



FOR LEASE

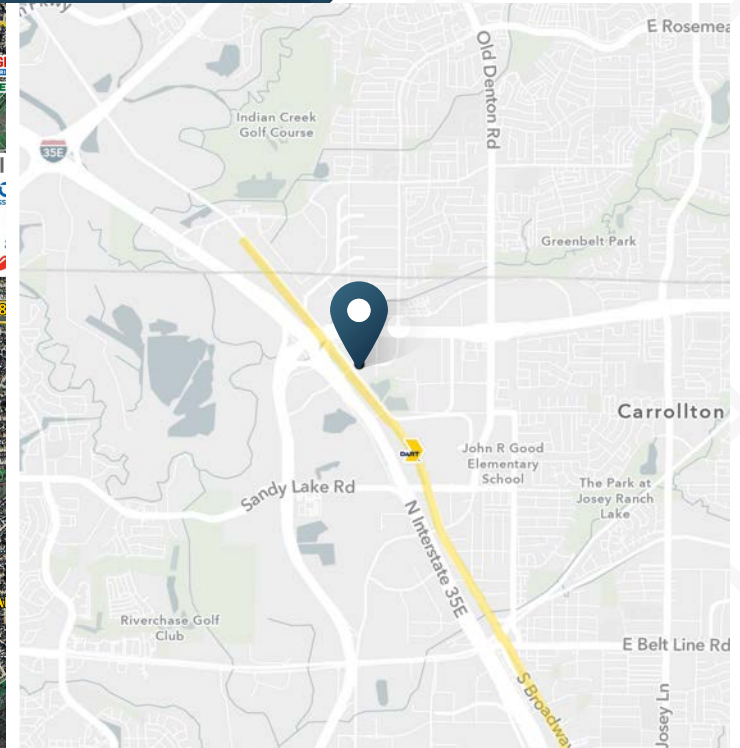
Trinity Mills Station

1455 Moonrise Ave | Carrollton, TX



Trinity Mills Station

1455 Moonrise Ave | Carrollton, TX



FOR LEASE | Multifamily

600-5,000 SF
Retail Spaces Available

Contact
Broker
Rate

ABOUT THE PROPERTY

- [VIDEO OVERVIEW](#)
- Mixed use project located in Carrollton, DFW's epicenter of international dining experiences.
- 25-acre urban, transit-oriented development
- Adjacent to Trinity Mills Station (servicing DART Green-Line and DCTA A-Line)
- Visibility of the intersection of I-35E and the President George Bush Turnpike
- Additional access to SH 121, I-635, Dallas North Tollway, and two major airports (DFW International & Dallas Love Field)

