

**Inwood**

**Design**

**District**

**Inwood**

**Design**

**District**

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**Built for flexibility. Designed to inspire. Positioned to connect.**  
In the heart of Dallas, these 38 acres offer high visibility and endless possibilities.





**A fresh take on a familiar place. Inwood Design District is a modern evolution of the former Inwood Design Center: an elevated, mixed-use destination where commerce, creativity, and connectivity converge. Located at the Inwood Road and Irving Boulevard interchange, just one minute from I-35, IDD offers unmatched access, visibility, and optionality.**

**Positioned between the Dallas Design District and Brookhollow, IDD stands out as a premier infill site in the DFW showroom/ industrial market. With spaces ranging from 2,500 to 40,000 SF, and a design-forward environment, IDD is tailored for bold brands, creative makers, and last-mile logistics alike. This is where big ideas find the right kind of attention. Inwood Design District isn't just a destination, it's a platform.**

## Project Attributes

2,500 SF - 40,000 SF

630,000 SF

Prime infill location

Up to 22 ft Clear Heights

Spaces for design, showroom, logistics, and light industrial users

Centralized location at the crossroads of Inwood Rd. and I-35E

Strong visibility and access on Inwood Rd

Dock high loading

Complementary retail

# Improvements

16

**Inwood Design District is getting a bold new look with striking façade upgrades, layered landscaping, sculptural signage, and art thoughtfully woven throughout.**

**It's all about creating a dynamic, flexible environment that inspires creativity and adapts to whatever comes next.**

## Improvements

**Project improvements are planned to include a full repositioning with a focus on strategic branding, signage, landscaping, and art.**

- Façade and landscaping improvements
- Enhanced parking and lighting
- Upgraded building exteriors and storefronts
- New monument signage and environmental graphics
- Exterior paint
- Integration of murals and public art
- Retail capital improvements





**Site Plan**

22

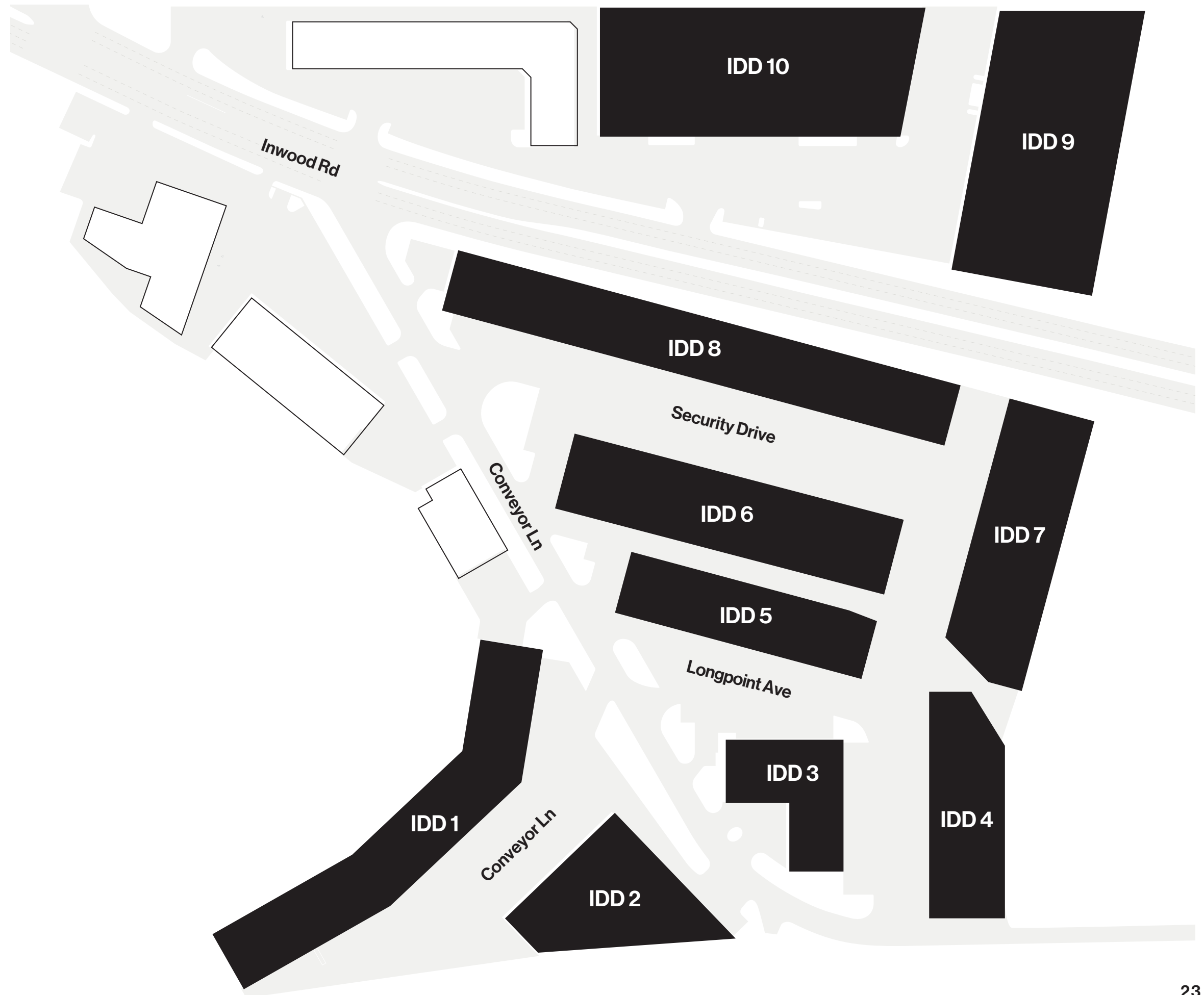
**Available Suites**

24

**These are spaces that work as hard as the people inside them. With a flexible mix of suite sizes, building types, and ways to use them, it's built to keep up with what today's brands need.**

# Site Plan

IDD is composed of 10 buildings thoughtfully arranged along Inwood Road and Conveyor Lane. This connected network of structures supports a wide range of uses, from light industrial to showroom to distribution, offering tenants the flexibility to scale and adapt. Each building contributes to the district's layered character, creating a cohesive environment that balances function with forward-thinking design.



- Inwood Design District
- Ace (Complementary Retail)

# Available Suites

There are currently eight suites available at Inwood Design District, ranging from 1,536 to 47,600 square feet. Each suite offers flexible layouts ideal for creative office, showroom, or light industrial use. With modern infrastructure, high visibility, and direct access to Inwood Road, these spaces are tailored for bold businesses ready to grow in a dynamic, design-forward district.

<b>1113</b>	<b>2,799 SF</b>
<b>1256</b>	<b>3,000 SF</b>
<b>116</b>	<b>5,975 SF</b>
<b>1129</b>	<b>6,070 SF</b>
<b>114</b>	<b>6,444 SF</b>
<b>106/107</b>	<b>7,966 SF</b>
<b>1100</b>	<b>8,000 SF</b>
<b>1122</b>	<b>8,018 SF</b>
<b>1184</b>	<b>8,934 SF</b>
<b>110</b>	<b>9,000 SF</b>
<b>1239</b>	<b>9,320 SF</b>
<b>1257</b>	<b>11,940 SF</b>
<b>1128</b>	<b>12,050 SF</b>
<b>1216</b>	<b>15,000 SF</b>
<b>118</b>	<b>21,925 SF</b>
<b>1210</b>	<b>47,600 SF</b>

- Inwood Design District
- Ace (Complementary Retail)
- Available Suites

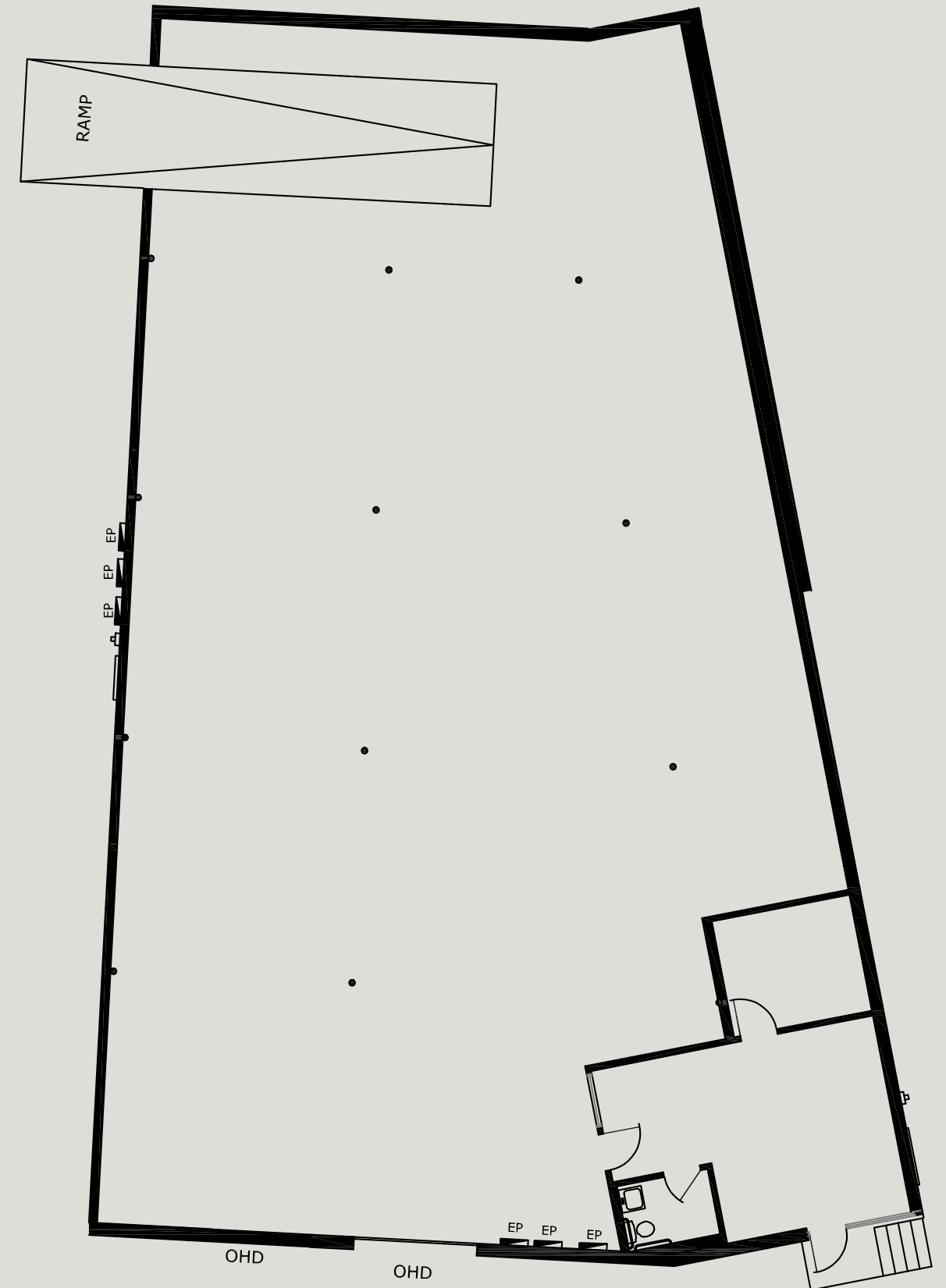
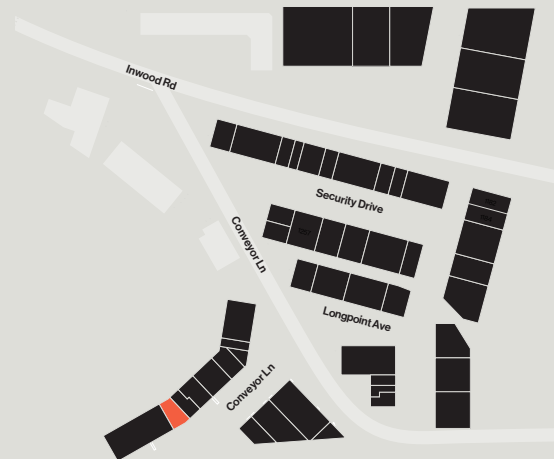




1137 Conveyor Ln, Suite 116

- 01 **5,975 sq. ft. available**
- 02 **+/- 650 sq. ft. office**
- 03 **16' clear height**
- 04 **Two (2) dock high doors**

