



COEVAL
SPACE DESIGN AND CONCEPTS

 **VENTURE 3009 & 3035 CANTON ST FOR LEASE**

214.378.1212

3009 & 3035 CANTON ST
DALLAS, TX

COLIN BEAMS
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LOCATION

NWQ ALPHA RD AND INWOOD RD

SIZE

LAND	BUILDINGS
24,354 SF	5,400 SF
	6,850 SF

TRAFFIC COUNTS

CANTON ST	I-30
11,314 VPD	184,180 VPD

PROPERTY HIGHLIGHTS

- ★ LANDLORD CONTROLS OVER 35 PARKING SPACES
- ★ HARD CORNER IDEAL FOR RESTAURANT, CREATIVE OFFICE OR PERSONAL SERVICE USE
- ★ SPACE DIVISIBLE DOWN TO ±1,500 SF
- ★ WALKING DISTANCE TO GREAT F&B AND ENTERTAINMENT

2020 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	16,018	183,826	393,268
EST. DAYTIME POPULATION	35,172	188,394	312,297
EST. AVG. HH INCOME	\$107,890	\$108,333	\$116,805

AREA ATTRACTIONS

JACK MASON



DEEP ELLUM HIGHLIGHTS

- ★ ALCOHOL SALES (62% ANNUAL INCREASE SINCE 2014)
 - 2019 - \$65,964,118
 - 2018 - \$60,369,100
 - 2017 - \$43,821,589
 - 2016 - \$21,870,790
 - 2015 - \$12,944,520
 - 2014 - \$8,206,220
- ★ OPENED IN DEEP ELLUM SINCE 2013:
 - ±28 SHOPS
 - ±65 RESTAURANTS/BARS
 - ±24 BUSINESSES
 - ±164 HOTEL ROOMS
 - 1+ MILLION SF OF OFFICE
 - 1,100+ MULTIFAMILY UNITS
- ★ 3,000+ NEW JOBS PROJECTED BY 2023

DFW Population

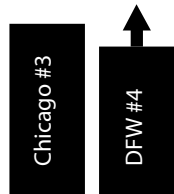
2019 Population
7,715,602

2024 Population
8,465,401

2045 Population
11,200,000

The DFW Region adds
400 New Residents
Every Day

39% Natural Increase
61% Net Migration



DFW Projected to Overtake
Chicago as
3rd Most Populous
MSA by 2028

#1

**In the Country for
Total Job Growth**

(116,400 Jobs)
December 2017- December 2018

#3

**In the Country for
Fortune 10 Companies**

22 Fortune 500 Companies
42 Fortune 1000 Companies

No other US Metro has more than 1 including San
Francisco & Seattle. NYC, LA
& Chicago have none.

#3

**In the Country for
Percent Job Growth**
(3.2% Job Growth)

December 2017- December 2018

Dallas Fort Worth created more jobs than New York,
Los Angeles, & Chicago – metros with much larger
populations.

10 Fortune 1000
Headquarters in
Downtown Dallas

#9 AT&T

#64 Energy Transfer Equity

#147 Tenet Healthcare

#297 Jacobs Engineering Groups

#362 Dean Foods

#400 Builders FirstSource

#548 Neiman Marcus Group

#633 Trinity Industries

#702 Comerica

#853 Primoris Services

TEXAS SPENDING

How do people spend most of
their money in TX? (Per Household)

