

Vacant Building For Lease

601-605 1st Ave , Dallas, TX, 75226

Leasing Investment Opportunity

Leasing Brochure



MATTHEWS™

Christian Reeves

Associate

(214) 807-1364

christian.reeves@matthews.com

License No. 853836-SA (TX)

Baylor Worman

Vice President

(214) 227-2729

baylor.worman@matthews.com

License No. 784561 (TX)

Grayson Duyck

FVP & Director

(214) 295-4247

grayson.duyck@matthews.com

License No. 725363 (TX)

Project Scope

±8,625 - 21,875 SF
Total Available

±150,000 VPD
I-30

±19,000 VPD
Scyene Rd

Project Scope

- **Spaces Available (can be combined)**
 - STE 601 - 8,625 SF
 - STE 605 - 13,250 SF
- **Strong Urban Infill Fundamentals** – Located within an established East Dallas submarket surrounded by residential neighborhoods, employment centers, entertainment destinations, and major regional attractions.
- **Established East Dallas Trade Area** – The surrounding area benefits from the continued redevelopment and residential growth occurring throughout East Dallas, Deep Ellum, Expo Park, and the Downtown Dallas urban core.

Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	12,293	167,340	403,755
Current Year Estimate	11,949	165,632	403,293
2020 Census	10,328	144,568	370,574
Growth Current Year-Five-Year	2.88%	1.03%	0.11%
Growth 2020-Current Year	15.70%	14.57%	8.83%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,065	83,367	185,922
Current Year Estimate	4,892	82,335	184,665
2020 Census	4,044	71,246	163,326
Growth Current Year-Five-Year	3.54%	1.25%	0.68%
Growth 2020-Current Year	20.97%	15.57%	13.07%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$92,372	\$139,530	\$147,779



Nearby Tenants/Attractions

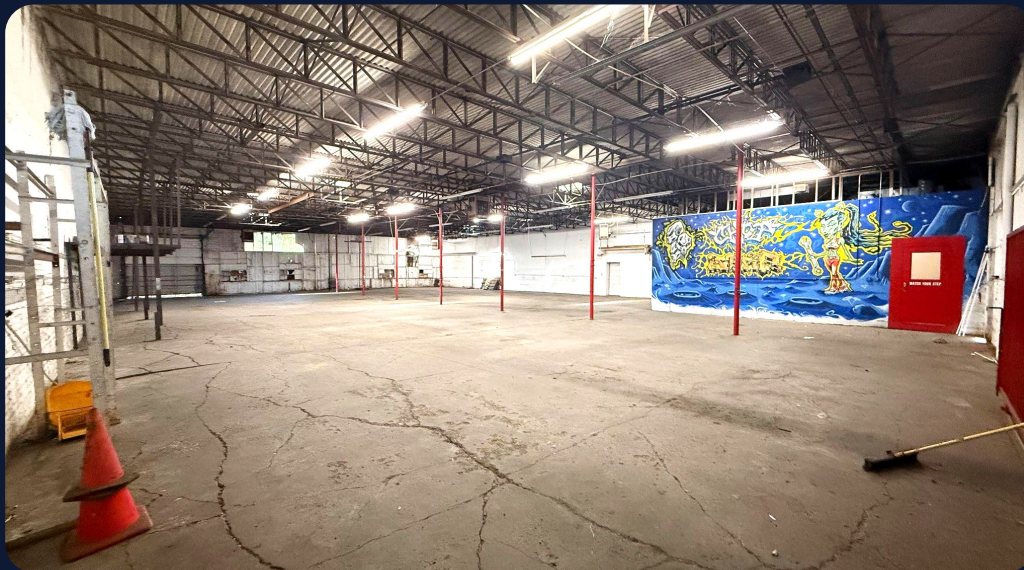


Interior Photos

MATTHEWS™

601-605 1st Ave

Dallas, TX 75226



Christian Reeves

Associate

(214) 807-1364

christian.reeves@matthews.com

License No. 853836-SA (TX)

Baylor Worman

Vice President

(214) 227-2729

baylor.worman@matthews.com

License No. 784561 (TX)

Grayson Duyck

FVP & Director

(214) 295-4247

grayson.duyck@matthews.com

License No. 725363 (TX)



Christian Reeves

Associate

(214) 807-1364

christian.reeves@matthews.com

License No. 853836-SA (TX)

Baylor Worman

Vice President

(214) 227-2729

baylor.worman@matthews.com

License No. 784561 (TX)

