



FENCED & GATED · 4 GRADE-LEVEL DOORS

INDUSTRIAL · FLEX / DISTRIBUTION · DESIGN DISTRICT

2711 Irving Blvd, Dallas, TX.

A ±6,500 SF freestanding flex / light-distribution building on a fenced & gated ±0.35-acre site in Dallas's Design District — 14' clear, four grade-level doors, sprinklered, 22 parking spaces.

LEASE RATE

Call Agent
FOR PRICING & DETAILS

BUILDING SF

6,500

SITE SIZE

0.35 AC

CLEAR HEIGHT

14'

GRADE DOORS

4

↓ SCHEDULE A PRIVATE TOUR

LISTING BROKERS

Larry Robbins

214.766.9101 · lrobbins@capstonecommercial.com

David Martin

817.271.2757 · dmartin@capstonecommercial.com

CAPSTONE COMMERCIAL

Real Estate Group

Leasing · Sales · Acquisitions
Dallas-Fort Worth, TX

OFFICE

972.250.5800

capstonecommercial.com
Dallas, TX

2711 IRVING BLVD · DALLAS, TX 75207

Property Details.

PROPERTY OVERVIEW

2711 Irving Blvd is a ±6,500 SF freestanding flex / light-distribution building on a secured, fenced-and-gated ±0.35-acre (15,246 SF) site in the heart of Dallas's Design District along the North Trinity corridor. The building offers 14' clear height, four grade-level drive-in doors, full fire-sprinkler coverage, and 22 on-site parking spaces — a rare small-bay industrial footprint inside Loop 12 with immediate access to I-35E, Stemmons Freeway and Downtown Dallas.

The Design District has become one of Dallas's most dynamic mixed-use submarkets — showrooms, creative office, breweries, restaurants and last-mile industrial users. The secured yard, drive-in access, and urban-core location make 2711 Irving Blvd well-suited for showroom / warehouse, distribution, creative flex, or service tenants.

PROPERTY HIGHLIGHTS

- ±6,500 SF freestanding flex / distribution building
- 14' clear height · 4 grade-level (drive-in) doors
- Fully sprinklered
- Fenced & gated ±0.35 AC site (15,246 SF)
- 22 on-site parking spaces
- Design District · minutes to I-35E, Stemmons & Downtown Dallas

PROPERTY SPECS

PROPERTY TYPE	Industrial / Flex
BUILDING SF	±6,500 SF
SITE SIZE	±0.35 AC · 15,246 SF
CLEAR HEIGHT	14'
GRADE DOORS	4 grade-level
PARKING	22 spaces
SPRINKLERED	Yes
YEAR BUILT	1961
COUNTY	Dallas
SUBMARKET	Design District
ZONING	Industrial (verify)
LEASE RATE	Call Agent

TRADE AREA & LOCATION

Radius rings centered on 2711 Irving Blvd

±2 MILES

To Downtown Dallas CBD
 Design District · North Trinity — I-35E &
 Stemmons Fwy at the door

Trade Area	1 Mile	3 Miles	5 Miles
Population	2,899	128,929	364,667
Median HH Income	\$52,393	\$90,103	\$84,855
Households	863	67,484	167,106

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Photos • Location

BUILDING EXTERIOR & INTERIOR

±6,500 SF • 14' CLEAR • 4 GRADE-LEVEL DOORS

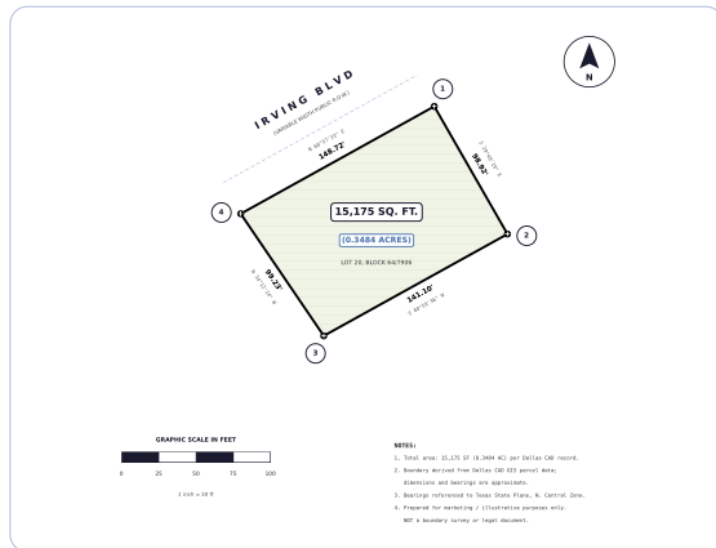


PARCEL BOUNDARY

±0.35 AC • LOT 20, BLK 64/7906

LOCATION & ACCESS

DESIGN DISTRICT



SUBJECT PROPERTY

2711 Irving Blvd • Dallas, TX 75207

Design District / North Trinity — infill flex inside Loop 12, minutes from the Dallas CBD with direct I-35E (Stemmons Freeway) access.

