,702 sq. ft. office
- 03 17’ clear height
- 04 Two (2) dock high doors
- 05 Fully sprinklered
- 06 Fully made ready space!

Key Plan



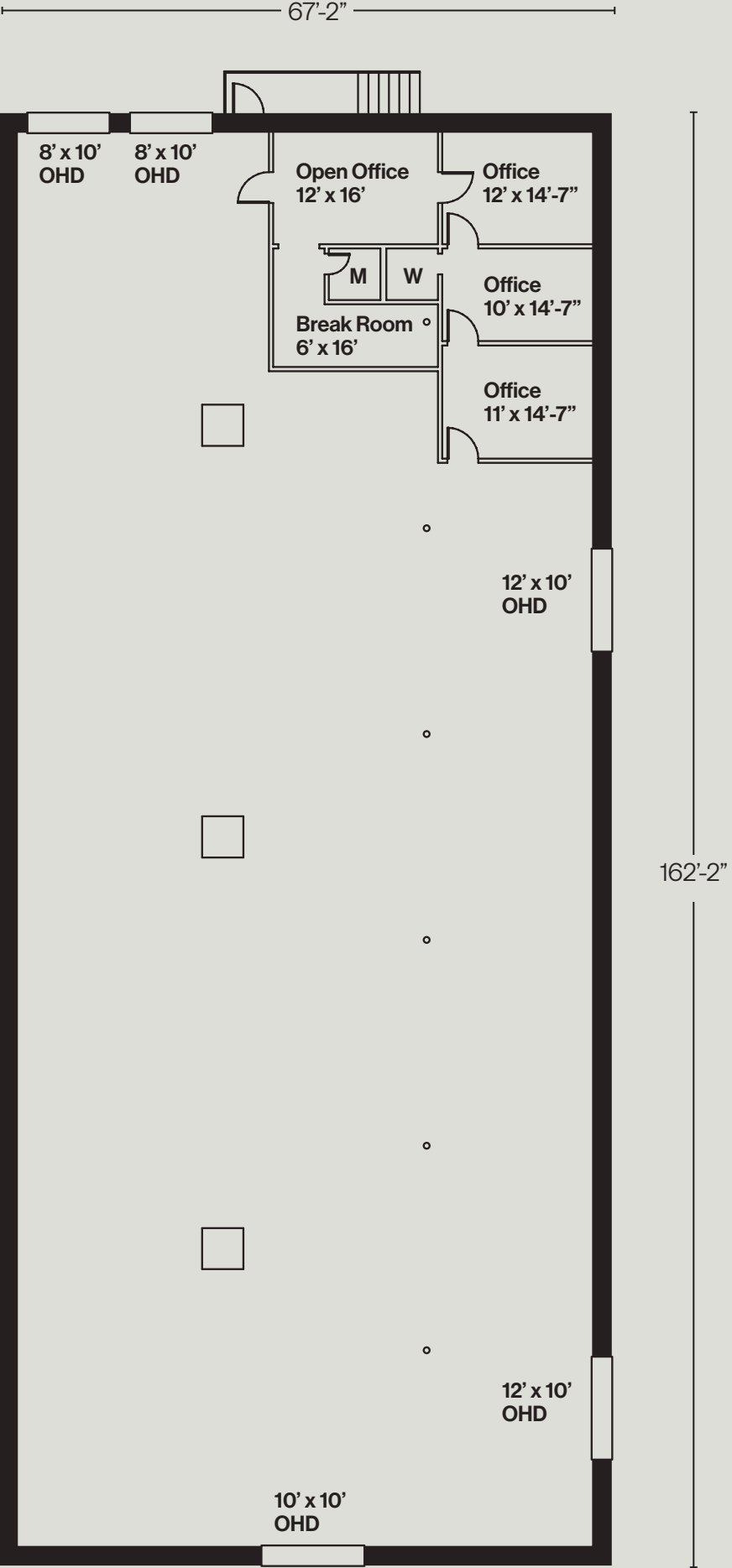




# 1182 Security Drive

- 01 8,420 sq. ft. available
- 02 909 sq. ft. office
- 03 22’ clear height
- 04 Two (2) dock high doors
- 05 Fully sprinklered
- 06 Fully made ready space!

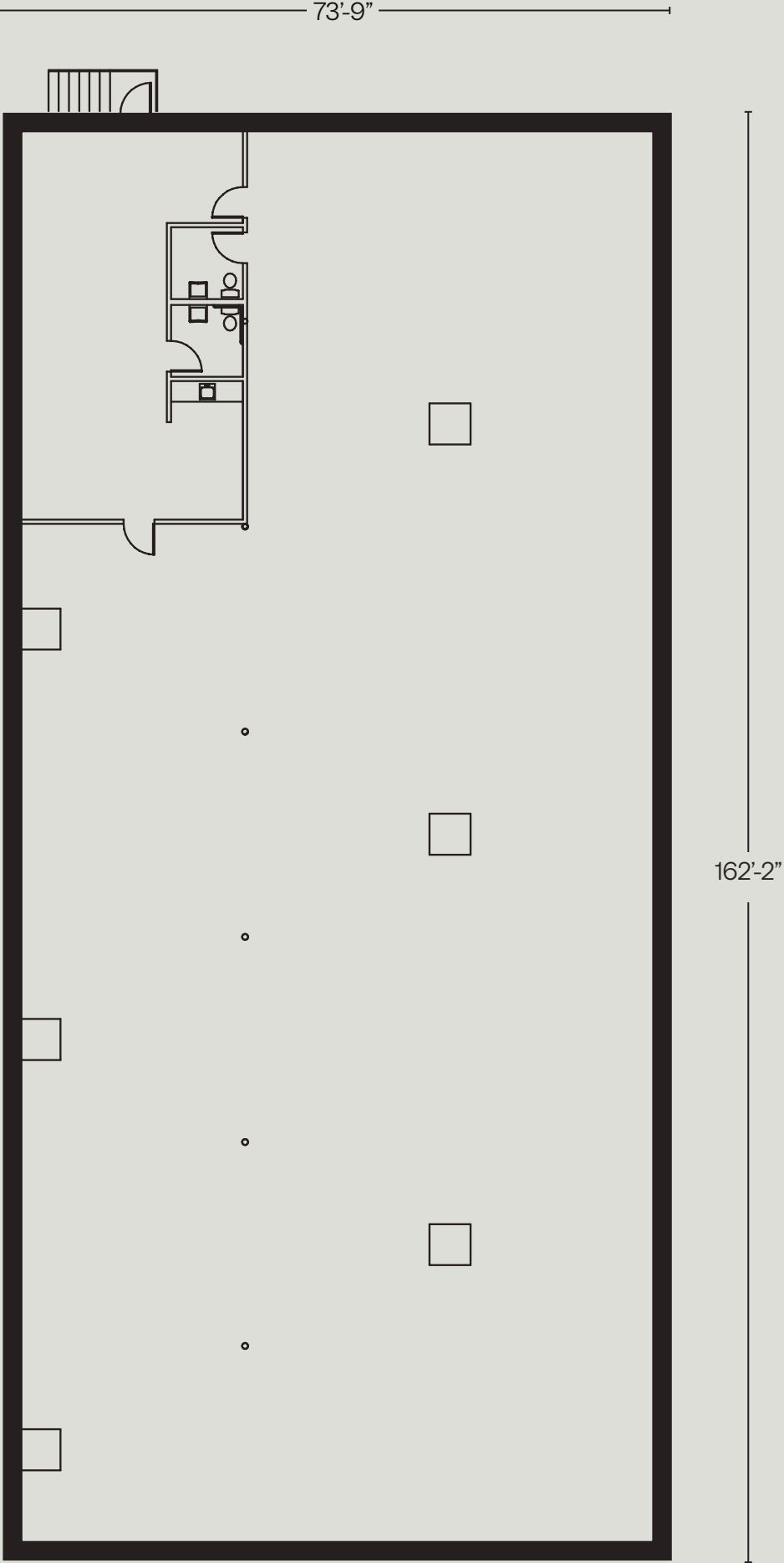
Key Plan

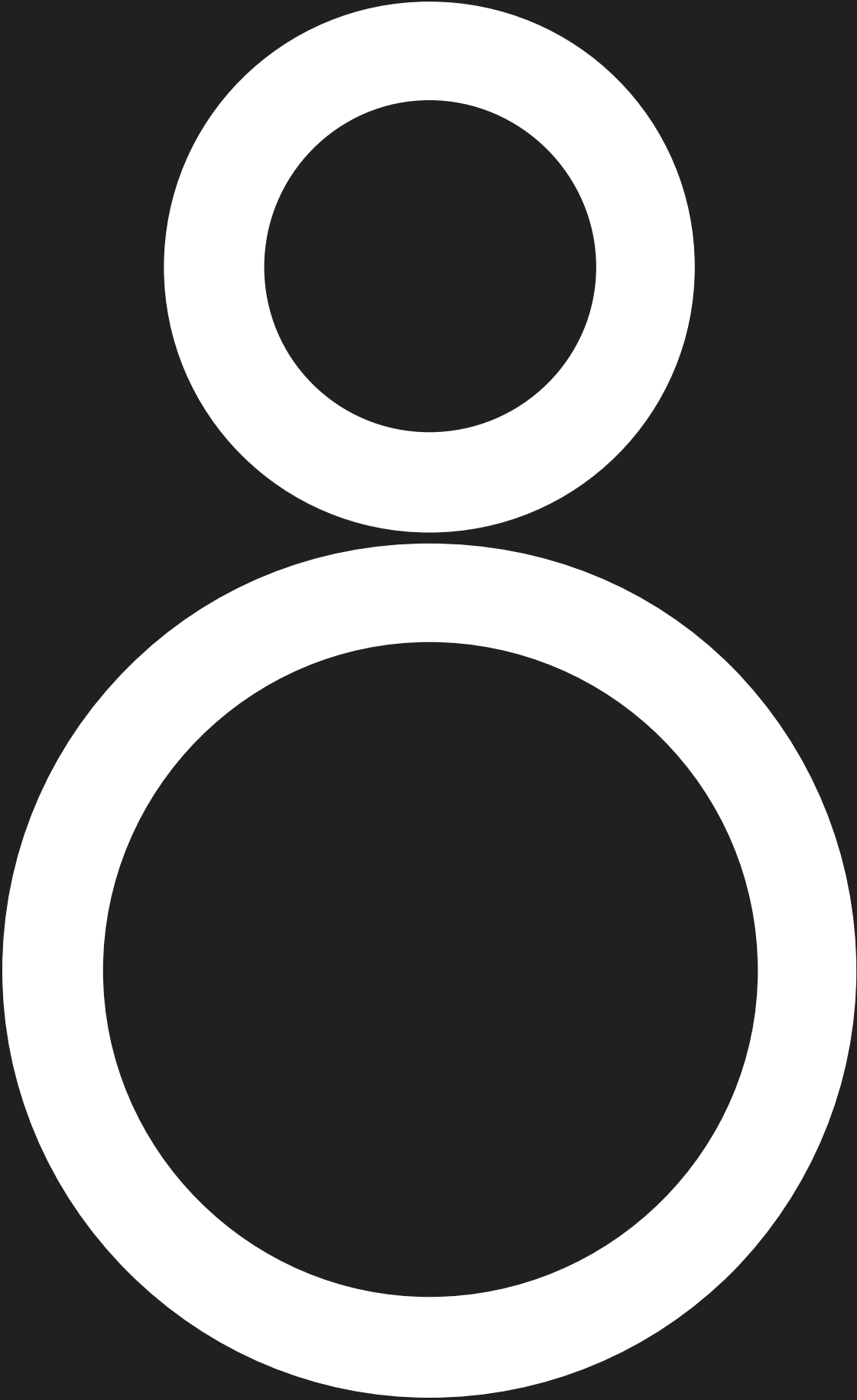


# 1184 Security Drive

- 01 8,934 sq. ft. available
- 02 897 sq. ft. office
- 03 22’ clear height
- 04 Two (2) dock high doors
- 05 Fully sprinklered
- 06 Fully made ready space!

Key Plan

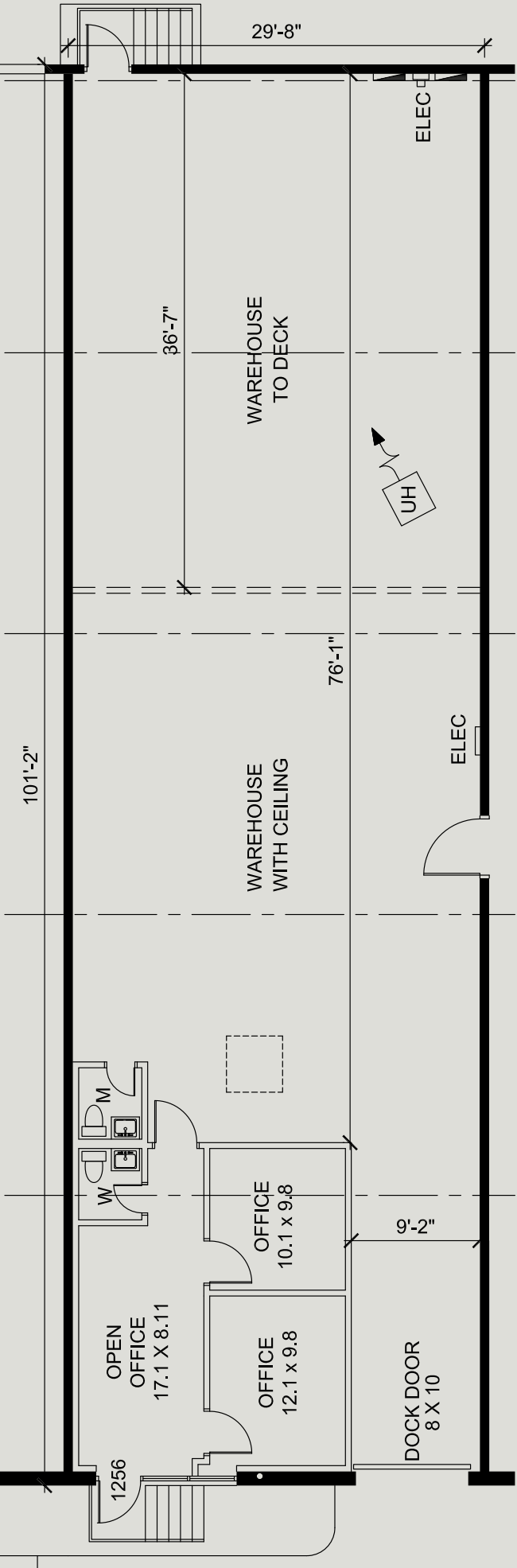




# 1256 Security Drive

- 01 3,000 sq. ft. available
- 02 500 sq. ft. office
- 03 16’ clear height

Key Plan





# Proximity Demographics

58  
66

At the center of it all... Literally.  
With a surrounding population that's  
dense, affluent, and highly active,  
this district is perfectly positioned  
for businesses that thrive on  
visibility, traffic, and connection.

Proximity

0.3<sup>Mi</sup>

0.3 Miles to I-35

1.0<sup>Mi</sup>

1.0 Mile to Southwestern Medical District

3.2<sup>Mi</sup>

3.3 Miles to Dallas Love Field

4.5<sup>Mi</sup>

4.5 Miles to Downtown Dallas

5.5<sup>Mi</sup>

5.5 Miles to Park Cities

5.6<sup>Mi</sup>

5.6 Miles to TX-183

2.2<sup>Mi</sup>

2.2 Miles to Design District

2.4<sup>Mi</sup>

2.4 Miles to Dallas Tollway

4.2<sup>Mi</sup>

4.2 Miles to Uptown

4.9<sup>Mi</sup>

4.9 Miles to Preston Hollow

13<sup>Mi</sup>

13 Miles to DFW Airport

Designed in proximity.

**Immediate access to Downtown Dallas, Uptown, Medical District, Pegasus Park, Dallas Design District and thriving Dallas neighborhoods. Perfect for innovators, travelers, and businesses in Dallas' rising life sciences and tech scene.**





Aerial View (East)





Aerial View (North)





Demographics

3<sup>Mi</sup>

5<sup>Mi</sup>

15<sup>Min. Drive</sup>

Est. Population

91,198

339,656

979,553

Avg. HH Income

\$112,994

\$128,518

\$125,000

Total Housing Units

46,532

155,302

259,841

Daytime Population

220,930

614,109

1,662,170

Median Home Value

\$393,625

\$450,397

\$383,000

This project is positioned within a thriving urban corridor, surrounded by a high-density and high-income population. Within a 3-mile radius, there are over 91,000 residents with an average household income of \$112,994. That number grows to \$128,518 within 5 miles, reflecting a well-established and economically active community.

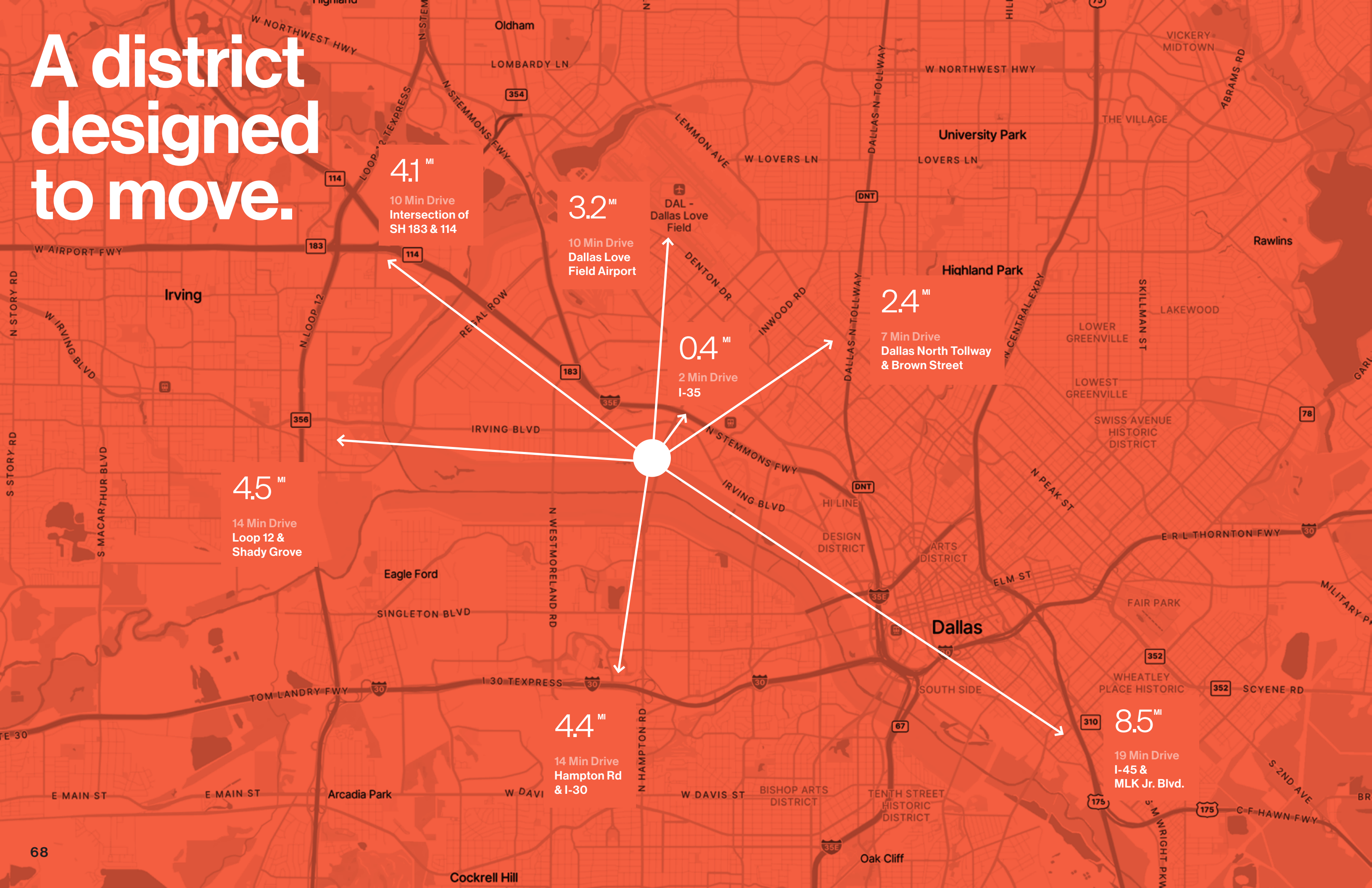
A 15-minute drive captures more than 970,000 residents and a daytime population of nearly 1 million, offering strong weekday traffic from professionals, commuters, and visitors.

The area includes over 259,000 housing units, with median home values above \$390,000, indicating a stable, invested residential base.





68





# Surrounding Neighborhoods

## Neighborhood Amenities

1. Quick Trip

2. Whataburger

3. Community Brewery

4. Children's Hospital

5. UTSW

6. Schlotzsky's

7. Slow Bone BBQ

8. SER Steak + Spirits

9. Mama's Daughter's Diner

10. Freshella Kitchen

11. Denny's

12. Heim BBQ

13. Kroger

14. Maple & Motor Burger

15. Rodeo Goat
16. Parkland Hospital

17. Dart Rail Station

18. Brook Hollow Golf Club

19. Dickey's BBQ

20. Taco Cabana

21. La Duni

22. Cidercade

23. Spark By Hilton

24. Marriott Suites

25. Embassy Suites

26. Hampton Inn

27. Comfort Inn

28. Renaissance Hotel

29. Chevron

30. 7-Eleven

## Industry Neighbors

1. Dallas Central Appraisal

2. Fastenal Tool

3. Goodyear Tire

4. Trinity Industries

5. Praxair Distribution

6. Kenworth Trucks

7. Penske Truck Rental

8. Kuby's Meat Shop

9. General Data Tech

10. Atrium Windows & Doors

11. Rone Engineering

12. Specs Distribution Center

13. Frito-Lay

14. Prime Data Centers
15. Dallas County Elections

16. Sherwin-Williams

17. Parkland Hospital

18. Labatt Food Service

19. Goodier Cosmetics Inc

20. Global Views

21. Taxila Stone

22. Caliber Collision

23. Tesla Service Center

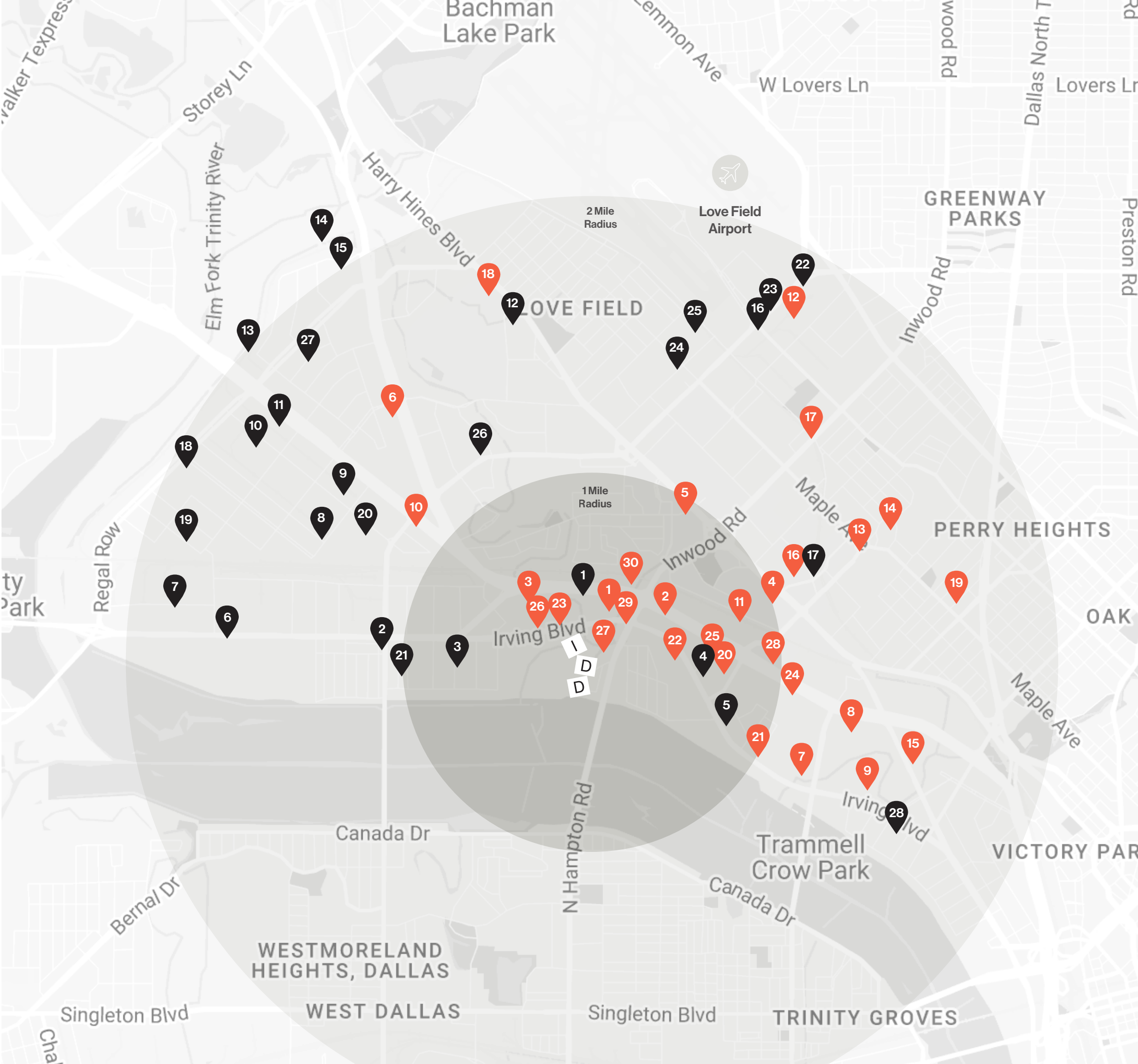
24. Amazon Prime Now

25. AutoNation Collision Center

26. VNA Hospice

27. Paciugo Corporate HQ

28. Apex Supply





About M2G	74
Press	76
Existing Tenants	78
Art Program	80
Leasing Contact	84

M2G VENTURES

Guided by the company’s purpose to inspire evolution through impact and innovation, M2G Ventures thoughtfully and conscientiously invests in distinctive mixed-use and industrial development projects with a focus on creating places that users want to be.

Since its founding in 2014, the fast-growing company has become a leading voice in the industry through a bold strategy anchored by a dedication to innovation and an everlasting commitment to conscious development, as embodied by the M2G+ initiative. The company’s capstone is a 501(c)(3) focused on changing the way we treat mental illness. The company is a Certified Women-Owned Business based in Fort Worth, Texas.

[Link to M2G's website](#)



Archetype

[Link](#)

Re-branding to fill a niche and redefining the rules of urban industrial sophistication.



Foundry

[Link](#)

The art of transformation is on display as mid-century warehouses became a post-modern mixed-use destination.



Proto Park

[Link](#)

Shifting the paradigm of urban industrial properties by creating a new standard in the West Brookhollow submarket.



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Existing Tenants



Join Us:

Crate&BarrelOutlet

DeskMakers  
Be Enabled

Peacock Alley

ANATOLIA  
RUG GALLERY

MODERNO  
PORCELAIN WORKS

REGENCY  
RAILINGS

SCENICSOURCE

EST. 1919  
FAMILY OWNED  
Community  
COFFEE

Neiman Marcus



# Our Art Mission



M2G VENTURES

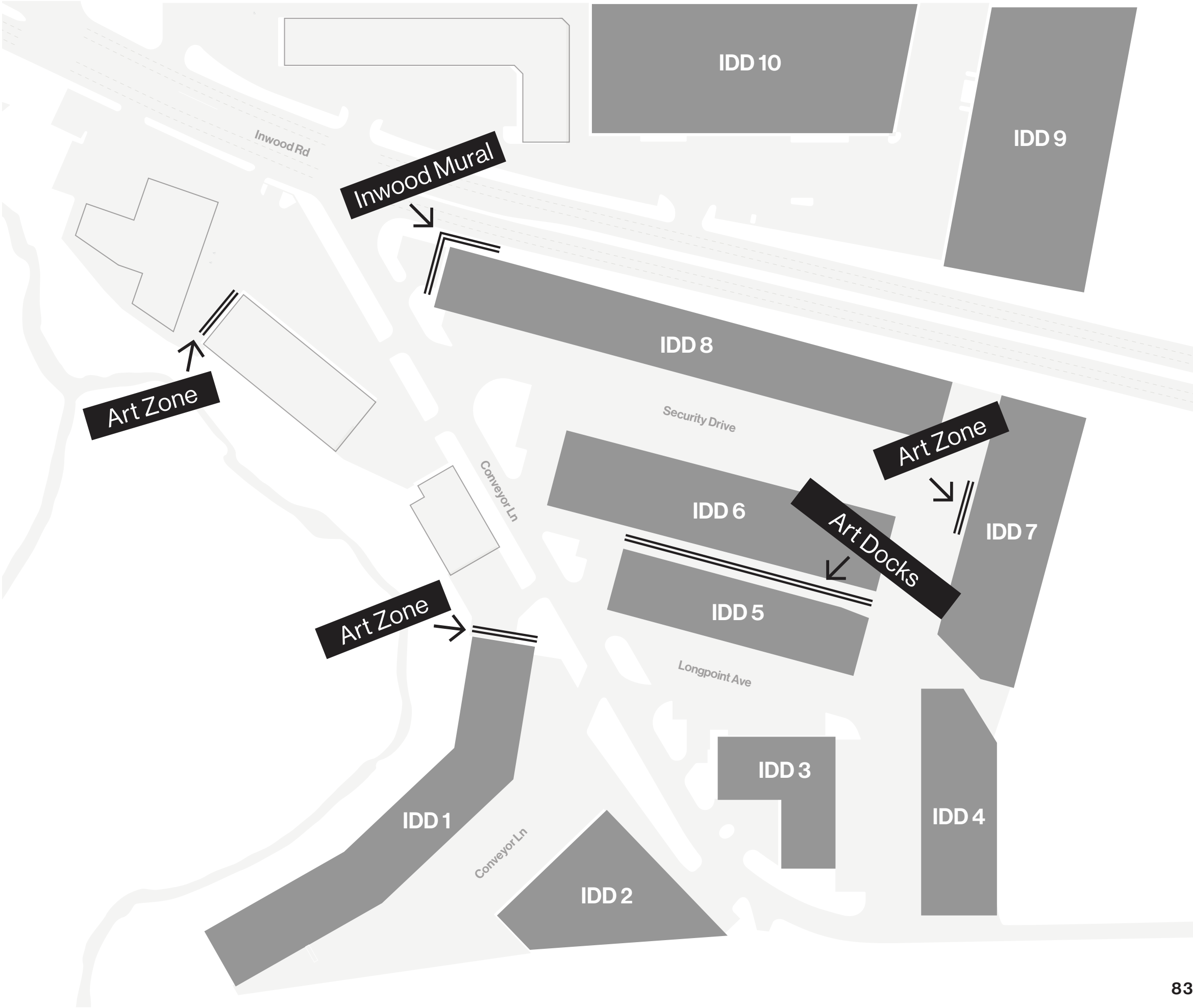
At M2G Ventures, we believe real estate should do more than function: it should inspire. Art is core to our philosophy, giving each property a distinct identity and sense of place. We treat every project as a canvas, using intentional design to spark emotion, foster creativity, and connect with the surrounding community.

This commitment is carried out by a team that curates every detail with care, ensuring each space tells a story and stands apart.



# Arts Programming

At Inwood Design District, the locations shown to the right represent planned moments of artful integration: murals, clever signage, and other creative details designed to bring the brand to life and enrich our tenants daily experiences.



**IDD is now leasing light industrial and showroom space to tenants to support their growing business in the thriving Dallas market.**

**With easy access to major transit routes and immediately adjacent the fast growing Design District, this is a unique opportunity to grow in a dynamic, evolving district.**

**For availability and leasing details, contact our team at Holt Lunsford.**

**[Inwood-Design.com](http://Inwood-Design.com)**



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