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COMMERCE · CULTURE · COMMUNITY



1450 SUNRISE AVE · CARROLLTON, TX AT TRINITY MILLS STATION



JONES LANG LASALLE BROKERAGE, INC.



PRESIDENT GEORGE BUSH TURNPIKE

TRINITY MILLS STATION II
PHASE II

TRINITY MILLS STATION I
DELIVERS Q3 2023



GREAT LAWN
DELIVERS SUMMER 2023



TRINITY MILLS STATION III
PHASE III

EVIVA TRINITY MILLS
DELIVERS Q4 2023

THOUGHTFULLY DEVELOPED IN THE HEART OF CARROLLTON, ALONG THE DART GREEN LINE & DCTA TRAIN LINE, THIS INNOVATIVE, WALKABLE, MIXED-USE PROPERTY EMBODIES A CONVERGENCE OF COMMERCE, CULTURE, AND COMMUNITY.

Trinity Mills Station will house class A office buildings, luxury apartment homes, entertainment, retail and a hotel within public plazas and promenades that create a new, vibrant Carrollton neighborhood.

The site's design will distinguish itself through its urban spaces, pavilion structures, and active Market Plaza at the center of the Great Lawn. This modular space will serve as the social center to the new development, a lawn area for casual enjoyment, or a special event area for concerts and public markets.

OFFICE · HOTEL · MULTIFAMILY · RETAIL · RESTAURANTS · PAVILION



TRINITY MILLS STATION I

TRINITY MILLS STATION I, A CLASS A OFFICE BUILDING OFFERING 135,000 SF OF OFFICE AND RETAIL SPACE, WILL DELIVER IN Q3 2023.

The state-of-the-art office building is strategically positioned facing the central public Great Lawn. View corridors and solar orientation were considered during the planning process. In addition, warm, modern materials and simple design features, such as a fully-glazed penthouse floor, make this an elegant and efficient component of the development. This office building is an attractive option for any corporate user.

OFFICE SPACE SF

125K

RETAIL SPACE SF

10K

AMENITIES SF

11K

STANDARD FLOOR PLATE SF

25K

OFFICE CLASS

A

TOTAL FLOORS

6

PARKING / 1,000

4



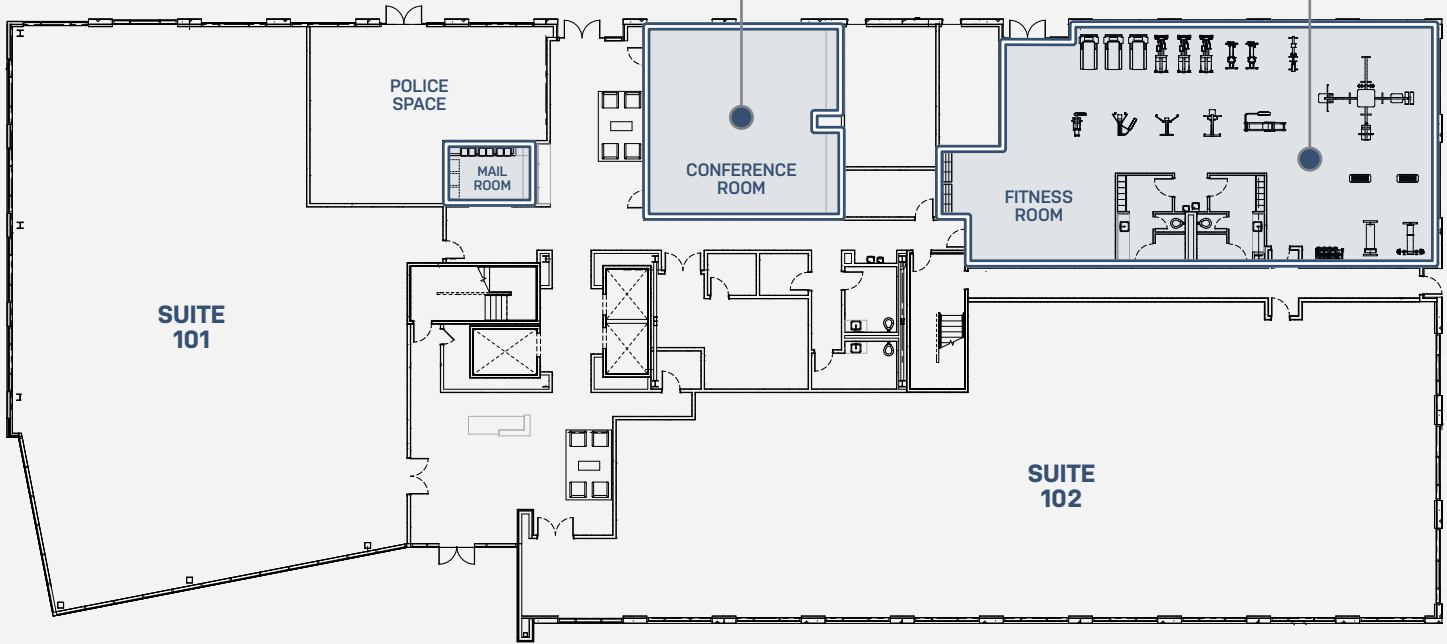
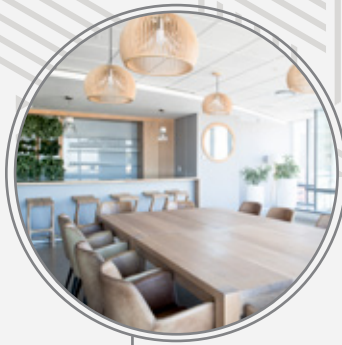
TENANT LOUNGE · PATIO SPACE





