



Trinity West
116 Homes
\$325-355K

Trinity
Groves

Emory Park
27 Homes
\$450-640k

TRINITY TRAILS



BRYAN HAGGARD
LAND GROUP

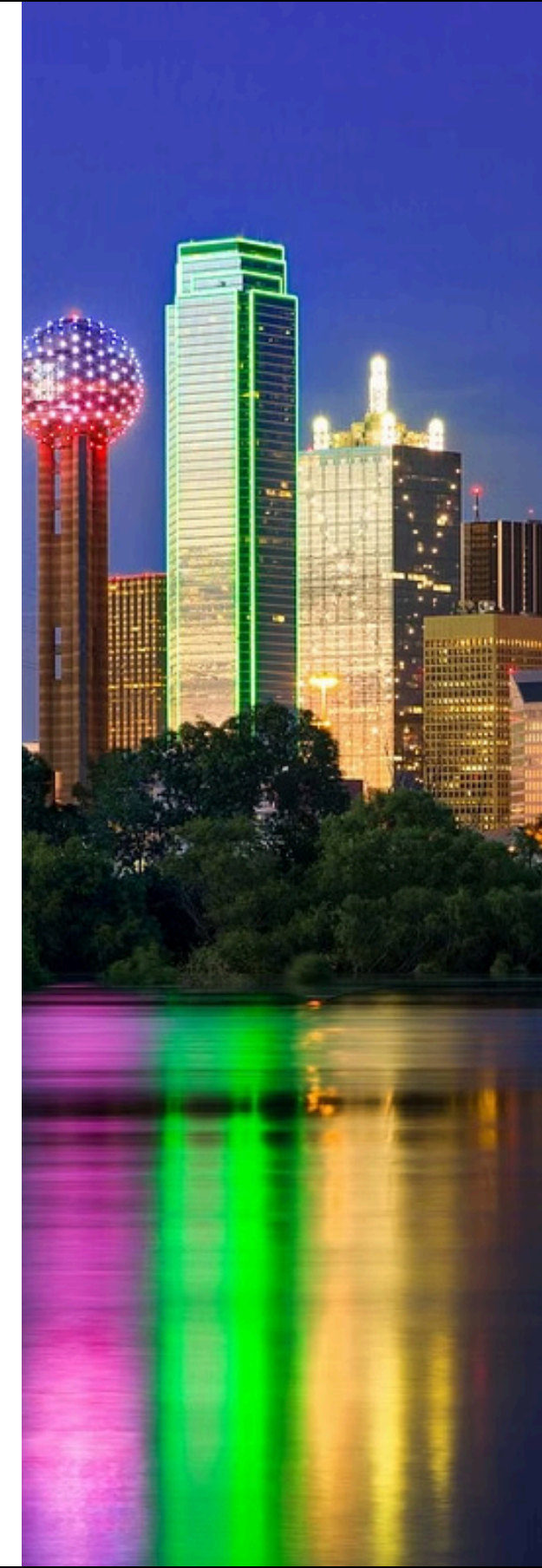
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Investment Overview

Bryan Haggard Land Group ("BHLG") is proud to present **Trinity Trails**, a residential development tract at Gallagher Street and Ingersoll Street in West Dallas, Texas; a **highly strategic infill development opportunity** uniquely positioned backing directly to the Irving Golf Club.

This exceptional site is presented as a **2 phase land sale program**, with the Northern **±19 Acres available** at the onset, and the remaining southern **± 25 acres available following the sale of the Northern site**. The site is connected via Singleton Boulevard to the vibrant Trinity Grove District and downtown skyline, with zoning in place (**PD 1119**) allowing **6-9 units per acre and approval for 326 lots on the 44 acre development**. Irving Golf Club offers players an opportunity to test their skills while enjoying the downtown Dallas skyline, providing residents with premium golf course frontage and trail connectivity to the Trinity River greenbelt.

Located with excellent access and walkable trail connections to the river and urban amenity corridors, **Trinity Trails** stands out in Dallas's residential development landscape with its unique combination of urban accessibility and recreational amenities.





