



711 FORT  
WORTH AVE

For lease:  
NEQ Fort Worth  
Ave & Sylvan Ave  
Dallas, TX 75208

VENTURE

PAUL CARDEN  
PCARDEN@VENTUREDFW.COM

HOLLY BRELAND  
HBRELAND@VENTUREDFW.COM

# Metrics

711 Fort Worth Ave  
Dallas, TX 75208

## Location

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## Size

Building	Land
918 SF	0.3114 AC

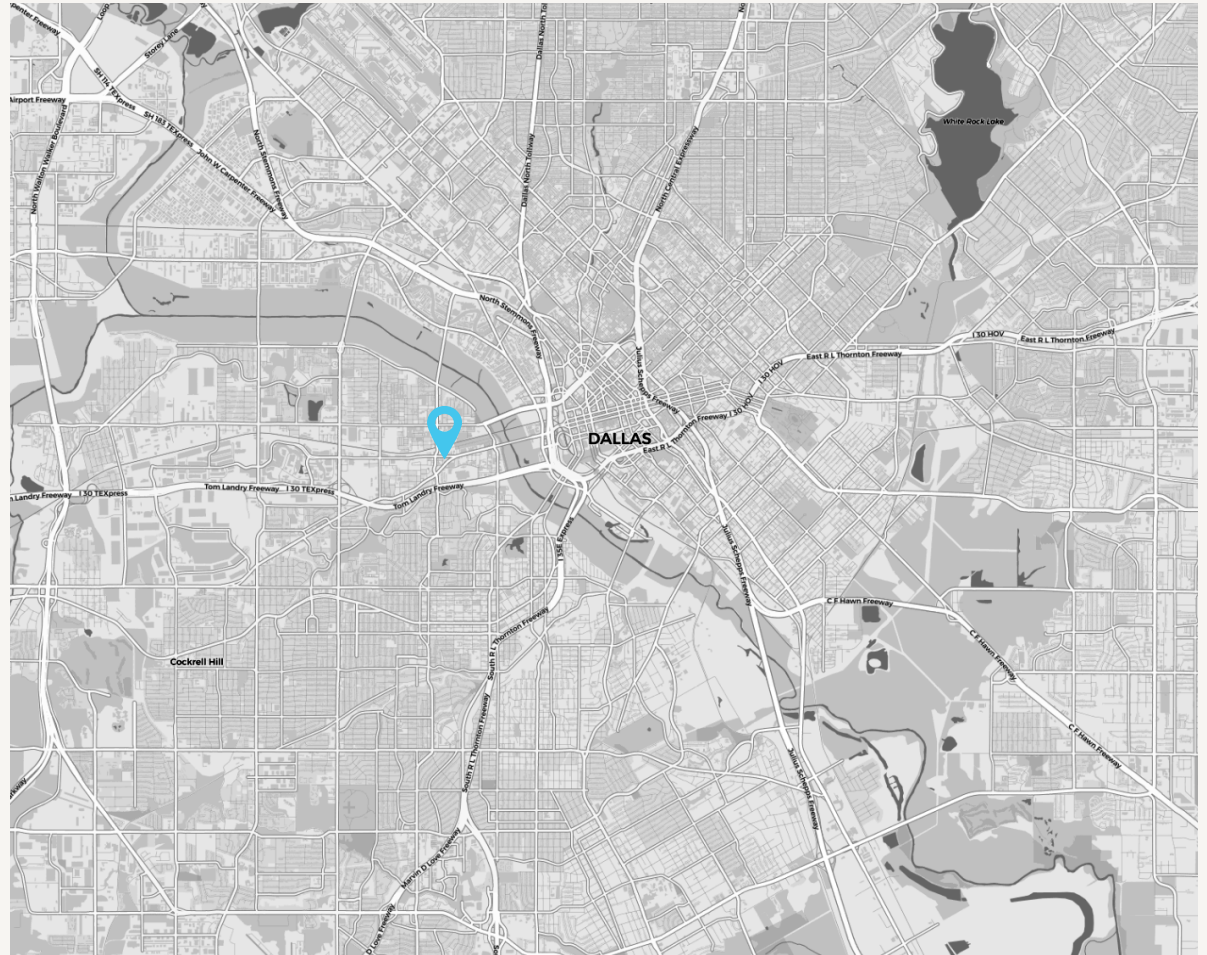
## Available Spaces

918 SF

## Traffic Counts

I-30	Sylvan Ave
184,818 VPD	16,921 VPD

Fort Worth Ave  
11,128 VPD



## Area Attractions



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# Property Highlights

711 Fort Worth Ave  
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1. Centrally located in one of Dallas' best neighborhoods
2. Over 3,000 MF units in development or recently completed in the trade area
3. Located just west of Downtown Dallas near Trinity Groves & Sylvan Thirty



## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,275	151,421	396,905
EST. DAYTIME POPULATION	8,517	205,273	355,646
EST. AVG. HH INCOME	\$120,542	\$124,825	\$124,623

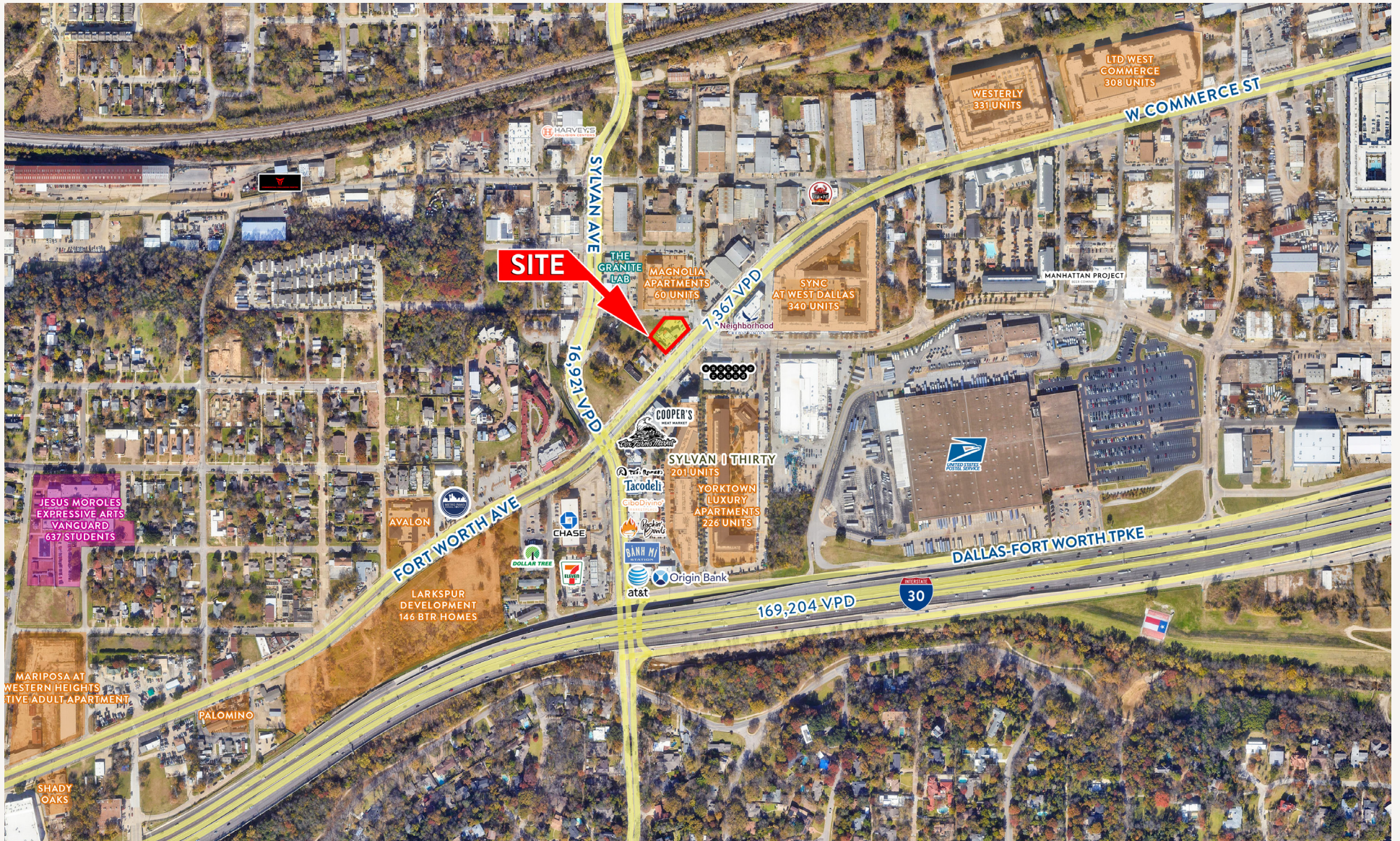
# Close Aerial

711 Fort Worth Ave  
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# Far Aerial

711 Fort Worth Ave  
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# Photos

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**Paul Carden**  
**Vice President**  
pcarden@venturedfw.com

**Holly Breland**  
**Vice President**  
hbreland@venturedfw.com

(214) 378-1212

[www.VentureDFW.com](http://www.VentureDFW.com)

8235 Douglas Ave  
Suite 720  
Dallas, Texas 75225

# VENTURE

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