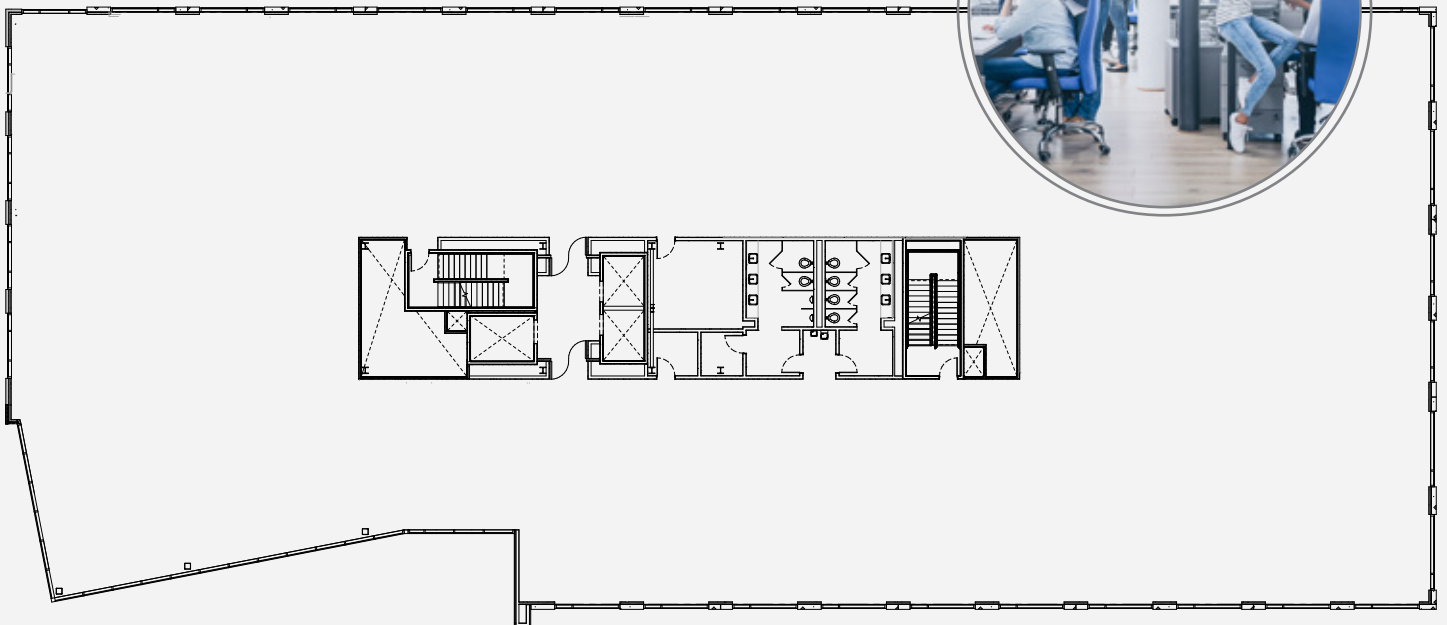
TRINITY MILLS STATION I

LEVEL 1 · 15,300 SF



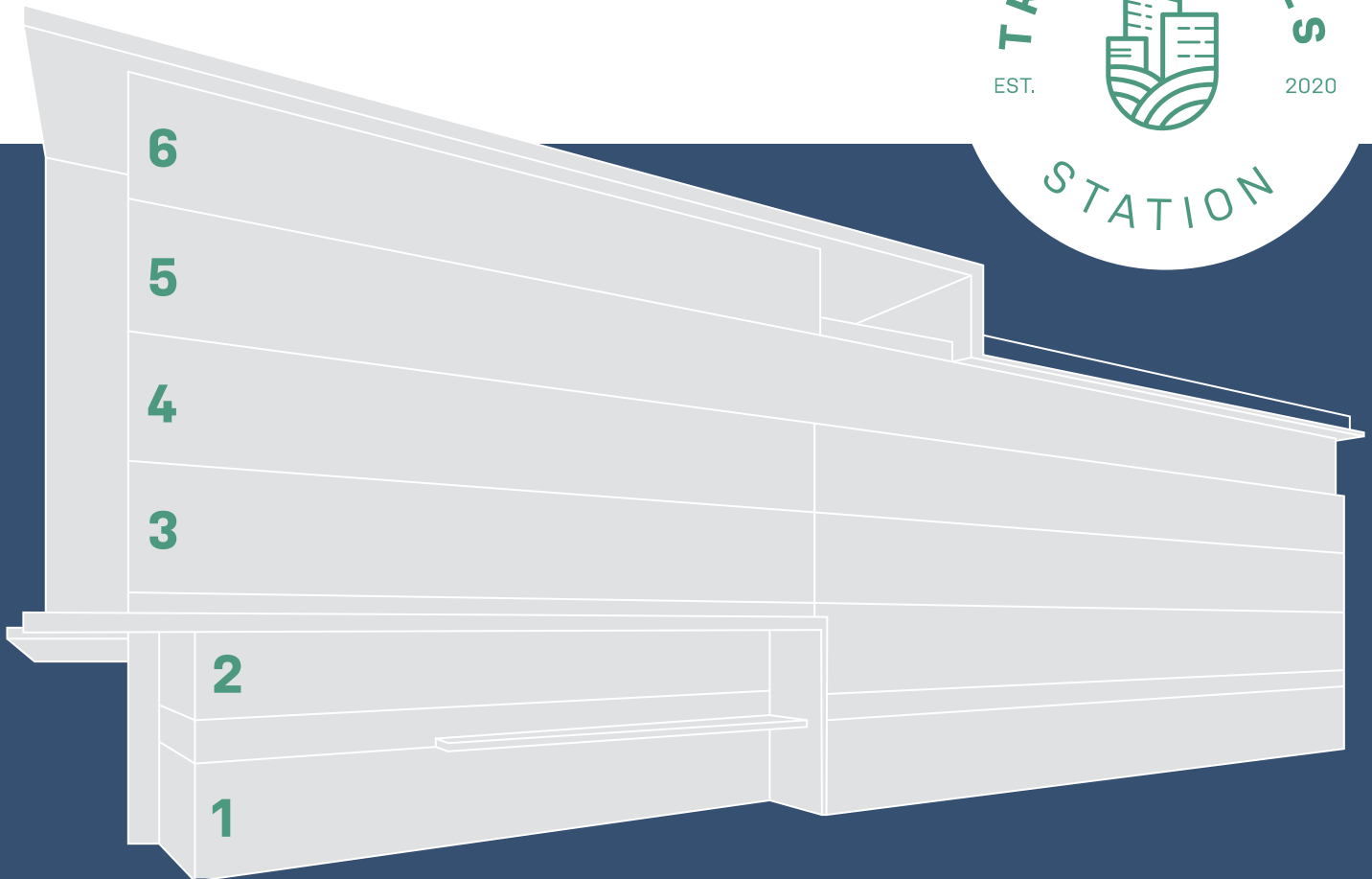
TRINITY MILLS STATION I

LEVEL 2 · 24,634 SF



FULL BUILDING AVAILABILITY

125K



STACK

FIFTH FLOOR

25,449 SF

SIXTH FLOOR

14,776 SF

THIRD FLOOR

25,475 SF

FOURTH FLOOR

25,447 SF

FIRST FLOOR

15,300 SF

SECOND FLOOR

24,634 SF

COMMUNITY

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.

