



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

214.378.1212

3009 & 3035 CANTON ST  
DALLAS, TX

COLIN BEAMS  
CBEAMS@VENTUREDFW.COM

IAN PETERMAN  
IPETERMAN@VENTUREDFW.COM

LOCATION

3009 & 3035 CANTON ST

SIZE

<b>LAND</b>	<b>BUILDINGS</b>
24,354 SF	5,400 SF
	6,850 SF

TRAFFIC COUNTS

<b>CANTON ST</b>	<b>I-30</b>
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



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

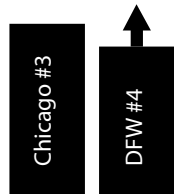
**2019 Population**  
7,715,602

**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**

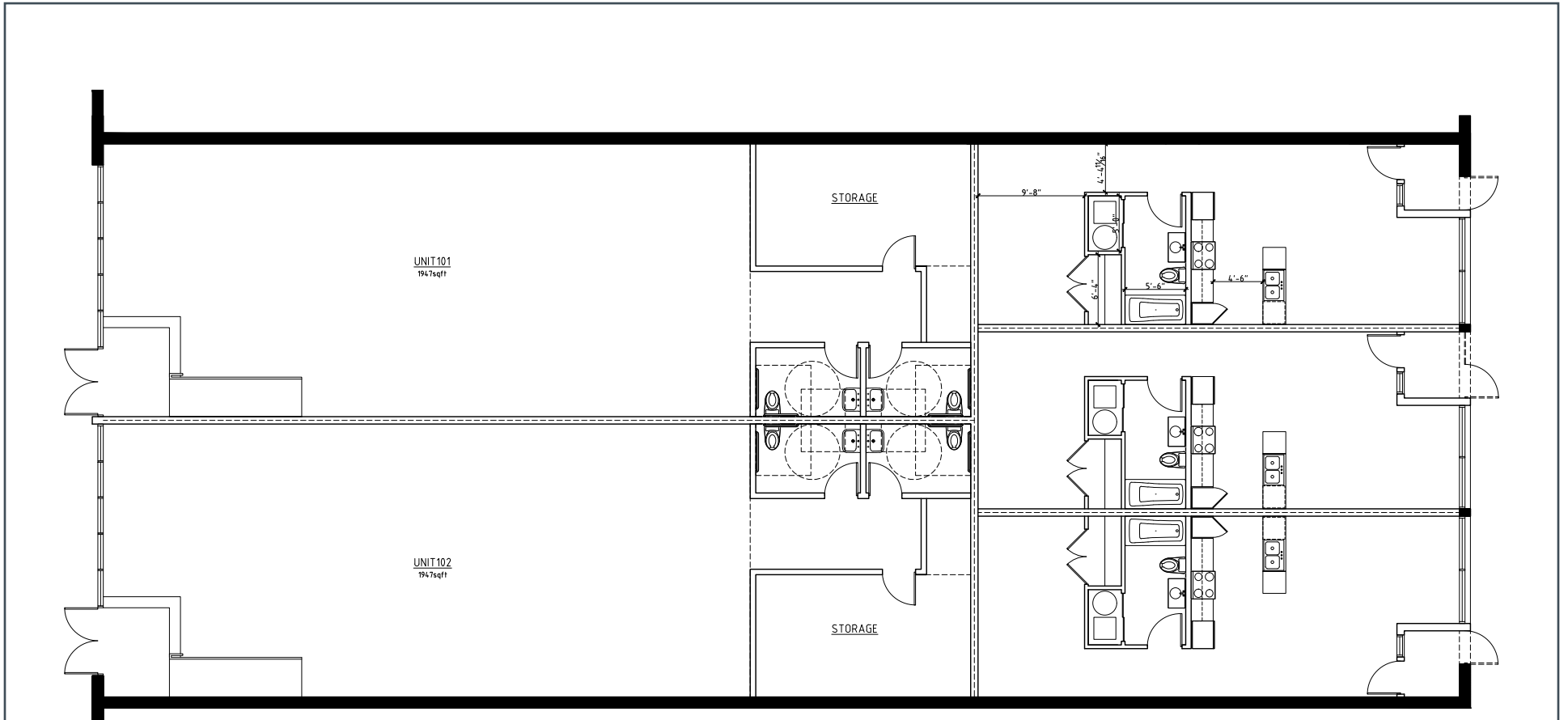
**Health Care \$5,153**

**Entertainment \$3,956**









3009-3011 Canton St.