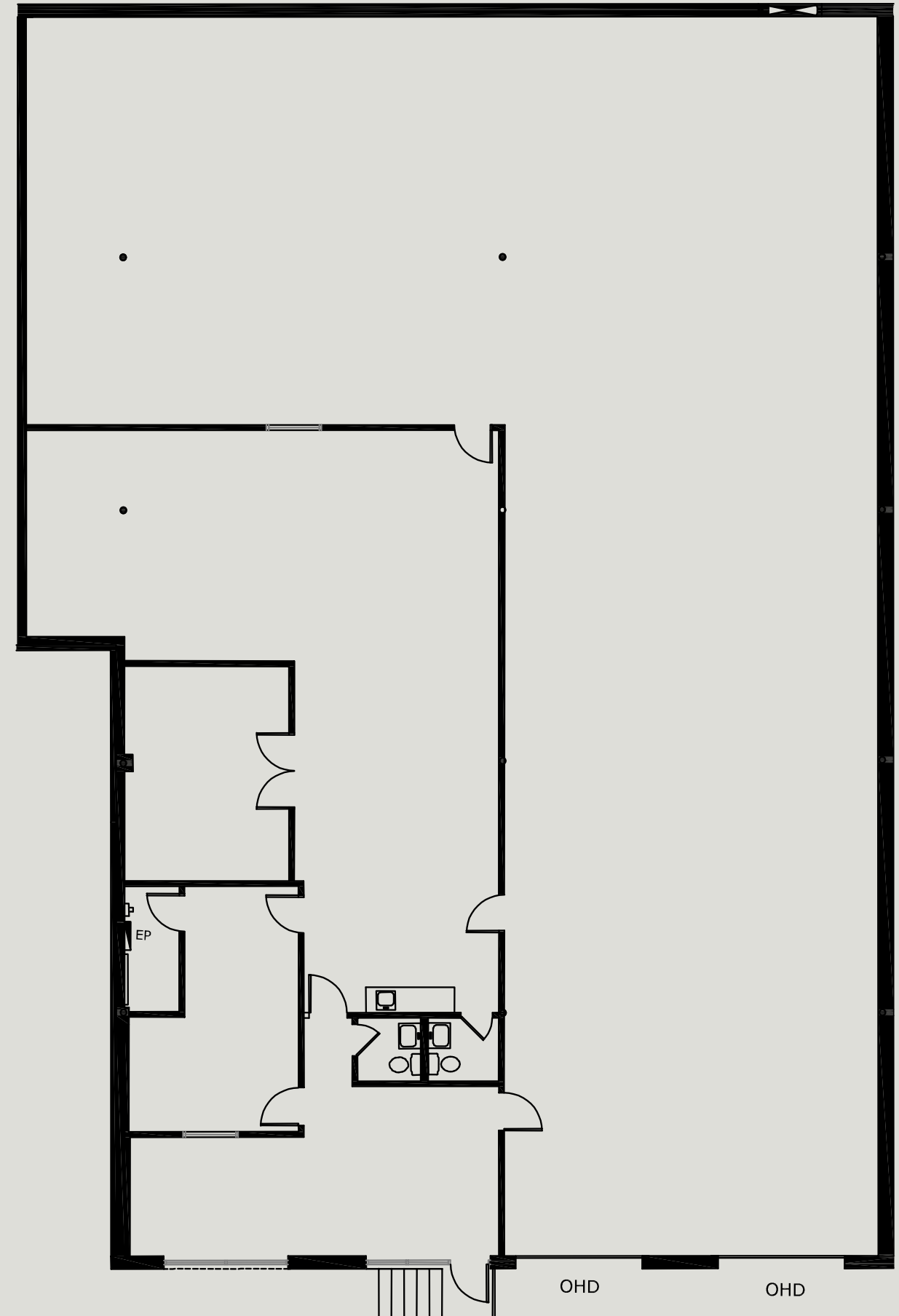
Key Plan



# 1137 Conveyor Ln, Suite 114

- 01 **6,444 sq. ft. available**
- 02 **2,500 sq. ft. office**
- 03 **16' clear height**
- 04 **Two (2) dock high doors**

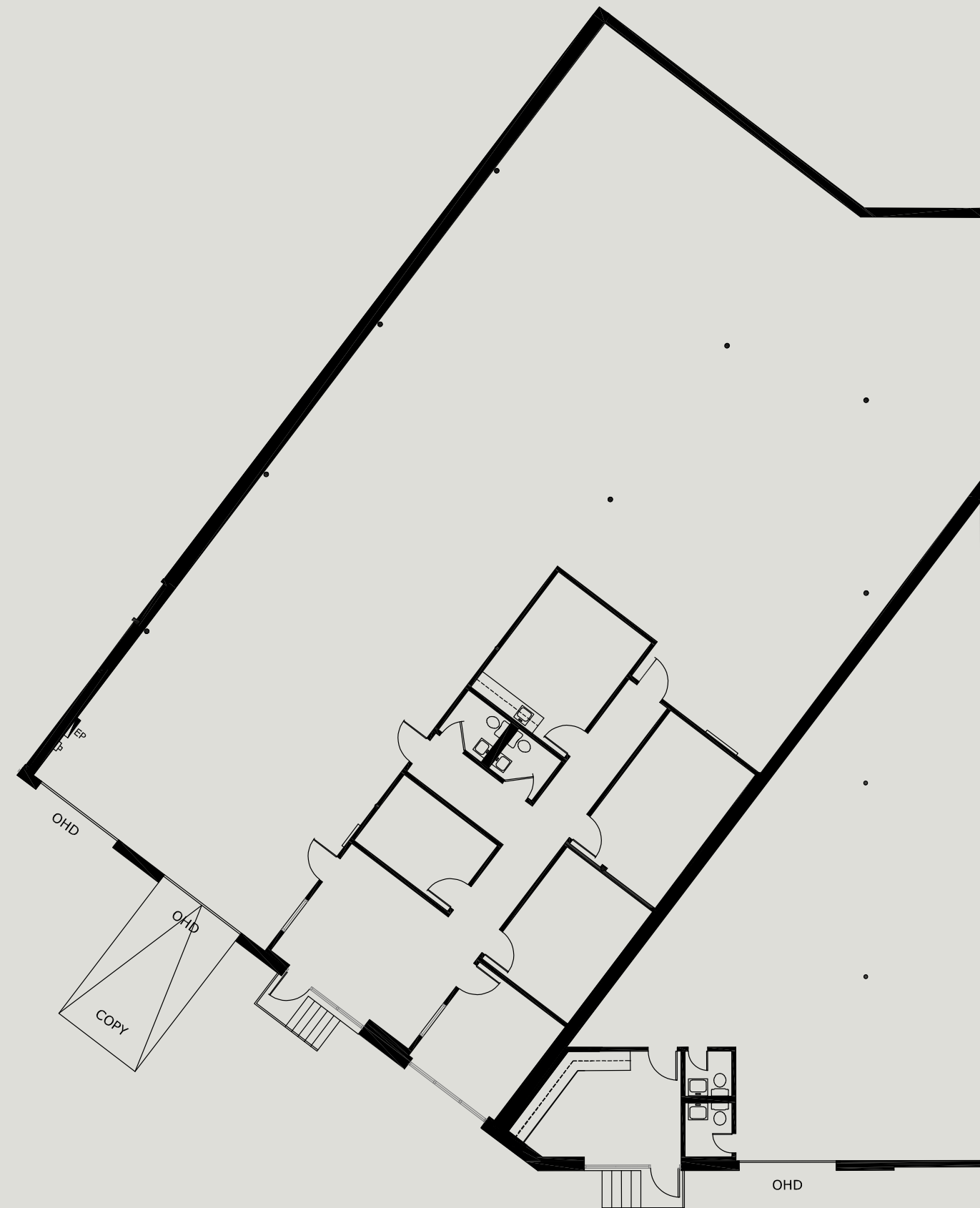
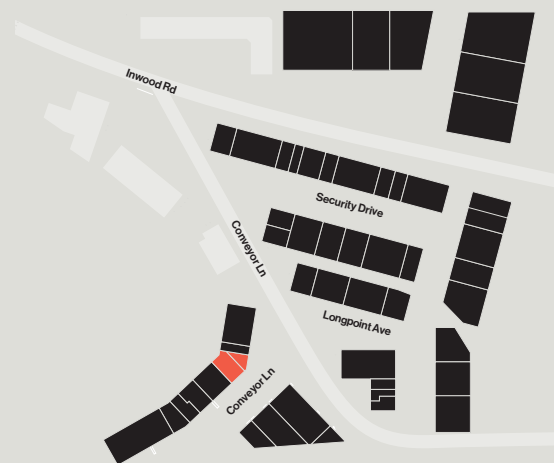
## Key Plan



# 1137 Conveyor Ln, Suite 106 & 107

- 01 **7,966 sq. ft. available**
- 02 **+/- 2,500 sq. ft. office**
- 03 **16' clear height**
- 04 **Two (2) dock high doors**
- 05 **One (1) ramped door**

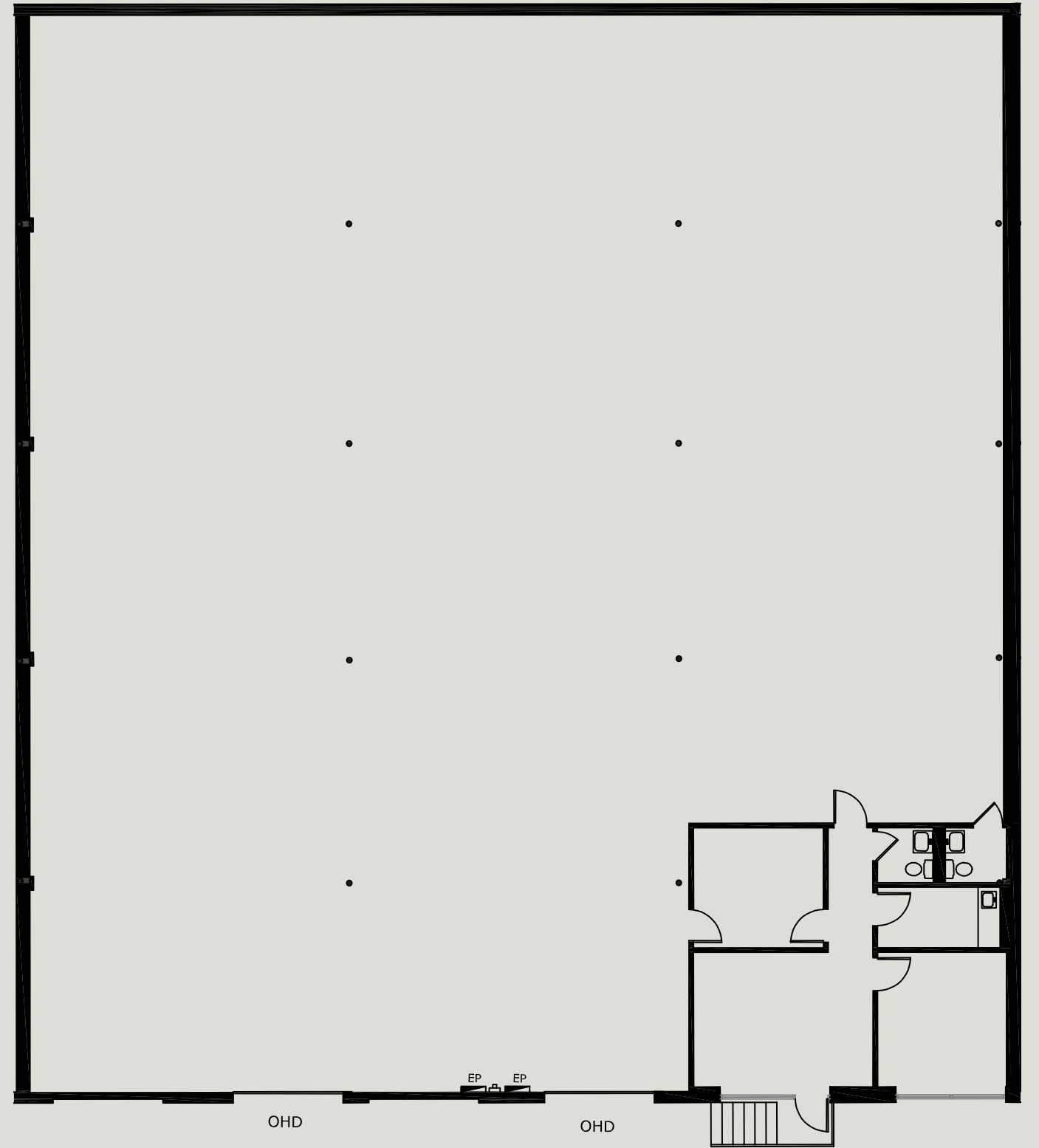
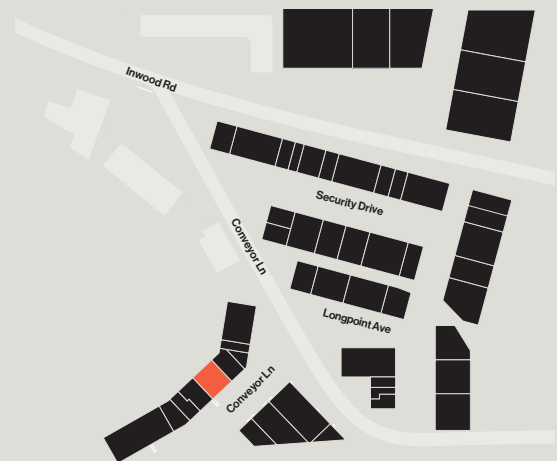
## Key Plan