GREAT LAWN · EVENTS



Monthly Public Market Fairs featuring local Carrollton businesses



Weekly Tenant Mixer on the lawn featuring beverages from local Carrollton breweries



Weekly Fitness Classes on the lawn



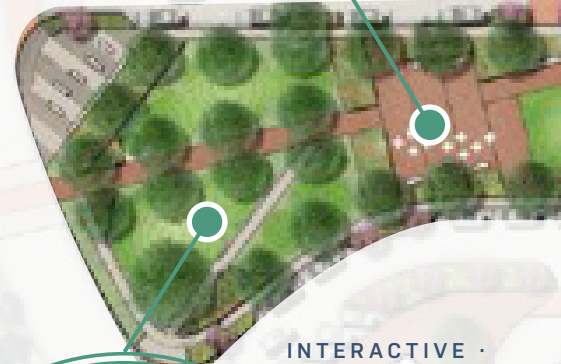
Food Truck Friday



Monthly concerts in the park



SEATING · PLAZA



INTERACTIVE · BERMS

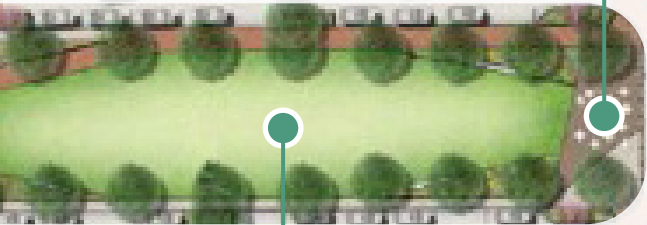




EVENT · PLAZA



FLEX · LAWN

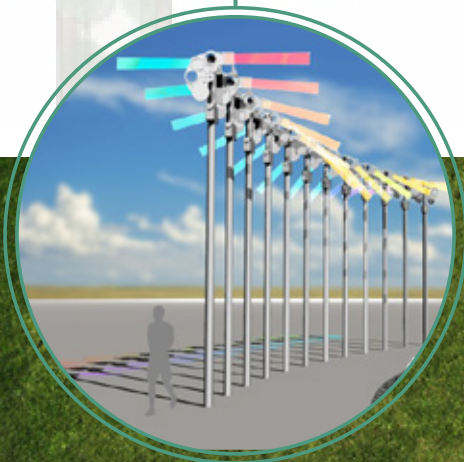


EVENT · LAWN



FOUNTAIN · PLAZA

SHADE · BOSQUE



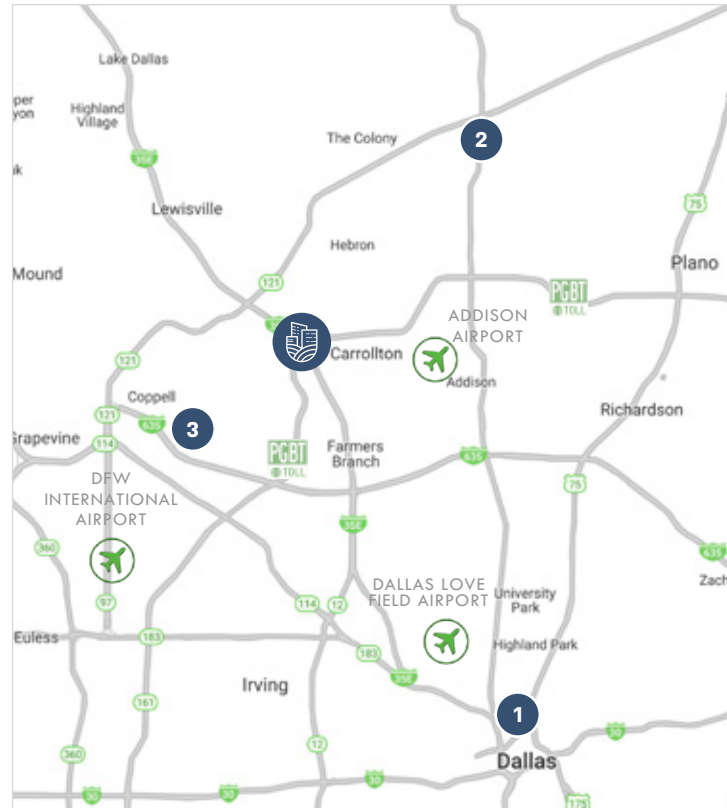
SMARTLY SITUATED. CRAZY CONVENIENT.

Imagine a 25-acre urban, transit-oriented development that leverages the economic potential and lively pedestrian activity of the adjacent Trinity Mills Station (DART Green Line/DTA A-Line) and the visibility of the intersection of I-35E and the President George Bush Turnpike. Just 25 minutes from both DFW International Airport and Dallas Field Airport, and a 5-10 minute drive to restaurants and entertainment.

WHERE BUSINESS CONNECTIONS HAPPEN.

Trinity Mills Station is backed by the City of Carrollton Economic Development. A business-friendly City, Carrollton ranks in the top cities in the region in creating the highest number of new jobs, the total new development square footage, and the number of businesses moving to Carrollton, including the expansion of current businesses. The momentum in commercial/industrial development continues, and the economic cornerstone is the well-balanced residential and business tax base.

