

MAIN STREET PORTFOLIO
DALLAS, TEXAS



TRINITY SOUTHWEST
COMMERCIAL REAL ESTATE

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PROPERTY DETAILS

MAIN STREET PORTFOLIO DALLAS, TEXAS

3417 Main Street	5,247 sf
3404 - 3410 Main Street	10,000 sf
3409 Main Street	5,000 sf
3407 Main Street	2,500 sf
3401 - 3405 Main Street	7,500 sf
3410 Elm Street	5,000 sf

Total Building Size:	35,247 sf
Total Land Size:	40,686 sf

Zoning:	PD 269
Access:	U.S. 75, I-30, Commerce St.

HIGHLIGHTS

- 6 Existing Buildings
 - 14 Demised Suites
 - Short-Term Leases
 - Adjacent to Baylor Scott & White Corporate HQ
 - Opportunity Zone
-

OFFERING OVERVIEW

Trinity Southwest is pleased to present the opportunity to acquire the Main Street Portfolio.

The Main Street Portfolio consists of 6 existing buildings with 14 demised suites. The suites range from owner-occupied live/work & creative office to boutique and service retail. Many leases are month-to-month.

The property sits in a tree-lined residential pocket adjacent to the new Baylor Scott & White Corporate HQ. Nearby, the recently renovated Continental Gin building is home to Dallas' only Michelin starred restaurant, Tatsu.

The Main Street Portfolio provides an investor or user the opportunity to acquire a generational-type asset with large upside rent potential.

PERMITTED USES

- Restaurant / Café
 - Creative Office
 - Retail Boutique
 - Entertainment Venue
 - Microbrewery
 - Bar
 - Art Gallery
 - Health & Wellness
 - Live / Work
 - Event Space
-



3404 - 3410 Main St.

Bldg - 10,000 SF
Land - 10,000 SF
4 separate suites



3401 - 3405 MAIN ST.

3401 - 3405 Main St.

Bldg - 7,500 SF
Land - 7,500 SF
5 separate suites



3409 Main St.

Bldg - 5,000 SF
Land - 5,000 SF
2 separate suites



3409 MAIN ST.



3410 ELM ST.

3410 Elm St.

Bldg - 5,000 SF
Land - 5,000 SF

3417 Main St.

**Bldg - 5,247 SF
Land - 5,608 SF**



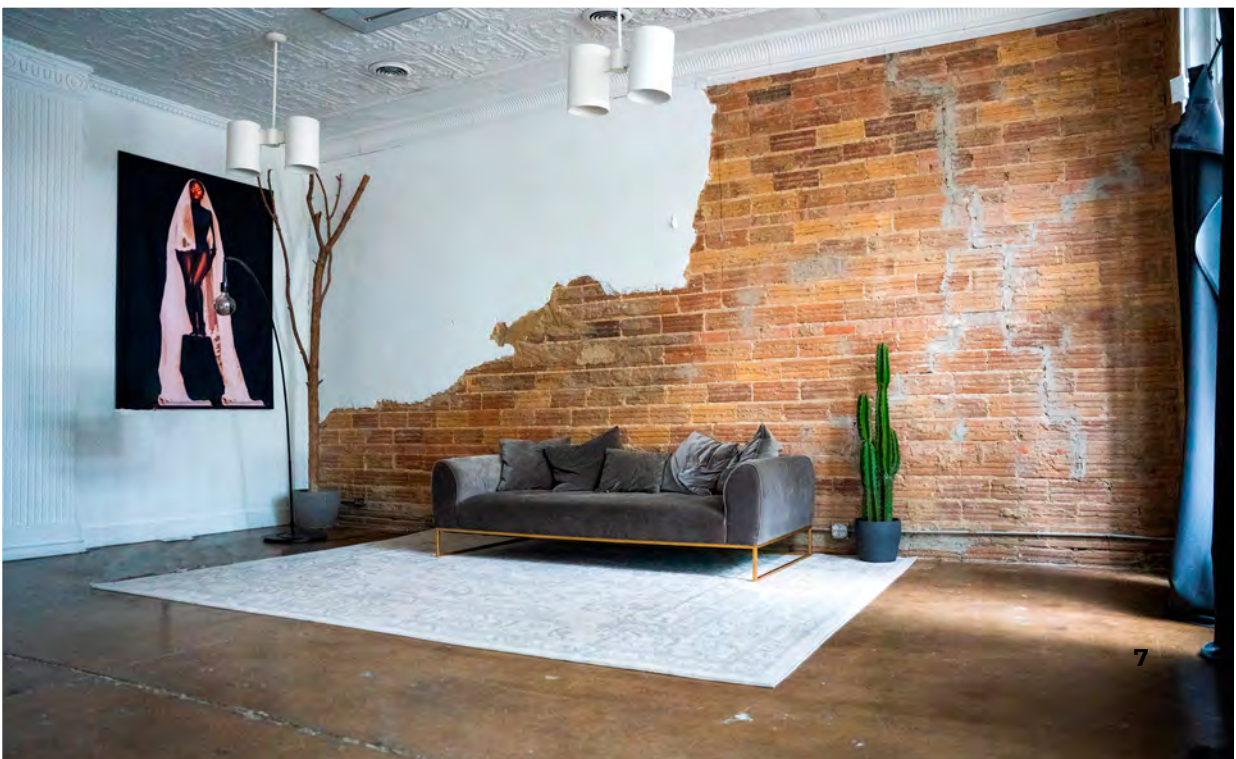
3417 MAIN ST.

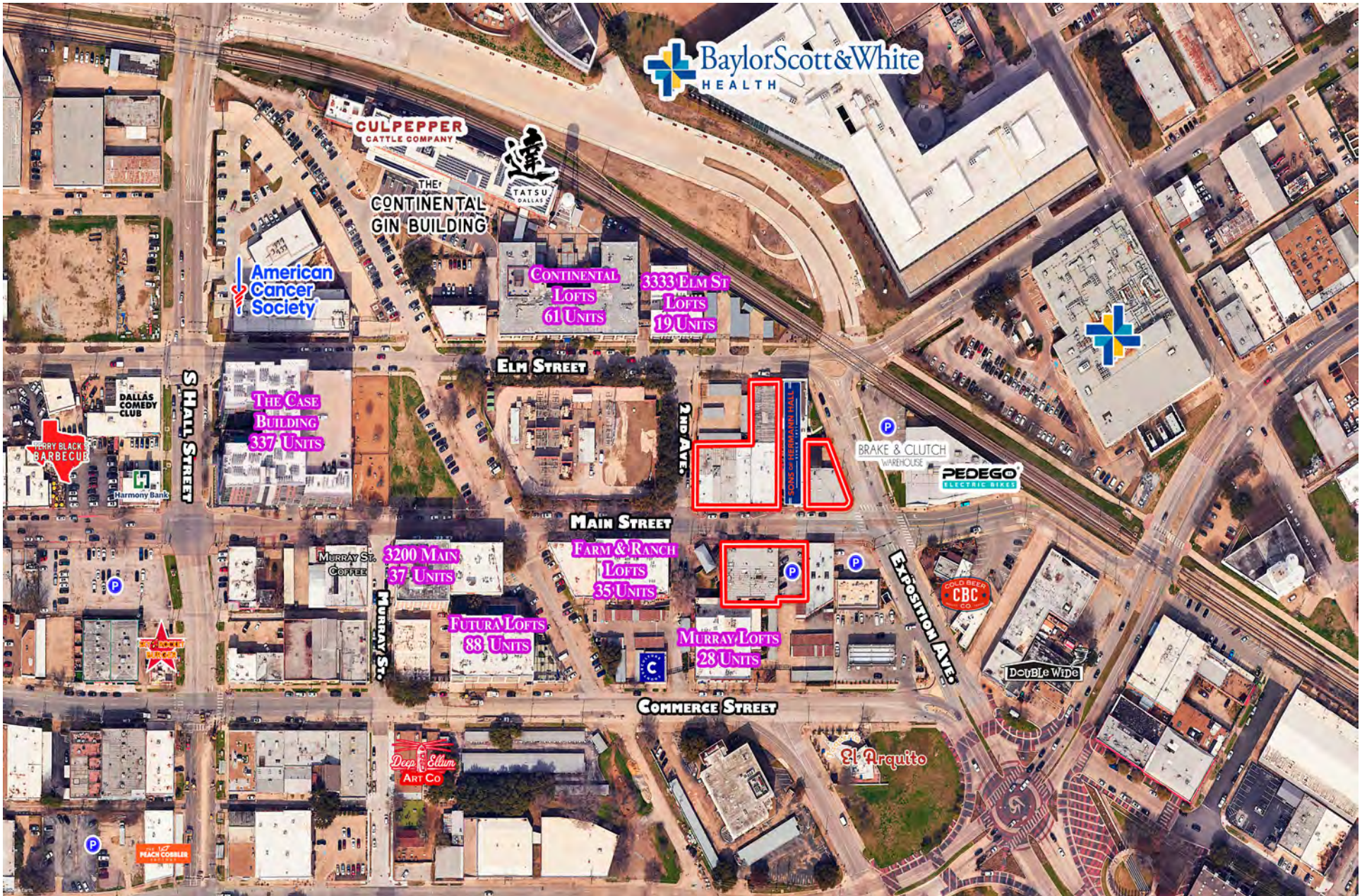


3407 MAIN ST.

3407 Main St.

**Bldg - 2,500 SF
Land - 2,500 SF**







2800 Taylor Street - Stillwater Capital

Construction completed in mid-2024 on this 192-unit luxury apartment.



The Case Building – Westdale & StreetLights

The 17-story apartment complex at 3131 Main St incorporates a U-shaped design with skyline views.



Two Six Two Five Elm - RXR Realty

Construction is set to begin in early 2026 on this 7-story apartment project featuring high-street retail.



Larkspur Capital

The developer has four apartment projects in the area, two have delivered and two are underway.



The Epic

The Epic is a mixed-use project that combines office, multifamily, retail, and a boutique hotel.



The Stack

This 16-story office building with retail on the ground floor was completed in 2022 and is 100% leased.



Baylor Scott & White HQ

Baylor Scott & White consolidated their corporate employees into this new 300,000 sf office HQ.



The Epic Phase II

The 23-story office was completed in 2022, and was picked as Uber's HQ2.



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.

CONTACT INFORMATION

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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.

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Buyer/Tenant/Seller/Landlord Initials

Date