

FOR LEASE

233-235 BURNETT TRAIL | CANTON, TX



BRAY | REAL ESTATE
GROUP

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THE DETAILS

ADDRESS

233-235 Burnett Trail
Canton, TX 75103

AVAILABLE

BLDG 1 - 1,000 - 4,000 SF
BLDG 2 - 1,100 - 2,200 SF
General Retail / Office / Drive Thru /
Restaurant / Medical

PERKS

- Next door to Burnett Trail Apartments (90 doors)
- Next door to new single-family development, Creeks at Burnett Trail - Phase 1 (147 homes) with more phases coming
- Brand new construction
- Perfect for ingress or egress retailers
- Minutes from Downtown Canton
- Ample Parking
- TI Available
- HVAC Installed (Suite 1)
- Spray Foam (BLDG 1)
- Good opportunity to synergize with nearby medical users / 40k sf rehab center



PHOTOS





Canton Main Street

Approx. 1.7 Miles



40,000 SF Rehab Center



MILL CREEK DENTAL

TEXAS FARM BUREAU
INSURANCE
AUTO / HOME / LIFE



D·R·HORTON®
America's Builder

Creeks at Burnett Trail
Phase I Now Selling
147 Homes



BURNETT TRAIL
Apartments

90 Doors

S. TRADE DAYS BLVD
+/- 6,900 VPD (2022)

THE LOCATION

THE DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	2,342		8,540		12,413	
2024 Estimate	2,015		7,458		10,911	
2020 Census	1,530		6,394		9,797	
Growth 2024 - 2029	16.23%		14.51%		13.77%	
Growth 2020 - 2024	31.70%		16.64%		11.37%	
2024 Population by Hispanic Origin	163		681		1,025	
2024 Population	2,015		7,458		10,911	
White	1,803	89.48%	6,370	85.41%	9,389	86.05%
Black	31	1.54%	285	3.82%	317	2.91%
Am. Indian & Alaskan	13	0.65%	66	0.88%	97	0.89%
Asian	15	0.74%	66	0.88%	87	0.80%
Hawaiian & Pacific Island	0	0.00%	3	0.04%	6	0.05%
Other	153	7.59%	668	8.96%	1,014	9.29%
U.S. Armed Forces	0		0		0	
Households						
2029 Projection	836		3,221		4,746	
2024 Estimate	717		2,812		4,172	
2020 Census	534		2,397		3,738	
Growth 2024 - 2029	16.60%		14.54%		13.76%	
Growth 2020 - 2024	34.27%		17.31%		11.61%	
Owner Occupied	463	64.57%	1,860	66.15%	2,922	70.04%
Renter Occupied	255	35.56%	952	33.85%	1,250	29.96%
2024 Households by HH Income	718		2,811		4,172	
Income: <\$25,000	135	18.80%	446	15.87%	707	16.95%
Income: \$25,000 - \$50,000	189	26.32%	634	22.55%	873	20.93%
Income: \$50,000 - \$75,000	206	28.69%	532	18.93%	735	17.62%
Income: \$75,000 - \$100,000	93	12.95%	482	17.15%	679	16.28%
Income: \$100,000 - \$125,000	48	6.69%	218	7.76%	379	9.08%
Income: \$125,000 - \$150,000	16	2.23%	186	6.62%	322	7.72%
Income: \$150,000 - \$200,000	13	1.81%	109	3.88%	230	5.51%
Income: \$200,000+	18	2.51%	204	7.26%	247	5.92%
2024 Avg Household Income	\$62,945		\$84,464		\$84,297	
2024 Med Household Income	\$53,804		\$65,290		\$67,450	



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.

2-10-2025



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 sponsored by a broker 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 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. 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date