



1201 Beaumont St

DALLAS, TEXAS 75215 • THE CEDARS • BAR / RESTAURANT / ENTERTAINMENT

2,524 SF

BUILDING SIZE

0.11 AC

LAND AREA

1961

YEAR BUILT

PD-317

ZONING

Flex • Single tenant • Class C • Masonry • 1 floor • 5 parking spaces

PROPERTY OVERVIEW

A 2,524 SF single-tenant masonry building in The Cedars, partially built out inside and available within 30 days — a fit for an indoor bar, bar-food kitchen or small entertainment concept. Padel courts are going in on the lot connected to the building, putting players and spectators at the door on evenings and weekends. The site has five on-site spaces, downtown skyline views from the corner, and quick access to I-30 and I-35E, with Deep Ellum and the Farmers Market minutes away. Zoned PD-317 — confirm your intended use with the City of Dallas.

HIGHLIGHTS

- Partially built-out interior, available for occupancy within 30 days
- Padel courts going in on the connected lot next door — built-in evening and weekend traffic
- Single-tenant 2,524 SF building suited to an indoor bar, bar food or entertainment concept
- Surrounded by a growing mix of residential, office and entertainment developments
- Five on-site parking spaces, with downtown Dallas minutes away
- Quick access to I-30, I-35E and US-75