

257 S. RIVERFRONT BLVD.  
DALLAS, TEXAS



**TRINITY SOUTHWEST**  
COMMERCIAL REAL ESTATE



**TRANSWESTERN**<sup>®</sup>

## PROPERTY DETAILS

---

Address:	257 S. Riverfront Blvd. Dallas, Texas
Total Land:	+/- 3.5 Acres
Building Size	1,500 SF
Year Build:	2006
Tenant:	Delta Bail Bonds
Lease Term:	through 12/31/2026
Approximate Annual NOI:	\$115,000
Zoning:	PD 784
Access:	I-30, I-35, Commerce St.
*Legal Lot Split Required	

## HIGHLIGHTS

- High-Density Mixed-Use Zoning
- Large 3.5-acre tract
- Tight Submarket
- Hard-Corner at Signalized intersection
- Exceptional access to I-35 & I-30

## OFFERING OVERVIEW

---

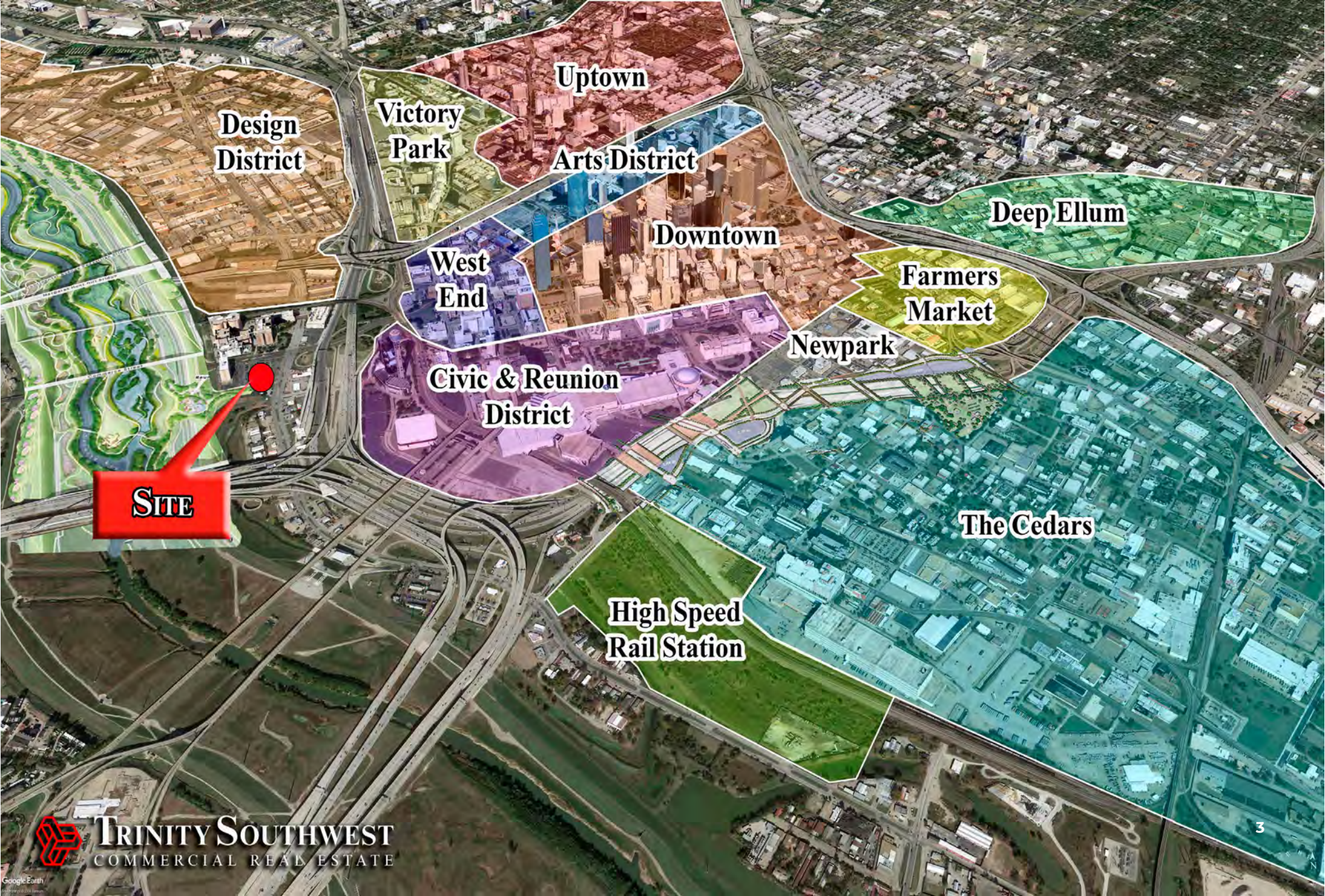
Trinity Southwest and Transwestern have been exclusively retained to offer for sale roughly 3.5 acres at 257 S. Riverfront Blvd., Dallas, TX (the “Property”). The Property has high-density mixed-use zoning and is primed for development.

Adjacent to Downtown Dallas and the Trinity River, the Property is strategically located near the new Convention Center, the new West Trinity Overlook Park, the Design District and Trinity Groves.

