



PRESTON VALLEY SHOPPING CENTER | 12817 PRESTON RD, DALLAS, TX 75230

Features

Preston Valley Shopping Center is an 89,919 SF retail center located at the intersection of LBJ Freeway and Preston Road. With its easy access to LBJ Freeway and Preston Road, this center is an attractive location for retailers and restaurants. prestonvalleydallas.com

- Pylon signage is available
- 2nd Generation Restaurant - 3,750 sf

FOR LEASE

TOTAL SF: 89,754
AVAILABLE SF: 27,978
MIN CONTIGUOUS SF: 700
MAX CONTIGUOUS SF: 18,898
CONTACT FOR MORE INFORMATION
NNN: \$12.51 PER SF/YR 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% |

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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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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

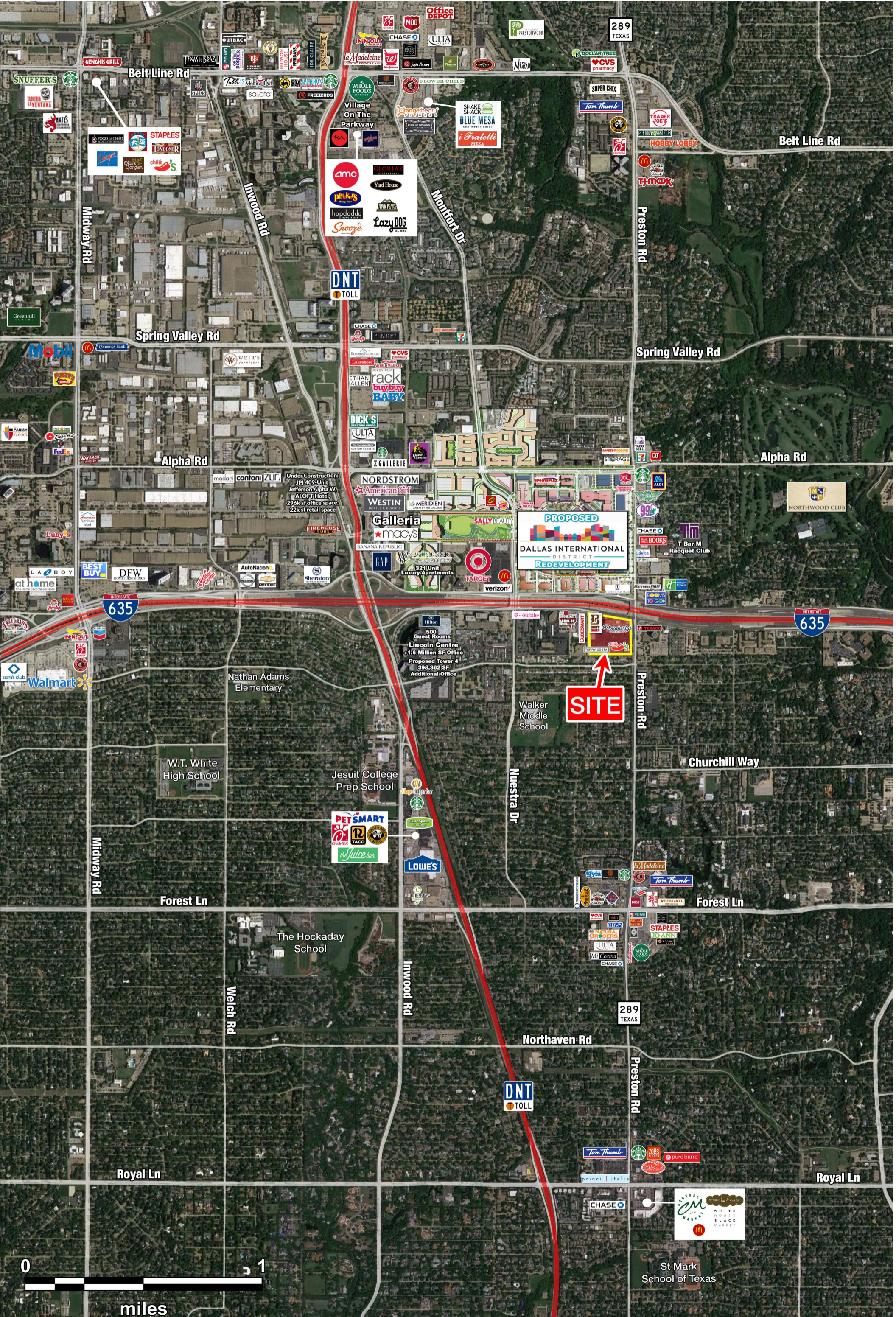
| | | |
|-----|---|-----------|
| 100 | Chili's Grill & Bar | 5,972 sf |
| 105 | India Palace | 5,000 sf |
| 108 | Nail Spa INC. | 5,000 sf |
| 115 | Sazon Tex-Mex | 2,883 sf |
| 121 | Legacy Tailor | 1,884 SF |
| 124 | Ukie Style | 1,500 sf |
| 128 | Jerry's Artarama Art Supplies and Framing | 10,285 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 |

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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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Buyer/Tenant/Seller/Landlord Initials

Date

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