

FORMER DICK'S LAST RESORT

2ND GEN RESTAURANT SPACE FOR LEASE



MATTHEWS™

2211 NORTH LAMAR STREET | DALLAS, TX 75202

Exclusively Listed By

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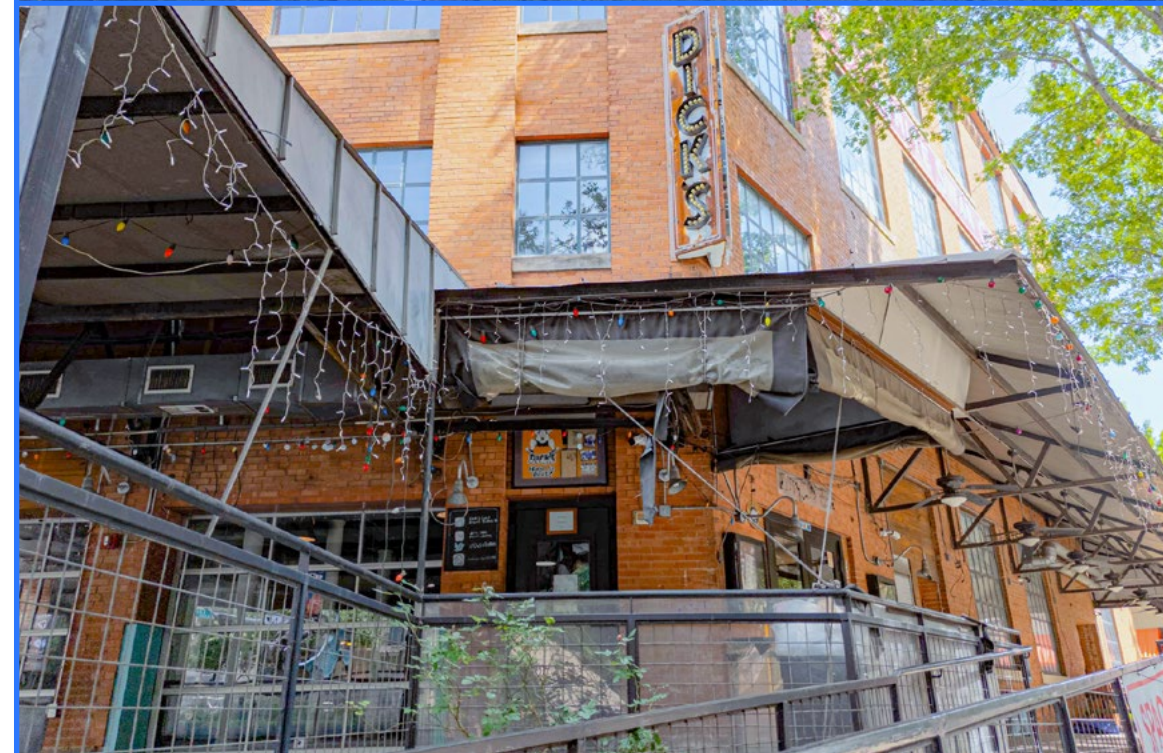


PROJECT SCOPE

- ±5,100 SF second-generation restaurant space with additional patio area, offering turnkey potential for food & beverage users
- Prime location at 2211 N Lamar in Downtown Dallas, formerly occupied by Dick's Last Resort
- Premium signage opportunity available with high visibility and strong frontage exposure
- High-visibility frontage along a major corridor connecting Uptown and Victory Park
- Positioned within a dense urban core supported by strong office, residential, and hotel demographics
- Walkable to key demand drivers including American Airlines Center, Victory Park, and the West End
- Strong foot traffic driven by events, tourism, and surrounding entertainment uses
- Excellent accessibility with direct connectivity to major highways and Dallas transit routes
- Ideal opportunity for a flagship restaurant, bar, or experiential dining concept seeking scale and patio presence

PROPERTY DEMOGRAPHICS

| Mile Radius | 1-Mile | 3-Mile | 5-Mile |
|----------------------|-----------|-----------|-----------|
| 2025 Population | 28,022 | 189,992 | 400,683 |
| Median Age | 36.0 | 35.6 | 35.7 |
| Bachelor's Degree | 62% | 50% | 44% |
| 2025 Households | 16,323 | 102,944 | 182,189 |
| Avg Household Income | \$134,566 | \$116,187 | \$116,373 |
| Median HH Income | \$108,242 | \$87,925 | \$82,824 |
| Consumer Spending | \$491.1M | \$2.9B | \$5.4B |





Museum Tower
±115 Conds

Trammell Crow Center
A prominent office tower in Downtown Dallas known for its postmodern architecture, luxury office space, and central location

The Fountain Place
One of downtown Dallas's most recognizable skyscrapers, known for its striking glass prism architecture, iconic fountain plaza, and premier office space in the Arts District

Ross Tower
Prominent Downtown Dallas Business Center

Energy Plaza
Prominent Downtown Dallas Business Center

Headquarters
ONCOR

AMLJ Fountain Place
±367 Units

The House Condos Dallas
±133 Units

THE DALLAS WORLD AQUARIUM

366

± 176,248 VPD

HOUSE OF BLUES

366

Subject Property

HOOTERS

Continental Ave



366

± 176,248 VPD

366

THE ANN & GABRIEL BARBIER-MUELLER MUSEUM

MESOMAYA COMIDA Y COPAS

THE HENRY NORTH ITALIA

ROLEX

HAPPIEST HOUR

MAGNOLIAS SOUS LE PONT

PNC

pbt

To Deseo

Perot Museum of Nature and Science

Pax & Beneficia

Ascent Victory Park Apartments 302 Units

7-ELEVEN CVS pharmacy

Goldman Sachs Dallas Campus Development in Victory Park / Field Street District \$500 Million Office Campus