Learn more at CityofCarrollton.com



TRAVEL TIMES

- 1. Uptown • 25 MINS
- 2. Legacy • 15 MINS
- 3. Cypress Waters • 15 MINS

DFW International Airport • 15 MINS

Dallas Love Airport • 20 MINS



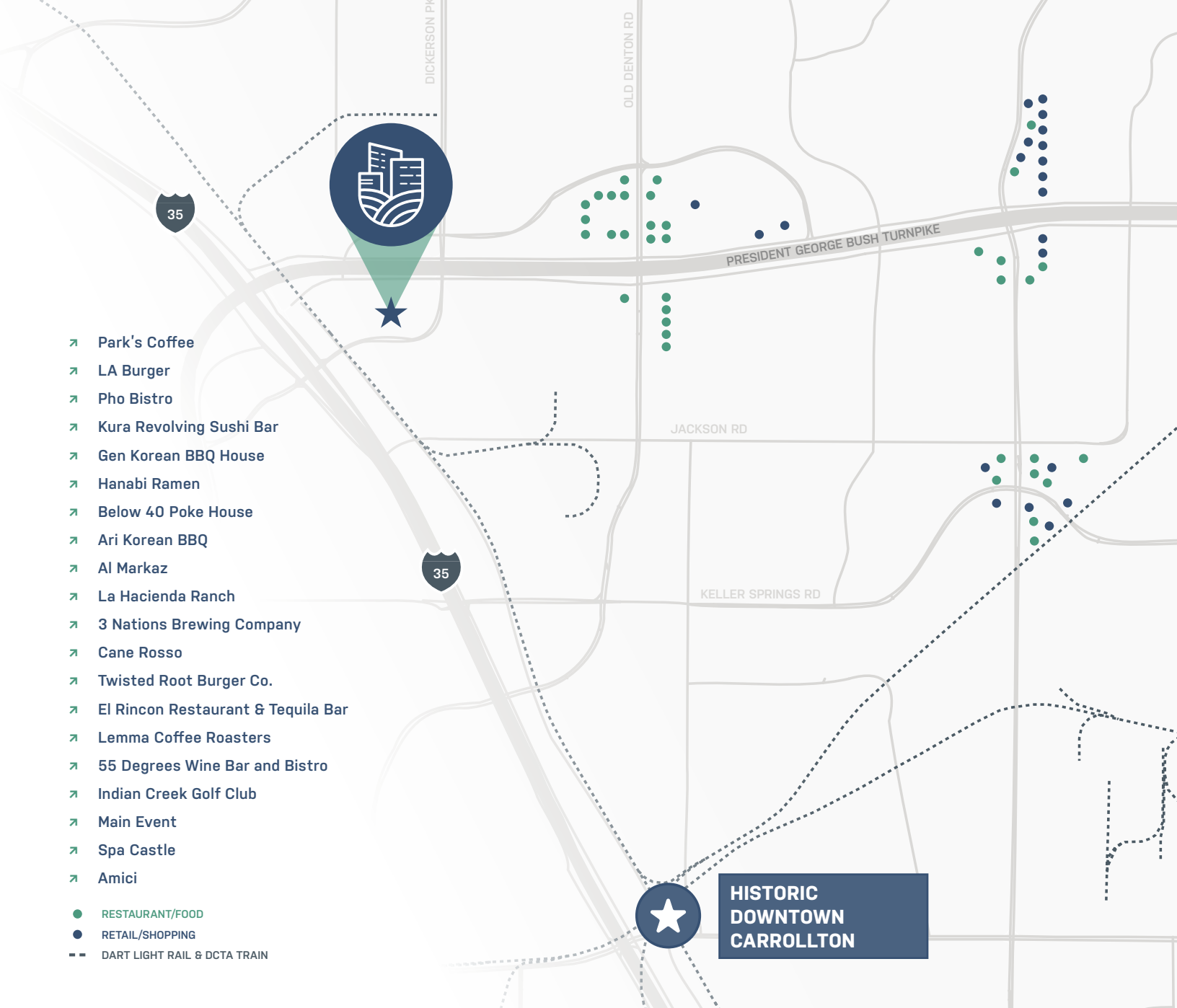
35.6

MEDIAN AGE



\$224,512

MEDIAN HOME VALUE



17,343

MILLENNIALS (AGE 25-34)



82,676

EMPLOYED



38%

BACHELOR'S OR HIGHER



14,000+

COMPANIES



\$69,368

MEDIAN HOUSEHOLD INCOME



338

RESTAURANTS



LET'S TALK

RUSS JOHNSON

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214 438 1586

GINI ROUNSAVILLE

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