Property Summary

Location

Gallagher Street & Ingersoll Street, West Dallas,
Texas

Acreage

±19 Gross Acres Phase I
±25 Gross Acres Phase II

[SURVEY LINK](#)

Zoning and Entitlements

Planned Development District No. 1119 (PD 1119) -
6-9 Units Per Acre

Approved for 326 Lots on 44 acres.

[PD ORDINANCE LINK](#)

School District

Dallas ISD

Golf Course Frontage

Direct adjacency to Irving Golf Club with skyline
views

Phasing Strategy

Phase I (19 acres) - North Tract; Phase II (25 acres)
- South Tract

Access

- Multiple ingress/egress options via Gallagher St., Ingersoll St., and Iroquois St.
- Connected directly to Singleton Blvd for Design District access
- Less than 0.5 miles to I-30 via Margaret Hunt Hill Bridge
- Traffic Study Available upon Request

Utilities

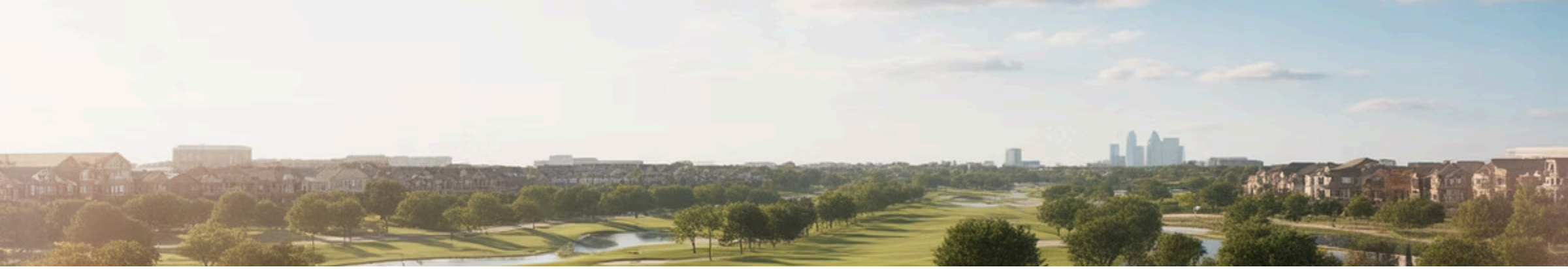
- Existing public infrastructure adjacent to site
- Water, sewer, electric, and gas available per [survey](#).

Trail Connectivity

- Immediate access to Trinity Skyline Trail system
- Connection to Trinity River greenbelt and 10,000+ acre Trinity River Corridor Project

Wide Aerial





Investment Highlights

Infill Dallas Opportunity

Large-scale residential tract inside Dallas city limits with zoning in place—rare opportunity for significant housing development.

Golf Course Frontage

Direct adjacency to Irving Golf Club provides premium amenity and views for future residents.

Design District and Trinity Grove Proximity

Connected via Singleton Boulevard to Dallas's premier dining, retail, and arts destination with downtown access.

Phased Development Strategy

Phase I (±19 acres) available now with Phase II (±25 acres) for future expansion, allowing flexible capital structuring.

Approved for 326 lots on the entire 44 Acres.

[PD ORDINANCE LINK](#)

Trail System Access

The Trinity Trail is a 2.5 mile non-motorized hike and bike trail along the original Trinity River watercourse. This trail connects the Katy Trail to the Trinity River at Sylvan Avenue, providing residents with extensive recreational connectivity.

