

The Shops at  
Preston Trail

# THE SHOPS AT PRESTON TRAIL



## PROJECT SCOPE

The Shops at Preston Trail is located at the southeast corner of Preston Rd & Campbell Rd in the heart of North Dallas. This high-traffic intersection is the confluence of amazing neighborhoods, exemplary schools, world class country clubs, and healthy employment. We believe the area is under served for better offerings in F&B , fitness, and services. SHOP intends to make physical improvements to the property while elevating the tenant mix, in keeping with our other success stories (i.e. Hillcrest Village, Lakeridge, Casa View, etc).

## DETAILS

- Densely populated area with high income neighborhoods surrounding
- Traffic Counts over 70k VPD at intersection
- Strong daytime population
- Situated across from Preston Trail Golf Club

## TRAFFIC COUNTS

o Preston Rd	48,741 VPD-21
o Campbell Rd	22,174 VPD-19

## AREA ATTRACTIONS

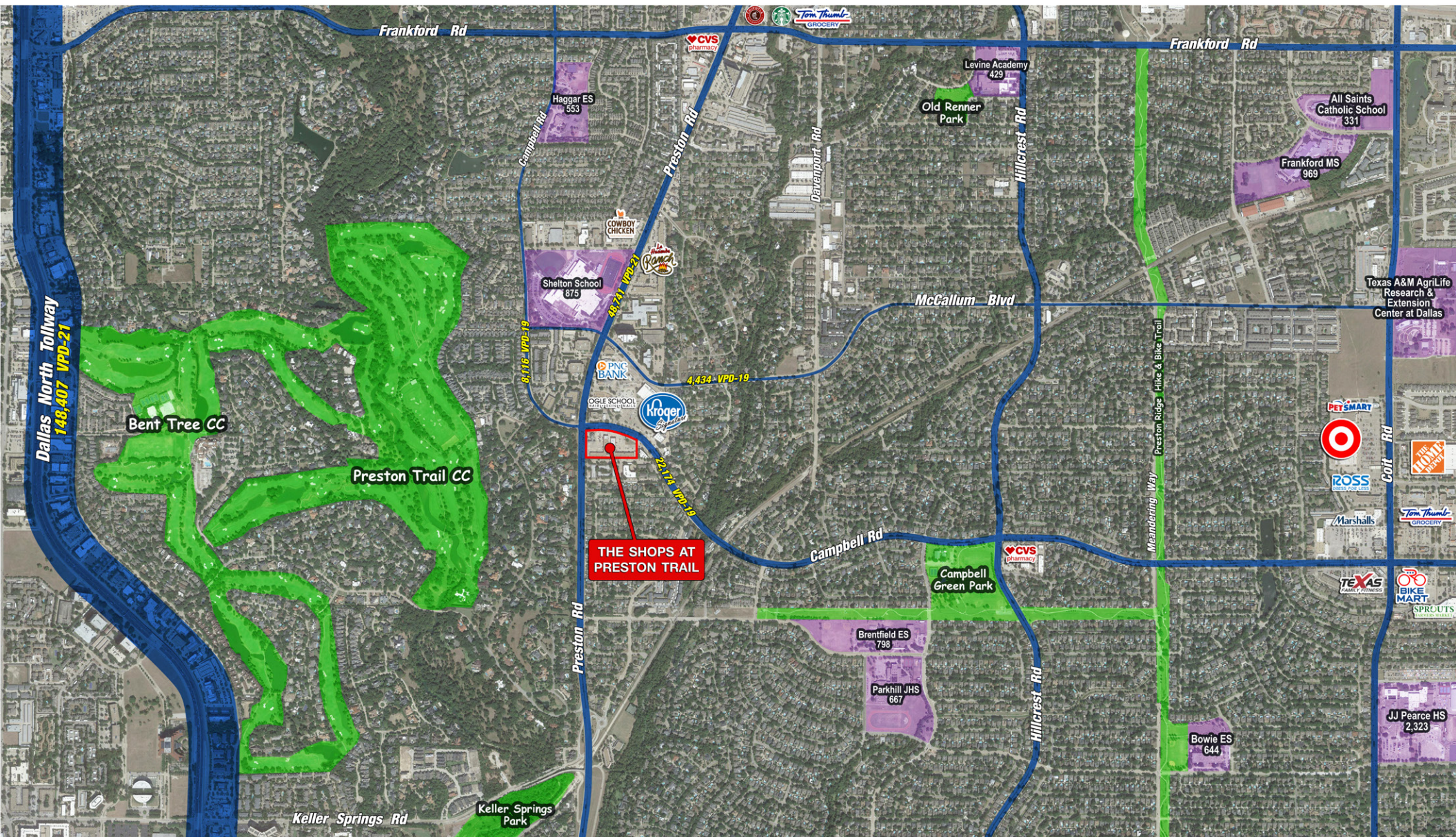


## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	10,652	153,550	382,231
Avg. HH Income	\$169,025	\$119,366	\$120,840
Total Housing Units	4,749	73,264	168,373
Daytime Population	13,925	203,490	519,446
Median Home Value	\$458,215	\$410,152	\$373,341

