

# dallas decorative center



1617 hi line drive | dallas, tx

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## Where design meets culture.

The Dallas Decorative Center is the premier anchor of the Dallas Design District — a landmark destination where luxury design, architecture, and hospitality converge.

Home to an exceptional collection of furniture, lighting, textile, and lifestyle showrooms, the Center sits at the intersection of design and culture, surrounded by the district's most celebrated restaurants, galleries, and creative businesses — including acclaimed dining destinations such as Carbone.

Strategically positioned along Hi Line Drive — steps from Virgin Hotels Dallas and the Hi Line Connector Trail — the property offers unmatched visibility, walkability, and connectivity within one of Dallas's most dynamic neighborhoods.

More than a traditional design center, the Dallas Decorative Center functions as the heart of the district's evolving lifestyle ecosystem — where luxury brands, interior designers, and discerning consumers intersect. For premier brands, it presents a rare opportunity to establish a flagship presence within a curated environment defined by design excellence, culinary destination appeal, and an engaged creative community.



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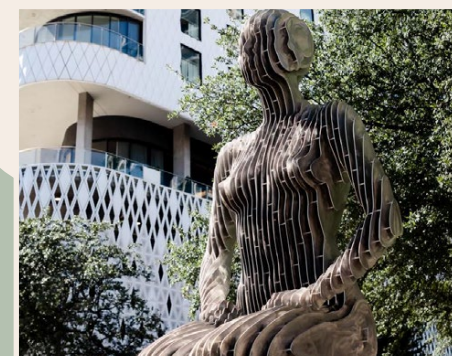
Located just off the Dallas North Tollway between the Park Cities and North Dallas — and only minutes from Uptown, Turtle Creek, and Downtown — the Dallas Design District sits at the center of the city's most affluent and design-driven corridor.

Long established as the epicenter of interior design in Dallas, the neighborhood has evolved into one of the city's most dynamic lifestyle destinations, where world-class showrooms, galleries, and creative studios exist alongside celebrated restaurants and hospitality concepts.

Anchored by destinations such as Virgin Hotels Dallas, Carbone, and The Tango Room, the district attracts interior designers, luxury brands, and high-income consumers who move seamlessly between design, dining, and culture throughout the day and evening.

The result is a neighborhood unlike anywhere else in Dallas — a place where design influence and destination hospitality converge.

The energy is here.  
The audience is here.  
All that's missing is you.