JOIN THESE RETAILERS



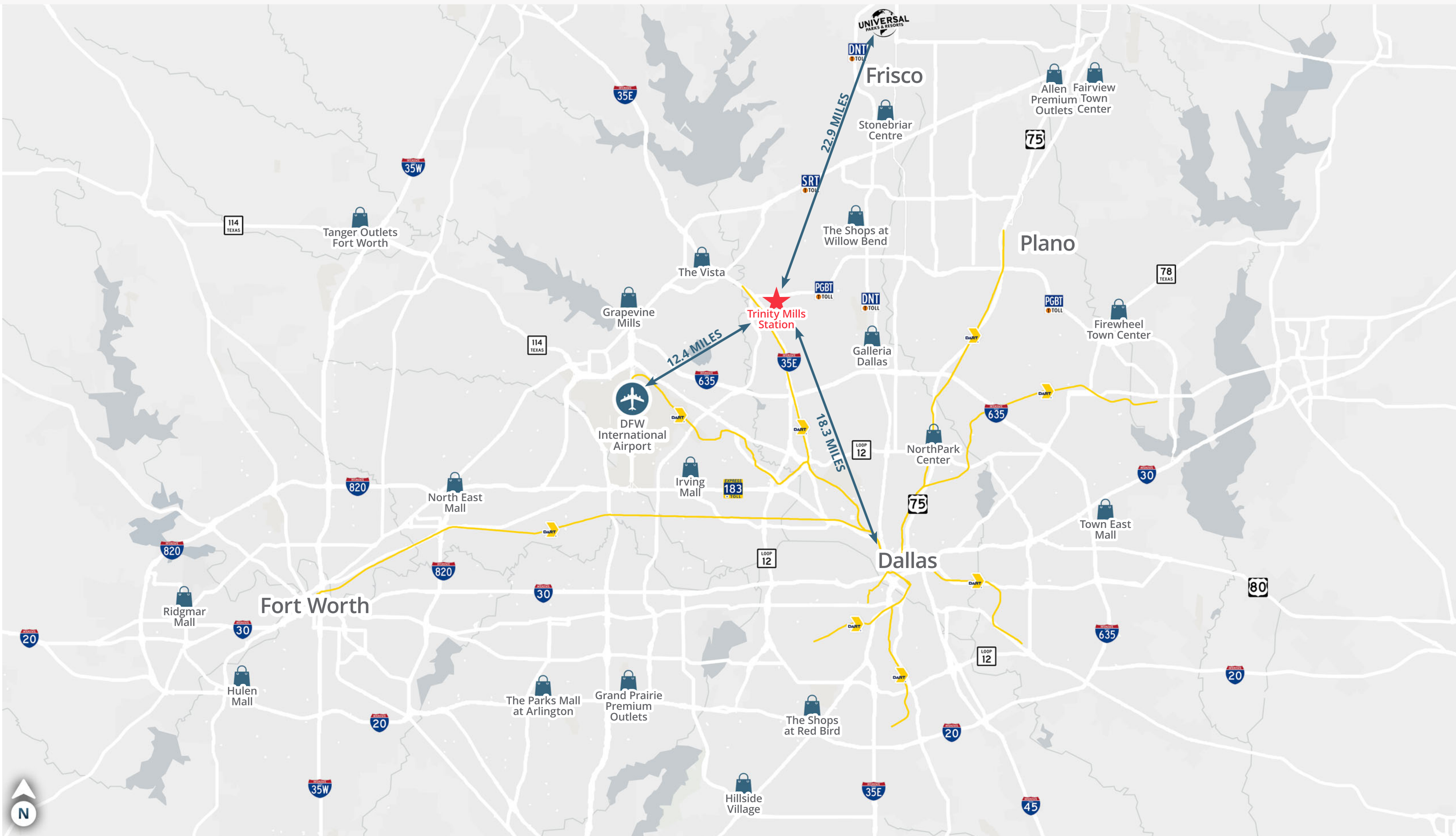
TRAFFIC COUNTS