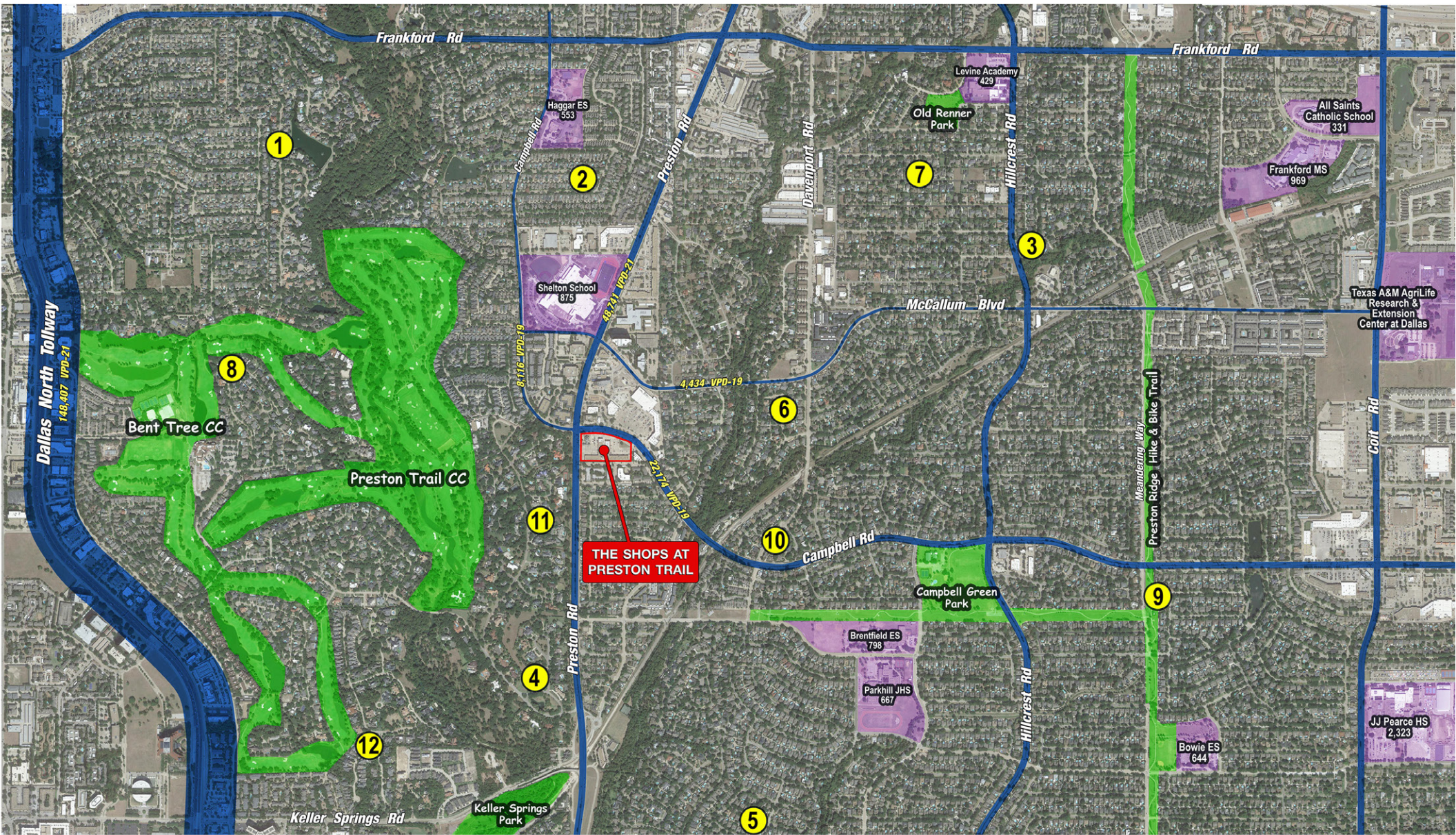


# AERIAL





# NEIGHBORHOOD HOME VALUES & SCHOOLS





# NEIGHBORHOOD HOME VALUES & SCHOOLS

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#1 \$1,990,000



#2 \$647,000



#3 \$1,300,000



#4 \$7,510,000



#5 \$1,250,000



#6 \$990,000



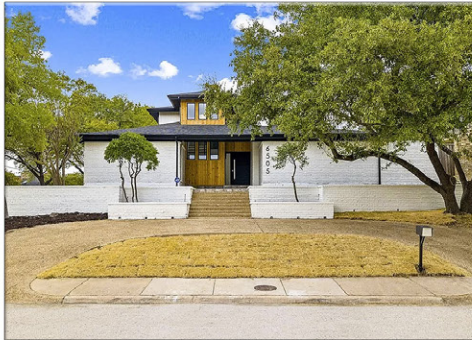
#7 \$784,000



#8 \$3,120,000



#9 \$1,170,000



#10 \$975,000



#11 \$2,450,000



#12 \$2,490,000



# RENDERING

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Proposed Preston Road Endcap





# RENDERING

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# DEMOGRAPHICS

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	1 mile	3 miles	5 miles
<b>2022 Population</b>			
2022 Total Population	10,652	153,550	382,231
2010-2020 Population: Annual Growth Rate	0.58%	1.64%	1.06%

<b>2022 Daytime Population</b>			
2022 Total Daytime Population	13,925	203,490	519,446
2022 Daytime Population: Workers	9,433	141,974	357,112
2022 Daytime Population: Residents	4,492	61,516	162,334

<b>2027 Population Estimate</b>	1 mile	3 miles	5 miles
2027 Total Population	10,833	158,197	394,042
2022-2027 Population: Annual Growth Rate	0.34%	0.60%	0.61%
2027 Household Population	10,814	154,592	386,364