# 1137 Conveyor Ln, Suite 110

- 01 **9,000 sq. ft. available**
- 02 **732 sq. ft. office**
- 03 **16' clear height**
- 04 **Two (2) dock high doors**

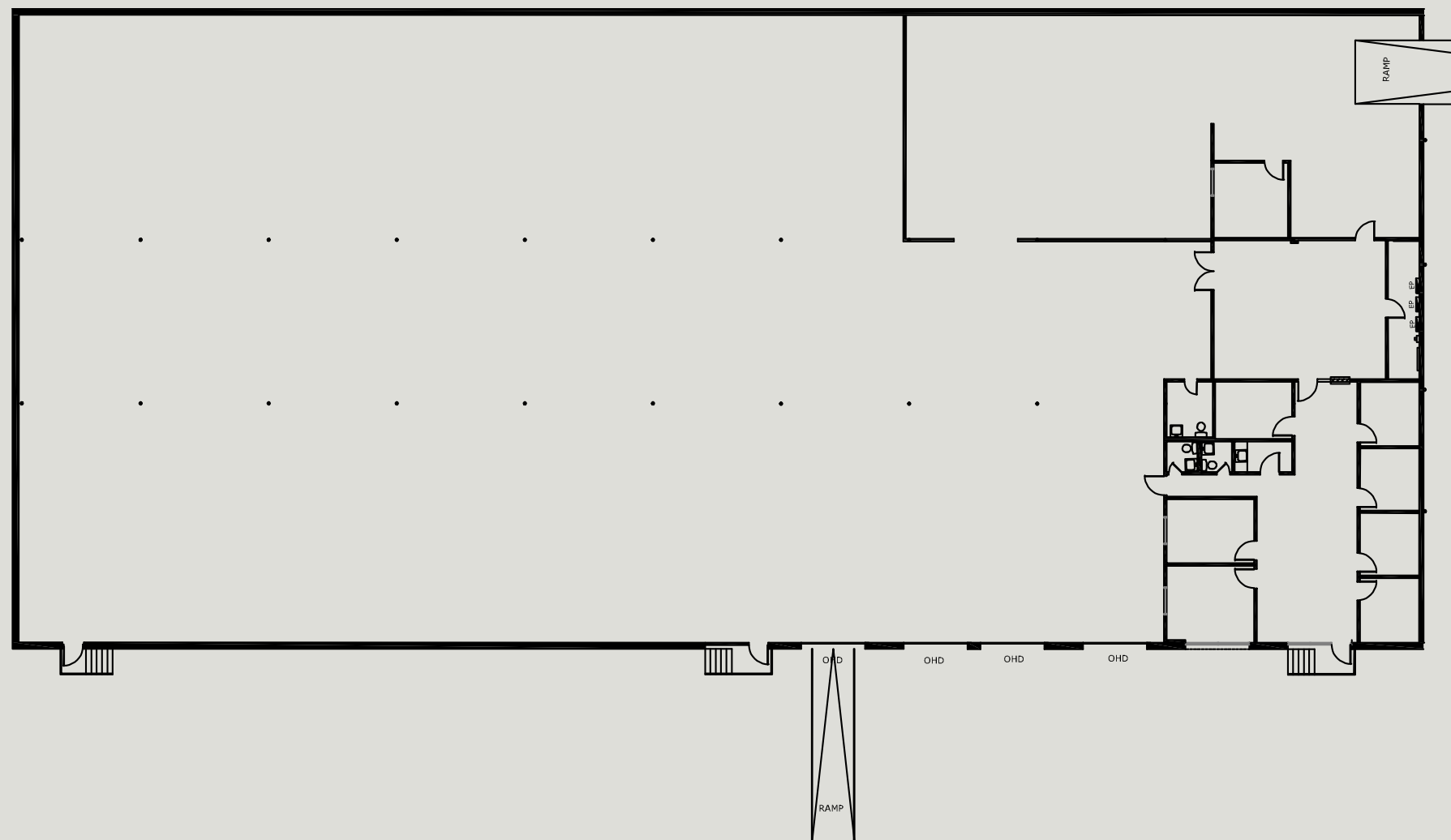
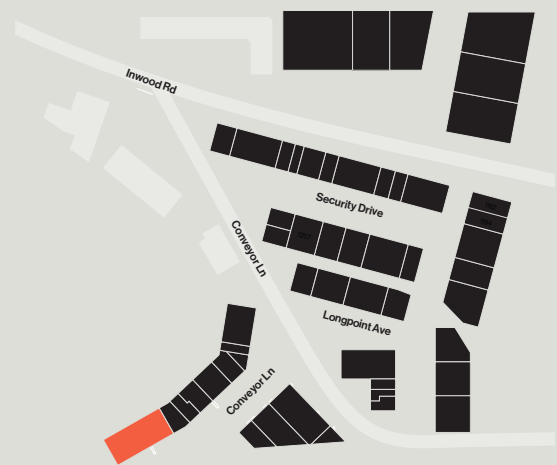
## Key Plan

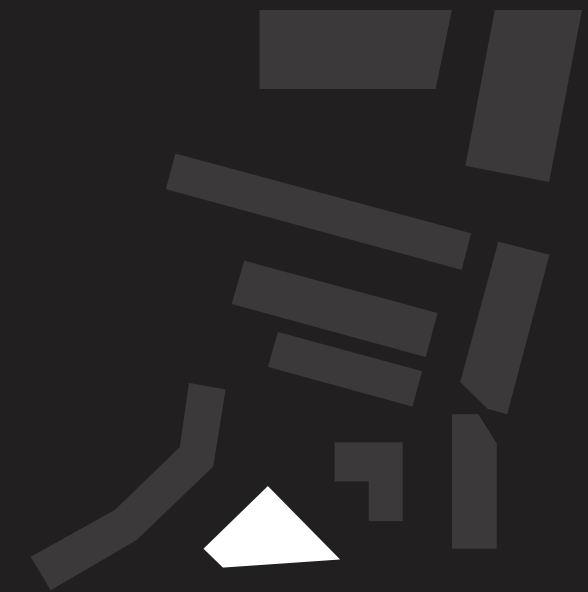


# 1137 Conveyor Ln, Suite 118

- 01 **21,925 sq. ft. available**
- 02 **+/- 1,650 sq. ft. office**
- 03 **16' clear height**
- 04 **Three (3) dock high doors**
- 05 **One (1) ramped door**

## Key Plan

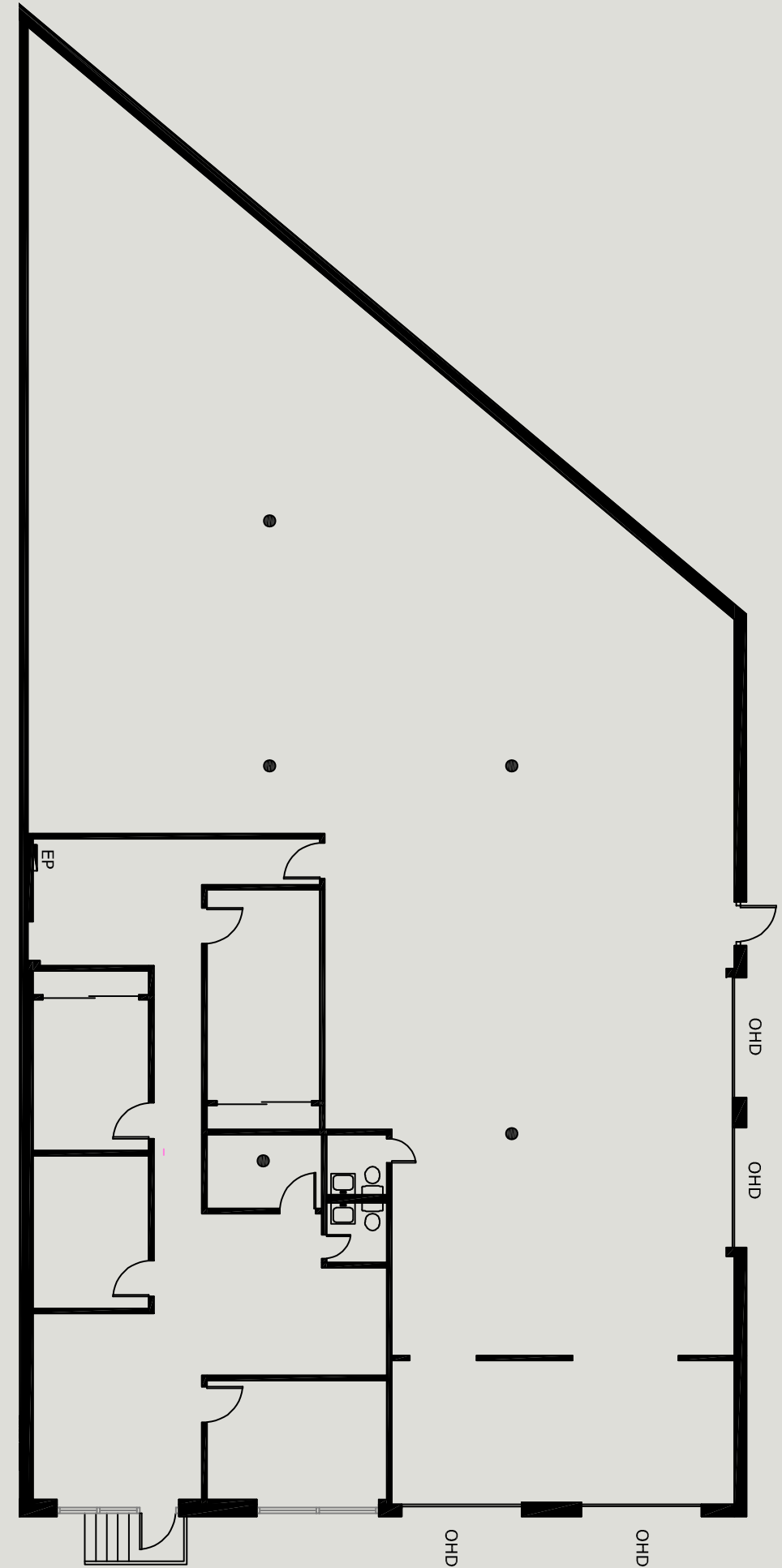




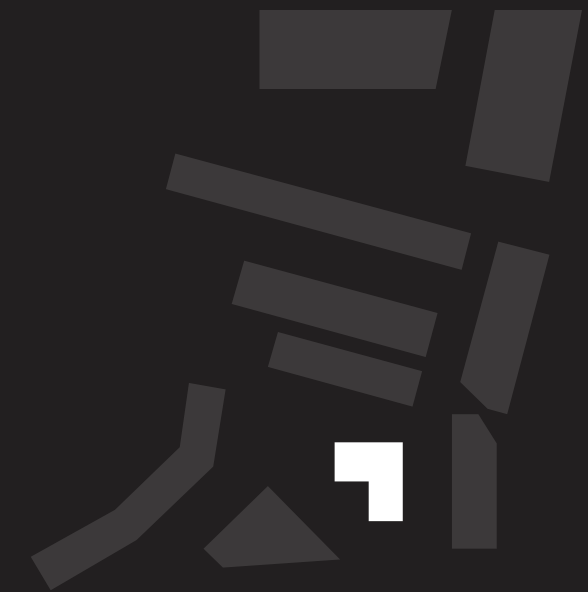
# 1129 Conveyor Ln

- 01 **6,070 sq. ft. available**
- 02 **1,660 sq. ft. office**
- 03 **16' clear height**
- 04 **Two (2) dock high doors**
- 05 **Two (2) drive in doors**