**CARBONE**

*Delilah*



*Tango*  
ROOM



bulthaup  
Dallas



ORNARE



PORCELANOSA



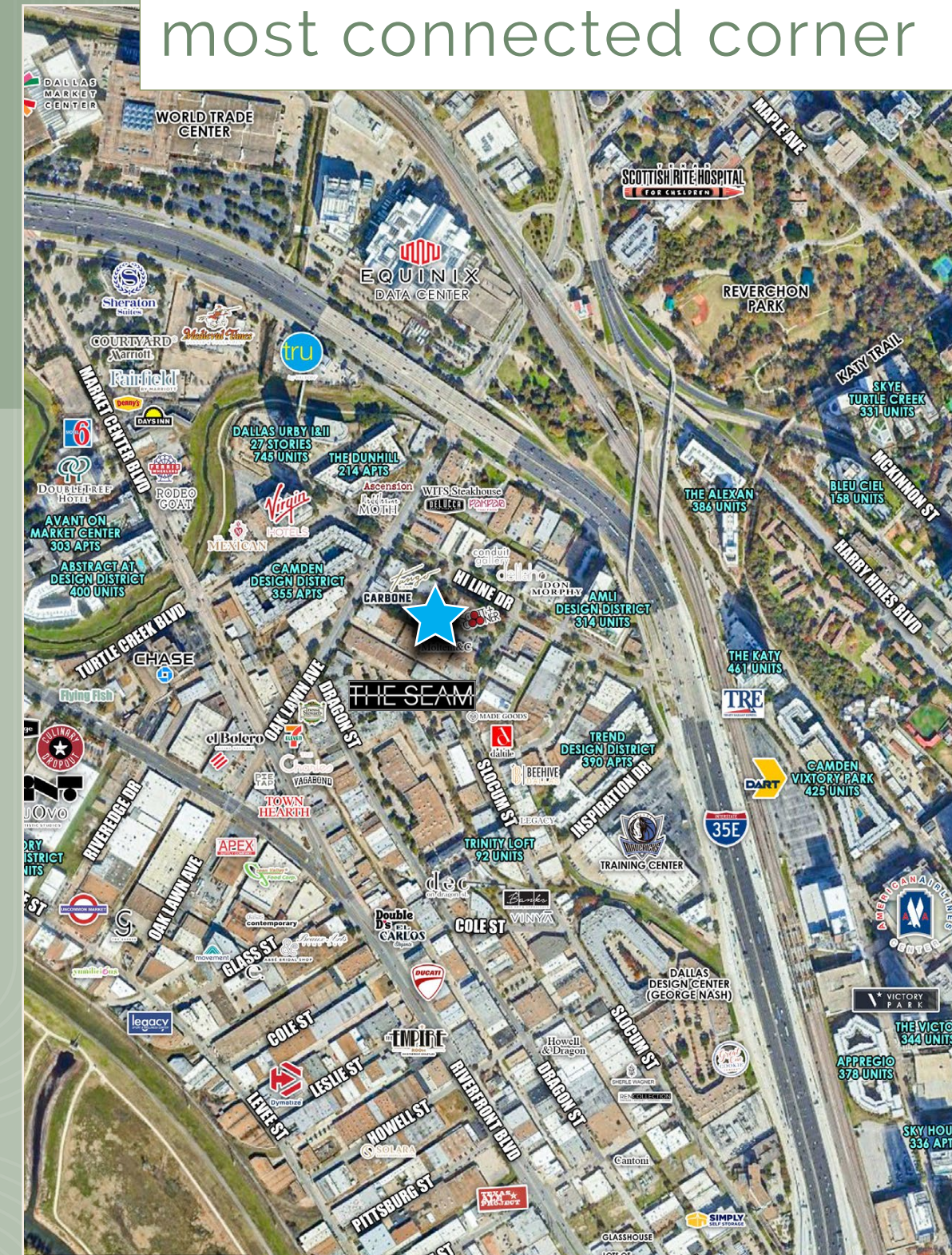
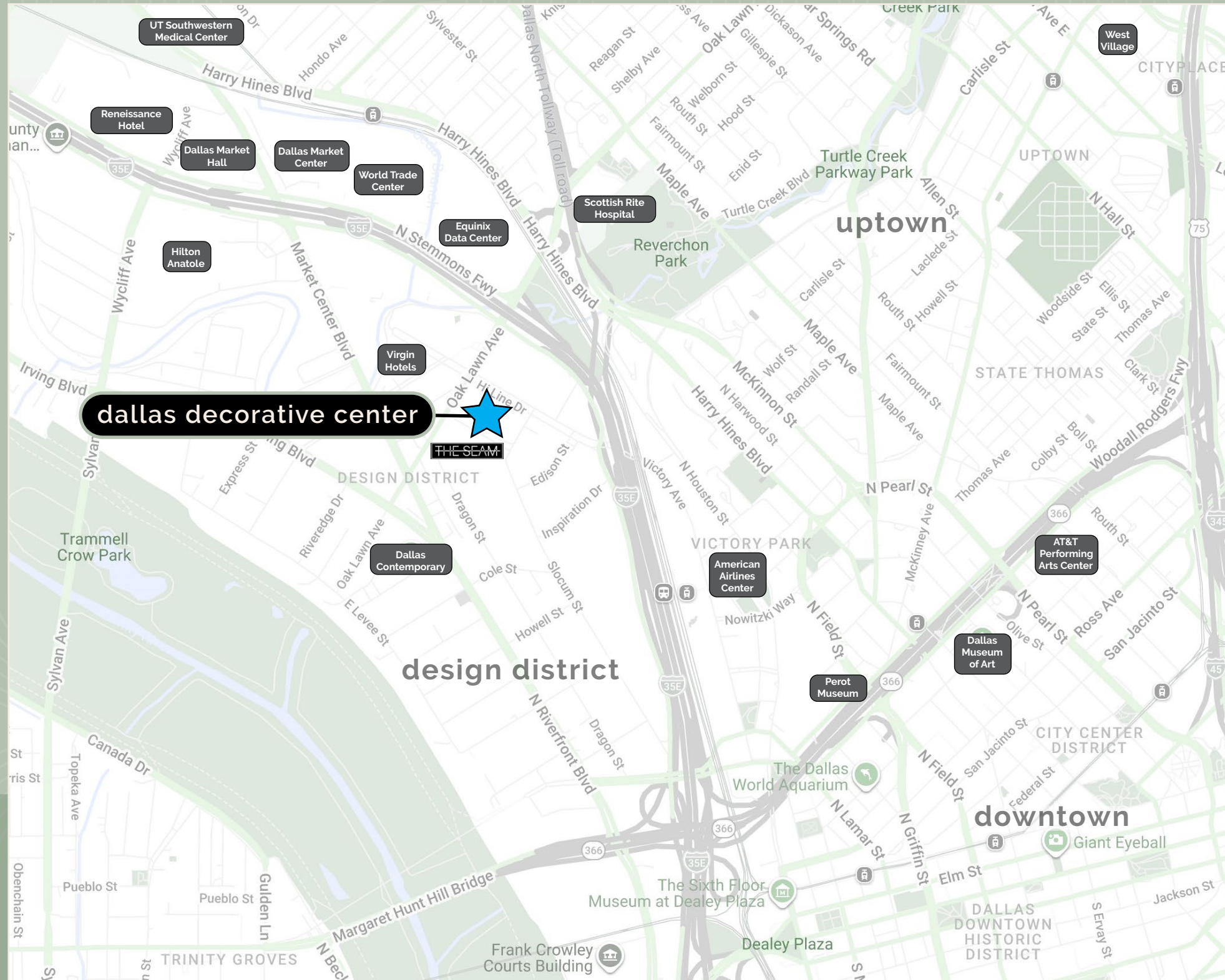
RENAISSANCE  
TILE & BATH



