



## JUNIOR ANCHOR BOX | SWC LBJ FWY (I-635) & PRESTON RD, DALLAS, TX 75230

### Features

- 18,898 SF junior box available
- Highly visible from 635
- Large pylon signage on 635 and Preston Road
- Ingress/egress from 635 frontage right at storefront

### FOR LEASE

**TOTAL SF:** 18,898

**CONTACT FOR MORE INFORMATION**

**NNN:** \$8.11 EST.

### Traffic Counts

IH-635	256,608 VPD
Preston Road	41,749 VPD

### Demographics

YEAR: 2024

	1 MILE	3 MILE	5 MILE
Total Population	14,768	136,687	383,787
Daytime Population	30,352	243,077	570,319
Average Household Income	\$127,581	\$134,229	\$135,217
5 Year Population Growth	2.90%	0.74%	0.34%

### Area Retailers & Businesses



#### Ben Terry

Senior Vice President | Director of Portfolio  
Leasing  
214.954.0600  
[bterry@weitzmangroup.com](mailto:bterry@weitzmangroup.com)

#### Emilie Paulson

Senior Vice President  
214.720.3626  
[emilie@weitzmangroup.com](mailto:emilie@weitzmangroup.com)

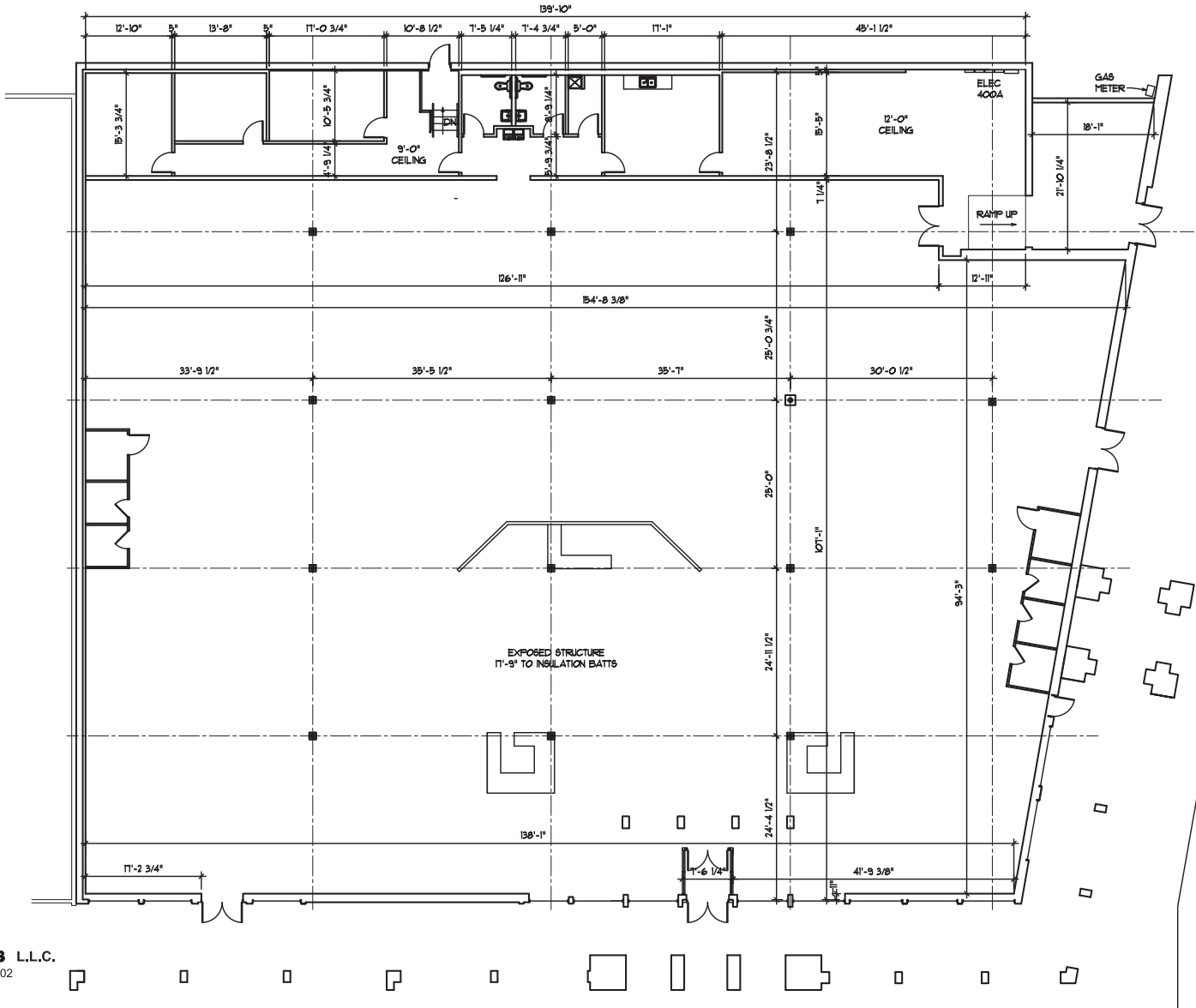
#### Bryn Carden

Associate  
214.954.0600  
[bcarden@weitzmangroup.com](mailto:bcarden@weitzmangroup.com)