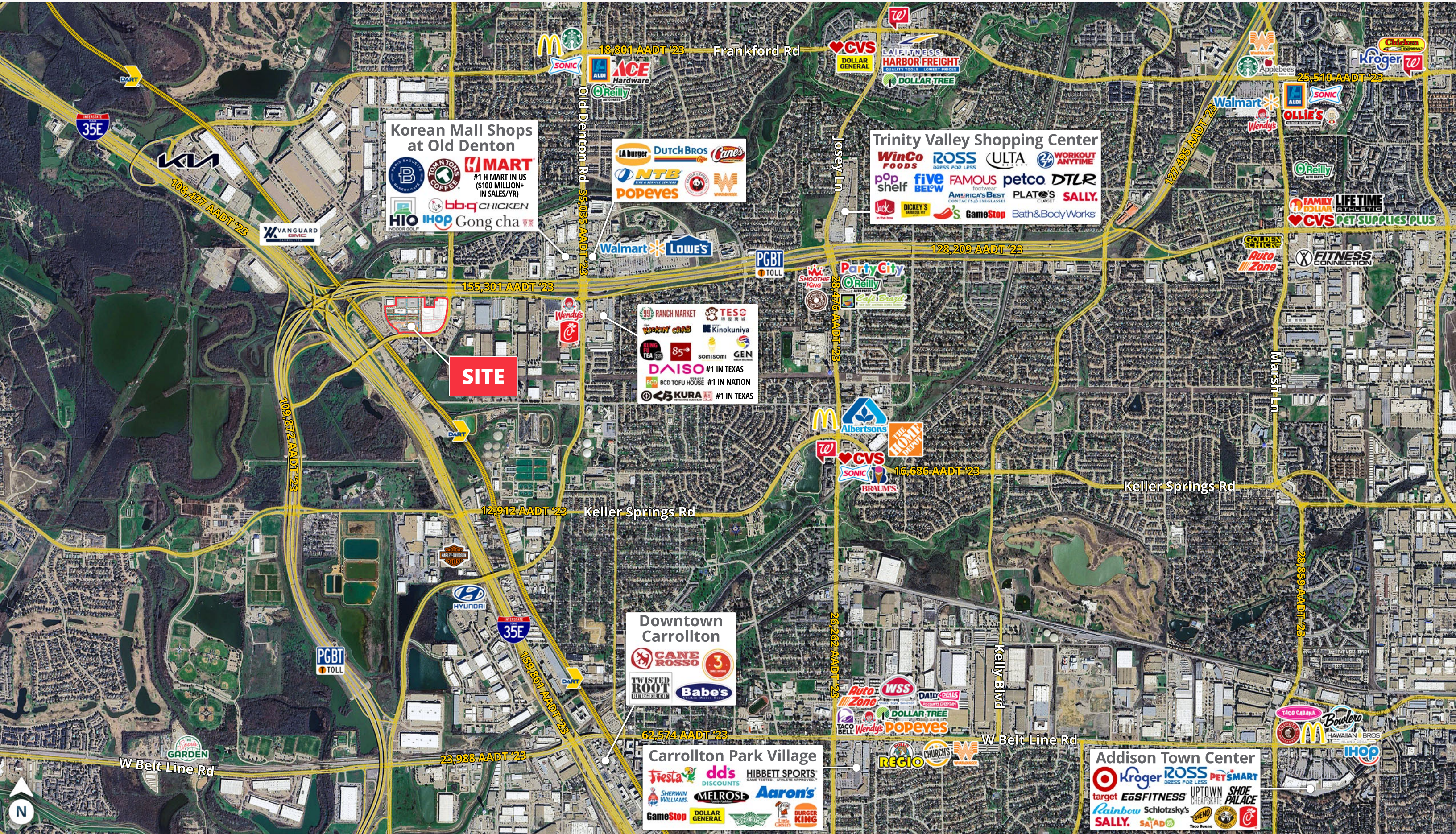
President George Bush Turnpike	155,301 VPD
I-35 E	108,437 VPD