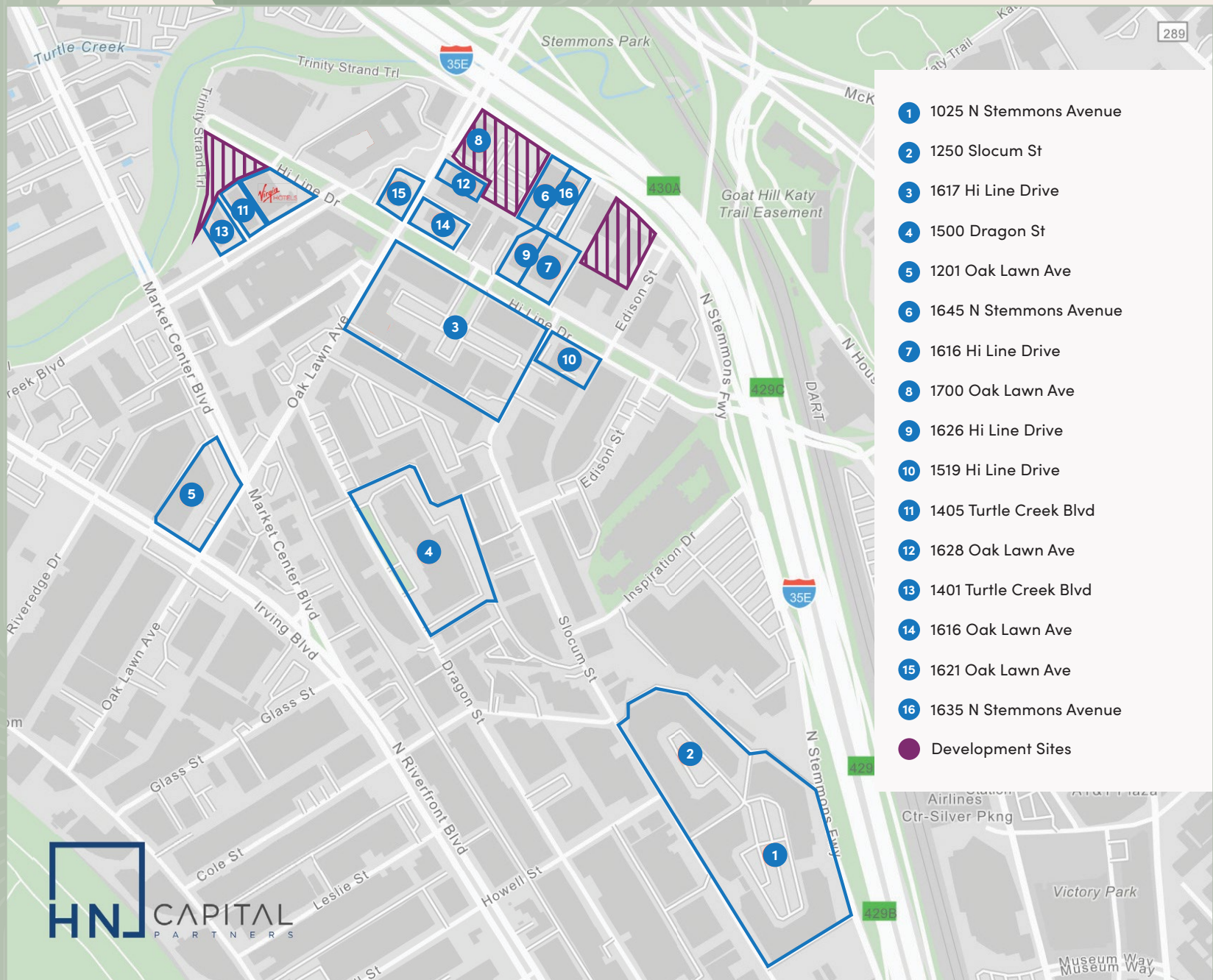




## Dallas Deisgn District's most connected corner



Rooted in design,  
leading the future  
of the district.