Billy Can Can VELOUR

Parking Garage

JJ RISE ZAAP insomnia cookies ZSPOKE

SkyHouse Dallas Apartments Victory Park 336 Units

Magnolia Station 121 Units

American Airlines Center

HERO

The Vista 129 Units

Subject Property

Camden Victory Park Apartments 425 Units

Terrace Condominium 96 Units

The House Condos Dallas 133 Units

The Victor 344 Units

The 23 285 Units

ThirdBridge VICTORY COMMONS ONE

Arpeggio Apartment Homes 377 Units

Future High Rise Development

Victory SOCIAL eatery & bar

Newly Mixed-Use Office/Retail Property

INTERSTATE 35E

± 272,996 VPD

INTERSTATE 35E

BLACK TAP ROTI & GRILL BIRDIES the CRAFTY Irishman GOLF LOUNGE

ESCAPOLOGY DALLAS VICTORY PARK cinépolis Mesero Orangetheory

Noire Urban Wineries

Electric Avenue JINYA Holdings Inc


**The Arcadian in
Victory Park**
365 Units


Hall Street Flats
340 Units


American
Airlines
Center


THE RITZ-CARLTON

366


DALLAS
SYMPHONY
ORCHESTRA

INTERSTATE
45


Oak & Ellum
424 Units


Roberts Hospital
25 Beds

Subject Property 

Fairmont
DALLAS


Marriott


SHERATON


**Marquis
on Gaston**
480 Units


**The Margaret
at Riverfront**
929 Units

INTERSTATE
35E


THE
DALLAS
WORLD
AQUARIUM

SPRINGHILL
SUITES
BY MARRIOTT

HOMWOOD
SUITES
by Hilton
WESTIN
DOWNS & RESORTS


Dallas Downtown
Historic District


**Camden
Farmers Market**
620 Units


Holiday Inn

HYATT

OMNI
DALLAS


**Amelia
Farmers Market**
297 Units


**Eleven10 at
Farmers Market**
313 Units


KAY BAILEY HUTCHISON
CONVENTION CENTER DALLAS

INTERSTATE
30

± 178,485 VPD

DOWNTOWN DALLAS



DOWNTOWN DALLAS serves as the economic and cultural core of the Metroplex, offering a highly dynamic, walkable urban environment supported by strong employment density and ongoing redevelopment. The district is anchored by major corporate headquarters, financial institutions, and government offices, contributing to a daytime population exceeding 135,000 employees and reinforcing consistent demand for retail, dining, and residential uses. Recent public and private investments, particularly in mixed-use developments, adaptive reuse projects, and transit-oriented infrastructure like the DART Rail, have transformed Downtown into a 24/7 live-work-play destination. Amenities such as Klyde Warren Park, the Dallas Arts District, which is the largest contiguous arts district in the U.S., and a growing hospitality and entertainment scene continue to drive foot traffic and residential appeal. With strong connectivity, expanding population density, and sustained investment, Downtown Dallas remains a top-tier urban submarket within one of the fastest-growing regions in the country.

A DIVERSIFIED ECONOMIC POWERHOUSE

- Downtown Dallas is anchored by a highly diversified economy led by finance, banking, legal services, corporate headquarters, and expanding technology and business services sectors.
- The district serves as a major employment hub, supported by leading companies such as JPMorgan Chase, Bank of America, and AT&T, alongside a strong concentration of legal, accounting, and consulting firms.
- Continued corporate relocations and expansions across North Texas, including Toyota Motor North America and Charles Schwab, are driving sustained job growth, capital investment, and business activity, reinforcing Downtown Dallas as a key economic engine within the DFW region and nationally.

DEMAND DRIVERS IN THE IMMEDIATE AREA



- Located immediately across the street, serving as a primary entertainment anchor
- 229,000+ weekly visits | 20.1M+ annual visits, creating one of the strongest traffic generators in Downtown Dallas
- Drives consistent concert, nightlife, and dining demand, with significant spillover to surrounding tenants
- Anchors a high-energy corridor with strong evening and weekend activation

CONVENTION & TOURISM-DRIVEN DEMAND

- Proximity to the Kay Bailey Hutchison Convention Center and surrounding hotel district supports a strong visitor base
- The convention center alone hosts ~1M+ annual attendees, driving significant event-based traffic into Downtown Dallas
- Large-scale conventions, corporate events, and tourism generate peak demand periods and elevated consumer spending

WALKABLE DINING, RETAIL & HOSPITALITY CORRIDOR

- Immediate access to a dense mix of national retailers, local restaurants, bars, and hospitality uses
- Proximity to high-end hotels including The Ritz-Carlton Dallas, supports luxury-driven consumer spending and visitor traffic
- Surrounding restaurants, bars, and entertainment venues create a highly active, walkable environment
- Strong alignment with experiential retail and food & beverage concepts, benefiting from consistent cross-traffic

EMPLOYMENT DENSITY & MAJOR EMPLOYERS

- Located within a core employment hub with 135,000+ employees in Downtown Dallas
- Anchored by major employers including AT&T (global headquarters), JPMorgan Chase, and Bank of America
- Strong presence of legal, financial, and professional services firms, creating a high-income daytime population
- Drives consistent weekday demand, with peak activity during lunch hours and post-work periods



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.

11-2-2015



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.

| | | | |
|--|-------------|---------------------------|--------------|
| Matthews Real Estate Investment Services, Inc. | 9005919 | transactions@matthews.com | 866-889-0050 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| Designated Broker of Firm | License No. | Email | Phone |
| Patrick Graham | 528005 | licensing@matthews.com | 866-889-0050 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

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This Leasing Package contains select information pertaining to the business and affairs of 2211 N Lamar St, Dallas, TX 75202 ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.