East Facing Aerial



North East Facing Aerial



| Phased Land Sale Plan

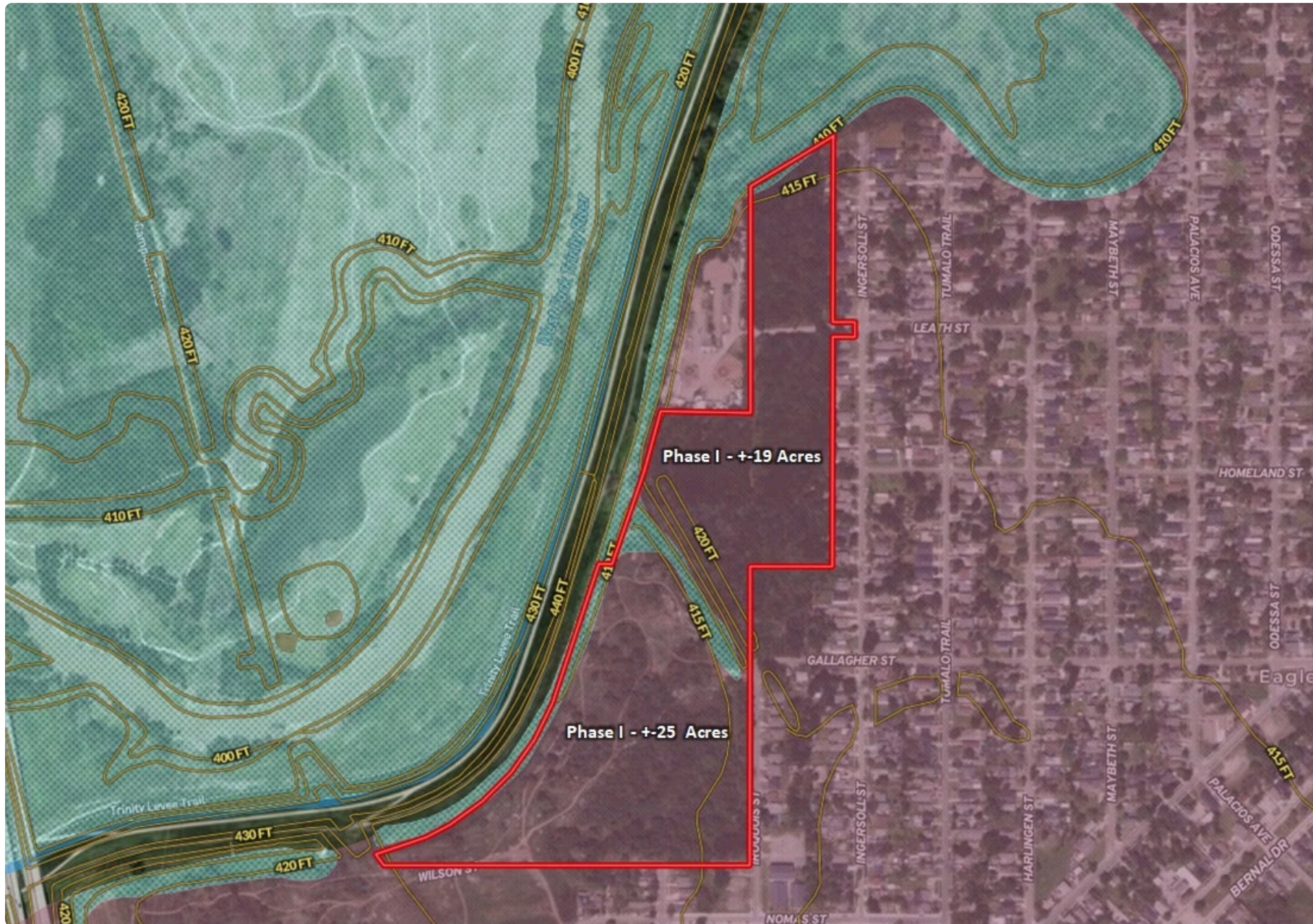


| Perspective Aerial Concept



West Dallas 45 acres

Flood Plain and Contour Map



| Zoning Details - PD 1119 Comprehensive Development Parameters - [PD Link](#)

Planned Development District No. 1119 encompasses a total of **44.611 acres**, meticulously divided into three distinct subareas: A, B, and C. This detailed overview outlines the comprehensive development standards and critical provisions governing development within these zones, ensuring a professional and integrated approach to urban planning.