I-35E / Stemmons Freeway	±0.5 mi
Downtown Dallas CBD	±2 mi
Trinity Groves / Hunt Hill Bridge	±1.5 mi
Dallas North Tollway	±3 mi
Dallas Love Field	±5 mi
DFW International Airport	±16 mi

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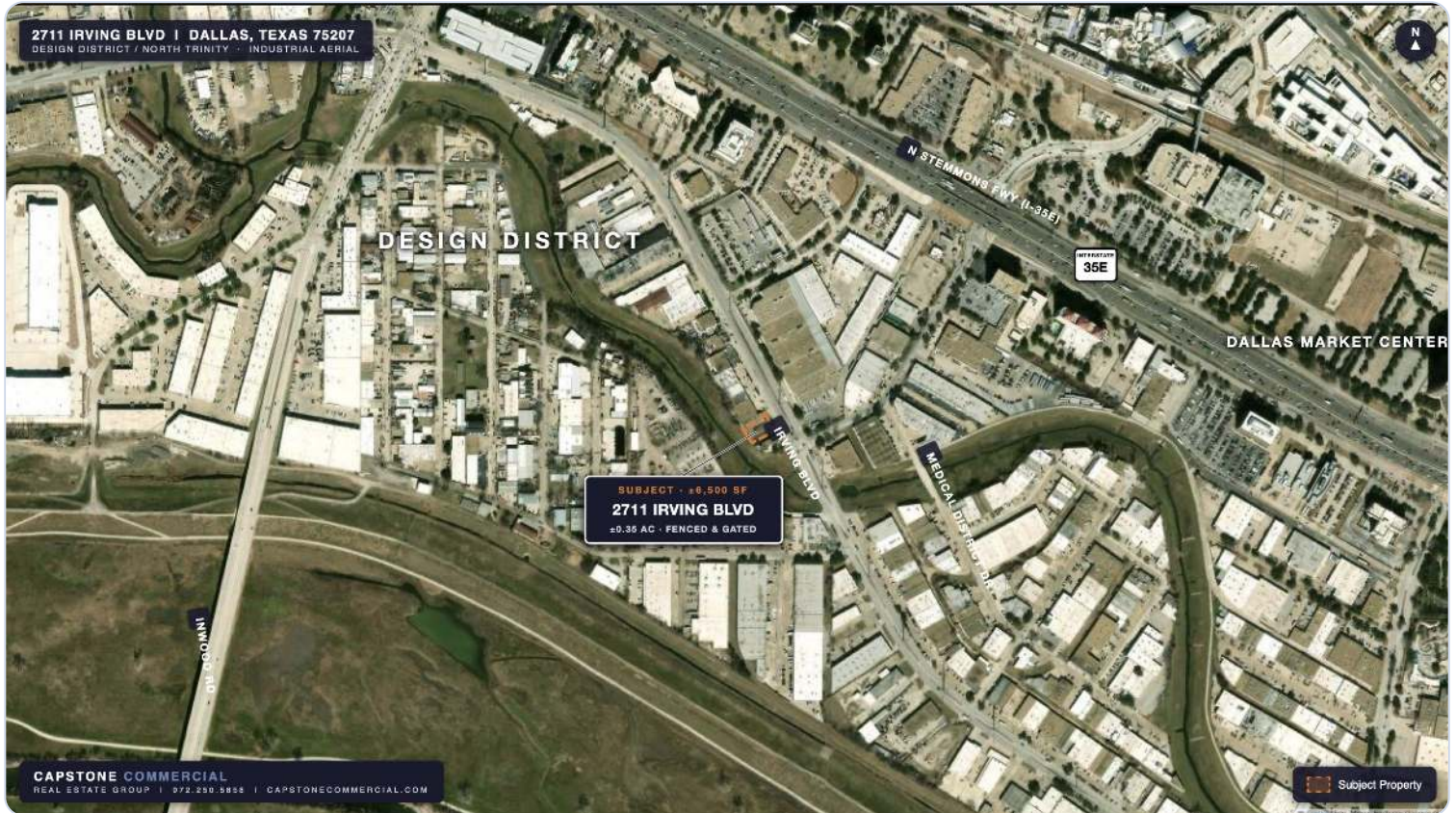
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Aerial · Trade Area

DESIGN DISTRICT / NORTH TRINITY

INDUSTRIAL · INSIDE LOOP 12



Aerial is approximate and for marketing illustration only; subject parcel boundary, road labels, and distances must be independently verified. Imagery © Esri, Maxar, Earthstar Geographics.

FREEWAY ACCESS

I-35E · STEMMONS

DOWNTOWN DALLAS

±2 MI

SUBMARKET

Design District

SITE

Fenced & Gated

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Capstone Commercial Real Estate Group, LLC <i>Name of Sponsoring Broker (Licensed Individual or Business Entity)</i>	480574 <i>License No.</i>	sburris@capstonecommercial.com <i>Email</i>	(972) 250-5800 <i>Phone</i>
Steven Burris <i>Name of Designated Broker of Licensed Business Entity, if applicable</i>	450870 <i>License No.</i>	sburris@capstonecommercial.com <i>Email</i>	(972) 250-5858 <i>Phone</i>
<i>Name of Licensed Supervisor of Sales Agent/Associate, if applicable</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Larry Robbins <i>Name of Sales Agent/Associate</i>	340927 <i>License No.</i>	lrobbins@capstonecommercial.com <i>Email</i>	(214) 766-9101 <i>Phone</i>
Buyer/Tenant/Seller/Landlord Initials		Date	