Shelter \$12,949

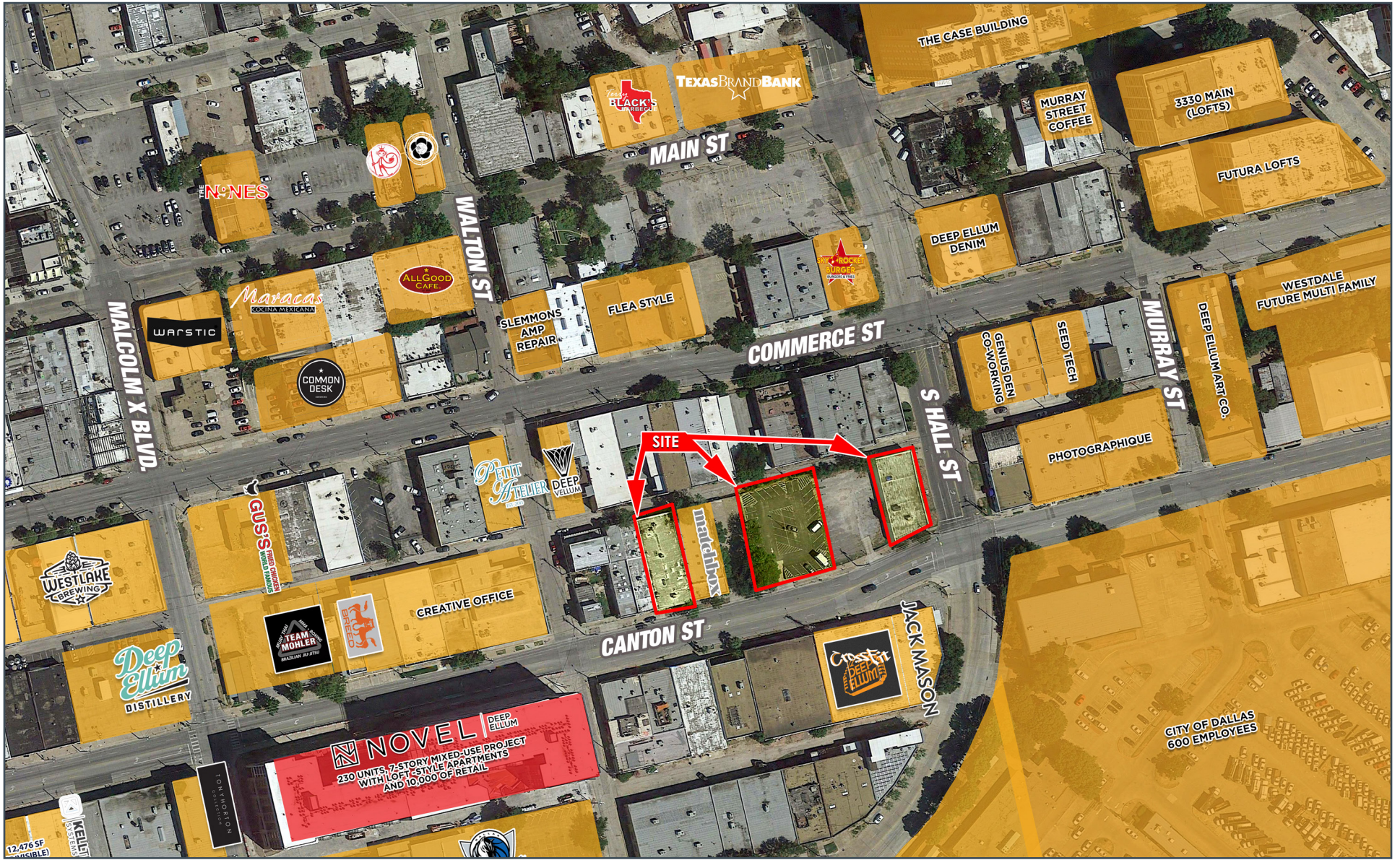
Transportation \$11,188

Food & Beverage \$9,046

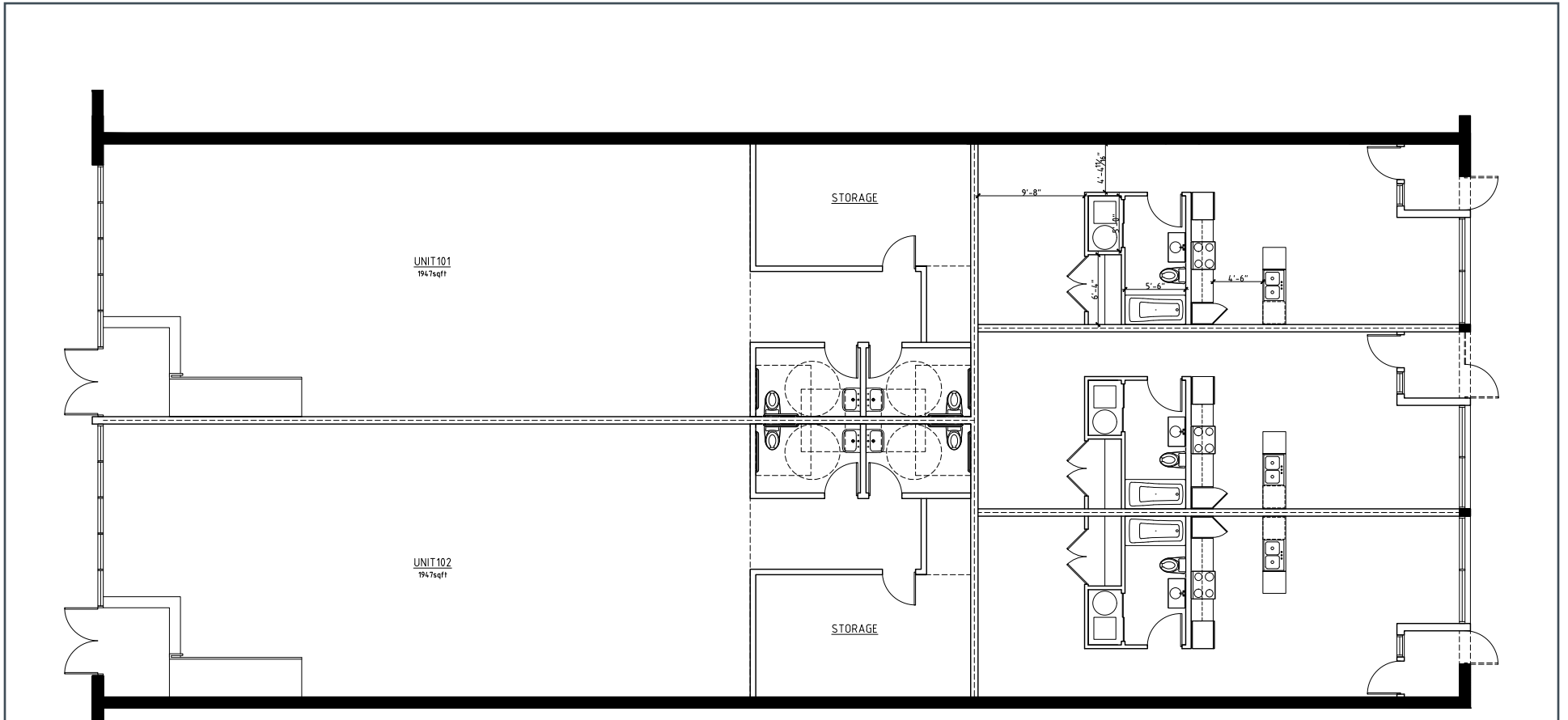
Health Care \$5,153

Entertainment \$3,956







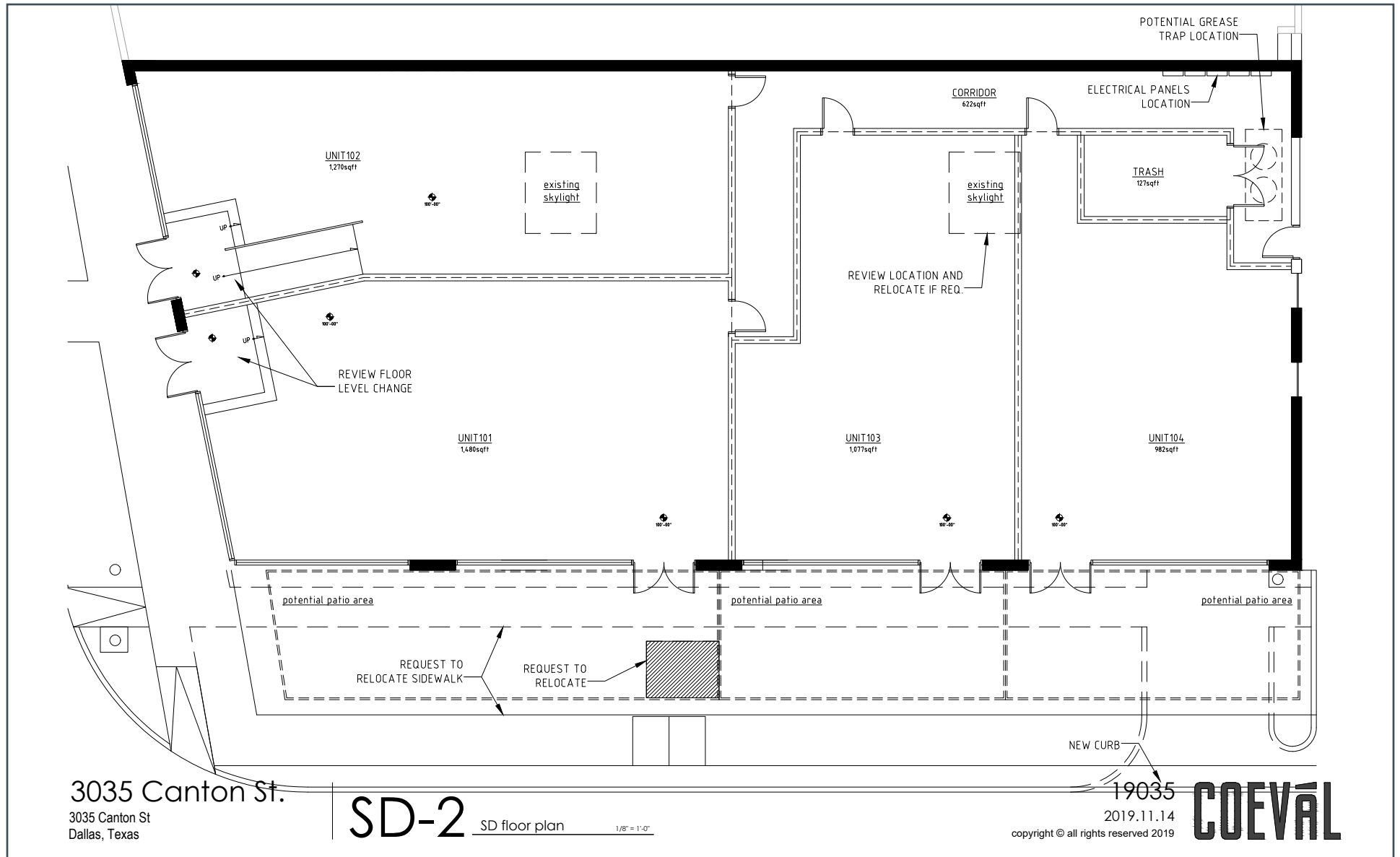


