

PRESTON FOREST VILLAGE

11661 PRESTON RD., DALLAS, TX 75230

SHOP COS.



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PROJECT SCOPE

Located in one of the highest income areas of Dallas, Preston Forest Village sits at the iconic intersection of Preston Rd and Forest Ln carrying over 70k vehicles per day. Servicing the Preston Hollow and surrounding communities this intersection boasts heavy daytime and nighttime traffic.

DETAILS

- 1st Floor: 900 sf & 4,224 sf Available
- 2nd Floor: 1,525 sf At Lease

TRAFFIC COUNTS

o Forest Ln.:	27,243 VPD-19
o Preston Rd.:	17,553 VPD-20

AREA ATTRACTIONS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	8,890	122,750	431,935
Avg. HH Income	\$228,550	\$129,445	\$110,137
Total Housing Units	3,550	53,155	177,302
Daytime Population	13,379	219,510	588,812
Medium Home Value	\$672,074	\$537,908	\$404,485

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1	City Vet	4,555
2	Renzo Gracie Academy	5,200
3	Escape the Room	3,409
4	AT LEASE	1,525
5	Close To You	2,000
6	Kids Garden Club	2,800
7	Nationwide Insurance	2,570
8	David E. Webber, O,D	1,099
9	TM Center	1,500
10	SmileRite	1,377
11	La Lobe	1,450
12	Gray Piano Studios	4,155
13	Nails of America	3,685
14	The Bar Method	1,806
15	Gameday Men's Health	1,378
16	Pediatrics After Hours	3,727
17	H&R Block	3,269
18	Genecov Ortho	1,840
19	Preston Hollow Dental	3,000
20	BURN	2,574
21	Southwest Sports & Spine	3,277
22	KU Sushi & Japanese	1,940
23	Renny's, a Maguire's Bar & Grill	4,857
24	OD Wellness	1,977
25	Jersey Mikes	1,205
26	Penne Pomodoro	2,812
27	Mi Cocina	5,238
28	Michael Raymond Salon	2,591
29	Livingston Hearing Aid	2,040
30	C2 Education Center	2,042
31	First Watch	3,505
32	The Now	2,054
33	Dallas Audio Concepts	4,500
34	Ruffit by City Vet	4,594
35	Behavioral Innovations	6,362
35A	Code Ninjas	2,362
36	Clotheshorse	7,722
37	Rally House	10,800
38	Natural Grocers	11,110
39	Natural Grocers	4,020
40	CVS	16,799
41	Fastframe	1,296
42	Nails Now	1,296
43	Dermani	2,117
44	Sunstone Yoga	3,215
45	Thai Noodle Wave	1,440
46	AVAILABLE	4,224
47	AVAILABLE	900
48	Ziziki's	2,400
49	Compas Bank	1,891

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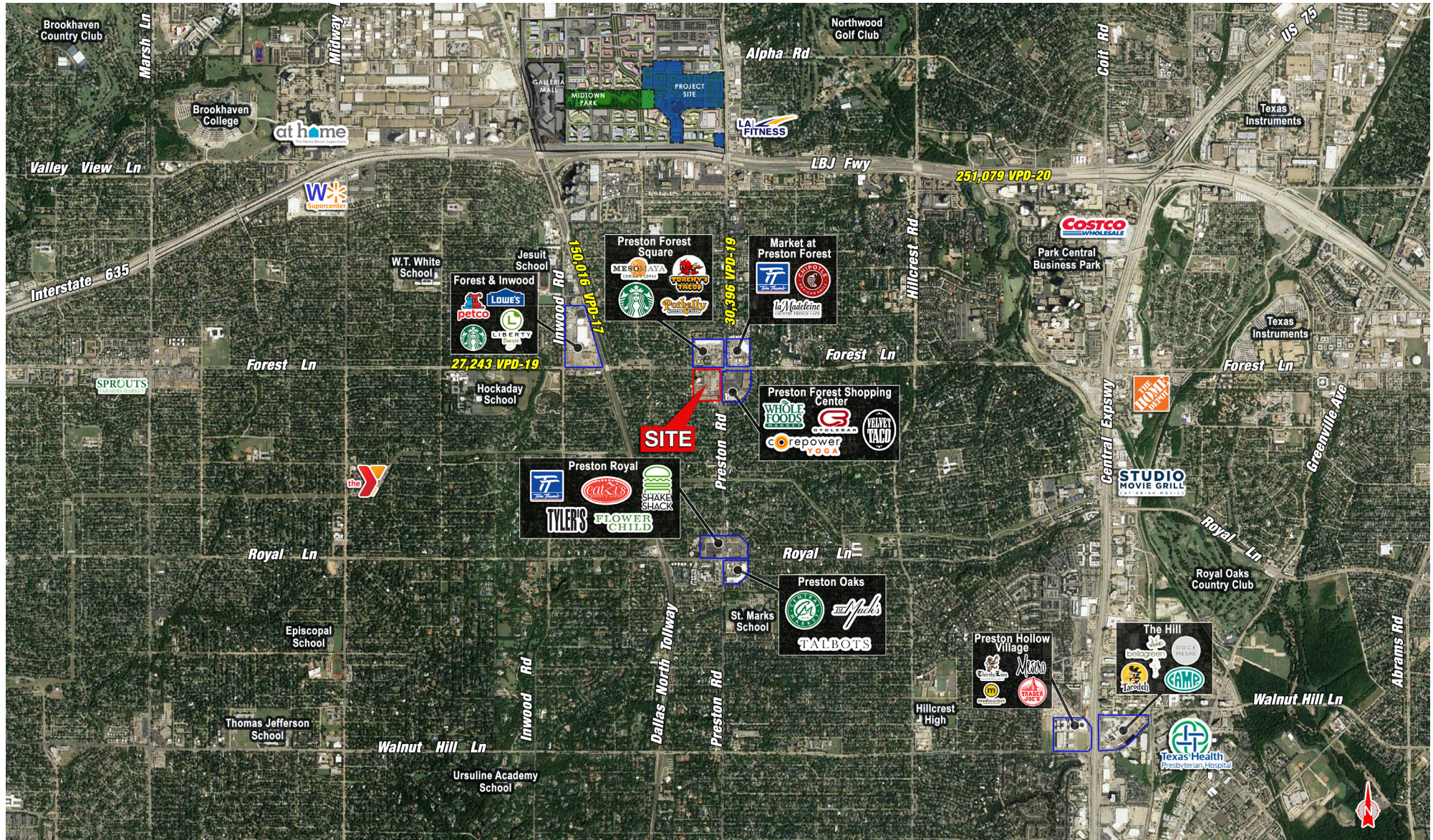
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INFORMATION ABOUT BROKERAGE SERVICES



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.

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.

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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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