Year: 2023 | Source: TXDOT

Trinity Mills Station

Carrollton, TX

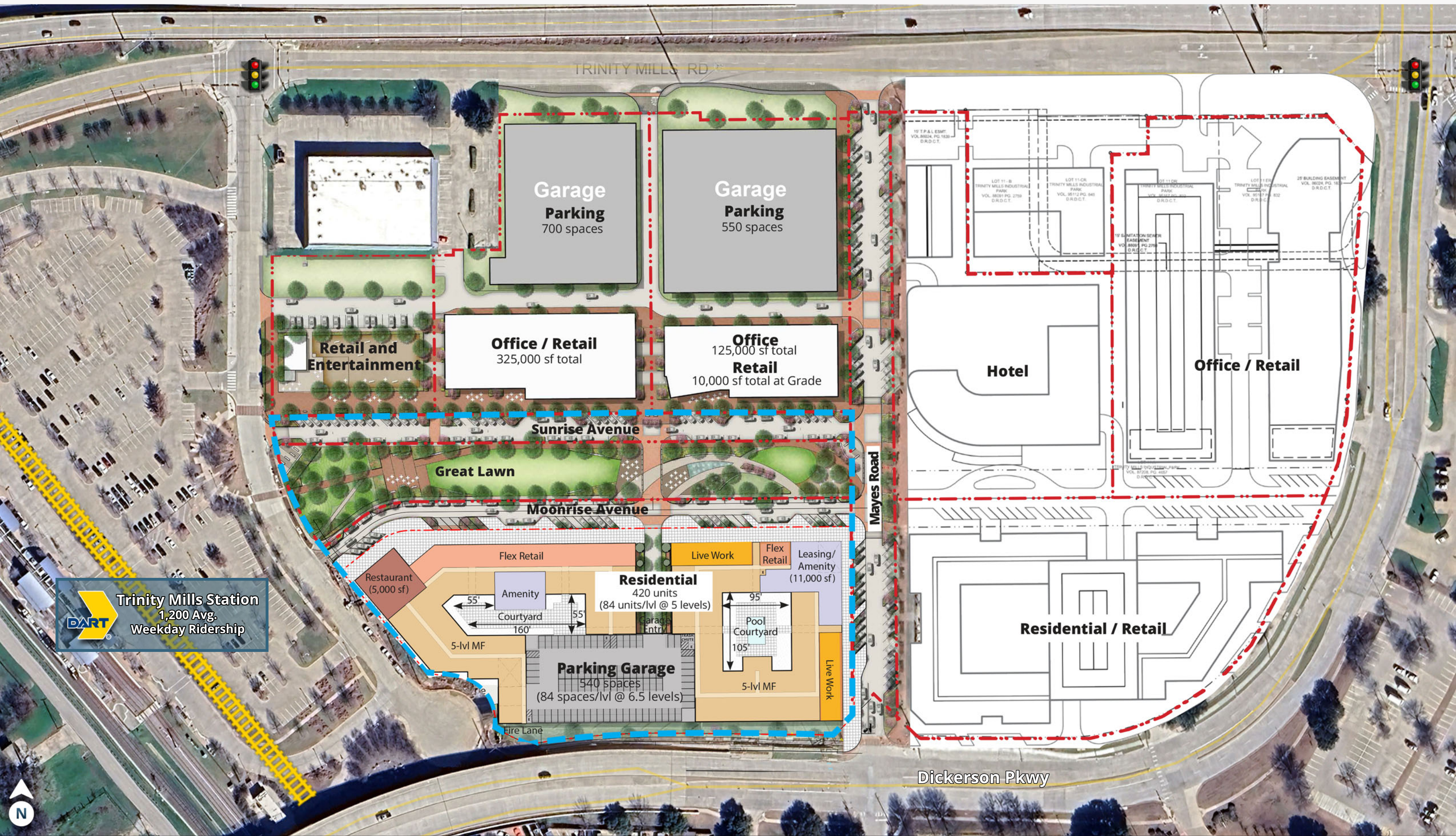




Trinity Mills Station

Carrollton, TX



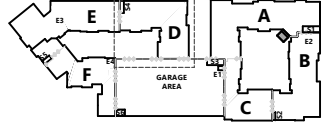


Trinity Mills Station
1,200 Avg. Weekday Ridership



Site Plan

1455 Moonrise Ave | Carrollton, TX



01 Key Plan

- Restaurant
- Flex Retail
- Live/Work

BUILDING PLAN NOTES AND LEGEND

- ALL BUILDING PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- CEILING HEIGHTS AT LEVEL 1 TO BE 12'-2 1/2" / CEILING HEIGHTS AT LEVELS 2-5 TO BE 8'-11" UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURE FOR LOCATION OF LOAD BEARING WALLS AND PARTY WALLS. CONTROL JOINTS TO BE 30" OF MAX UNLESS NOTED OTHERWISE. REFER TO PLANS FOR LOCATIONS AND R/S RA (B8A17) FOR DETAILS.
- ENTRIES AT LEADING OFFICE RESTAURANT SHELL, FLEX RETAIL SHELL, VOLT SUBSTATION AND LINework UNITS TO BE ACCESSIBLE. REFER DOOR THRESHOLD DETAIL ON B8G271.
- CONTINUE SHEAR WALLS WITH GYP TO NEAREST CORNER. RE: STRUCTURAL FOR SHEAR WALLS.

