



T R I N I T Y
M I L L S
S T A T I O N

1455 MOONRISE AVE | CARROLLTON, TX

SRS REAL ESTATE PARTNERS

New Regional Mixed Use Development

Trinity Mills Station | 1455 Moonrise Ave | Carrollton, TX



CONNECTION BECOMES COMMUNITY

Nestled in the heart of Carrollton, along the Dart Green Line & DCTA Train Line, Trinity Mills Station is a thoughtfully developed, innovative, and walkable mixed-use property that represents a fusion of commerce, culture, and community.

This dynamic property will feature class A office buildings, luxury apartment homes, entertainment venues, retail shops, and a hotel, all surrounded by public plazas and promenades that will give rise to a vibrant new neighborhood in Carrollton.

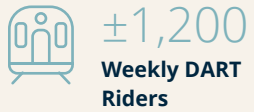
The design of the site will set it apart with its urban spaces, pavilion structures, and a bustling Market Plaza located at the heart of the Great Lawn. This versatile space will serve as the social hub of the development, offering a lush lawn for leisurely activities, as well as a venue for concerts and public markets.



Where Access Meets Opportunity



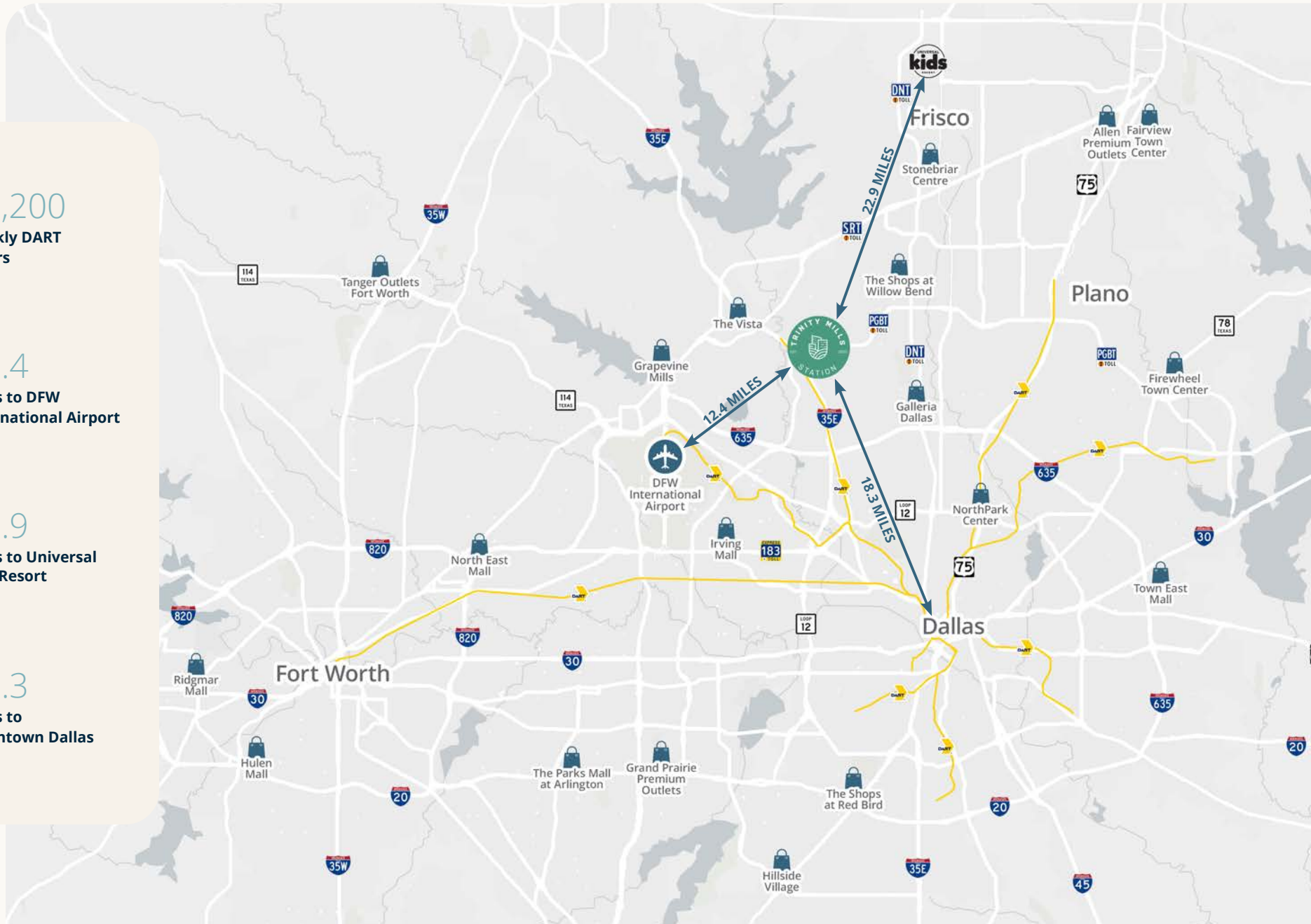
Regional Connectivity

 12.4
Miles to DFW
International Airport

22.9
Miles to Universal
Kids Resort



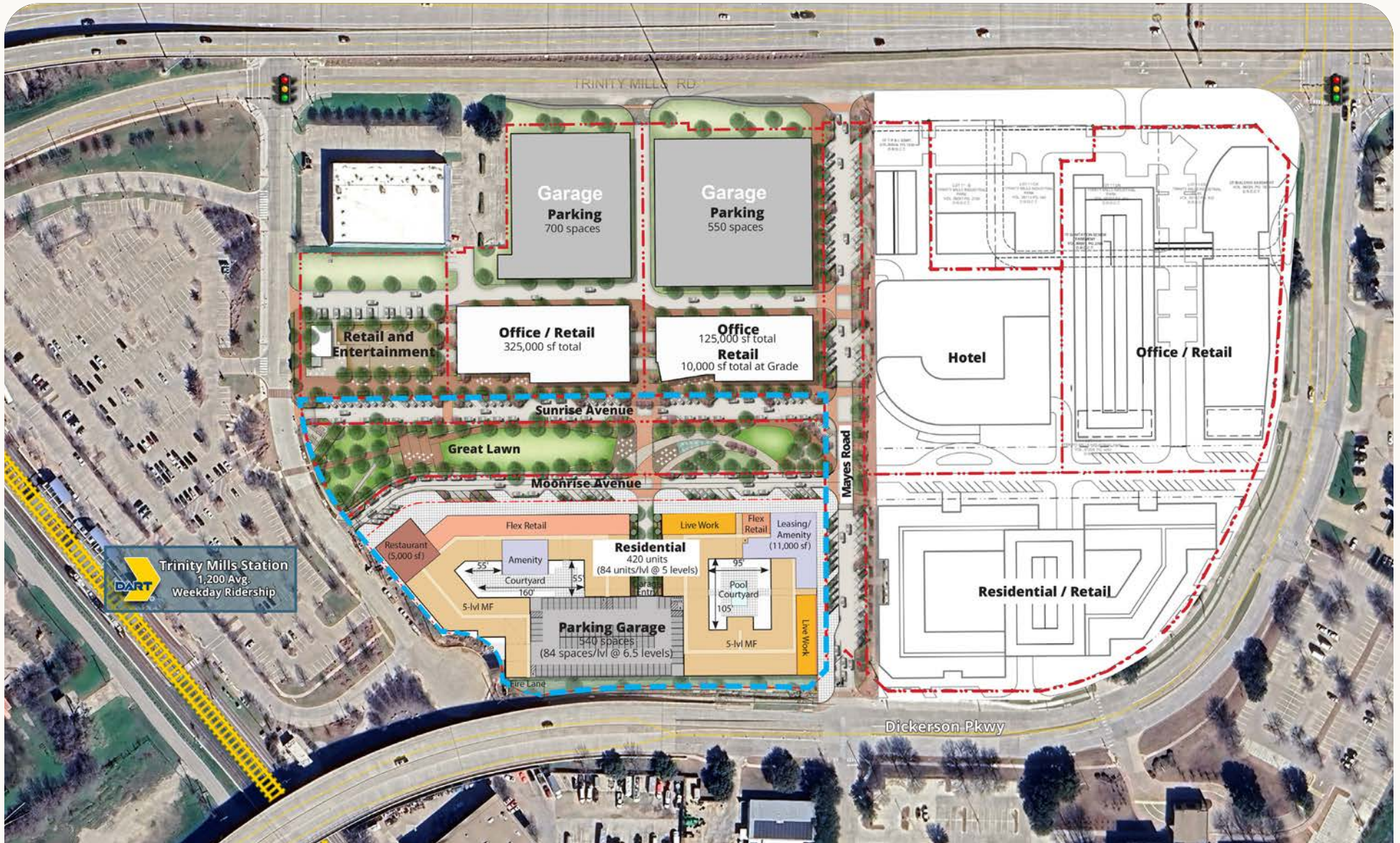
18.3
Miles to
Downtown Dallas