Key Development Standards by Subarea

The following table details the key development parameters, highlighting the differences between Subareas A&B and Subarea C:

| Parameter | Subareas A & B | Subarea C |
|------------------------------------|----------------|-------------------------------|
| Maximum Density | 6 units / acre | 9 units / acre |
| Minimum Lot Size | 4,000 sq ft | 2,000 sq ft |
| Minimum Lot Width | Not Specified | 24 ft |
| Minimum Front Yard Setback | 20 ft | 20 ft |
| Minimum Side Yard Setback | 5 ft | 5 ft (one side), 0 ft (other) |
| Minimum Rear Yard Setback | 5 ft | No minimum |
| Maximum Lot Coverage (Residential) | 60% | 60% |
| Maximum Lot Coverage (Non-Resi) | 25% | 25% |

PD 1119 Additional Development Parameters

Additional Development Parameters and Provisions

Building Height Limits

Maximum building height is strictly limited to 30 feet or 2 stories above grade.

Permitted Uses

The district allows for a range of compatible uses designed to create a vibrant community:

- Single Family Residential
- Church
- Public Park or Playground
- Schools (by Specific Use Permit only)

Parking Requirements

Consult the use regulations in Division 51A-4.2000 for the specific off-street parking and loading requirements for each use (Ord. 32906)

Site-Wide Open Space Requirements

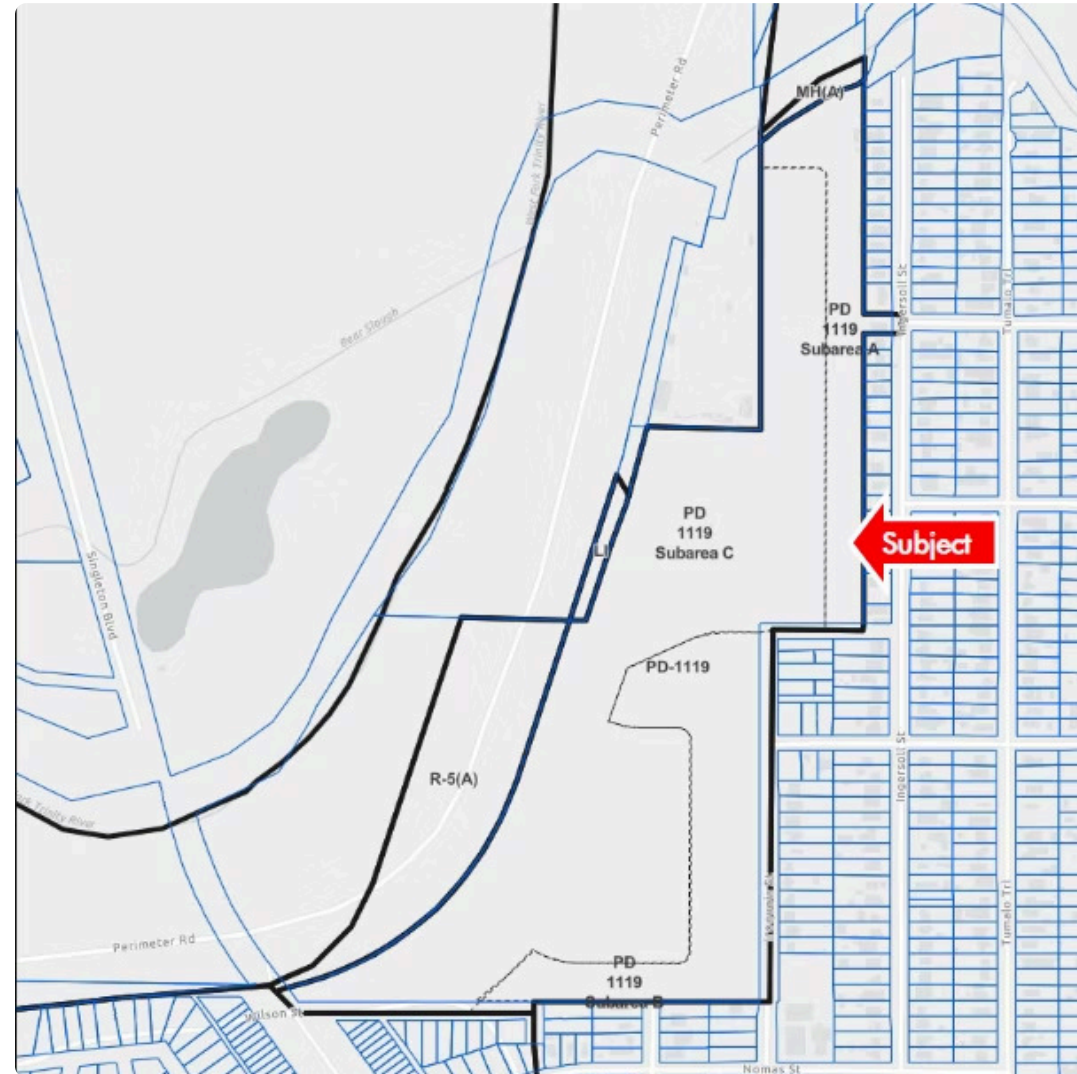
A minimum of 20% open space is required across the entire development. Furthermore, a substantial contiguous open space of at least 90,000 square feet must be provided, enhancing recreational opportunities and preserving natural areas.

