



WHOLE FOODS MARKET

Preston Forest
SHOPPING CENTER



PRESTON FOREST
PRESTON FOREST

GREEN'S
All Supplements 33% OFF

PRESTON FOREST
SHOPPING CENTER

SHOP ^{cos.}

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ABOUT

PROJECT SCOPE

Preston Forest Shopping Center is a premier neighborhood retail destination at the bustling intersection of Preston Road and Forest Lane in North Dallas. Anchored by Whole Foods and complemented by a diverse mix of national and local tenants, the center attracts steady traffic from surrounding affluent communities.

Its prime location, strong demographics, and long-standing reputation make it a highly desirable hub for both retailers and consumers. With a balanced tenant mix and enduring visibility, Preston Forest remains a cornerstone of North Dallas retail.

TRAFFIC COUNTS

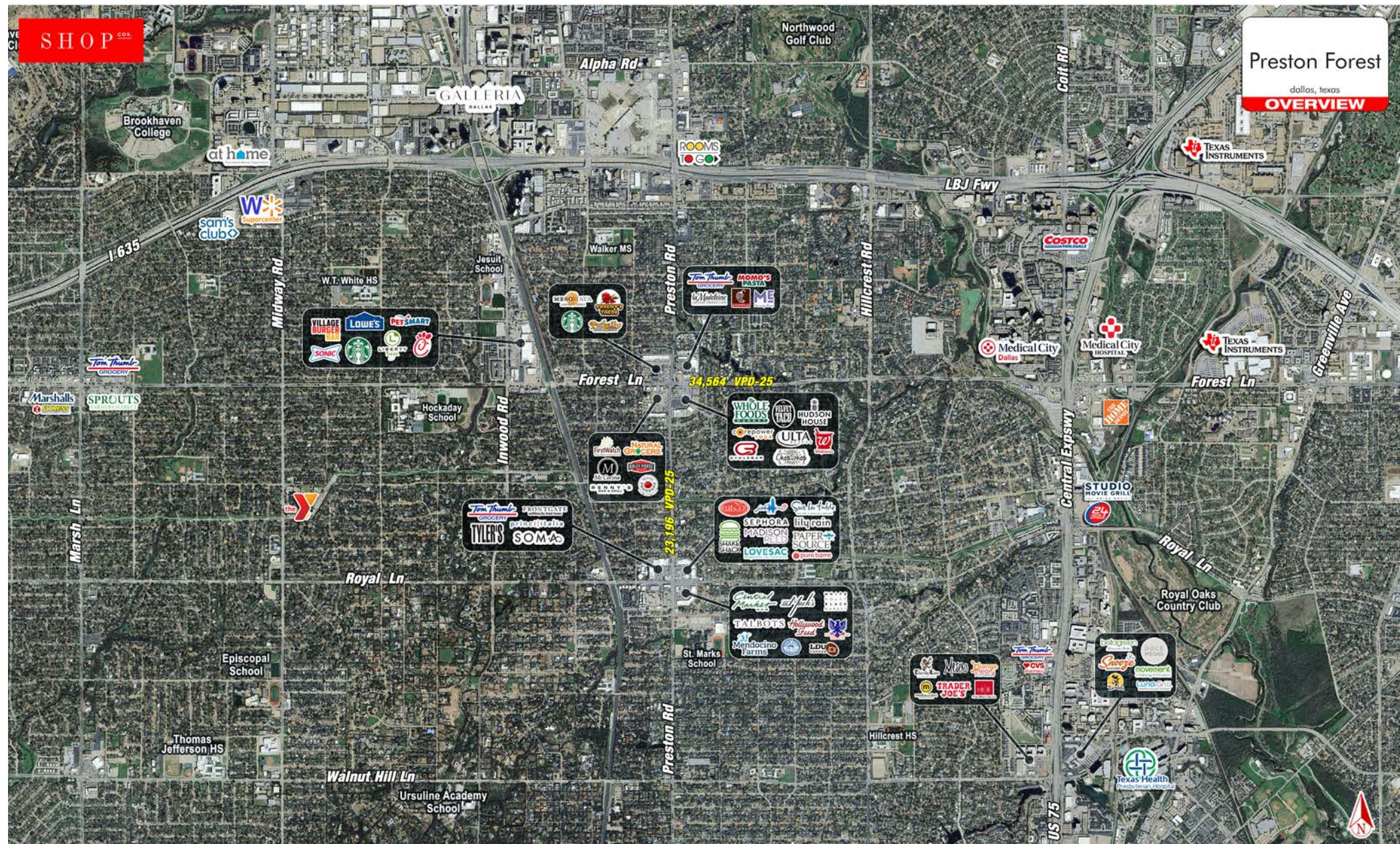
- Preston Rd: 33,744 VPD-25
- Forest Ln: 34,564 VPD-25

DETAILS

- Up to 10,000 SF of retail available call for details.
- Join:



TRADE AERIAL



SITE AERIAL

SHOP CO.