## Key Plan



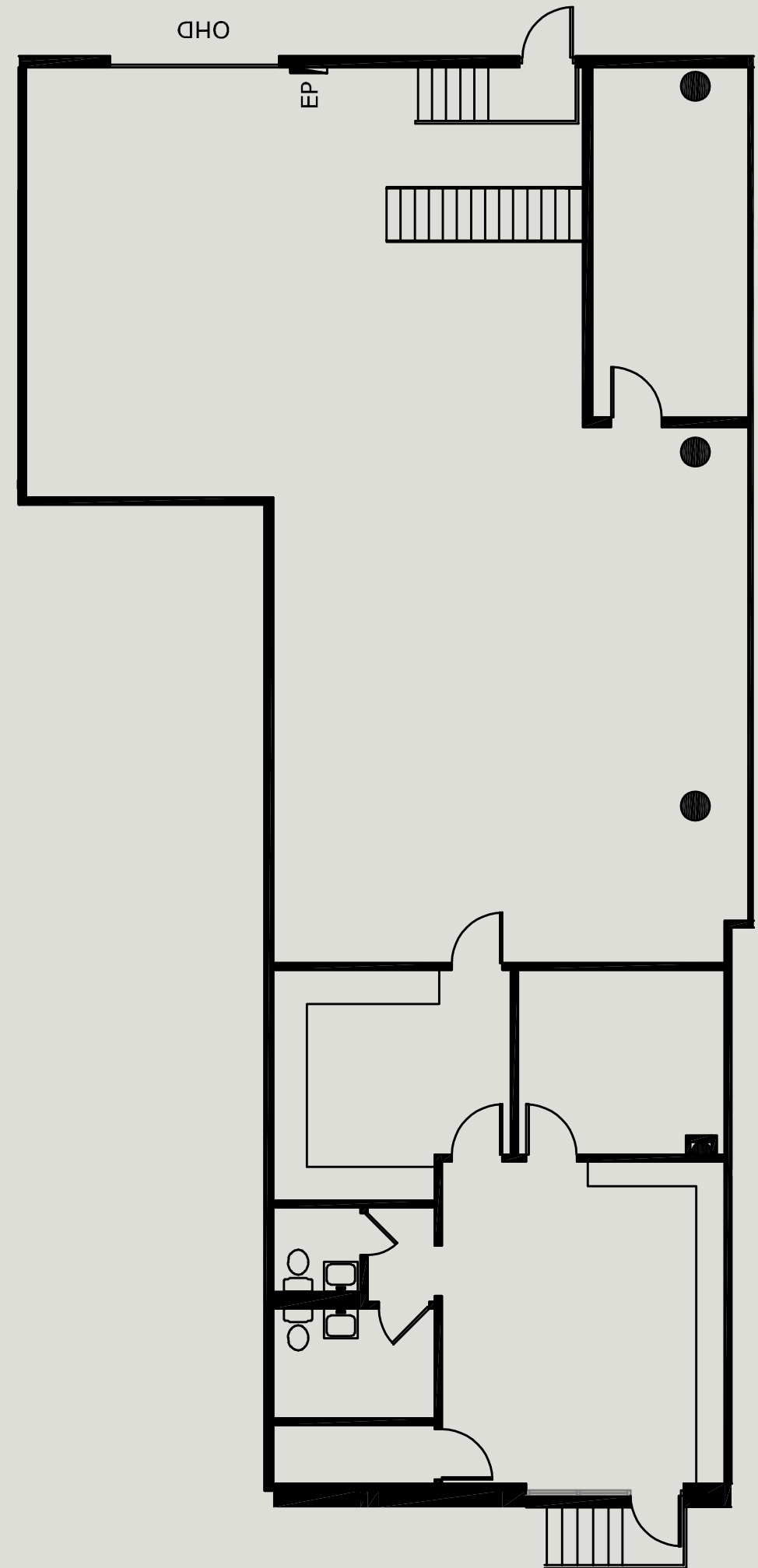
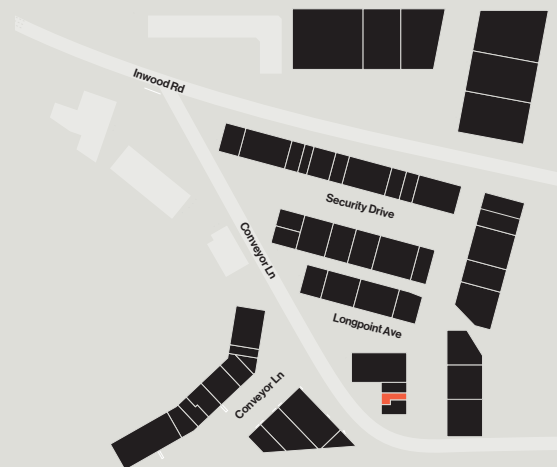
# Building IDD



# 1113 Conveyor Ln

- 01 **2,799 sq. ft. available**
- 02 **888 sq. ft. office**
- 03 **16' clear height**
- 04 **One (1) dock high door**

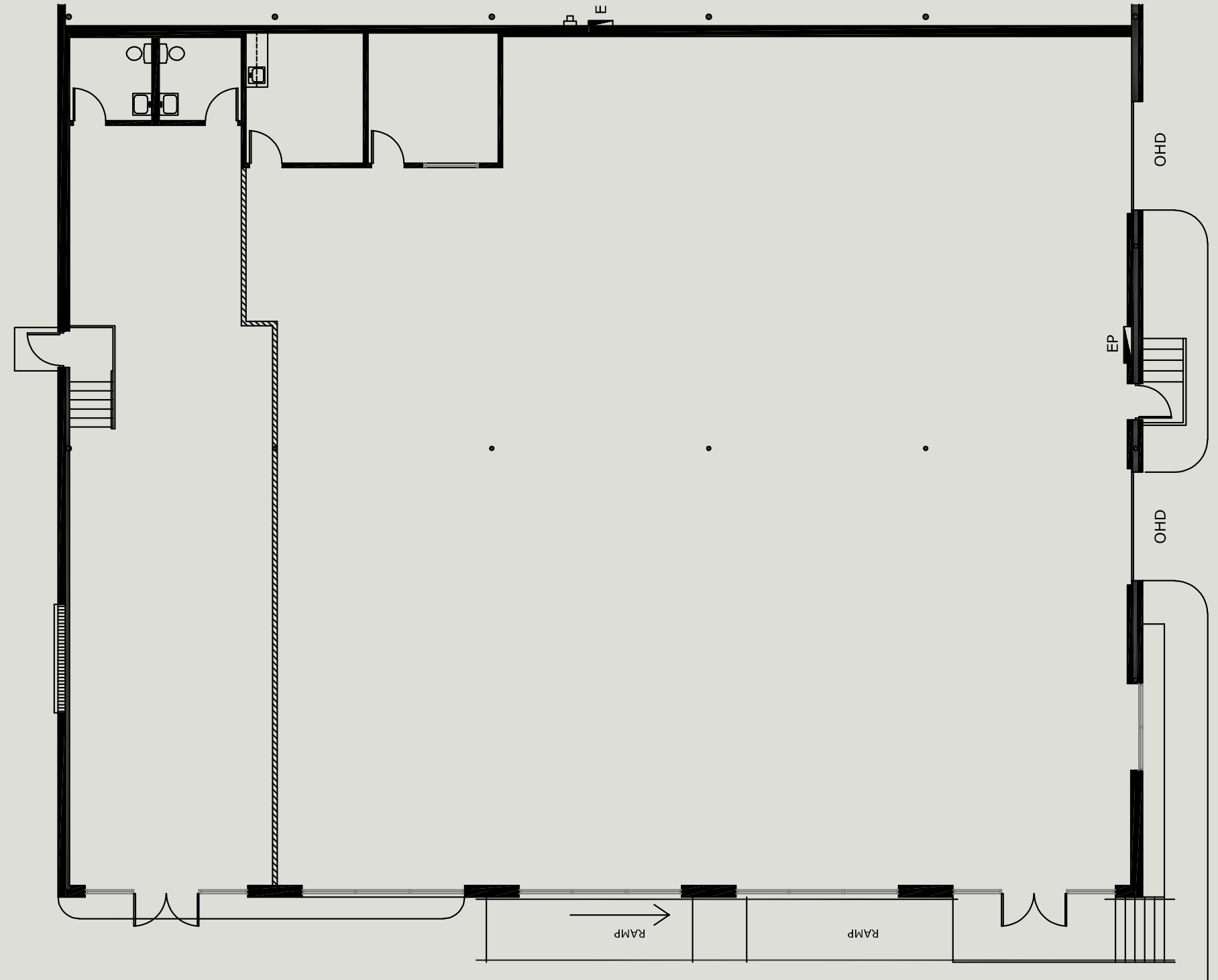
## Key Plan





# 1100 Conveyor Lane

- 01 **8,000 sq. ft. available**
- 02 **100% HVAC / Showroom**
- 03 **18' clear height**
- 04 **Two (2) dock high doors**



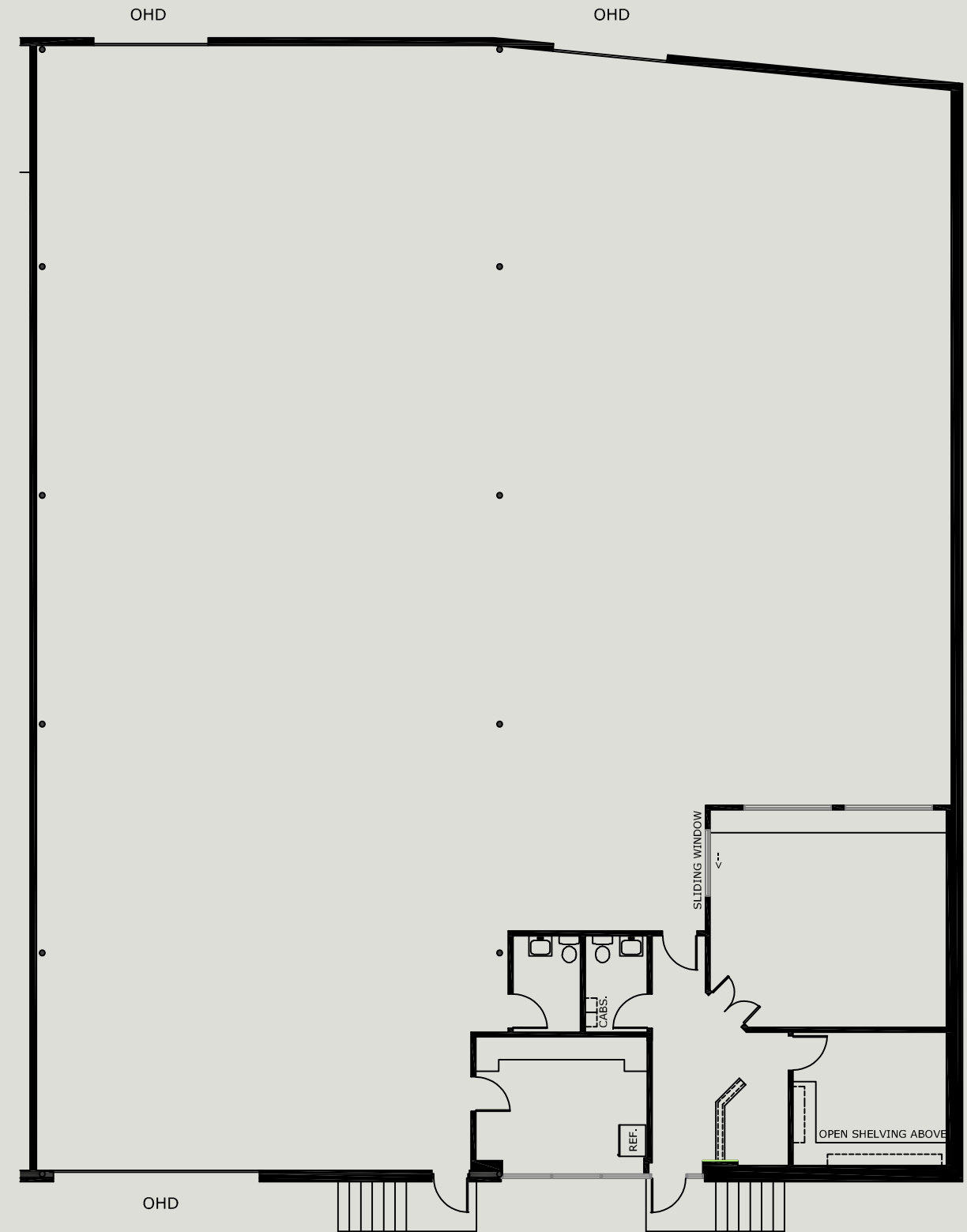
## Key Plan



# 1122 Longpoint Avenue

- 01 **8,018 sq. ft. available**
- 02 **+/- 1,000 sq. ft. office**
- 03 **18' clear height**
- 04 **Two (2) dock high doors**

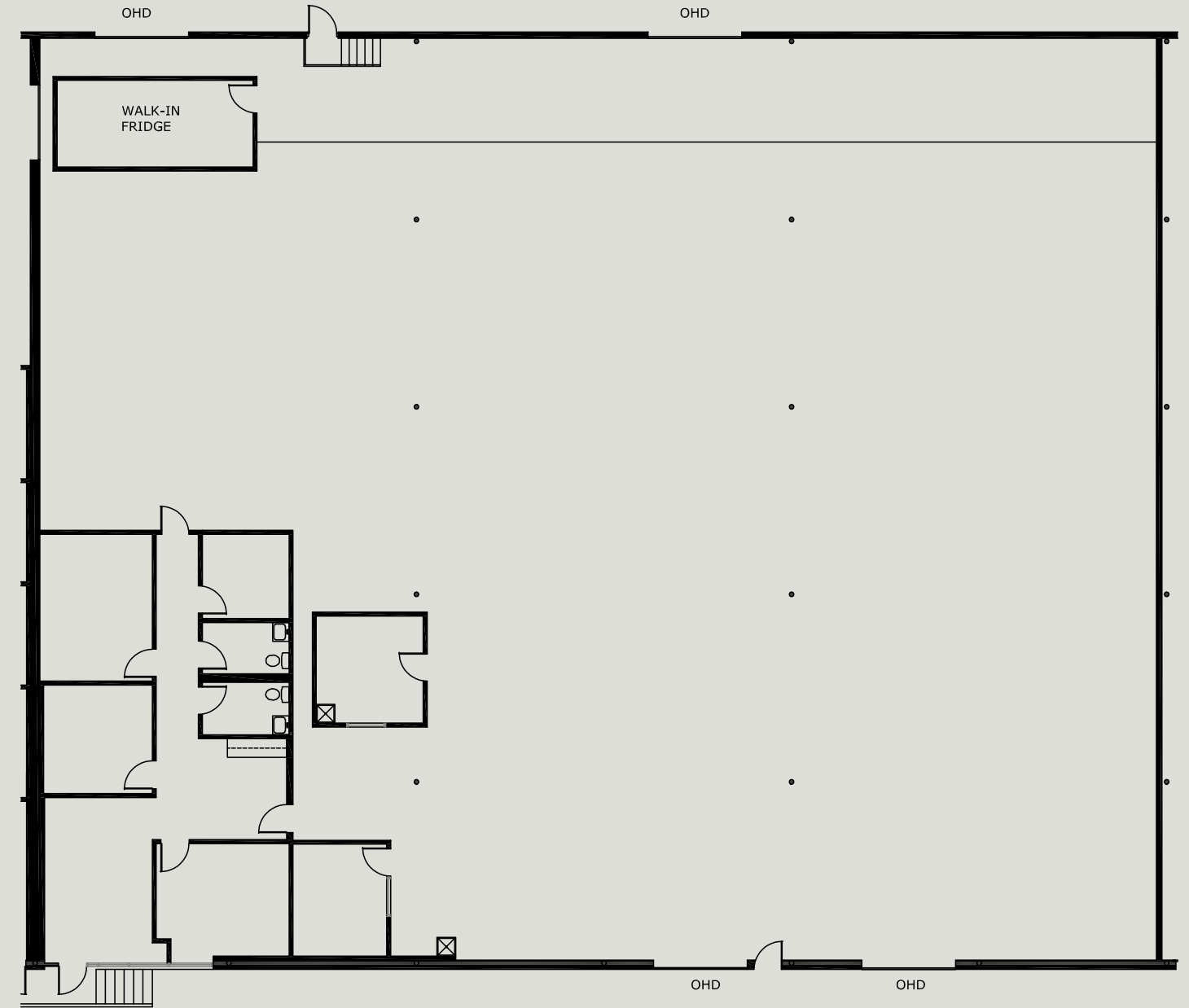
## Key Plan



# 1128 Longpoint Avenue

- 01 **12,050 sq. ft. available**
- 02 **+/- 1,440 sq. ft. office**
- 03 **18' clear height**
- 04 **Two (2) dock high doors**
  - One (1) 10'x10'
  - One (1) 14'x10'

## Key Plan

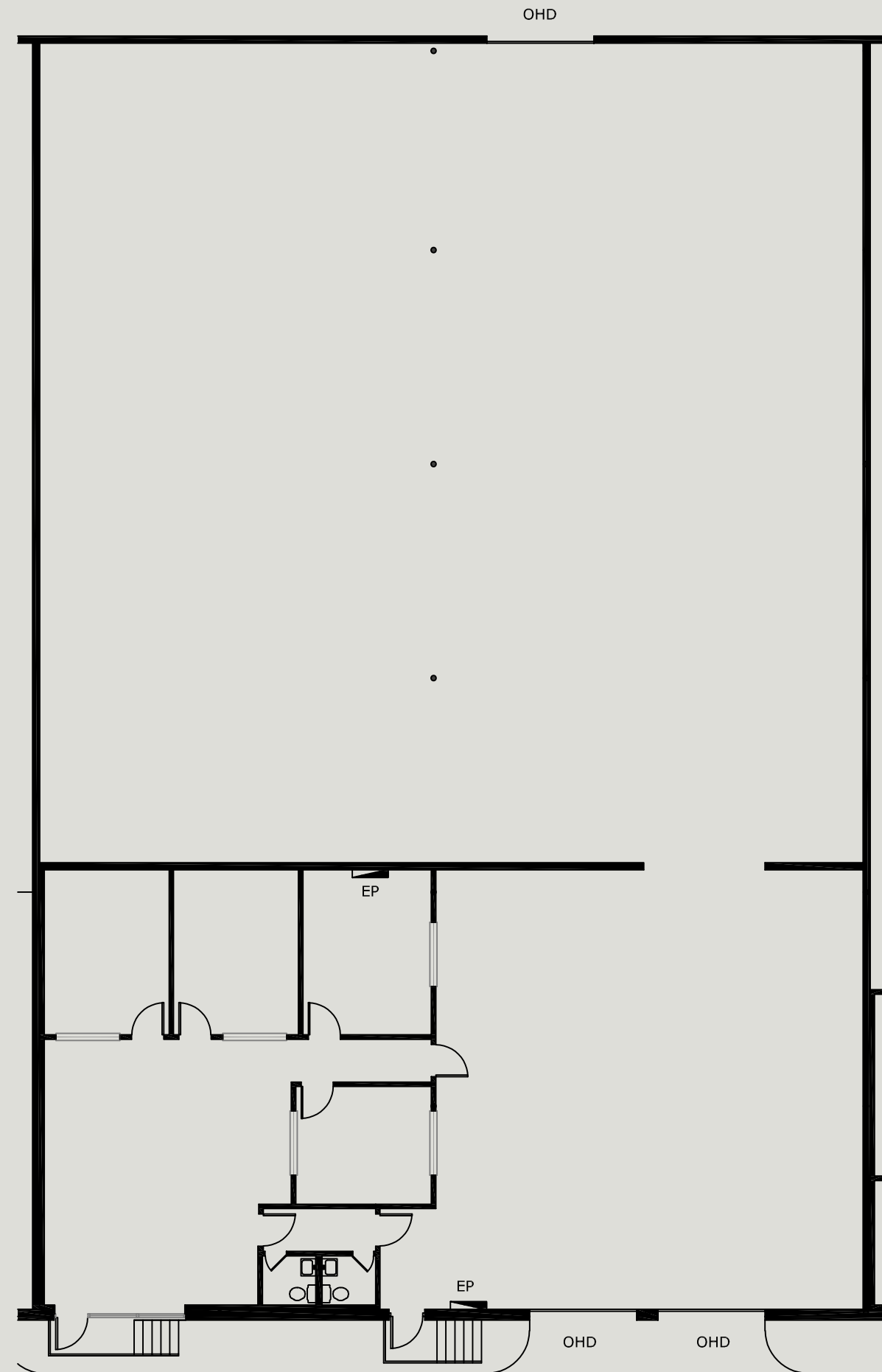
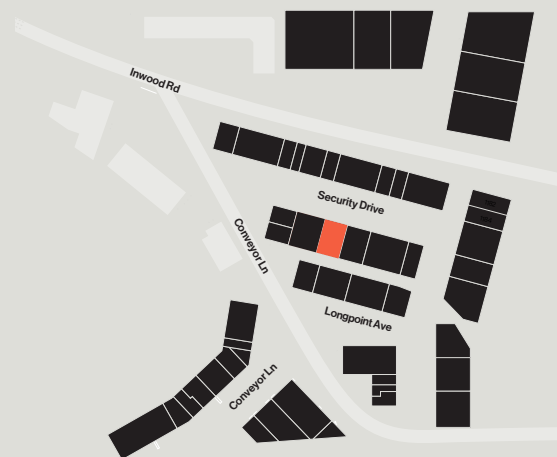




# 1239 Security Drive

- 01 **9,320 sq. ft. available**
- 02 **1,561 sq. ft. office**
- 03 **18' clear height**
- 04 **Two (2) dock high doors**
- 05 **Fully sprinklered**

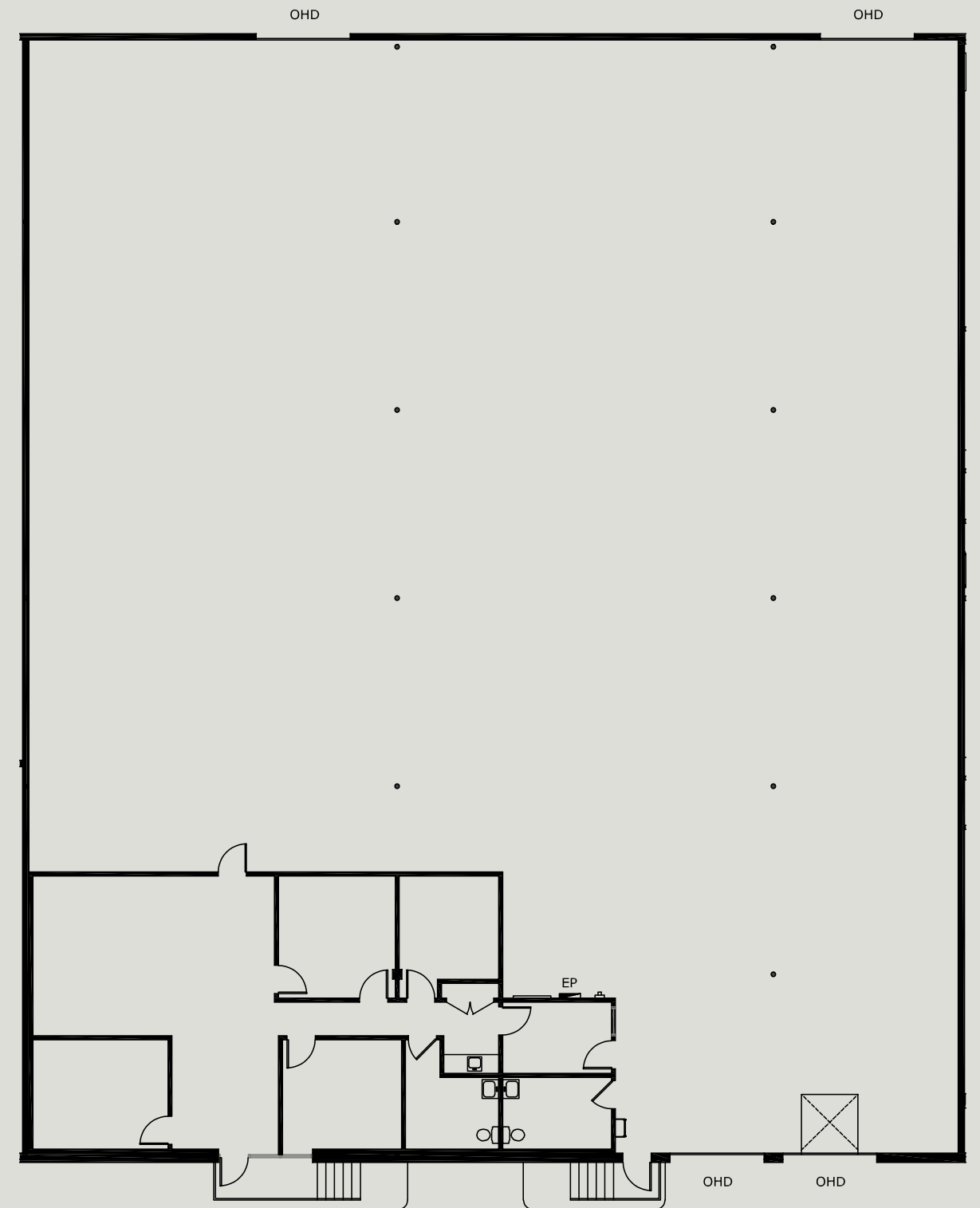
## Key Plan



# 1257 Security Drive

- 01 **11,940 sq. ft. available**
- 02 **1,702 sq. ft. office**
- 03 **18' clear height**
- 04 **Two (2) dock high doors**
- 05 **Fully sprinklered**
- 06 **Fully made ready space!**

Key Plan



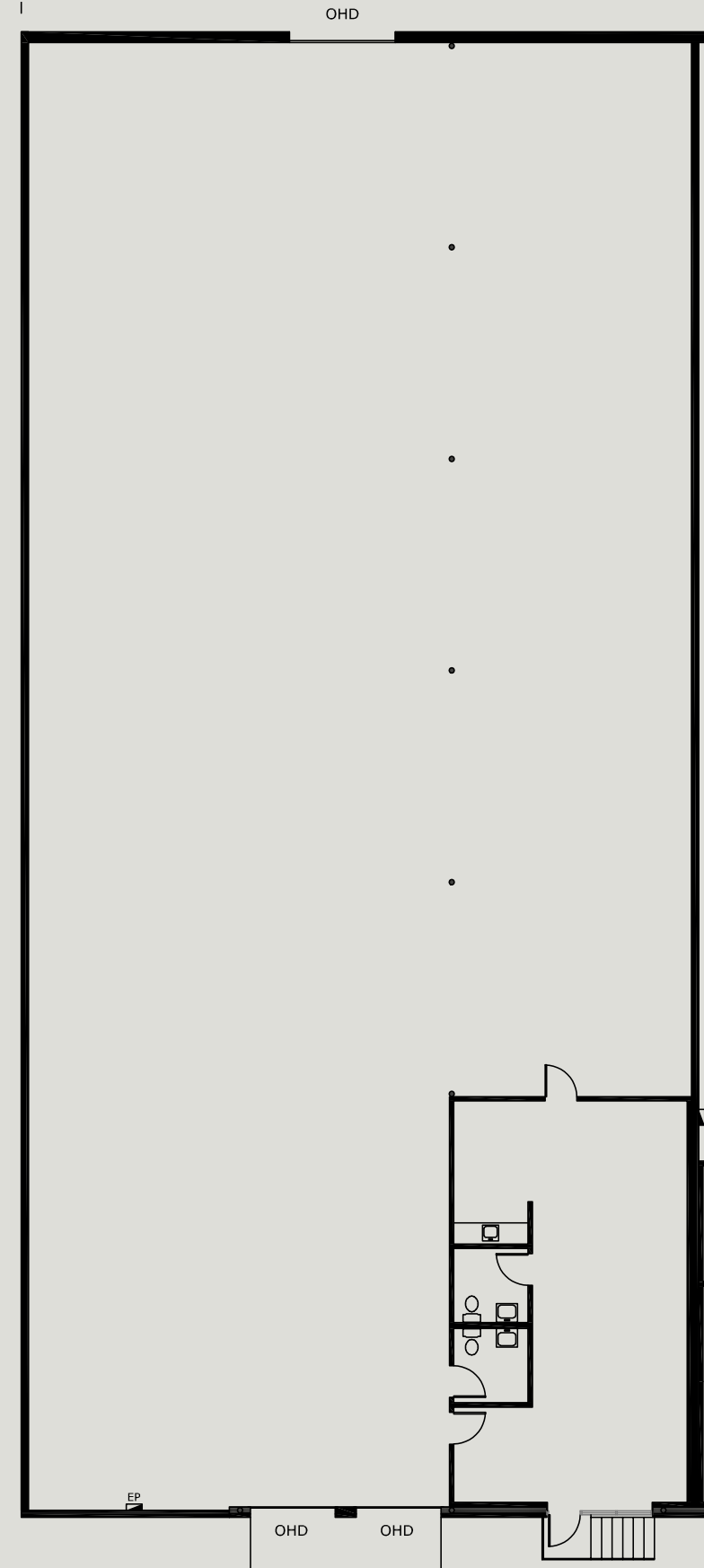
# Building IDD



# 1184 Security Drive

- 01 **8,934 sq. ft. available**
- 02 **897 sq. ft. office**
- 03 **22' clear height**
- 04 **Two (2) dock high doors**
- 05 **Fully sprinklered**
- 06 **Fully made ready space!**

## Key Plan

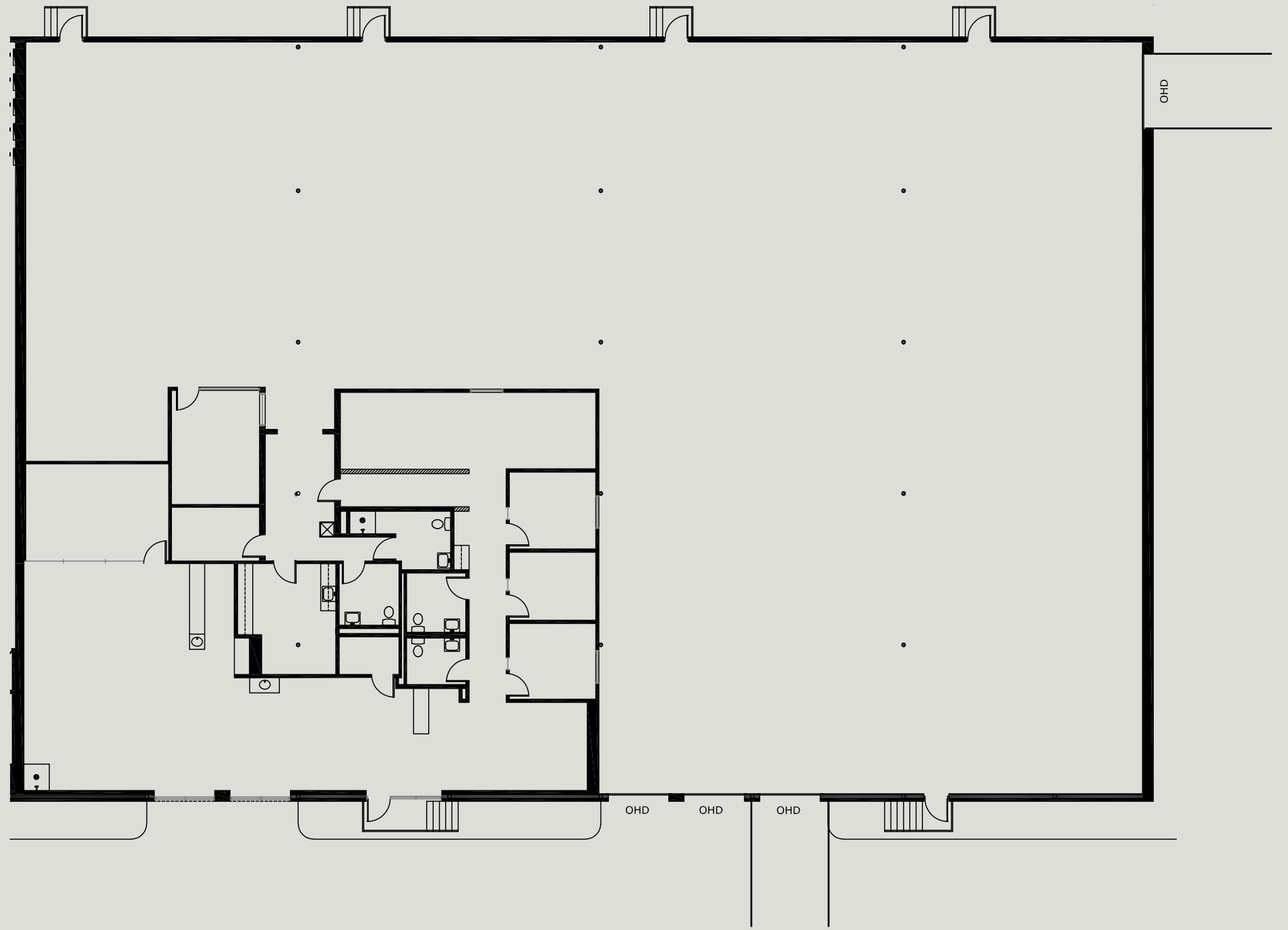




# 1216 Security Drive

- 01 **15,000 sq. ft. available**
- 02 **+/- 2,500 sq. ft. office**
- 03 **18' clear height**
- 04 **Two (2) dock high doors**
- 05 **Two (2) ramped doors**

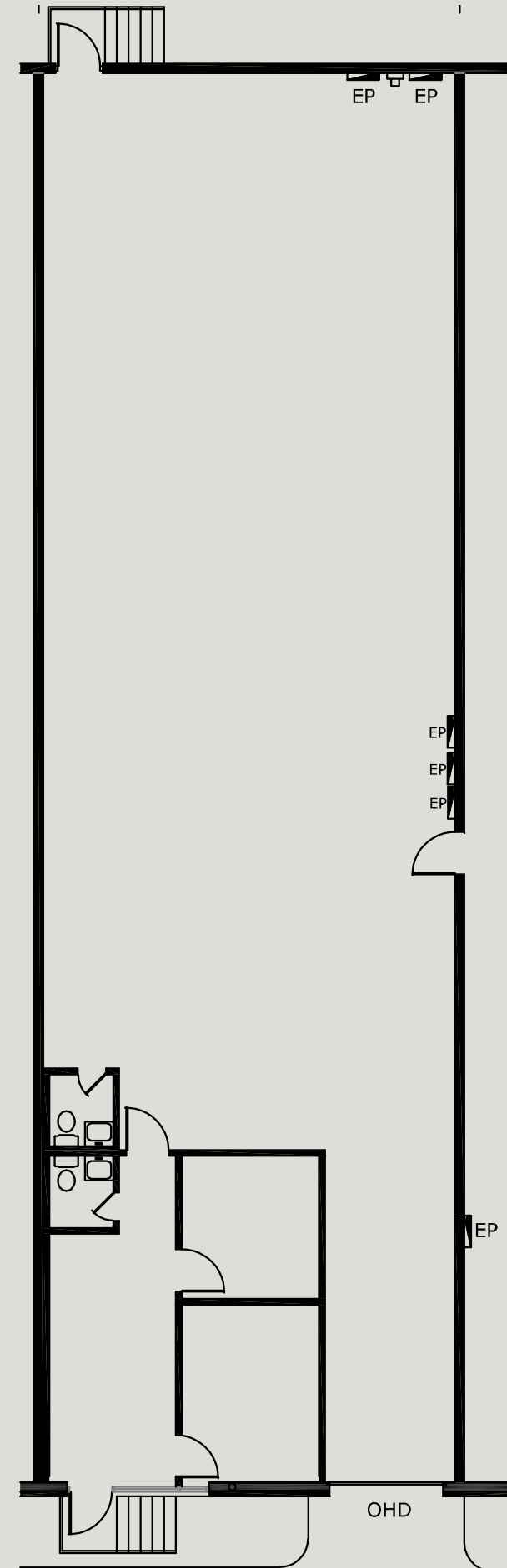
Key Plan



# 1256 Security Drive

- 01 **3,000 sq. ft. available**
- 02 **500 sq. ft. office**
- 03 **16' clear height**

## Key Plan

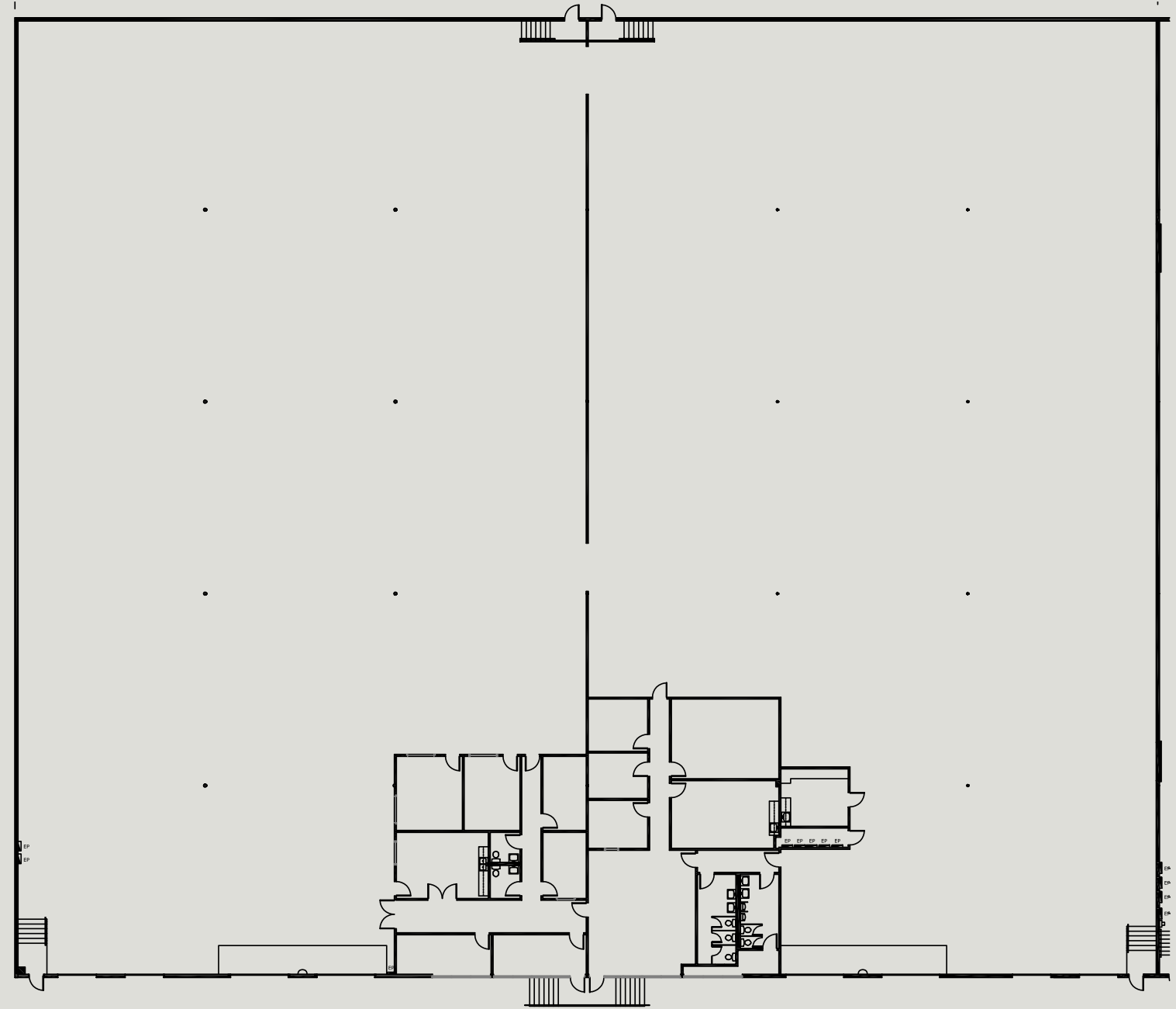




# 1210 Inwood Road

- 01 **47,600 sq. ft. available**
- 02 **5,000 sq. ft. office**
- 03 **22' clear height**
- 04 **Eight (8) dock high doors**
- 05 **100% HVAC!**

## Key Plan



# Proximity Demographics

76

82

**At the center of it all... Literally.  
With a surrounding population that's  
dense, affluent, and highly active,  
this district is perfectly positioned  
for businesses that thrive on  
visibility, traffic, and connection.**

## Proximity

**0.3** Mi

0.3 Miles to I-35

**1.0** Mi

1.0 Mile to Southwestern  
Medical District

**3.2** Mi

3.3 Miles to Dallas Love Field

**4.5** Mi

4.5 Miles to Downtown Dallas

**5.5** Mi

5.5 Miles to Park Cities

**5.6** Mi

5.6 Miles to TX-183

**2.2** Mi

2.2 Miles to Design District

**2.4** Mi

2.4 Miles to Dallas Tollway

**4.2** Mi

4.2 Miles to Uptown

**4.9** Mi

4.9 Miles to Preston Hollow

**13** Mi

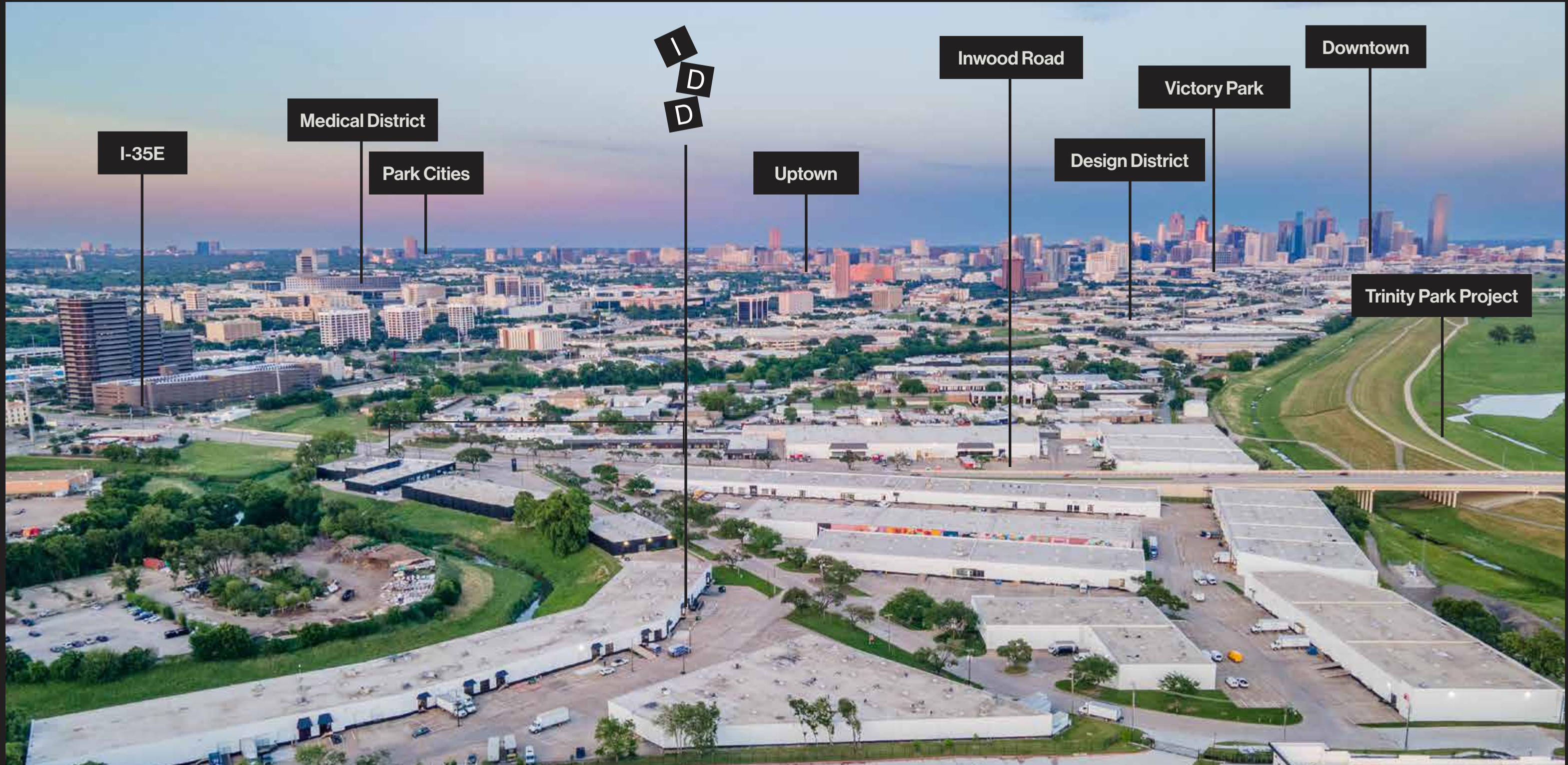
13 Miles to DFW Airport

# Designed in proximity.

**Immediate access to Downtown Dallas, Uptown, Medical District, Pegasus Park, Dallas Design District and thriving Dallas neighborhoods. Perfect for innovators, travelers, and businesses in Dallas' rising life sciences and tech scene.**



# Aerial View (East)



# Demographics

3<sup>Mi</sup>

5<sup>Mi</sup>

15<sup>Min. Drive</sup>

**Est. Population**  
**Avg. HH Income**  
**Total Housing Units**  
**Daytime Population**  
**Median Home Value**

**91,198**  
**\$112,994**  
**46,532**  
**220,930**  
**\$393,625**

**339,656**  
**\$128,518**  
**155,302**  
**614,109**  
**\$450,397**

**979,553**  
**\$125,000**  
**259,841**  
**1,662,170**  
**\$383,000**

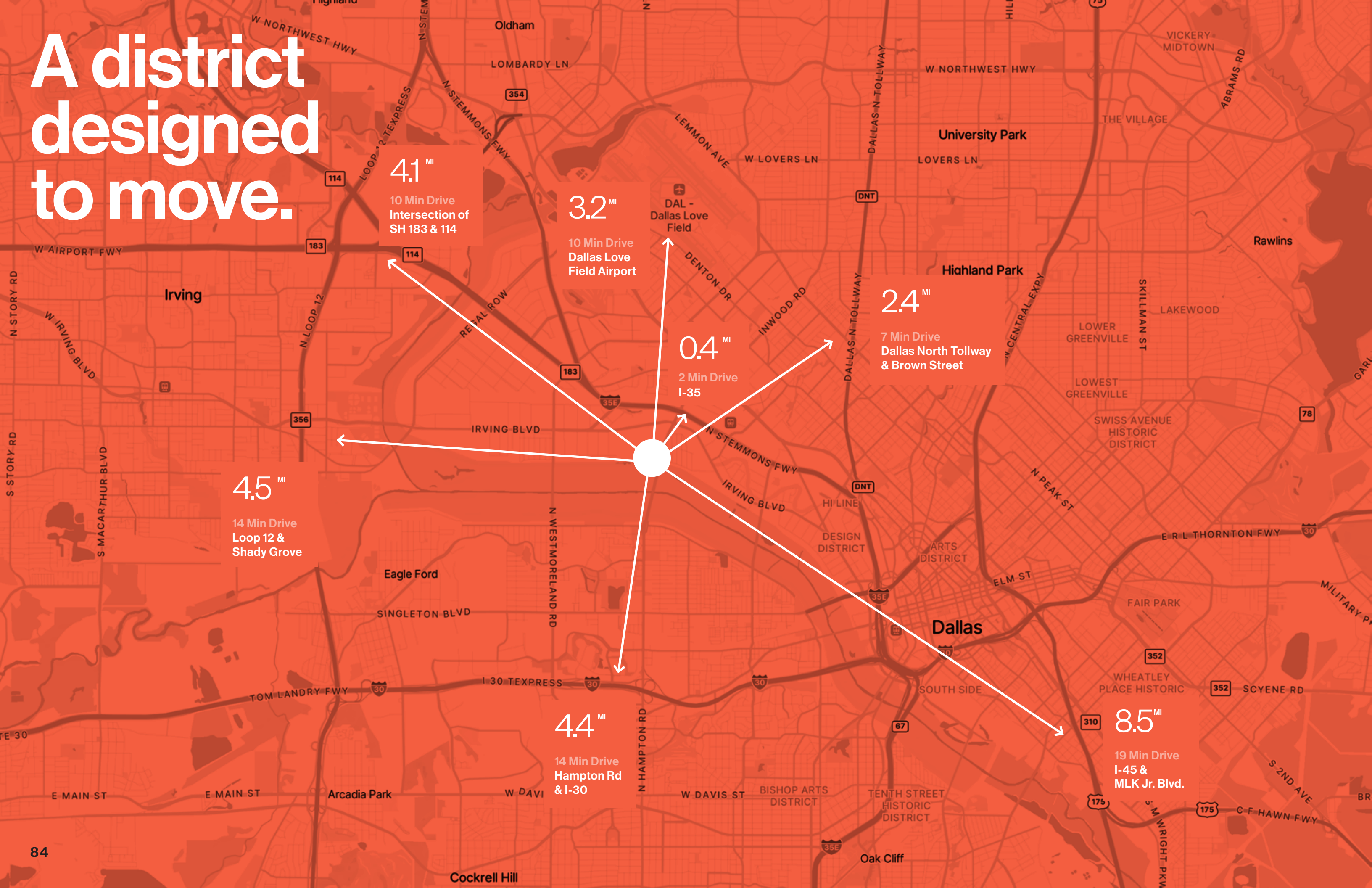
This project is positioned within a thriving urban corridor, surrounded by a high-density and high-income population. Within a 3-mile radius, there are over 91,000 residents with an average household income of \$112,994. That number grows to \$128,518 within 5 miles, reflecting a well-established and economically active community.

A 15-minute drive captures more than 970,000 residents and a daytime population of nearly 1 million, offering strong weekday traffic from professionals, commuters, and visitors.

The area includes over 259,000 housing units, with median home values above \$390,000, indicating a stable, invested residential base.