25-Acre District

1455 Moonrise Ave | Carrollton, TX

A vibrant, walkable mix of residential, commercial, and recreational spaces built thoughtfully around efficient transit options, inviting public spaces, and a carefully layered mix of uses converge beautifully along Sunrise Avenue, Moonrise Avenue, and the expansive Great Lawn.



Retail Site Plan

1455 Moonrise Ave | Carrollton, TX

A 5,000 SF
• RESTAURANT

B-F 626 - 744 SF
• SALON
• NAIL
• DRY CLEANER
• DESSERT
• SNACK/
• SMALL BITES

G-H 1,200 SF
• DELI
• COFFEE
• HIGHER END CONVENIENCE

■ Restaurant
■ Flex Retail
■ Live/Work



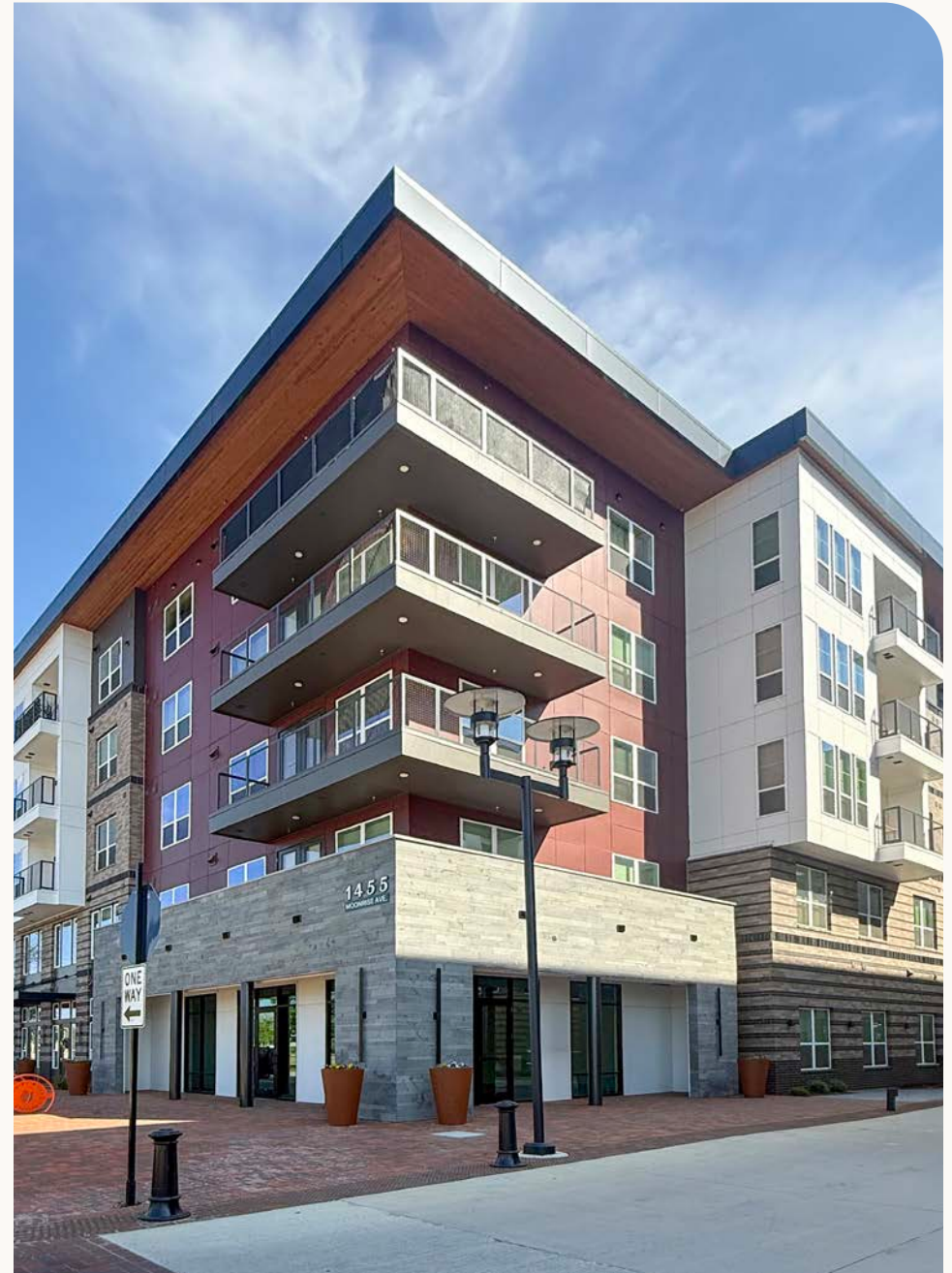
Endcap Spaces (G & H)