3009-3011 Canton St  
Dallas, Texas

SD-3

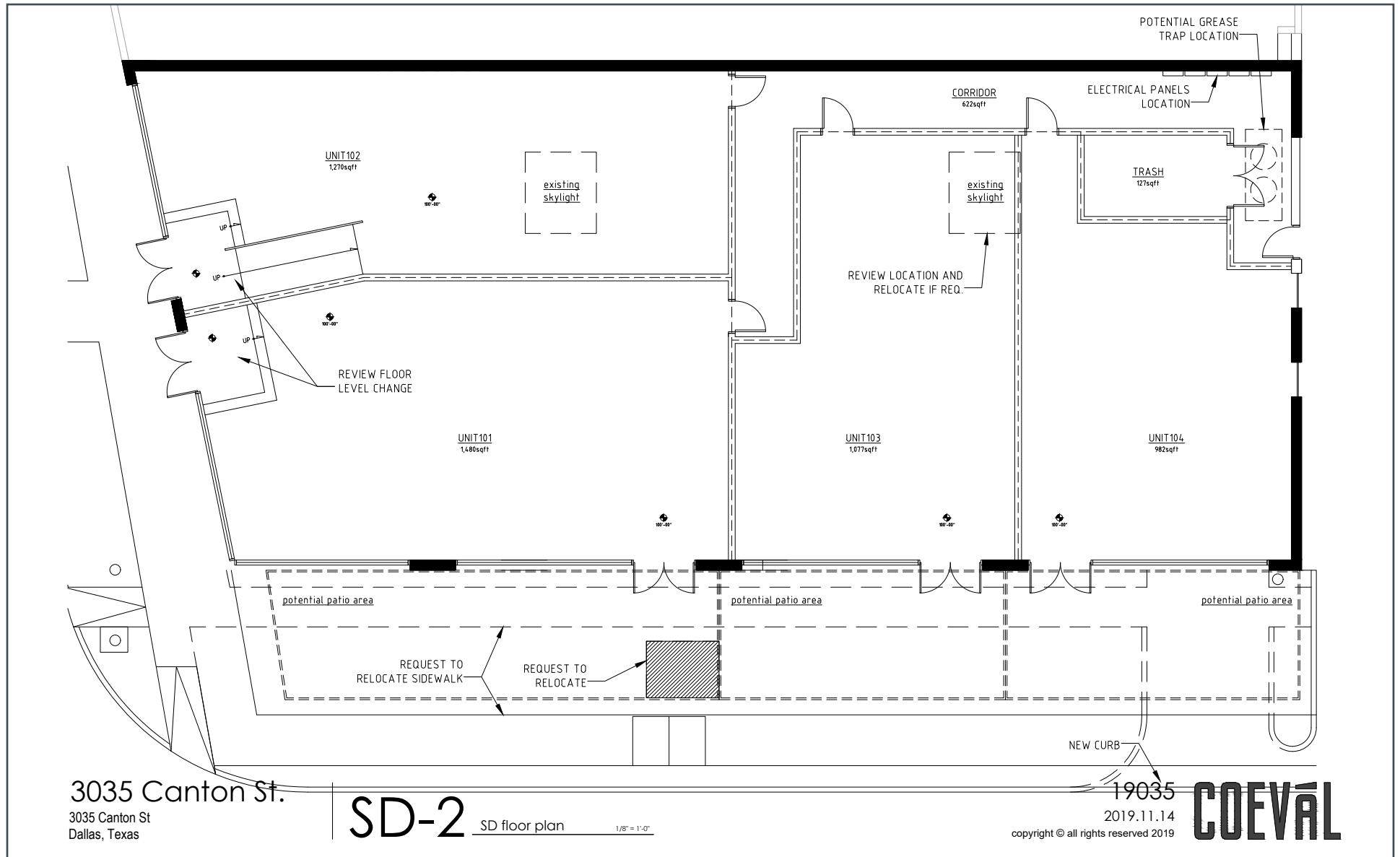
SD 3 unit floor plan 1/8" = 1'-0"