# A district designed to move.



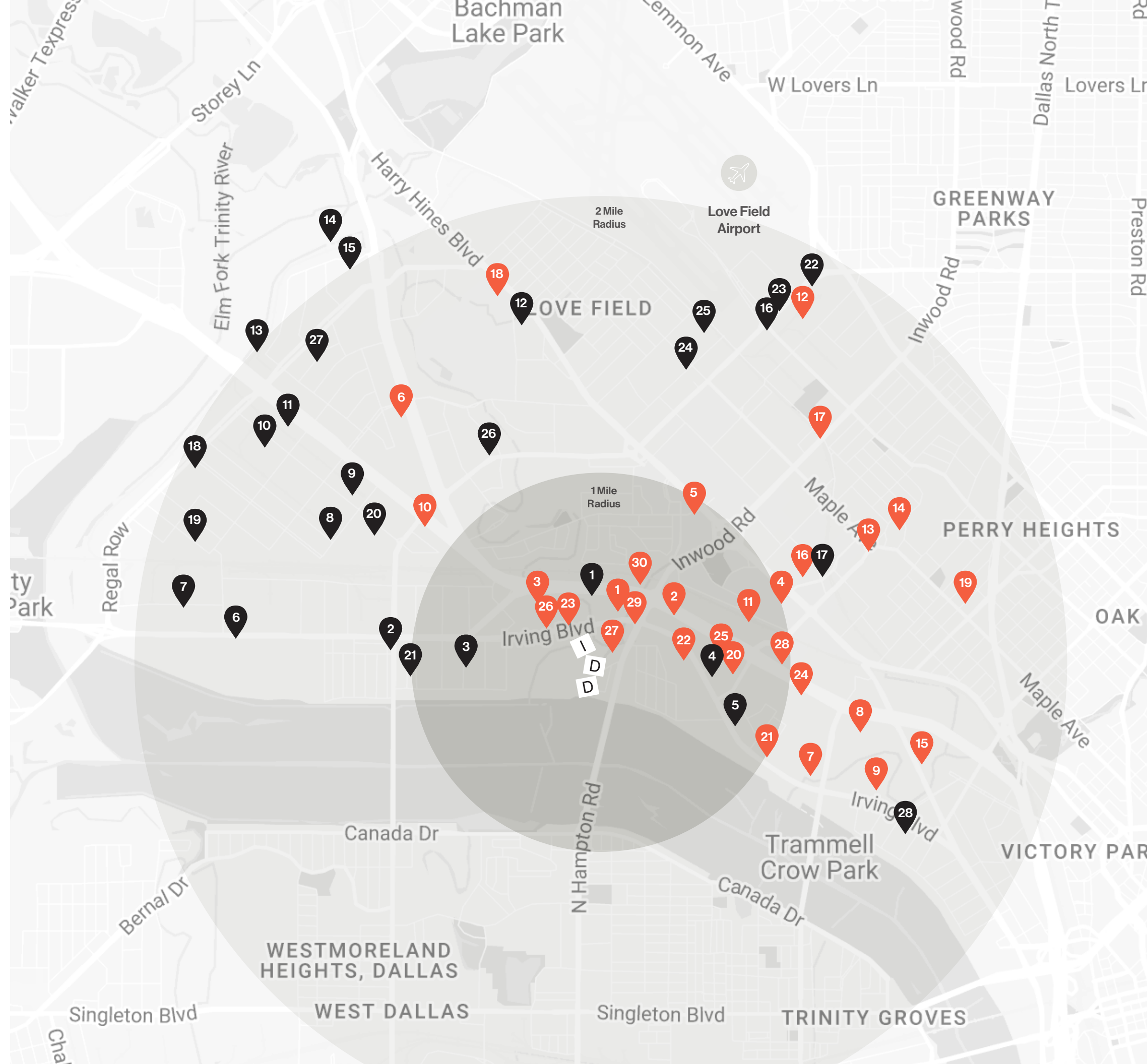
# Surrounding Neighborhoods

## Neighborhood Amenities

- |                            |                            |
|----------------------------|----------------------------|
| 1. Quick Trip              | 16. Parkland Hospital      |
| 2. Whataburger             | 17. Dart Rail Station      |
| 3. Community Brewery       | 18. Brook Hollow Golf Club |
| 4. Children's Hospital     | 19. Dickey's BBQ           |
| 5. UTSW                    | 20. Taco Cabana            |
| 6. Schlotzsky's            | 21. La Duni                |
| 7. Slow Bone BBQ           | 22. Cidercade              |
| 8. SER Steak + Spirits     | 23. Spark By Hilton        |
| 9. Mama's Daughter's Diner | 24. Marriott Suites        |
| 10. Freshella Kitchen      | 25. Embassy Suites         |
| 11. Denny's                | 26. Hampton Inn            |
| 12. Heim BBQ               | 27. Comfort Inn            |
| 13. Kroger                 | 28. Renaissance Hotel      |
| 14. Maple & Motor Burger   | 29. Chevron                |
| 15. Rodeo Goat             | 30. 7-Eleven               |

## Industry Neighbors

- |                               |                                 |
|-------------------------------|---------------------------------|
| 1. Dallas Central Appraisal   | 15. Dallas County Elections     |
| 2. Fastenal Tool              | 16. Sherwin-Williams            |
| 3. Goodyear Tire              | 17. Parkland Hospital           |
| 4. Trinity Industries         | 18. Labatt Food Service         |
| 5. Praxair Distribution       | 19. Goodier Cosmetics Inc       |
| 6. Kenworth Trucks            | 20. Global Views                |
| 7. Penske Truck Rental        | 21. Taxila Stone                |
| 8. Kuby's Meat Shop           | 22. Caliber Collision           |
| 9. General Data Tech          | 23. Tesla Service Center        |
| 10. Atrium Windows & Doors    | 24. Amazon Prime Now            |
| 11. Rone Engineering          | 25. AutoNation Collision Center |
| 12. Specs Distribution Center | 26. VNA Hospice                 |
| 13. Frito-Lay                 | 27. Paciugo Corporate HQ        |
| 14. Prime Data Centers        | 28. Apex Supply                 |



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## M2G VENTURES

Guided by the company's purpose to inspire evolution through impact and innovation, M2G Ventures thoughtfully and conscientiously invests in distinctive mixed-use and industrial development projects with a focus on creating places that users want to be.

Since its founding in 2014, the fast-growing company has become a leading voice in the industry through a bold strategy anchored by a dedication to innovation and an everlasting commitment to conscious development, as embodied by the M2G+ initiative. The company's capstone is a 501(c)(3) focused on changing the way we treat mental illness. The company is a Certified Women-Owned Business based in Fort Worth, Texas.

[Link to M2G's website](#)



### Archetype

[Link](#)

Re-branding to fill a niche and redefining the rules of urban industrial sophistication.



### Foundry

[Link](#)

The art of transformation is on display as mid-century warehouses became a post-modern mixed-use destination.



### Proto Park

[Link](#)

Shifting the paradigm of urban industrial properties by creating a new standard in the West Brookhollow submarket.

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REAL ESTATE NEWS

 Commercial Property Executive

# Existing Tenants



Join Us:

**Crate&Barrel**Outlet

**DeskMakers**  
Be Enabled

*Peacock Alley*

**ANATOLIA**  
RUG GALLERY

**M** MODERNO  
PORCELAIN WORKS

REGENCY  
RAILINGS

**SCENICSOURCE**

EST. 1919  
FAMILY OWNED  
**Community**  
COFFEE

*Neiman Marcus*

# Our Art Mission



M2G VENTURES

At M2G Ventures, we believe real estate should do more than function: it should inspire. Art is core to our philosophy, giving each property a distinct identity and sense of place. We treat every project as a canvas, using intentional design to spark emotion, foster creativity, and connect with the surrounding community.

This commitment is carried out by a team that curates every detail with care, ensuring each space tells a story and stands apart.

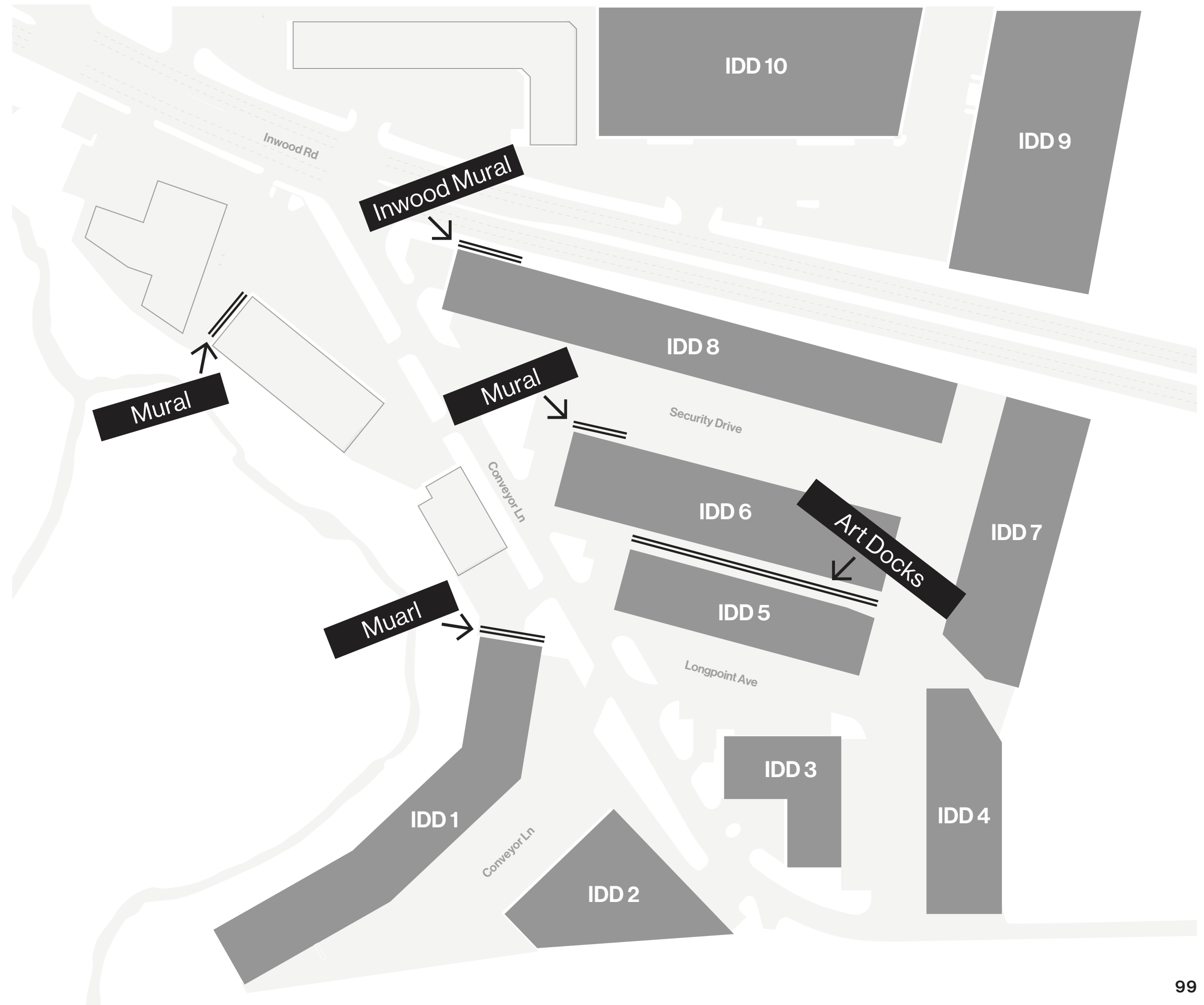
Murals in IDD were completed by Jan Riggins & Naomi Haverland.

The Art Docks is a collection of murals by 18 national and local artists. Learn more at [www.theartdocks.com](http://www.theartdocks.com).



# Arts Programming

At Inwood Design District, the locations shown to the right represent existing or planned moments of artful integration: murals, clever signage, and other creative details designed to bring the brand to life and enrich our tenants daily experiences.





**IDD is now leasing light industrial and showroom space to tenants to support their growing business in the thriving Dallas market.**

**Canon Shoults**  
**972-280-8328**  
**cshoults@holtlunsford.com**

**With easy access to major transit routes and immediately adjacent the fast growing Design District, this is a unique opportunity to grow in a dynamic, evolving district.**

**Maddy Coffman**  
**972-280-8325**  
**mcoffman@holtlunsford.com**

**For availability and leasing details, contact our team at Holt Lunsford.**

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**scrain@holtlunsford.com**

**[Inwood-Design.com](http://Inwood-Design.com)**

**Oliver Day**  
**972-983-9323**  
**oday@holtlunsford.com**