TYPE "A" ACCESSIBLE UNIT

FURR-DOWN LOCATIONS

BRICK MASONRY VENEER ON 1 1/2" LEDGE, BURNISHED BLOCK ON 8 3/4" LEDGE

COND. X EXTERIOR UNIT CONDITION: RE: UNIT PLANS

DOOR TYPE

STONEFRONT TYPE

INDICATES FIBR CEMENT PANEL IN WET AREAS

WINDOW TYPE

DECK DRAIN

DOWNSPOUT

FLOOR DRAIN

OVERFLOW DRAIN

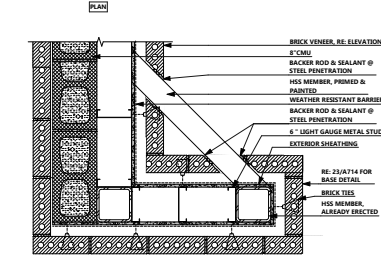
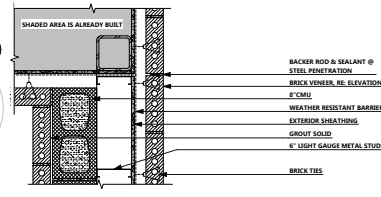
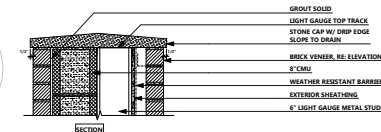
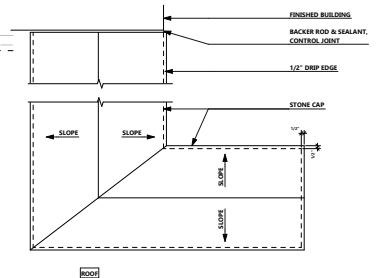
FIRE EXTINGUISHER CABINET: 4" MAX PROJECTION ON EGRESS ROUTES: 19" MAX TRAVEL DISTANCE OR AS DIRECTED BY FIRE OFFICIAL. IF SURFACE MOUNTED ALONG ACCESSIBLE ROUTES, BOTTOM OF EXTINGUISHER CABINET MUST BE WITHIN MAX 27" A.F.F. OR HAVE CANE DETECTION DEVICE.

EXTERIOR BUILDING LIGHT

FIRE DEPARTMENT CONNECTION OR STANDPIPE



26 First Level
Scale: 1/8" = 1'-0"



29 "Blast" Wall Details
Scale: 1 1/2" = 1'-0"

ENLARGED FIRST FLOOR PLAN - AREA I10

JHP

Architecture/Urban Design
A FIRM WITH A VIBRANT & EXCITING CULTURE RECOGNIZED FOR ELEVATED DESIGN

9.13.2024

Integral

KOAL PARTNERS

Eviva at Trinity Mills
Carrollton, Texas

whole community design

Project Number: 2003036
Drawn By: *[Signature]*
Issue For: *[Signature]*

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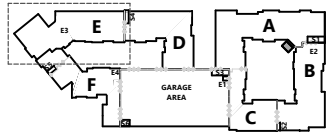
Details: Issue Name Date