Grayson Duyck

FVP & Director

(214) 295-4247

grayson.duyck@matthews.com

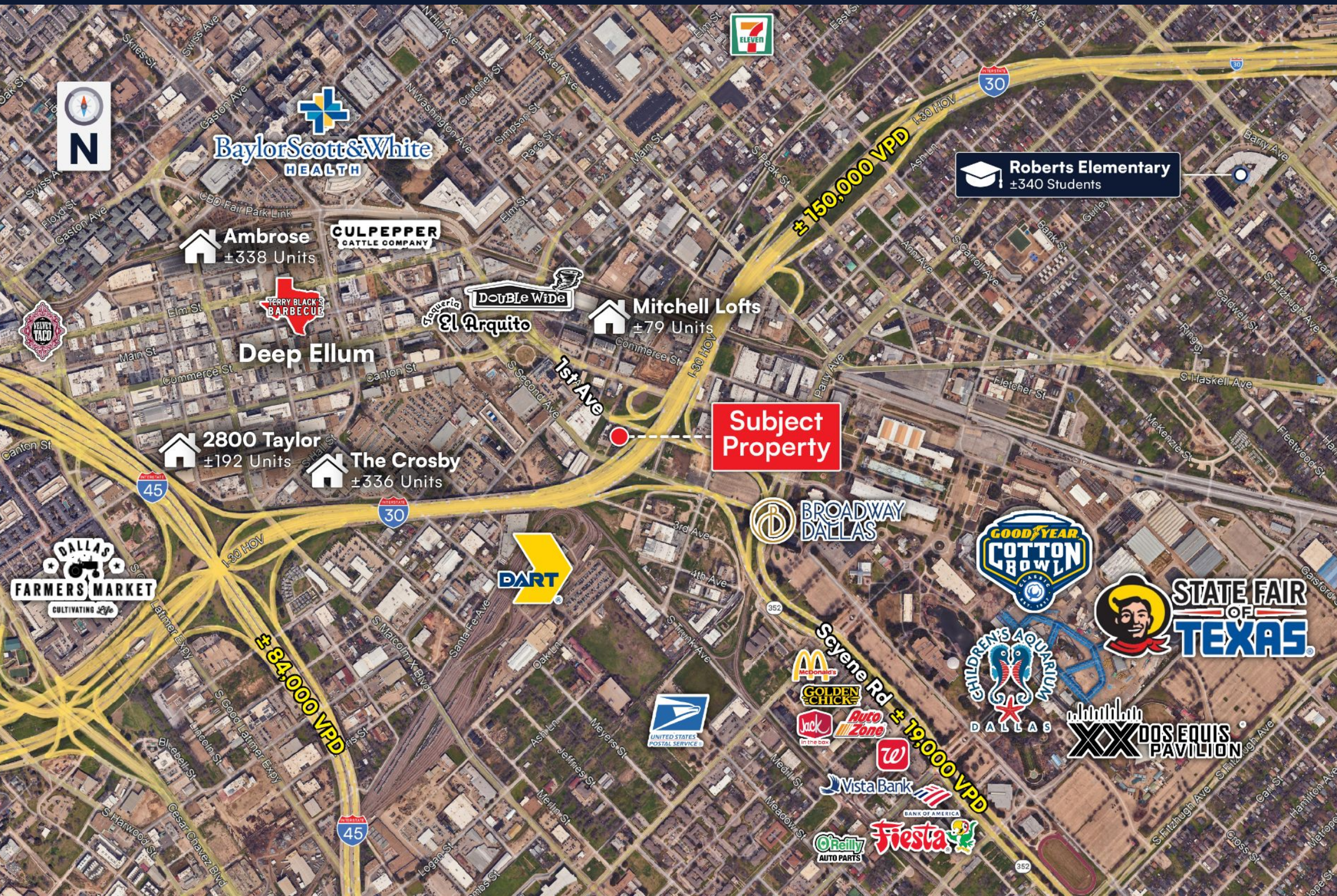
License No. 725363 (TX)

Vacant Building For Lease

MATTHEWS™

601-605 1st Ave

Dallas, TX 75226



Dallas, TX 75226

Dallas-Fort Worth, TX

Dallas-Fort Worth ranks among the nation's most dynamic retail investment markets, supported by a pro-business environment, diversified industry base, and sustained population and employment growth. With more than 8.5 million residents across 13 counties, the metro is the fourth largest in the U.S. and continues to lead in domestic migration. This scale and in-migration directly expand trade areas, deepen consumer demand, and support long-term retail occupancy and rent growth.

Source: U.S. Census Bureau, Visit Dallas, Texas Comptroller | 2025 Dataset

8.5M+
Total Population

Top 3 Metros
in the U.S. for Annual
Population Growth

No State Income Tax
Pro-Business Environment

**Tourism with \$10.9B in
Economic Impact**
with 27M+ Visitors Annually
Supporting 60K+ Jobs (2024- 2025)





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **601-605 1st Ave , Dallas, TX, 75226**("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.

Christian Reeves

Associate

(214) 807-1364

christian.reeves@matthews.com

License No. 853836-SA (TX)

Baylor Worman

Vice President

(214) 227-2729

baylor.worman@matthews.com

License No. 784561 (TX)

Grayson Duyck

FVP & Director

(214) 295-4247

grayson.duyck@matthews.com

License No. 725363 (TX)

Broker of Record

Patrick Graham

Broker Lic. No.: 528005 (TX)

Firm Lic. No.: 9005919 (TX)