

# PRESTON PARKER CROSSING



**E6SFITNESS**  
BETTER GYM. BETTER PRICE.

ARTERIORS



Great Clips



deka lash

CLUB PILATES



WELLS FARGO

Jason's deli



EDDIE'S DINER  
BREAKFAST & LUNCH



SHOP <sup>COS.</sup>

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# ABOUT

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## PROJECT SCOPE

Preston Parker Crossing is 276,000 SF Neighborhood retail shopping center located in west Plano in close proximity to Fortune 500 employers such as Bank of America, HP Enterprise, Capital One, JC Penney, Ericsson, Frito - Lay and Dell as well as some of the most affluent neighborhoods in the DFW Metroplex. This center is located less than a mile from the recently opened H-E-B along Preston Rd and is only a few minutes drive from Legacy Business Park.

## TRAFFIC COUNTS

- Preston Rd.: 51,727 VPD
- Parker Rd.: 24,568 VPD

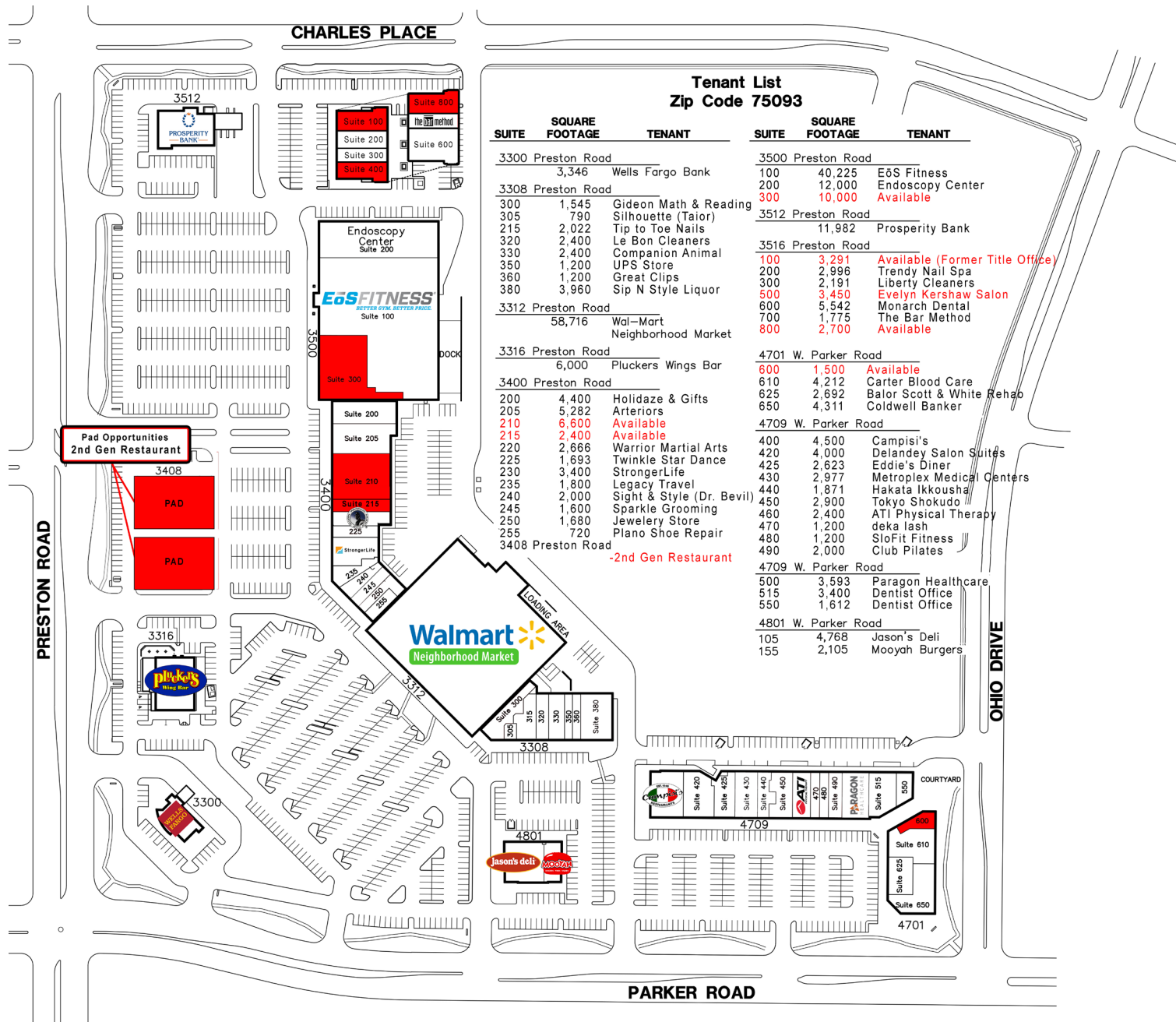
## DETAILS

- 3408 Preston Rd - 6,800 SF Second Gen Restaurant (Can demo building for pad opportunities)
- 10,000 SF Available - Former Yard Art (Suite 300)
- 6,600 SF Available (Suite 210)
- 2,200 SF Available - Suite 215
- 3,450 SF Available - Existing Evelyn Kershaw (Suite 400)
- 3,291 SF Available - Existing Lawyer's Title (Suite 100)
- 2,700 SF Available - Former Century 21 (Suite 800)
- 1,500 SF Available - Former Dental Clinic (Suite 600)

Anchors in the Area:



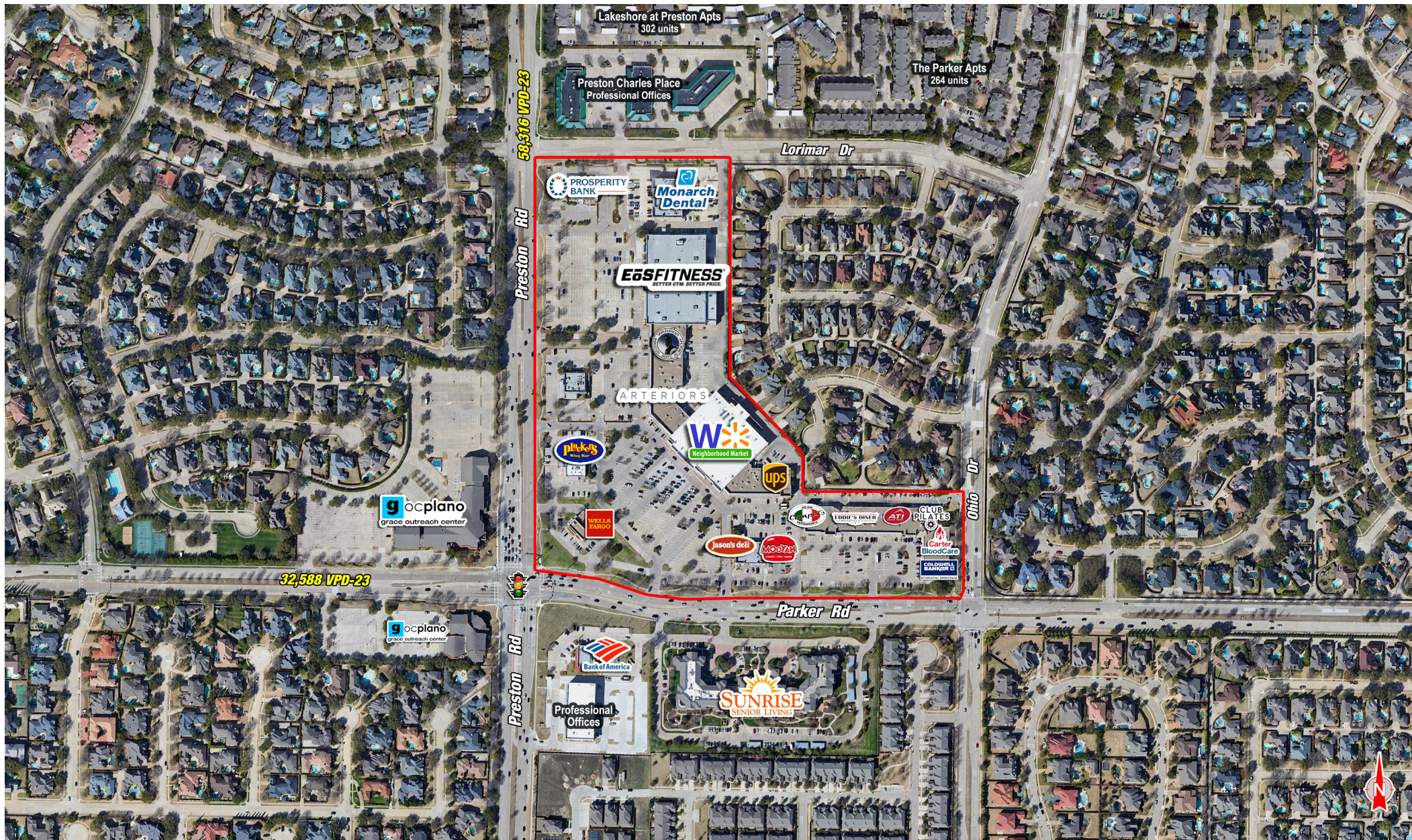
# SITE PLAN



## Tenant List Zip Code 75093

SUITE	SQUARE FOOTAGE	TENANT	SUITE	SQUARE FOOTAGE	TENANT
3300 Preston Road			3500 Preston Road		
	3,346	Wells Fargo Bank	100	40,225	EoS Fitness
3308 Preston Road			200	12,000	Endoscopy Center
300	1,545	Gideon Math & Reading	300	10,000	Available
305	790	Silhouette (Tairor)	3512 Preston Road		
215	2,022	Tip to Toe Nails		11,982	Prosperity Bank
320	2,400	Le Bon Cleaners	3516 Preston Road		
330	2,400	Companion Animal	100	3,291	Available (Former Title Office)
350	1,200	UPS Store	200	2,996	Trendy Nail Spa
360	1,200	Great Clips	300	2,191	Liberty Cleaners
380	3,960	Sip N Style Liquor	500	3,450	Evelyn Kershaw Salon
3312 Preston Road			600	5,542	Monarch Dental
	58,716	Wal-Mart Neighborhood Market	700	1,775	The Bar Method
			800	2,700	Available
3316 Preston Road			4701 W. Parker Road		
	6,000	Pluckers Wings Bar	600	1,500	Available
3400 Preston Road			610	4,212	Carter Blood Care
200	4,400	Holidaze & Gifts	625	2,692	Balor Scott & White Rehab
205	5,282	Arteriors	650	4,311	Coldwell Banker
210	6,600	Available	4709 W. Parker Road		
215	2,400	Available	400	4,500	Campisi's
220	2,666	Warrior Martial Arts	420	4,000	Delandey Salon Suites
225	1,693	Twinkle Star Dance	425	2,623	Eddie's Diner
230	3,400	StrongerLife	430	2,977	Metroplex Medical Centers
235	1,800	Legacy Travel	440	1,871	Hakata Ikkousha
240	2,000	Sight & Style (Dr. Bevil)	450	2,900	Tokyo Shokudo
245	1,600	Sparkle Grooming	460	2,400	ATI Physical Therapy
250	1,680	Jewelry Store	470	1,200	deka lash
255	720	Plano Shoe Repair	480	1,200	SloFit Fitness
			490	2,000	Club Pilates
3408 Preston Road			4709 W. Parker Road		
		-2nd Gen Restaurant	500	3,593	Paragon Healthcare
			515	3,400	Dentist Office
			550	1,612	Dentist Office
			4801 W. Parker Road		
			105	4,768	Jason's Deli
			155	2,105	Mooyah Burgers

# SITE AERIAL





# SHOP<sup>CO.</sup>

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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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