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

**weitzman®**

## JUNIOR ANCHOR BOX



SUITE 5850  
PRESTON VALLEY  
SHOPPING CENTER  
PRESTON / LBJ FREEWAY  
DALLAS, TEXAS  
6-4-24

**weitzman**

**SUITE 5850 EXISTING PLAN 18,898 SQ. FT.** (APPROX)  
1/16" = 1'-0"

**Jordan Architects L.L.C.**  
402 W. Wheatland Road, Suite 102  
Duncanville, Texas 75116  
office: 972-572-6777  
cell: 214-532-9163  
fax: 972-572-6888  
don@jordanarchitectsllc.com

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# PRESTON VALLEY SHOPPING CENTER

SWC OF LBJ FWY (I-635) & PRESTON RD, DALLAS, TX 75230



## Available Space

104	3,595 sf
112	3,750 sf
117	1,035 sf
130	700 sf
5850	18,898 sf

## Current Tenants

100	Chili's Grill & Bar	5,972 sf
105	India Palace	5,000 sf
108	Nail Spa INC.	5,000 sf
115	Sazon Tex-Mex	2,883 sf
121	Legacy Tailor	1,884 SF
124	Ukie Style	1,500 sf
128	Jerry's Artarama Art Supplies and Framing	10,285 sf
129	Maple Leaf Diner	4,500 sf
132	Creative Stitches	3,500 sf
135	Le Reve Gelato & Patisserie	1,632 sf
136	Inspire Chiropractic	1,800 sf
138	Terry Costa	16,650 sf
248	Bank of America	600 sf



# JUNIOR ANCHOR BOX

SWC LBJ FWY (I-635E) & PRESTON RD, DALLAS, TX 75230



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**weitzman**<sup>TM</sup>



# JUNIOR ANCHOR BOX

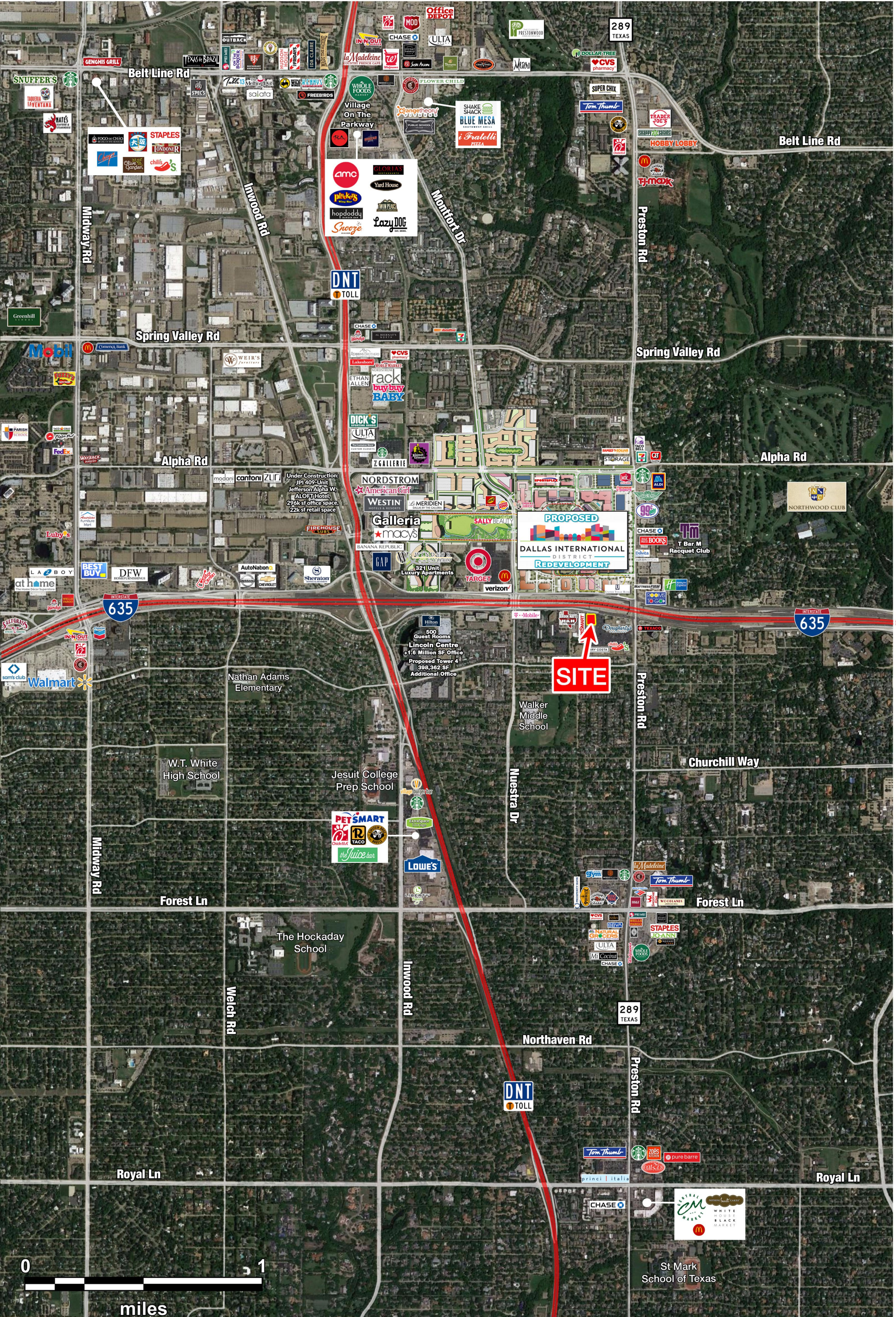
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# INFORMATION ABOUT BROKERAGE SERVICES

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

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- 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:

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Weitzman

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