



## PRESTON TRAIL VILLAGE | 17194 PRESTON RD, DALLAS, TX 75248

### Features

- Recently renovated, this Kroger-anchored center is strategically positioned on the lighted corner of Preston Rd and Campbell, two prominent thoroughfares in Dallas.
- Benefit from high visibility and accessibility in a bustling area frequented by both local residents and commuters.
- The grocery-anchored center boasts the debut of McDonald's innovative new concept, CosMc's, marking its inaugural Texas location.
- Enjoy multiple entry points from both Preston and Campbell, facilitating seamless access for customers and optimizing traffic flow throughout the center.
- With over 130,000 residents within a 3-mile radius, the center ensures a large and captive customer base, offering businesses the opportunity to capture market share and drive sales.

### FOR LEASE

**TOTAL SF:** 152,150  
**AVAILABLE SF:** 26,856  
**MIN CONTIGUOUS SF:** 721  
**MAX CONTIGUOUS SF:** 3,900  
**CONTACT FOR MORE INFORMATION**  
**NNN:** \$7.66 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Preston Rd	45,172 VPD	Total Population		10,889	145,484	381,662
Campbell Rd	22,174 VPD	Total Households		4,962	69,174	168,828
		Daytime Population		15,377	206,503	536,725
		Average Household Income		\$173,869	\$128,636	\$129,160

### Area Retailers & Businesses



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.

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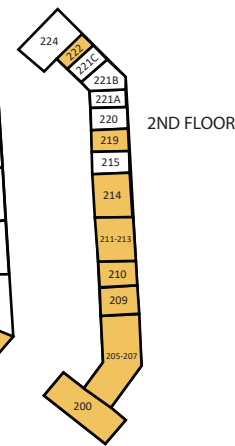


## Available Space

105	2,858 sf
121	2,000 sf
126	3,801 sf
160	3,657 sf
200	1,802 sf
205-207	3,900 sf
209	1,216 sf
210	1,216 sf
211-213	1,711 sf
214	721 sf
219	1,010 sf
222	1,047 sf
PAD-D	1,917 sf
*2 <sup>nd</sup> Generation Restaurant	
+Occupied but Available	

## Current Tenants

300	Kroger	62,828 sf
101	Action Behavior Center	9,312 sf
102	Hot Pizza	1,432 sf
103	Image Cleaners	2,060 sf
107	Iris Nails	3,178 sf
110	Color Studio	4,046 sf
115	Shebelle Ethiopian	3,981 sf
118	Knot 2 Shaggy	3,130 sf
120	Sharkey's Cuts for Kids	1,088 sf
122	Veterinarian	1,968 sf
140	Harutaka Sushi	3,534 sf
215	Soul Friends Yoga	1,990 sf
220	Terminix	722 sf
221A	RS Diamond Broker	935 sf
221B	Epic Office	1,784 sf
221C	The Photo Space	933 sf
224	North Dallas Smiles	2,748 sf
130	Ovation Salon Suites	8,915 sf
17174	Ogle Beauty School	10,710 sf









# 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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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

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