1455 Moonrise Ave | Carrollton, TX



Endcap Spaces (G & H)

1455 Moonrise Ave | Carrollton, TX



Trinity Mills Station

1455 Moonrise Ave | Carrollton, TX



COMMERCE, CULTURE & COMMUNITY

Trinity Mills Station will feature Class-A office towers, upscale apartment residences, entertainment venues, retail shops, and a hotel set within public plazas and walkways that foster a lively new neighborhood in Carrollton.

The design of the site will stand out with its urban areas, pavilion buildings, and the bustling Market Plaza located at the heart of the Great Lawn. This flexible space will act as the social hub of the new community, providing a lawn for relaxed gatherings or a venue for special events like concerts and public markets.



A RESIDENTIAL CENTERPIECE IN THE HEART OF THE DISTRICT

Eviva Trinity Mills offers residential, retail, and live/work spaces along the Great Lawn and next to regional transit.

Ground-floor eateries, service businesses, and small shops bring consistent activity to Moonrise Avenue, while public plazas and pedestrian paths tie the project to the larger district.



The Great Lawn

1455 Moonrise Ave | Carrollton, TX

THE SOCIAL HEART

The great lawn at trinity mills station offers a space for casual enjoyment, and a special event area for concerts and public markets.

Landscaped gathering places amid grassy berms and integrated seating will provide room for entertainment, picnics, exercising, and other events, creating activity for tenants and visitors throughout the year