4	AS4	9.1.2023
5	AS5	12.15.2023
7	AS7 Revision	3.8.2024
8	AS8	6.7.2024
9	AS9	9.13.2024

A313

Site Plan

1455 Moonrise Ave | Carrollton, TX



01 Key Plan

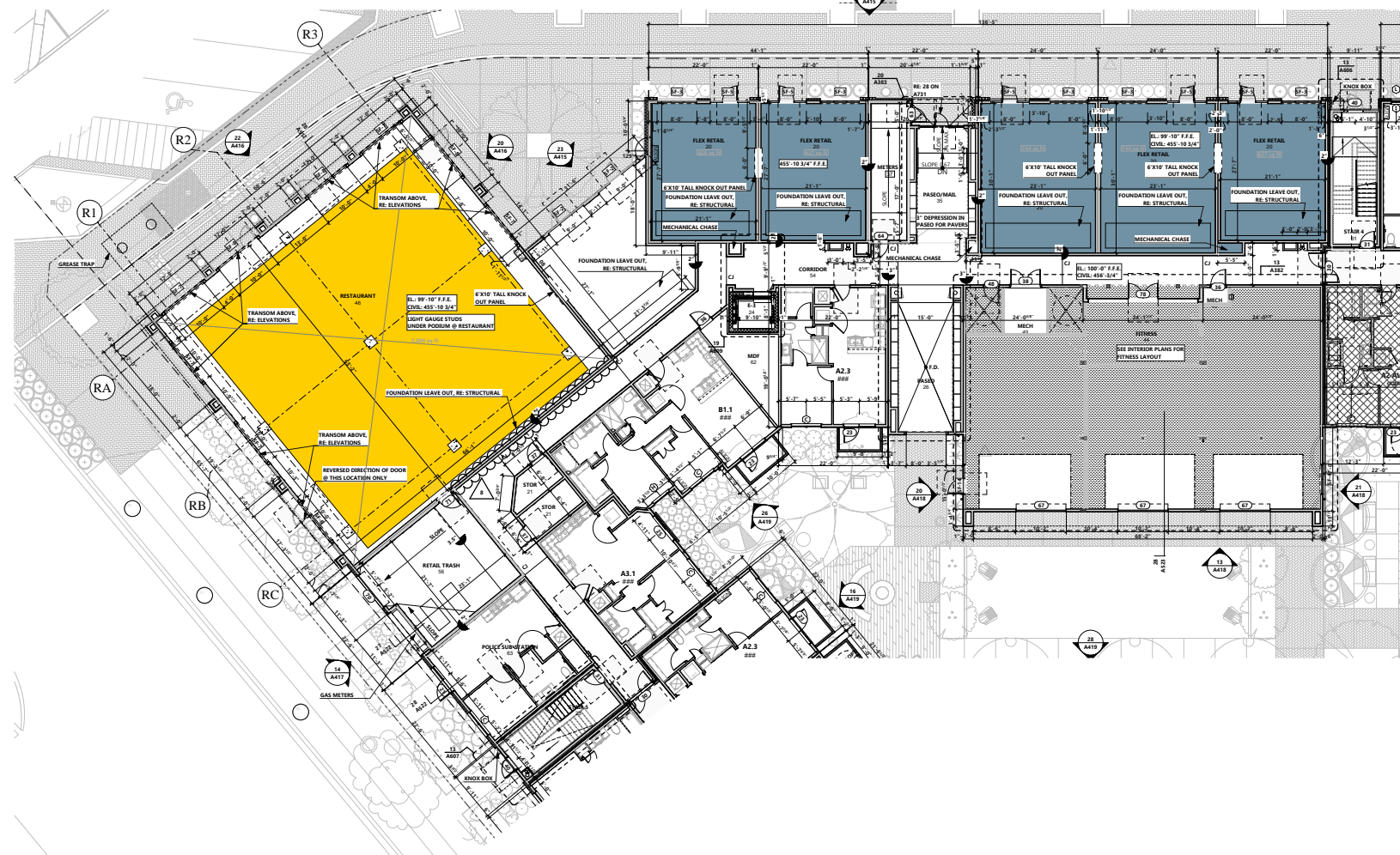
Restaurant
Flex Retail
Live/Work

BUILDING PLAN NOTES AND LEGEND

- ALL BUILDING PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. CEILING HEIGHTS AT LEVEL 1 TO BE 12'-2 1/2"; CEILING HEIGHTS AT LEVELS 2-5 TO BE 9'-11" UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURE FOR LOCATION OF LOAD BEARING WALLS AND PARTY WALLS. CONTROL JOINTS TO BE 36" MAX UNLESS NOTED OTHERWISE. REFER TO PLANS FOR LOCATIONS AND R/S (A, B, A2, A3) FOR DETAILS.
- ENTRIES AT LEADING OFFICE RESTAURANT SHELL, FLEX RETAIL SHELL, HOLT SUBSTATION AND LIVE/WORK UNITS TO BE ACCESSIBLE. REFER DOOR THRESHOLD DETAIL ON S802721.
- CONTINUE SHEAR WALLS WITH GWP TO NEAREST CORNER. RE: STRUCTURAL FOR SHEAR WALLS.

TYPE "A" ACCESSIBLE UNIT
 FURR-DOWN LOCATIONS
 BRICK MASONRY VENEER ON 1 1/2" LEDGE, BURNISHED BLOCK ON 8 1/4" LEDGE
 COND. X EXTERIOR UNIT CONDITION: RE: UNIT PLANS

DOOR TYPE
 STORMFRONT TYPE
 INDICATES FIBER CEMENT PANEL IN WET AREAS
 WINDOW TYPE
 DECK DRAIN
 DOWNSPOUT
 FLOOR DRAIN
 OVERFLOW DRAIN
 FIRE EXTINGUISHER CABINET: 4" MAX PROJECTION ON EGRESS ROUTES; 24" MAX TRAVEL DISTANCE OR AS DIRECTED BY FIRE OFFICIAL; 8" SURFACE MOUNTED ALONG ACCESSIBLE ROUTES. BOTTOM OF EXTINGUISHER CABINET MUST BE WITHIN MAX 27" A.F.F. OR HAVE GAZE DETECTION DEVICE.
 EXTERIOR BUILDING LIGHT
 FIRE DEPARTMENT CONNECTION OR STANDPIPE



25 First Level
 Scale: 1/8" = 1'-0"

JHP
 Architecture/Urban Design
 A FIRM WITH A VIBRANT & EXCITING CULTURE RECOGNIZED FOR ELEVATED DESIGN