Ownership at 1617 Hi Line Drive is backed by one of the Dallas Design District's most influential stakeholders. In partnership with McCourt Partners, HN Capital controls more than 40 acres and approximately 800,000 square feet across 19 buildings in the district, encompassing over 125 showroom, retail, restaurant, and creative office tenants. The portfolio includes prominent names such as Schumacher, Major Food Group, Hwood Group, Padel Haus, Ann Sacks, and Janus et Cie, along with landmark properties like 1935 Hi Line and Virgin Hotels Dallas — reflecting both scale and long-term commitment to the neighborhood.

Beyond ownership, the group is actively shaping the district's next chapter. Planned future development at Hi Line Square — a mixed-use project at Stemmons and Oak Lawn featuring a 17-story office tower, 30-story residential tower, and 45,000 square feet of retail and dining — underscores a strategic vision to create a cohesive, walkable, design-forward urban environment. This depth of ownership and forward-looking investment positions 1617 Hi Line Drive within a thoughtfully curated, institutionally backed district built for sustained growth.



## DEMOGRAPHIC SUMMARY

Dallas Decorative Center

Ring of 3 miles

### KEY FACTS



174,792

Population



365,835

Daytime Population



1.92%

'23-'28 Compound Annual Growth Rate



100,584

Households



\$542,340

Median Home Value



33.3

Median Age

### EDUCATION



9%

High School Diploma



11%

Some College



63.96%

Bachelor's Degree or Graduate Degree

### INCOME



\$91,075

Median Household Income



\$140,821

Average Household Income



\$80,889

Per Capita Income



\$53,310

Median Net Worth

### AVERAGE ANNUAL HOUSEHOLD SPENDING



\$122,002

Total Annual Expenditures



\$5,436

2025 Meals at Restaurants



\$9,338

2025 Meals at Home



\$36,929

Retail Goods



\$4,774

Entertainment



\$1,365

Personal Care



\$8,137

Health Care

### BUSINESS



18,633

Total Businesses



251,687

Total Employees



18.21%

Blue Collar Occupation

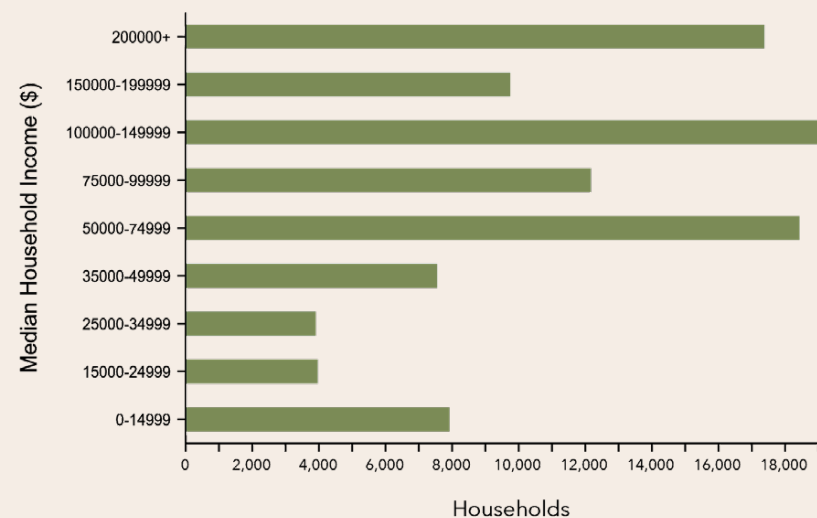


81.81%

White Collar Occupation

### Tapestry

Top 3 segments by household count



### 2025 Race and ethnicity (Esri)

The largest group: White Alone (52.14)

The smallest group: Pacific Islander Alone (0.06)

Indicator ▲	Value	Diff
White Alone	52.14	+3.59
Black Alone	16.71	+0.99
American Indian/Alaska Native Alone	0.88	-0.09
Asian Alone	6.31	-2.09
Pacific Islander Alone	0.06	-0.07
Other Race	10.56	-1.51
Two or More Races	13.34	-0.82
Hispanic Origin (Any Race)	27.14	-2.04

Bars show deviation from Dallas-Ft. Worth, TX

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## falcon

hunter brous • 817.454.5366 • hunter@falconcompanies.com

jacquie stone • 214.934.8340 • jstone@falconcompanies.com

maddie heal • 512.629.5223 • mheal@falconcompanies.com



**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.

**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.

Falcon Realty Advisors	497539	thughes@falconcompanies.com	972-404-8383
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	E-Mail	Phone
Timothy Hughes	335775	thughes@falconcompanies.com	972-404-8383
Designated Broker of Firm	License No.	E-Mail	Phone
Sales Agent / Associate’s Name	License No.	E-Mail	Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date