The Great Lawn

1455 Moonrise Ave | Carrollton, TX

EVENTS

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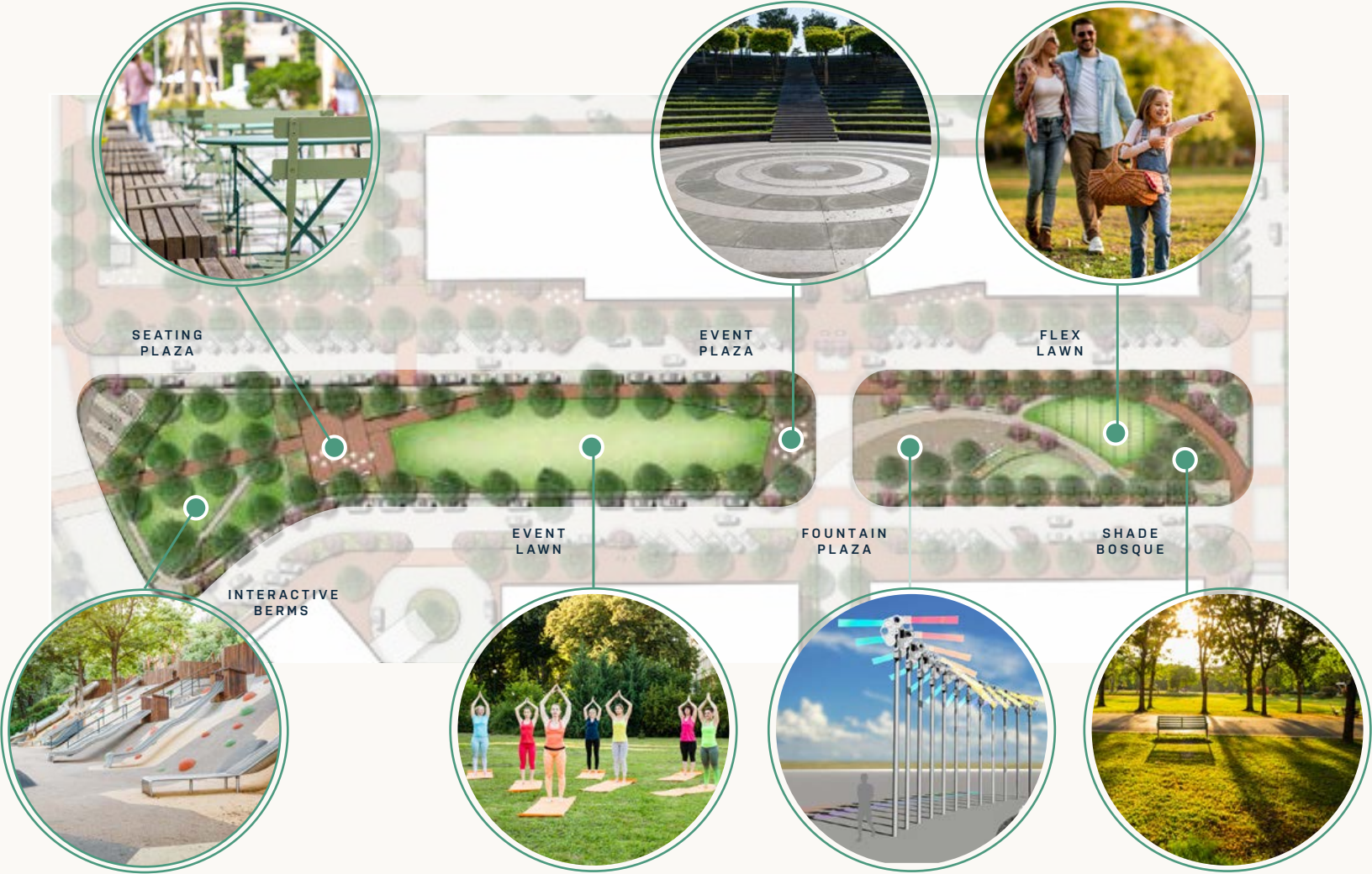
Monthly public market fairs featuring local Carrollton businesses
- 