Architectural and Landscaping Provisions

- Roofing for Single Family: Flat roofs are expressly prohibited .
- Tree Mitigation: Landscaping must be provided in accordance with Article X. However, tree mitigation is not required for Class 3 trees.
- Sidewalks: A minimum 5-foot wide sidewalk must be provided along all street frontages.

Zoning Exhibit

[PD 1119 Link](#)





| Design District Connection

The Design District in Dallas is a vibrant hub known for its high-end furniture showrooms, diverse art galleries, upscale dining experiences, and unique retail destinations. This dynamic area serves as a premier lifestyle and business destination, offering a sophisticated urban environment. Its close proximity to the Trinity Trails further enhances its appeal, providing residents with convenient access to recreational activities and green spaces, significantly boosting the value proposition for those living and working in the district.

| Trinity Groves: West Dallas's Premier Destination

Trinity Groves is less than 10 minutes from the site and stands as a testament to West Dallas's revitalization, transforming a former industrial area into a dynamic culinary and entertainment district. Its innovative restaurant incubator program has fostered a diverse array of dining experiences, drawing visitors from across Dallas and beyond, making it a key amenity for future residents.



Culinary Innovation

A pioneering "restaurant incubator" introducing diverse and acclaimed dining concepts, from upscale eateries to casual bistros.



Vibrant Entertainment

Offers a lively atmosphere with bars, live music venues, art installations, and community events year-round.



Urban Transformation

Spearheaded the urban renaissance of West Dallas, attracting further investment and development in the area.



| Trinity River Trail System





| Strategic Location Advantages



Urban Infill Position

Rare large-scale residential development opportunity inside Dallas city limits with existing zoning and infrastructure support.



Premium Golf Course Amenity

Recently renovated by course architect, John Colligan, Irving Golf Club offers players an opportunity to test their skills while enjoying the downtown Dallas skyline, providing unmatched amenity value for future residents.



Trinity River Corridor Access

Mountain Creek Preserve is a 62.9 acre recreation area located on the West Fork of the Trinity River with trails accommodating walking, running, biking, and equestrian activities. The Trinity River Corridor Project represents one of the largest urban revitalization efforts in the U.S., spanning 10,000+ acres with parks, trails, and civic spaces, creating exceptional lifestyle value for residents.

Market Demographics (ESRI)

West Dallas is experiencing significant residential growth and urban revitalization, creating strong demand for quality housing options. This demographic profile highlights key indicators for residential developers.

Trade Area Growth (5-Mile Radius)

The surrounding trade area demonstrates robust population and income growth, supporting strong residential demand.

2025 Population

225,547 residents

Median HH Income

\$68,887

West Dallas continues to attract new residents drawn to urban amenities and downtown proximity



Target Demographics (3-Mile Radius)

The immediate area shows strong demographic fundamentals supporting residential development.

51,866

2025 Population

\$62,902

Median HH Income
(ESRI Demographics)

Housing Market Dynamics

West Dallas residential market benefits from urban revitalization, proximity to employment centers, and lifestyle amenities driving sustained housing demand.

Market Fundamentals

Strong demographic trends and urban development create favorable conditions for residential investment.

\$77,990

Average HH Income (3-Mile)

\$93,383

Average HH Income (5-Mile)

7,177

Population (1-Mile)

\$62,859

Median HH Income (1-Mile)



Regional Economic Drivers

Trinity Trails benefits from proximity to major Dallas employment and lifestyle destinations, creating strong fundamentals for residential development.



Downtown Dallas

10 minutes via Margaret Hunt Hill Bridge - Major employment center



Design District

High-end dining, retail, art galleries and furniture showrooms



Trinity Groves

Dining and lifestyle destination just minutes from the site



Irving Golf Club

Irving Golf Club offers a par 71 public course with multiple teeing areas to test golfers of all skill levels

The Trinity River Corridor Project represents one of the largest urban revitalization efforts in the United States, spanning 10,000+ acres with parks, levees, trail systems and civic space. The Trinity Strand Trail is a 2.5 mile non-motorized hike and bike trail along the original Trinity River watercourse connecting the Katy Trail to the Trinity River.



| West Dallas: Urban Renaissance

West Dallas has transformed from an overlooked industrial area into one of Dallas's most dynamic residential and mixed-use districts. A budding industrial turned arts area of Dallas, West Dallas right past Trinity Groves, is filled with entertainment and murals. Find live music, mini golf, hidden taquerias, old school restaurants and more, plus a great development for the whole family, known as Slyvan Thirty. The area's proximity to downtown, combined with the Trinity River Corridor revitalization and new amenities like Trinity Groves, has created unprecedented demand for quality residential development.

The Margaret Hunt Hill Bridge, completed in 2012, provided the critical infrastructure connection that catalyzed West Dallas development, reducing downtown commute times to under 10 minutes and spurring significant private investment in residential and commercial projects.



DFW Overview



Dallas Fort-Worth (DFW) Metro Area

With a population of over 8.1 million, the Dallas-Fort Worth (DFW) Metroplex is the 4th largest metropolitan area in the U.S. and is projected to surpass Chicago by 2034 to become the 3rd largest. Known for its rapid population and employment growth, DFW has become a highly desirable destination for people of all ages due to its central location, expanding job market, high quality of life, and relatively low cost of living. As one of the top-performing economic regions in the country, DFW attracts a young, educated, and dynamic population, drawing both businesses and visitors to the area.

DFW's economic success is reflected in its impressive population growth rate, which from 2023 to 2027 is projected to be more than four times the national average. This influx of new residents, coupled with a strong job market and vibrant business climate, has fueled corporate relocations and expansions throughout the region. As a result, DFW continues to rank among the nation's leaders in both population growth and commercial real estate activity.

In 2023, for the third consecutive year, DFW led the country in commercial real estate sales, according to MSCI Inc., solidifying its position as a top destination for corporate investment.



4TH
LARGEST MSA IN
THE USA

150+
CITIES

8.10 M
2023
POPULATION

9,000
SQUARE MILES

14
COUNTIES
1.71 M
RESIDENTS ADDED
FROM 2010-2023

DFW Development Projects

| Project Name | Location | Details |
|---------------------------------------|-------------------|--|
| Texas Instruments Semiconductor Plant | Sherman | \$30 billion investment |
| GlobalWafers Semiconductor Facility | Sherman | \$4 billion investment |
| Preston Harbor Development | Denison | \$6 billion investmnet |
| DFW Airport Terminal F | Dallas-Fort Worth | \$4.8 billion investment |
| PGA of America | Frisco | \$550 million, 660 Acres |
| Fort Worth Convention Center | Fort Worth | \$95 million Phase I |
| Reunion Redevelopment | Dallas | \$5 billion, 20-acre redevelopment |
| UNT Dallas STEM Facility | Dallas | \$100 million, 4-story facility |
| DART Silver Line | Dallas-Fort Worth | 26-mile commuter rail, \$1.89 billion |
| Newpark—A Smart District | Dallas | \$3.5 billion, 20-acre development |
| Dallas International District | North Dallas | 450-acre area, \$5 billion Midtown project |
| Texas Research Quarter | Plano | \$4 billion, 200-acre life science complex |
| Field Street District | Dallas | \$1 billion, 6-acre mixed-use development |
| Sloan Corners | Allen & Fairview | \$3 billion, 500-acre development |
| Hensley Field | Dallas | 738 acres, \$390 million master plan |
| Haggard Farm West | Plano | \$700 million investment |
| Harold Simmons Park | Dallas | 250-acre park, \$325 million |
| The Mix | Frisco | \$2 billion, 112-acre development |
| Dallas Convention Center | Dallas | \$3 billion, 2.5M sq ft |
| The Shops at RedBird | Dallas | 95 acres, \$200 million redevelopment |
| Goldman Sachs Campus | Dallas | 800,000 sq ft, \$500 million |
| Arlington Entertainment District | Arlington | \$2.25 billion mixed-use |
| Wells Fargo Regional Campus | Irving | \$455 million, 22-acre site |

| Project Name | Location | Details |
|---------------------------------------|------------|--|
| Texas A&M Fort Worth Research Center | Fort Worth | \$150 million research campus |
| Grandscape Mixed-Use Development | The Colony | \$1.5 billion, 433 acres |
| Legacy West Expansion | Plano | \$3 billion, 255-acre expansion |
| Southern Gateway Park | Dallas | \$172 million, 5-acre park |
| Pegasus Park Expansion | Dallas | 23-acre life science hub |
| McKinney Cotton Mill Redevelopment | McKinney | \$933 million redevelopment |
| Comerica Bank High-Rise | Frisco | 314,000 sq ft, 11-story commercial tower |
| McAfee & Boingo Wireless Headquarters | Frisco | Corporate headquarters expansion |
| TIAA Office Tower | Frisco | 15-story, \$110 million office tower |
| Hall Park Redevelopment | Frisco | \$7 billion |
| Toshiba Innovation Hub | Frisco | 5.7-acre technology and research facility |
| Frisco Performing Arts Complex | Frisco | Large-scale entertainment and cultural venue |
| Kaleidoscope Park | Frisco | Public park and recreational area |
| Autograph Collection Hotel | Frisco | Luxury boutique hotel |
| TIAA Office Tower | Frisco | 15-story, 500,000 sq ft office building |
| Sunset Amphitheatre | McKinney | \$220 Million |
| Methodist Celina Medical Center | Celina | \$200 Million |
| Prosper Arts District | Prosper | \$500 Million |
| H-E-B Dallas Expansion | Dallas | 10-acre site for grocery store |
| Firefly Park | Frisco | \$2.5-4 Billion |
| Sunny Delight Expansion | Sherman | Expansion of existing facility |
| Universal Kids Resort | Frisco | \$550 million |
| Fields West Development | Frisco | \$2 Billion, 55 Acres |
| Toyota Stadium Renovation | Frisco | \$182 million |

CONTACT US

JOSH BRYAN
PARTNER

PH: 972.265.9609
EMAIL: Josh@BryanHaggardLand.com
TX Real Estate License: 583582

AUSTIN FREET
SENIOR ASSOCIATE

PH: 972.265.9609
EMAIL: Austine@BryanHaggardLand.com
TX Real Estate License: 697931

ALICIA BUSH
ASSOCIATE

PH: 972.265.9609
EMAIL:
Alicia@BryanHaggardLand.com
TX Real Estate License: 837304



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| Designated Broker of Firm | License No. | Email | Phone |
| Josh Bryan | 583582 | Josh@BryanHaggardLand.com | 972-265-9609 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Austin Freet | 697931 | Austin@BryanHaggardLand.com | 972-265-9609 |
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| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Alicia Bush | 837304 | Alicia@BryanHaggardLand.com | 972-265-9609 |
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BUILDING TEXAS LEGACY

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