Wolke & Co
 ARCHITECT
 4455 W. CAMPBELL
 SUITE 100
 DALLAS, TEXAS 75243
 6.7.2024

Integral
 ARCHITECTURE
 1455 MOONRISE AVENUE
 CARROLLTON, TEXAS 75007

KOAL PARTNERS
 CONSULTANTS

Eviva at Trinity Mills
 Carrollton, Texas

whole community design

Project Number: 2000070
 Drawn By: experience
 Issue For: 11.2023
 Issue for Construction: 11.2023

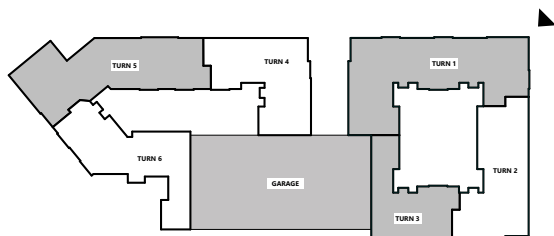
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Date	Issue Name	Date
4	AS4	8.1.2023
5	AS5	12.15.2023
8	AS8	6.7.2024

A314

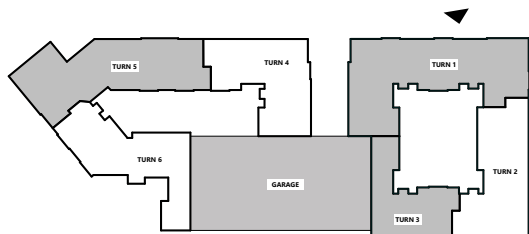
Renderings

1455 Moonrise Ave | Carrollton, TX



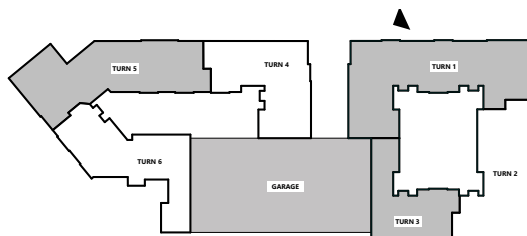
Renderings

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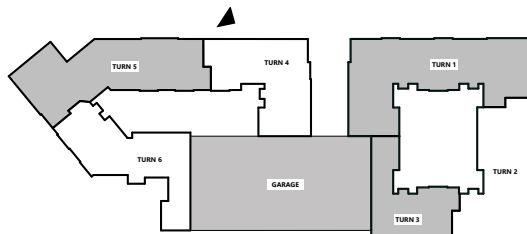
Renderings

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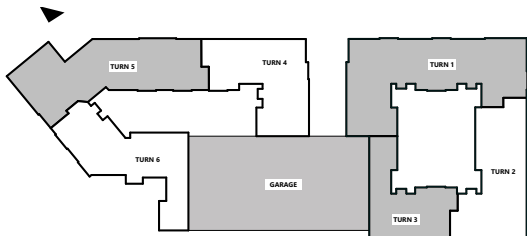
Renderings

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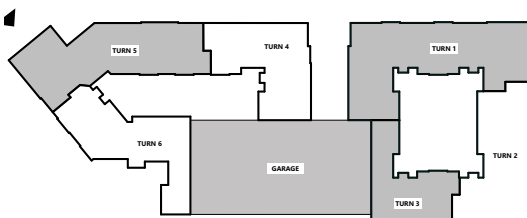
Renderings

1455 Moonrise Ave | Carrollton, TX



Renderings

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	2,733	91,625	306,684
2029 Projected Population	2,823	91,198	308,652
Proj. Annual Growth 2024 to 2029	0.65%	-0.09%	0.13%

Daytime Population

	1 Mile	3 Miles	5 Miles
2024 Daytime Population	7,106	91,143	309,824
Workers	5,943	52,985	186,551
Residents	1,163	38,158	123,273

Income

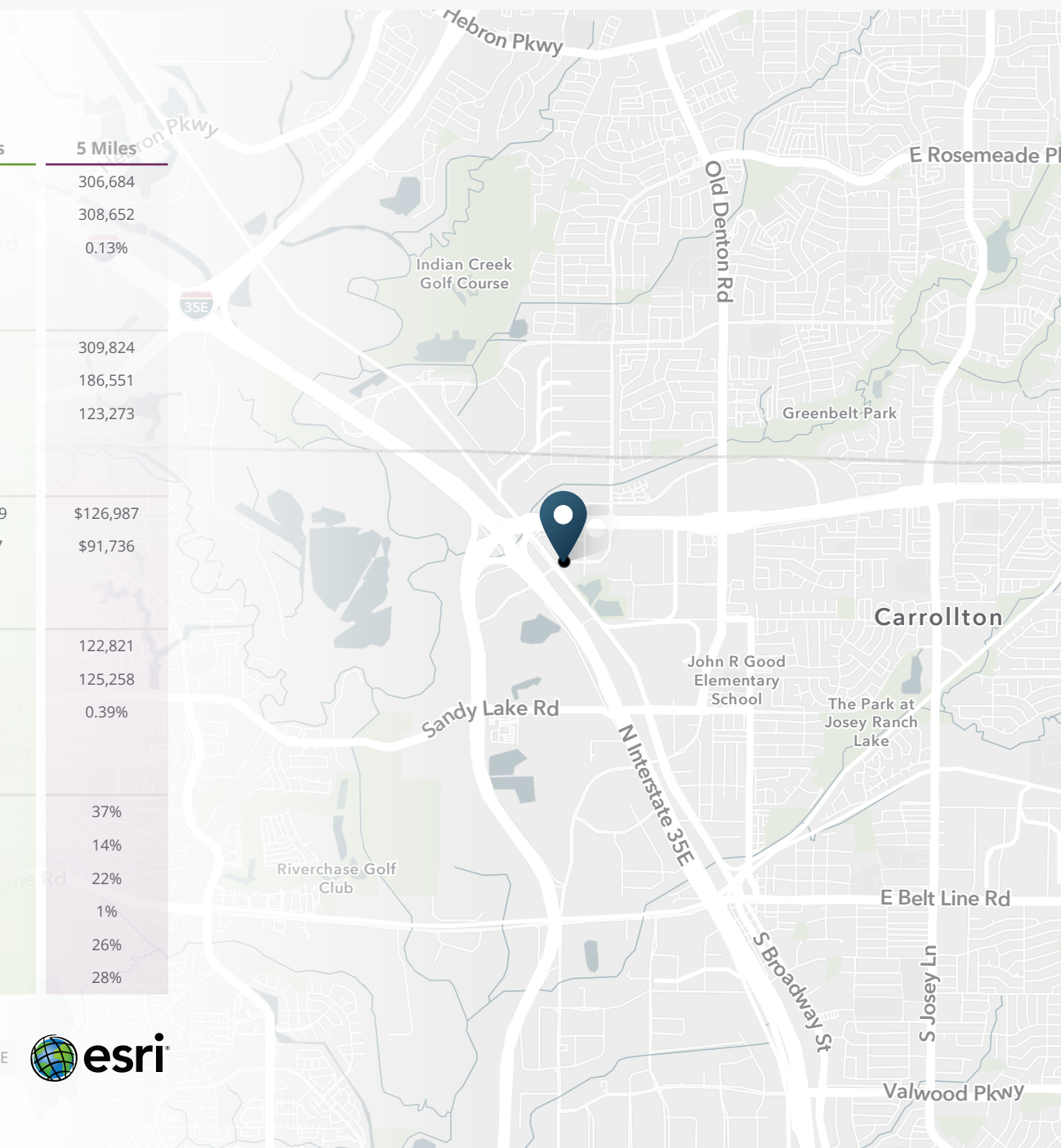
	1 Mile	3 Miles	5 Miles
2024 Est. Average Household Income	\$100,911	\$132,459	\$126,987
2024 Est. Median Household Income	\$68,128	\$99,707	\$91,736

Households & Growth

	1 Mile	3 Miles	5 Miles
2024 Estimated Households	1,145	34,711	122,821
2029 Estimated Households	1,188	35,075	125,258
Proj. Annual Growth 2024 to 2029	0.74%	0.21%	0.39%

Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2024 Est. White	34%	38%	37%
2024 Est. Black or African American	10%	10%	14%
2024 Est. Asian or Pacific Islander	35%	21%	22%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	20%	29%	26%
2024 Est. Hispanic (Any Race)	20%	32%	28%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

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.

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Daniel Poku	644631	daniel.poku@srsre.com	214.560.3294	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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