

NOW LEASING

305 W COMMERCE ST

DALLAS, TEXAS 75208



HOLINER HOLDINGS
Commercial Real Estate Services

OVERVIEW

305 W COMMERCE ST
DALLAS, TEXAS 75208



Key Features:

- **Size:** 5,221 SF (will demise)
- **Type:** Retail / Fitness / Wellness / Medical / Office
- **Zoning:** Commercial / Mixed-Use
- **Parking:** Direct Garage Parking Access
- **Availability:** Immediate

NEIGHBORHOOD SERVICE RETAIL FOR WEST DALLAS

305 W Commerce offers 5,221 SF of first-generation retail space located just west of Downtown Dallas in the rapidly evolving West Dallas neighborhood. Surrounded by thousands of multifamily units and positioned near Trinity Groves, Bishop Arts, and the future Harold Simmons Park, the property is uniquely suited for neighborhood-serving retail concepts.

The space is ideal for fitness, wellness, medical, pet care, and service-oriented operators that benefit from proximity to nearby residents and convenient parking.



PROPERTY

LOCATION & CONTEXT

Located along W Commerce Street in West Dallas, just west of Downtown Dallas and minutes from Trinity Groves. Positioned within a growing corridor connecting Downtown, Trinity Groves, and the Design District, with increasing residential density and continued development throughout the surrounding area.



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

+24K VPD

Commerce Street

Nearby Units

6,000 +

Planned / Delivered

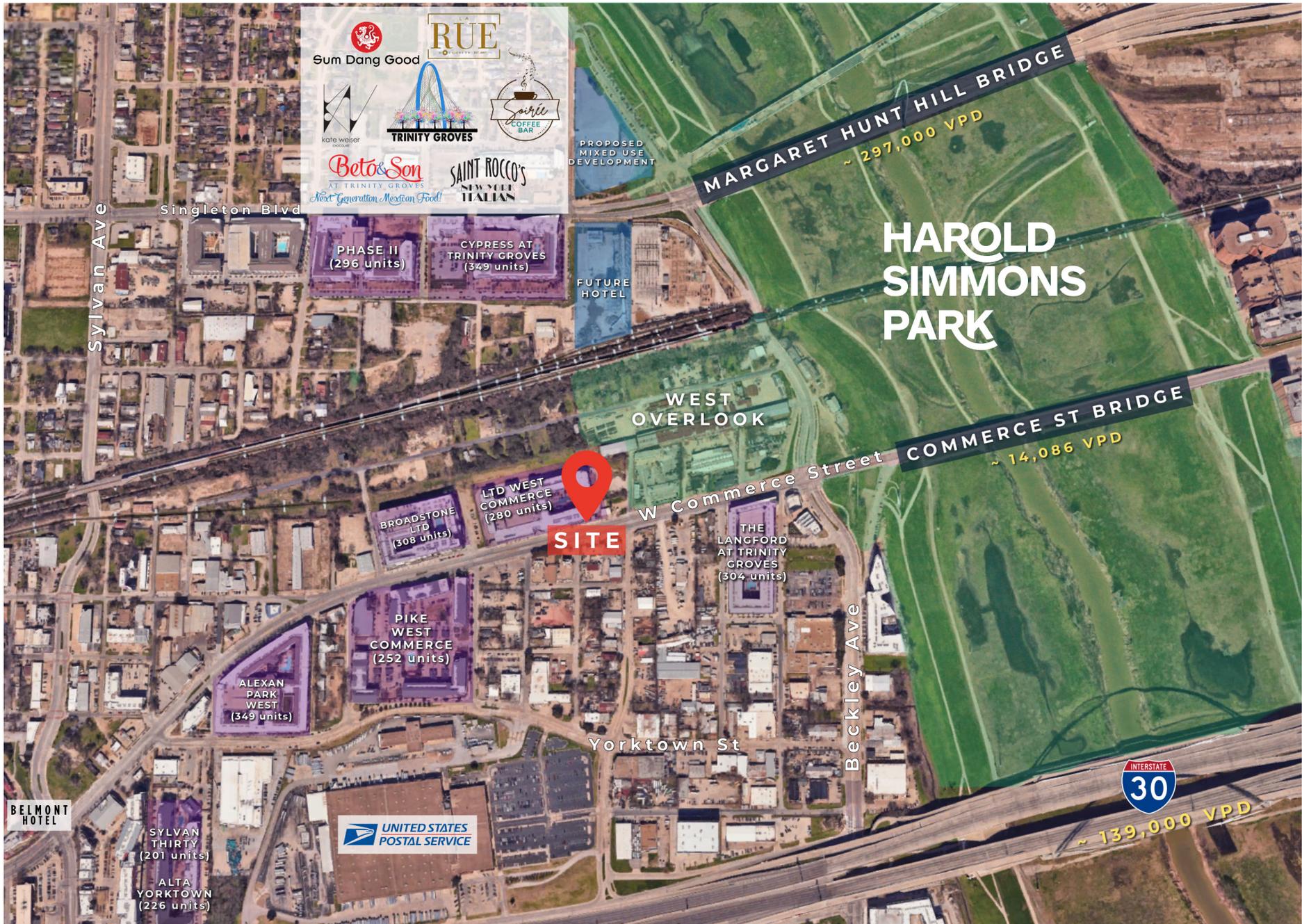
Park Impact

\$7B+

Estimated 2025-2028



LOCATION



HAROLD SIMMONS PARK



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.



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