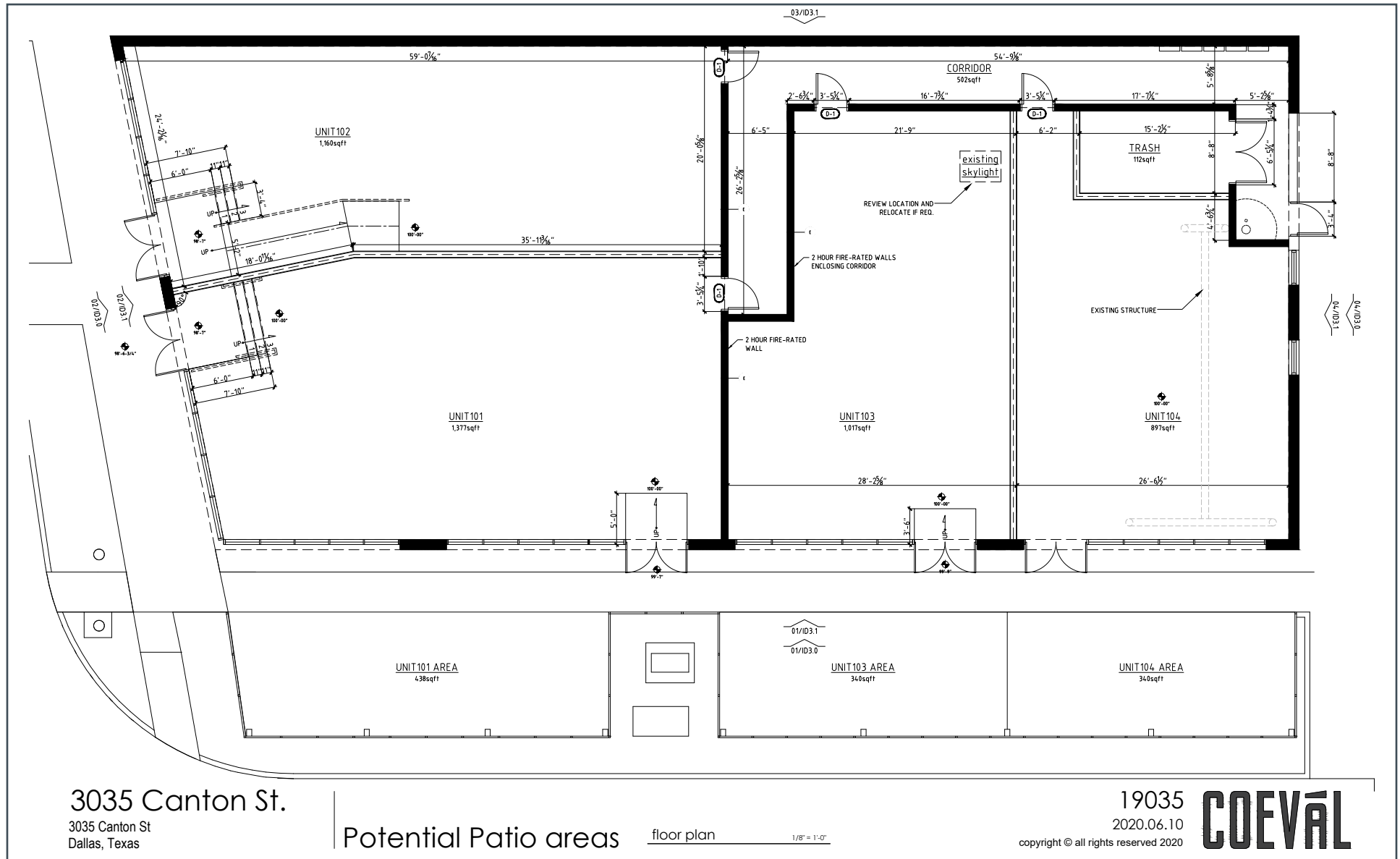
3009-3011 Canton St.
3009-3011 Canton St
Dallas, Texas

SD-3 SD 3 unit floor plan 1/8" = 1'-0"

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2020.13.01
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3035 Canton St.
3035 Canton St
Dallas, Texas

Potential Patio areas

floor plan

1/8" = 1'-0"

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Information About Brokerage Services

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
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Agent’s Supervisor’s Name	License No.	Email	Phone
Colin Beams	624650	cbeams@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date