



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: 29,952
MIN CONTIGUOUS SF: 721
MAX CONTIGUOUS SF: 4,046
CONTACT FOR MORE INFORMATION
NNN: \$7.66 PER SF/YR EST.

Traffic Counts

Preston Rd	45,172 VPD
Campbell Rd	22,174 VPD

Demographics

YEAR: 2026	1 MILE	3 MILE	5 MILE
Total Population	10,706	142,104	382,831
Total Households	4,851	68,664	173,825
Daytime Population	15,382	200,826	539,793
Average Household Income	\$195,324	\$144,041	\$145,538

Area Retailers & Businesses



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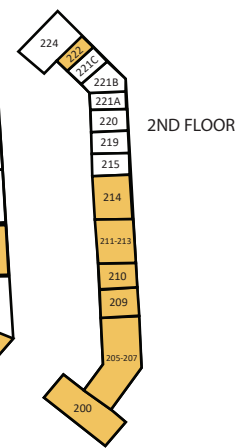
Available Space

+103	2,060 sf
105	2,858 sf
110	4,046 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
222	1,047 sf
PAD-D	1,917 sf

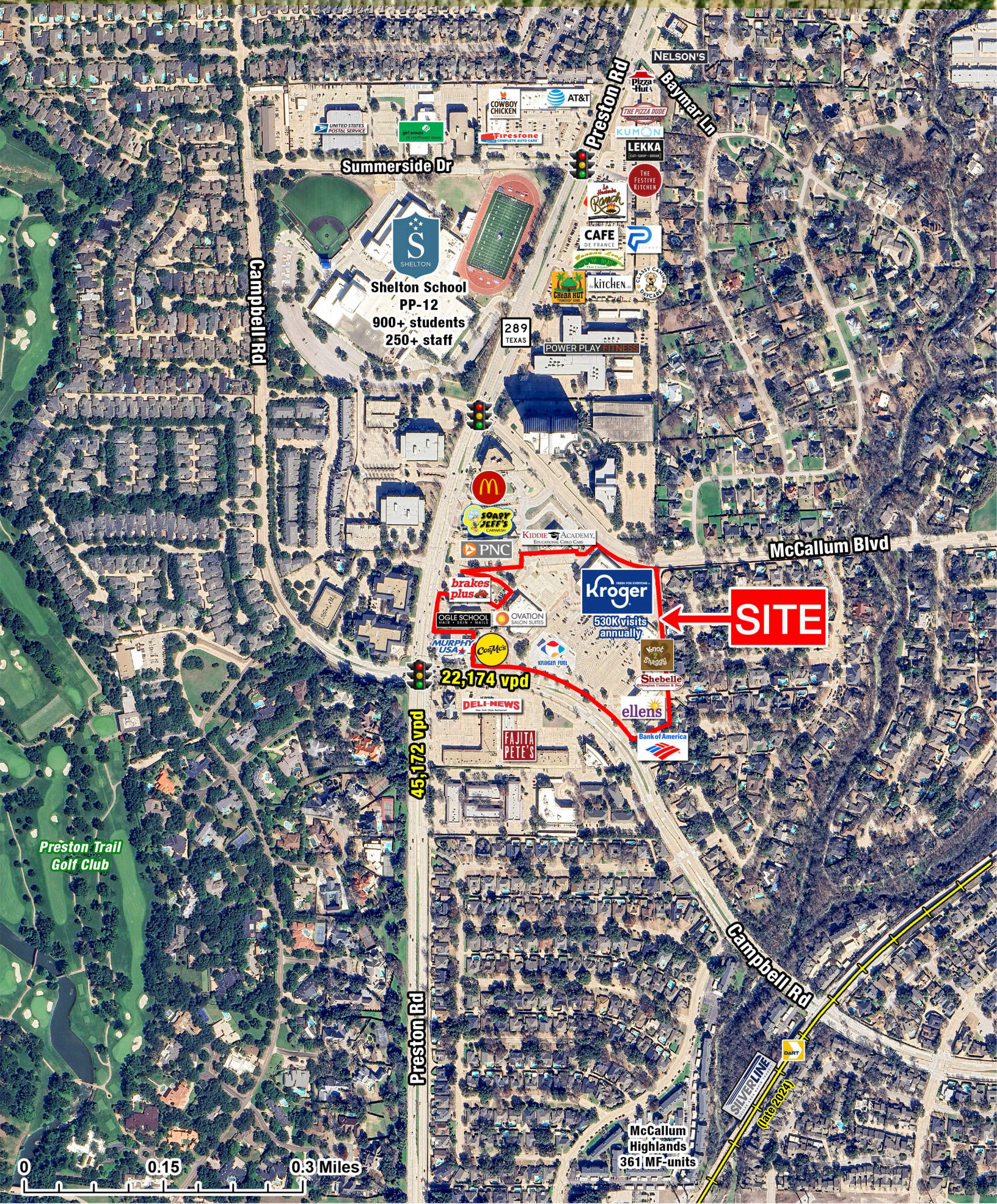
*2nd Generation Restaurant
+Occupied but Available

Current Tenants

300	Kroger	62,828 sf
101	Action Behavior Center	9,312 sf
102	Hot Pizza	1,432 sf
107	Iris Nails	3,178 sf
115	Shebelle Ethiopian	3,981 sf
118	Knot 2 Shaggy	3,130 sf
120	Sharkey's Cuts for Kids	1,124 sf
122	Trail Pet Hospital	3,968 sf
140	Harutaka Sushi	3,534 sf
215	Soul Friends Yoga	1,990 sf
219	State Farm	1,010 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



2ND FLOOR



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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish:

- (i) the broker's duties and responsibilities to you and your obligations under the agreement;**
- and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

Guillermo Lopez

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

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