Preston Forest
dallas, texas
CLOSE UP



SITE PLAN

PRESTON FOREST

SHOPPING CENTER

TENANT DIRECTORY

BUILDING 1:

SUITE 600	VELVET TACO
SUITE 605	MICROCHIP COOKIES
SUITE 606	MERIT COFFEE
SUITE 612	ORIGINAL CHOP SHOP
SUITE 625	CYCLEBAR
SUITE 632	BODYROK
SUITE 650	OISHII
SUITE 660	UPS STORE
SUITE 670	BASKIN-ROBBINS

BUILDING 2:

SUITE 896	HAMMER AND NAILS
SUITE 894	MARMÍ
SUITE 892	FAJITA PETE'S
SUITE 890	LINDORA
SUITE 880	HUDSON HOUSE
SUITE 820	STAPLES

BUILDING 3:

SUITE 800	EQUINOX
SUITE 810	VACANT
SUITE 810U	VACANT

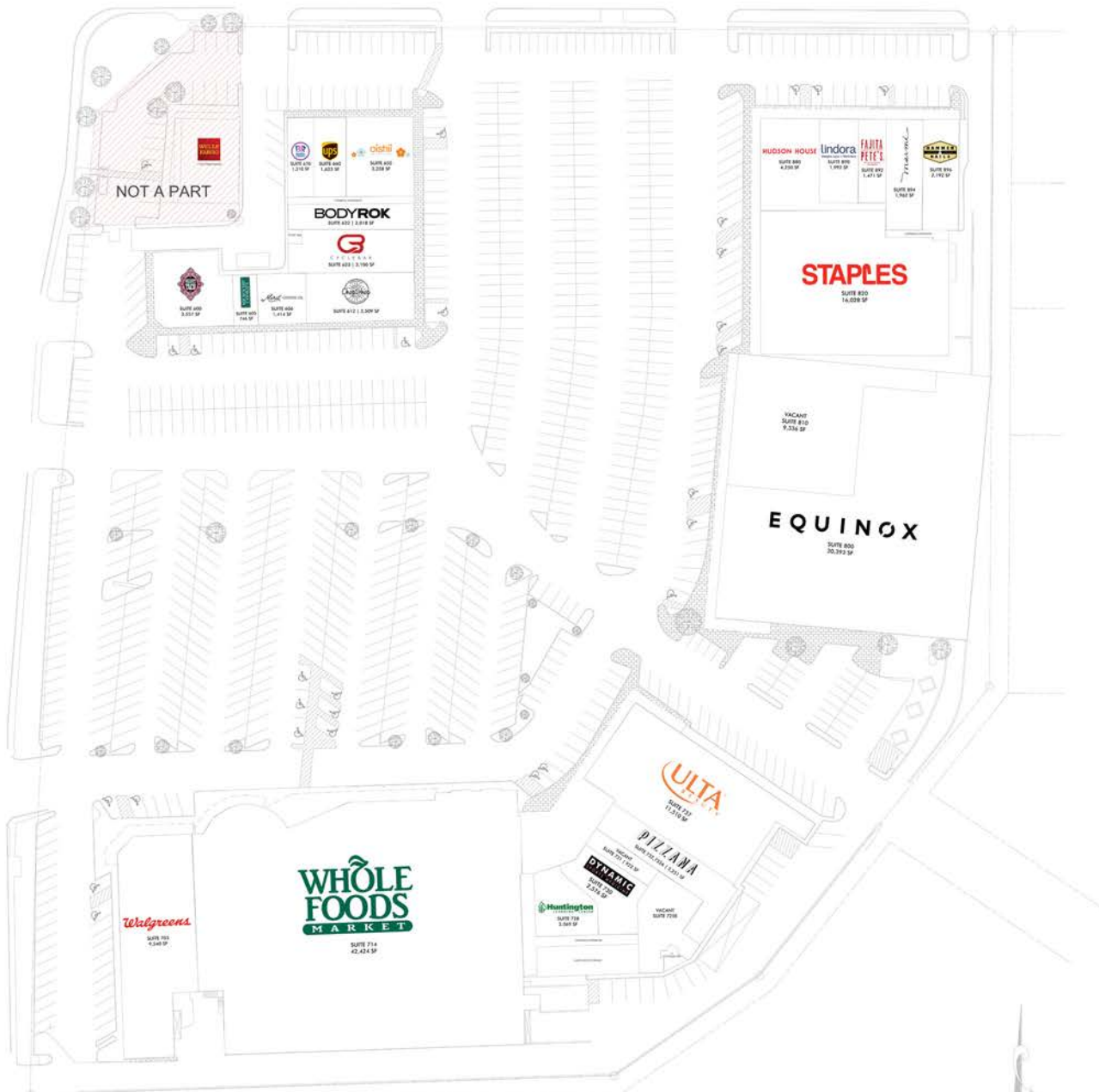
BUILDING 4:

SUITE 737	ULTA
SUITE 725E	VACANT
SUITE 703	WALGREENS
SUITE 714	WHOLE FOODS
SUITE 728	HUNTINGTON LEARNING CENTER
SUITE 729	DYNAMIC SPORTS MEDICINE
SUITE 731	VACANT
SUITE 732	PIZZANA

DECEMBER 2025



PRESTON ROAD



PHOTOS



PHOTOS



PHOTOS



NEIGHBORHOOD VIBE RESTAURANTS



ANCHOR BAR

A lively neighborhood spot blending Anchor Bar's casual energy with a fresh sushi bar experience, offering creative rolls, classic pub bites, and a laid-back social vibe.



MI COCINA

Tex-Mex classics, margaritas and other Mexican-inspired drinks are served in a casual space.



ESCONDIDO

A vibrant Tex-Mex cantina offering bold flavors, handcrafted margaritas, and a lively neighborhood atmosphere.



HUDSON HOUSE

An East-Coast-inspired, old-school casual spot offering straightforward American classics with oysters flown in daily and the famed "World's Coldest Martinis."



OISHII

A popular Dallas sushi destination celebrated for its creative rolls, fresh sashimi, and lively, modern atmosphere.



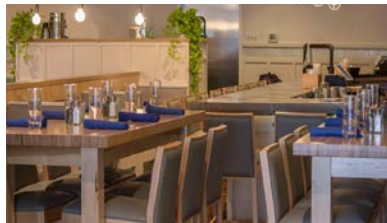
MESO MAYA

Fresh, bold, and earthy take on authentic Mayan and Mexican cuisine—perfect for casual dining, brunch, cocktails & more.



THE MERCURY

An upscale North Dallas institution offering refined New American cuisine with a strong emphasis on steaks, seafood, and polished service.



TJ'S SEAFOOD

A Dallas staple pairing a fresh seafood market with a coastal-inspired grill, known for premium fish, oysters, and chef-driven seasonal dishes.



MENDOCINO FARMS

A modern, fast-casual eatery specializing in chef-driven sandwiches, fresh salads, and seasonal bites served in a bright, community-minded space.



GEM JUICE BAR

A health-focused café serving fresh cold-pressed juices, smoothies, and plant-based bites in a bright, modern space.



PIZZANA

A contemporary pizzeria blending Neapolitan tradition with California creativity, serving artisanal pizzas, seasonal salads, and a refined yet approachable dining experience.



FLOWER CHILD

A vibrant café serving fresh, healthy bowls, salads, and wraps with plenty of vegetarian, vegan, and gluten-free options.



DL MACK'S

A cozy, all-day neighborhood favorite offering comforting American classics in a warm, welcoming setting—perfect for any meal.



ORIGINAL CHOP SHOP

customizable, feel-good bowls, salads, sandwiches, smoothies, and all-day breakfast crafted from wholesome real ingredients in a fresh, health-conscious café setting.



ROYAL CHINA

A long-standing Dallas favorite serving authentic Chinese cuisine, handmade noodles, and dim sum in a warm, family-friendly setting.

NEIGHBORHOOD VIBE DESSERT AND COFFEE CONCEPTS



MERIT COFFEE CO

A local coffee gem near Preston Forest celebrated for small-batch beans, flavorful seasonal drinks, and comfortable interiors.



JD'S CHIPPERY

A beloved neighborhood bake shop famous for its warm, gooey cookies, fresh muffins, and old-fashioned charm.



EATZI'S

A European-style gourmet market offering chef-prepared meals, artisan breads, fine wines, and scratch-made desserts in a lively, market-style setting.



LDU COFFEE

An Australian-style café known for its bold espresso, fast service, and a vibrant, laid-back neighborhood vibe.



LA LA LAND COFFEE

A vibrant, feel-good café offering beautifully crafted matcha and coffee drinks in a warm, joyful atmosphere—often spotlighted for its creativity and vibe.

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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 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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