

218 W COMMERCE ST

DALLAS, TEXAS 75208



HOLINER HOLDINGS
Commercial Real Estate Services

OVERVIEW

218 W COMMERCE ST
DALLAS, TEXAS 75208



DESTINATION-DRIVEN SPACE IN THE HEART OF WEST DALLAS

A high-visibility corner uniting the momentum of Bishop Arts, Sylvan | Thirty, and Trinity Groves. The site's walkability, frontage, and direct connection to Harold Simmons Park create an unparalleled platform for destination-driven operators.

With flexible patio and rooftop activation potential, this property invites memorable, guest-focused experiences supported by valet and shared parking options in one of Dallas' most transformative corridors.

Key Features:

- **Size:** ±5,000 SF ground-level shell + ±1,200 SF patio with ability to activate rooftop
- **Type:** Restaurant / Retail / Medical / Office
- **Zoning:** Commercial / Mixed-Use
- **Parking:** Shared / Valet Options
- **Availability:** Immediate



PROPERTY

LOCATION & CONTEXT

Located at the corner of Commerce & Beckley, one block south of the Trinity Groves restaurant core and minutes from Downtown Dallas. Surrounded by Sylvan Thirty, The Langford, and Bishop Arts District- three of the city's most active lifestyle nodes.



CATALYST FOR GROWTH

Ongoing redevelopment, anchored by Goldenrod Companies' 35-acre acquisition and the upcoming 250-acre Harold Simmons Park, is transforming West Dallas into a high-density mixed-use district.



DEMOGRAPHICS

Average HH Income

\$71,160

1 Mile Radius

Median Age

34 Years

Young & Urban

Daily Traffic

>40K VPD

Beckly + Commerce

Nearby Units

6,000 +

Planned / Delivered

Park Impact

\$7B+

Estimated 2025-2028



MAP



HAROLD SIMMONS PARK

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WEST OVERLOOK



Harold Simmons Park will bring 250 acres of trails, green space, and cultural amenities to the Trinity River Corridor—linking Downtown and West Dallas through a vibrant new civic destination. Positioned directly along the park's southern edge, 218 W. Commerce offers unmatched visibility and connection to Dallas' most transformative urban project.

TENANT MIX + POSITIONING

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THE OPPORTUNITY

The 5,000 SF ground-level shell at 218 W Commerce Street offers a flexible canvas for a dynamic tenant. The space's corner visibility and proximity to Trinity Groves, Bishop Arts, and Harold Simmons Park create an ideal platform for food, beverage, and experiential users seeking a high-profile West Dallas presence.

Given limited on-site parking, a valet or shared parking arrangement with nearby projects such as Sylvan | Thirty or park lots will be key to long-term success.

SUMMARY

Ideal for food, beverage, and experiential lifestyle concepts, the space offers exceptional visibility, walkability, and direct connection to Harold Simmons Park. Tenants can capitalize on the area's steady foot traffic and dynamic mix of nearby destinations, with valet or shared parking solutions supporting a seamless guest experience in this evolving West Dallas corridor.

TARGET TENANT USES

FULL-SERVICE RESTAURANT / GASTROPUB

Chef-driven or elevated casual dining concept leveraging Trinity Groves' culinary momentum. Rooftop deck doubles as bar, lounge, or event space.

BREWERY / DISTILLERY TAPROOM

Craft brewery, cider bar, or small-batch distillery with on-site production and tasting. Rooftop can function as a beer garden or live music patio.

CAFÉ / MARKET / BAKERY

Specialty coffee, café, or artisan bakery with grab-and-go and patio seating. Serves morning-to-lunch crowd and park visitors.

FOOD HALL / MARKET HALL

Multi-vendor concept blending local chefs, retail, and communal seating — activating both ground and rooftop levels.

FITNESS / WELLNESS STUDIO

Boutique fitness or wellness concept offering group classes, personal training, or recovery services. Rooftop adaptable for yoga, outdoor workouts, or community wellness events.

EVENT / ENTERTAINMENT SPACE

Flexible venue for private dinners, music nights, or seasonal events. Rooftop suited for concerts, screenings, or VIP gatherings.

OFFICE / CREATIVE CO-WORKING

Design-forward workspace or incubator catering to entrepreneurs and media startups. Rooftop usable for meetings or networking.

MEDICAL OFFICE / HEALTHCARE SPACE

Premium, adaptable medical office or med spa designed for modern healthcare providers, including clinics, specialty practices, and wellness centers. Thoughtfully planned layouts support patient care, consultations, procedures, and efficient staff operations.



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