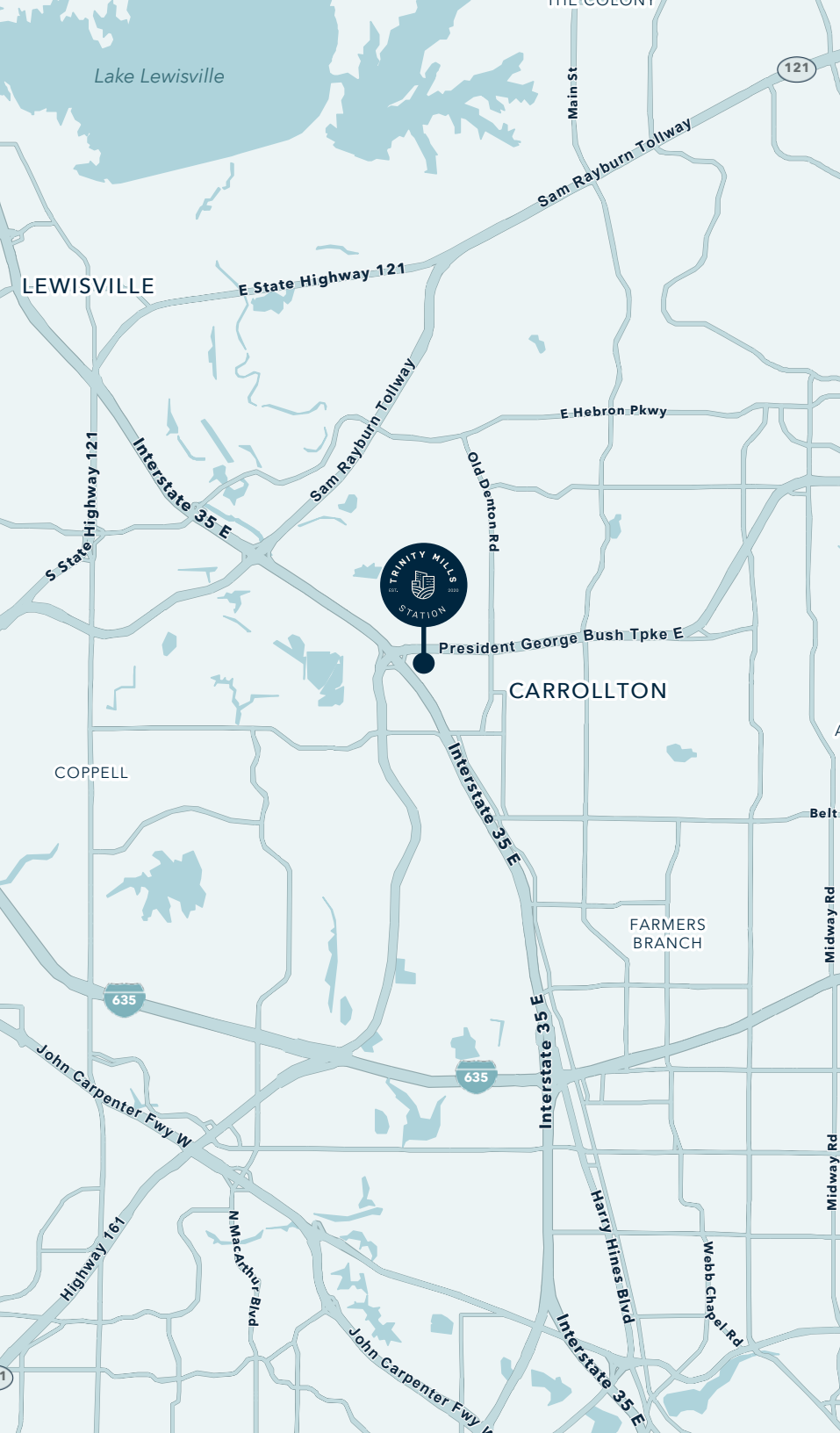
Weekly tenant mixer with beverages from local Carrollton breweries
- 

Weekly fitness classes on the lawn
- 

Food Truck Friday
- 

Monthly concerts in the park





Demographics

1455 Moonrise Ave | Carrollton, TX

Population

	1 MILE	3 MILES	5 MILES
2026 Estimated Population	3,099	89,090	217,044
2031 Projected Population	3,390	91,556	222,381
Proj. Annual Growth 2026 to 2031	1.81%	0.55%	0.49%

Daytime Population

2026 Daytime Population	7,643	86,761	224,972
Workers	6,185	49,032	136,259
Residents	1,458	37,729	88,713

Income

2026 Est. Average Household Income	\$112,076	\$153,780	\$139,949
2026 Est. Median Household Income	\$80,747	\$110,452	\$100,370

Households & Growth

2026 Estimated Households	1,344	34,621	91,152
2031 Estimated Households	1,495	36,285	94,694
Proj. Annual Growth 2026 to 2031	2.15%	0.94%	0.77%

Race & Ethnicity

2026 Est. White	33%	37%	35%
2026 Est. Black or African American	9%	11%	16%
2026 Est. Asian or Pacific Islander	37%	23%	24%
2026 Est. American Indian or Native Alaskan	1%	1%	1%
2026 Est. Other Races	20%	29%	24%
2026 Est. Hispanic (Any Race)	20%	32%	26%

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



Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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. 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.

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.

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<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

<i>Buyer Initials</i>	<i>Tenant Initials</i>	<i>Seller Initials</i>	<i>Landlord Initials</i>	<i>Date</i>
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OF GOING THE EXTRA MILE

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