19035

2020.13.01

copyright © all rights reserved 2019

COEVÁL



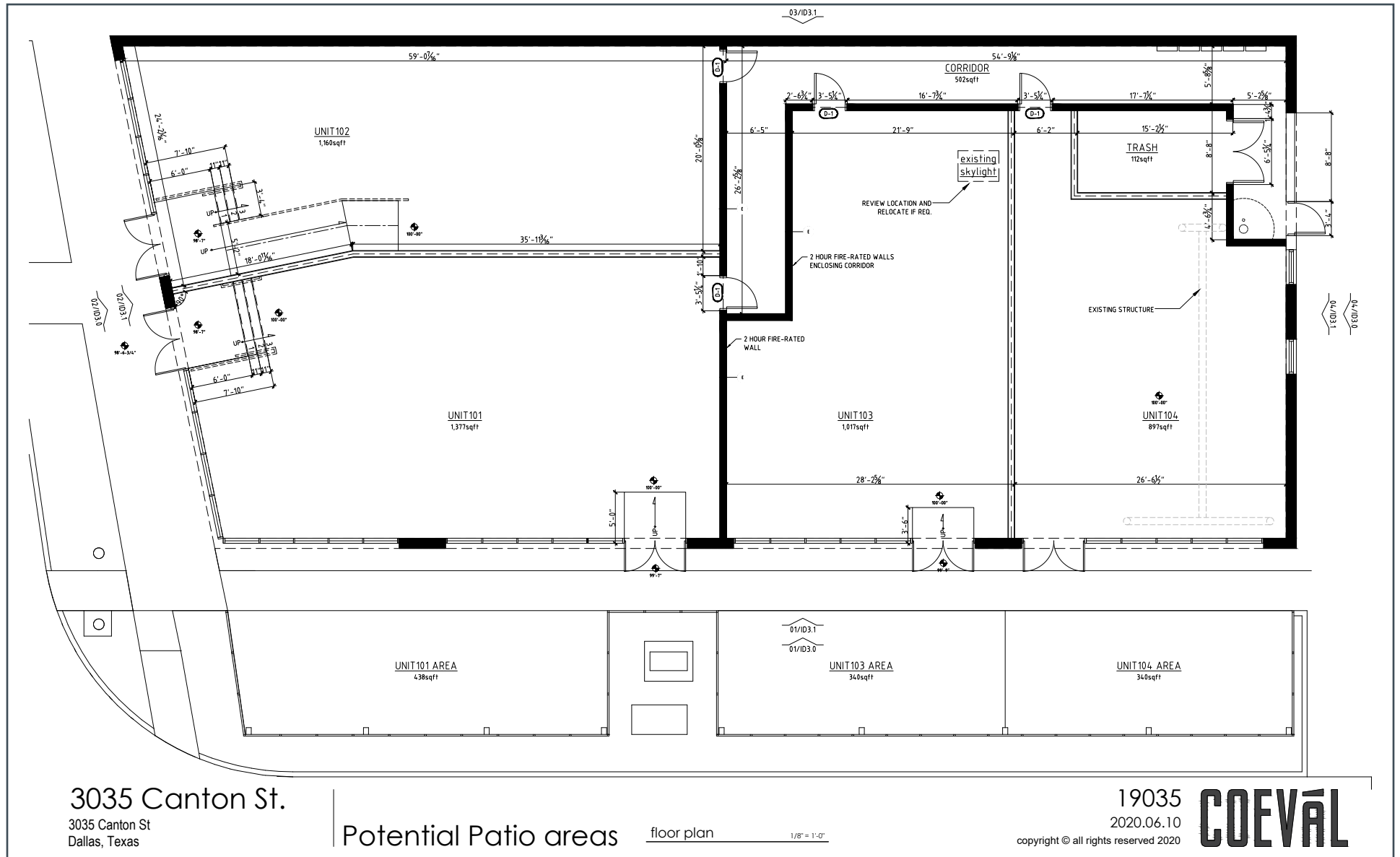
3035 Canton St.  
3035 Canton St  
Dallas, Texas

SD-2 SD floor plan 1/8" = 1'-0"

19035  
2019.11.14  
copyright © all rights reserved 2019

COEVAL









8235 DOUGLAS AVE  
SUITE 720  
DALLAS, TEXAS 75225  
T 214.378.1212  
[VENTUREDFW.COM](http://VENTUREDFW.COM)

**COLIN BEAMS**

Vice President

214.378.1212

[cbeams@venturedfw.com](mailto:cbeams@venturedfw.com)

**IAN PETERMAN**

Assistant Vice President

214.378.1212

[ipeterman@venturedfw.com](mailto:ipeterman@venturedfw.com)

LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

\*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



## 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
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Colin Beams</b>	<b>624650</b>	<b>cbeams@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date



## 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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Ian Peterman</b>	<b>707364</b>	<b>ipeterman@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date