The up-and-coming southwest quadrant of Downtown Dallas, where the new Convention Center is located, is poised for substantial growth through several major landholders, including Mathews Southwest, Ray Washburne, Hunt Realty, Mark Cuban, and Hoque Global.

This key infill location is favorable for a variety of users and makes the Property one of the most compelling development opportunities in this tight submarket.

257 S. RIVERFRONT BLVD.  
DALLAS, TEXAS



**SITE**



257 S. RIVERFRONT BLVD.  
DALLAS, TEXAS



AERIAL



DESIGN

VICTORY PARK

ARTS DISTRICT

TRINITY GROVES

WEST END

HAROLD SIMMONS  
PARK

DOWNTOWN

WEST OVERLOOK  
PARK

HUNT  
REALTY INVESTMENTS  
REUNION  
DEVELOPMENT

KAY BAILEY HUTCHISON  
CONVENTION CENTER DALLAS

SITE

THE CEDARS

TEXAS HIGH SPEED  
RAIL STATION  
(PROPOSED)

257 S. RIVERFRONT BLVD.  
DALLAS, TEXAS



257 S. RIVERFRONT BLVD.  
DALLAS, TEXAS



NEW & NOTEWORTHY  
CONVENTION CENTER

## CONVENTION CENTER

**This \$3.7 billion project will be a substantial boon for tourism and a true game changer for Downtown Dallas.**

**The plans will free up 21 acres the city will utilize to improve the downtown experience with state-of-the-art offerings and enlivened streetscapes.**



[WATCH THE VIDEO](#)  
**ABOUT THE TRINITY GROVES EXPANSION**

## TRINITY GROVES

- Goldenrod Cos. to massively expand Trinity Groves
- Will include more than 5,000 residential units, 1,000 hotel rooms and over 2.6 million SF of office space.
- Open space and park space are key features
- Will blend Trinity Groves into Trinity River Park



## WEST OVERLOOK PARK

- Covering 22 acres, the West Overlook Park will be the initial phase of the Harold Simmons Park
- Will feature Two-story Event Pavilion & Café, Pickleball Courts, Basketball Court, Sand Volleyball Courts, Splash Pad, Event Lawn, amongst other attractions
- Will be built outside the levees on Beckley Avenue & W. Commerce Street

[WATCH THE VIDEO](#)  
**ABOUT THE WEST OVERLOOK PARK**

## 40-ACRE RIVERFRONT MIXED-USE PROJECT



One of North Texas' most successful and best-known apartment builders — Columbus Realty — has finished work on a 535 unit rental community on part of the 40-acre land assemblage to the north of the iconic Margaret Hunt Hill Bridge.

Columbus Realty CEO and founder Robert Shaw has previously said that he was attracted to the site because of its proximity to the planned Trinity River park and the trail system. City planners have long held that the Riverfront Boulevard site, planned for mixed-use construction including apartments, shopping, hotels and office space totaling up to 4 million square feet, has the potential to be one of the most significant development projects along the Trinity River.



## Hunt Realty Reunion Redevelopment



The project around the iconic Reunion Tower will include 12 new apartment buildings, a mega hotel, and shops and offices next to the new convention center.

Plans also call for the redevelopment of the historic Union Station, located across the railroad tracks from Reunion Tower.

## Hoque Global & PegasusAblon Bank of America Plaza



Mike Hoque of Hoque Global and Mike Ablon of PegasusAblon have lined up a deal to buy the 72-story building, plus 4 surrounding blocks in Downtown Dallas.

A \$350 million redevelopment plan starting in mid-2025 will add a 300-key hotel to the tower and recast the surrounding streetscape into a bustling, pedestrian-friendly area with trendy restaurants and shops.

# Goldman Sachs



Construction has started on an 800,000 sf Goldman Sachs office which will house 5,000 employees. The office is part of a larger mixed-use development alongside a 1.5-acre urban park.

# Bank of America



Construction has started on what will be the tallest office building in Dallas' Uptown district. The 30-story high-rise will house Bank of America's Dallas offices when it opens in 2027.

EXCLUSIVE LISTING BROKERS



---

[TSWCRE.COM](http://TSWCRE.COM)

8117 PRESTON ROAD, SUITE 600  
DALLAS, TEXAS 75225

**PATRICK HUNT**

---

*phunt@tswcre.com*  
214.663.4218

**CULLEN FINNEGAN**

---

*cfinnegan@tswcre.com*  
214.444.8488

---

[TRANSWESTERN.COM](http://TRANSWESTERN.COM)

2300 NORTH FIELD STREET, SUITE 2000  
DALLAS, TEXAS 75201

**HENRY KNAPEK**

---

*henry.knapek@transwestern.com*  
972.774.2552

*This information is from sources believed reliable, however, Trinity Southwest Services, LLC has not verified the accuracy of the information. Trinity Southwest Services, LLC makes no guarantee, warranty, or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price, or withdrawal without notice. Any projections, assumptions, or estimates are for illustrative purposes only. Recipients should conduct their own investigation.*



# 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.

## 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.

**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.

**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.

Trinity Southwest Services, LLC

9009245

info@tswcre.com

214-444-8488

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Patrick Hunt

660174

phunt@tswcre.com

214-663-4218

Designated Broker of Firm

License No.

Email

Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date