2027 Family Population	8,445	100,490	278,309
2027 Population Density (Pop per Square Mile)	3,451.0	5,596.3	5,017.8

<b>2022 HH Income</b>			
2022 Median Household Income	\$108,033	\$74,914	\$77,777
2022 Average Household Income	\$169,025	\$119,366	\$120,840
2022 Per Capita Income	\$76,783	\$57,201	\$53,359

<b>2022 Educational Attainment</b>			
Bachelor's Degree & Greater Total %	68%	62%	57%
Bachelor's Degree %	41.56%	39.32%	36.61%
Graduate & Professional Degree %	26.02%	22.35%	20.38%

<b>2022 Households</b>			
2022 Total Households	4,749	73,264	168,373
2010 Owner-occupied Housing Units	3,090	23,657	67,884
2022 Median Home Value	\$458,215	\$410,152	\$373,341

<b>2022 Age</b>			
2022 Median Age	49.7	37.5	37.4

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# SHOP<sup>COS.</sup>

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*Josh Beliak*

4809 COLE AVE STE 330, DALLAS, TX 75205

JOSH@SHOPCOMPANIES.COM

214-242-5445 (DIRECT)

214-215-9359 (MOBILE)

*Daniel Frid*

4809 COLE AVE STE 330, DALLAS, TX 75205

DFRID@SHOPCOMPANIES.COM

214-501-5108 (DIRECT)

972-824-4471 (MOBILE)





# 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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone