



# PRESTON TRAIL VILLAGE

17194 PRESTON RD | DALLAS, TX 75248

# PROPERTY OVERVIEW

GLA	152,150 SF
AVAILABLE SF	26,856 SF
MIN CONTIGUOUS SF	721 SF
MAX CONTIGUOUS SF	3,801 SF downstairs 10,566 SF upstairs
TRAFFIC COUNTS	Preston Rd: 45,172 VPD Campbell Rd: 22,174 VPD

- 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.
- 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.
- Benefit from the convenience of a quick drive time for customers, enhancing the center's attractiveness and potential for sustained foot traffic.



# SITE PLAN



## 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
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
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
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

# OBLIQUE AERIAL

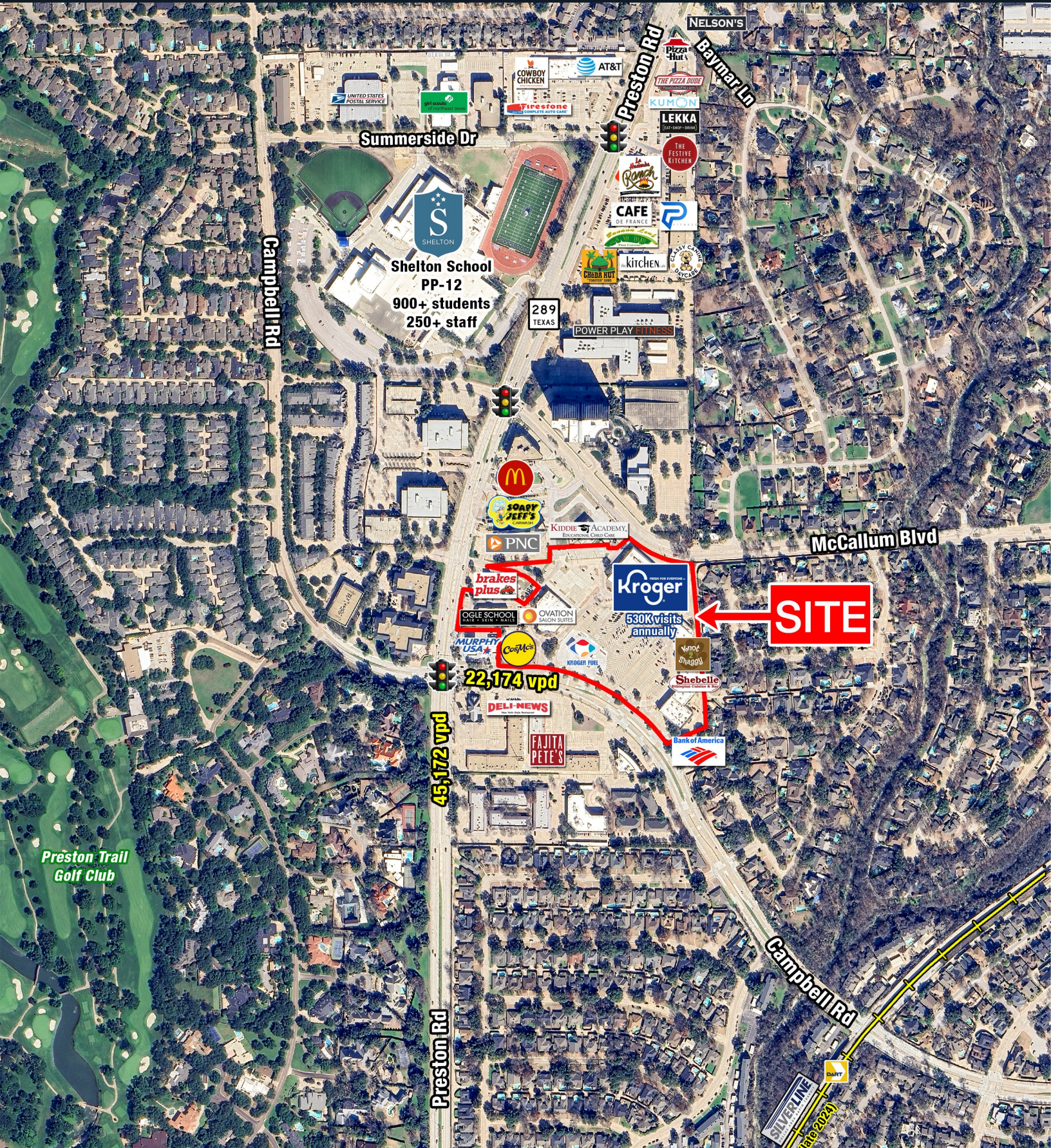


**REDEVELOPMENT  
COMING SOON**

PROPERTY PHOTOS

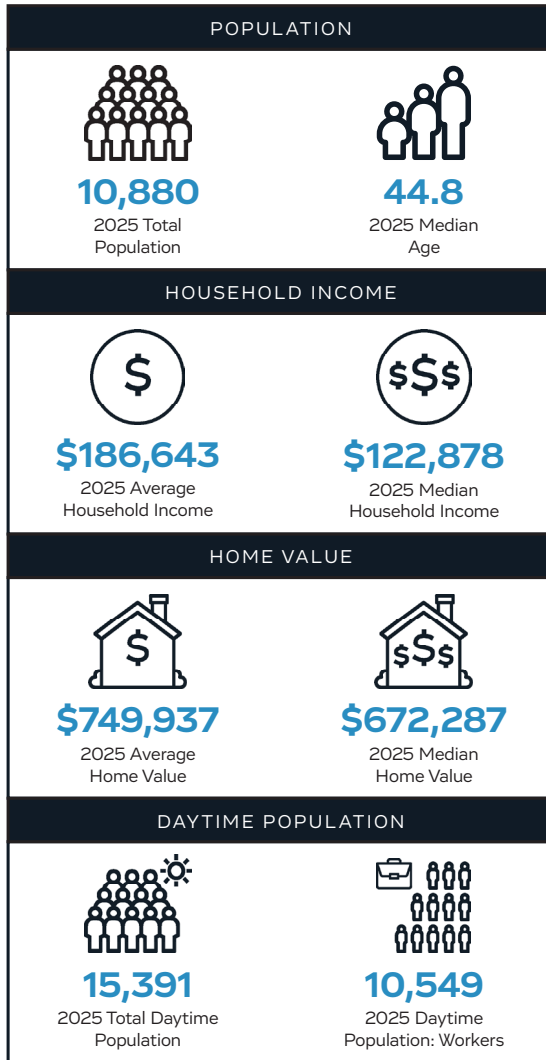


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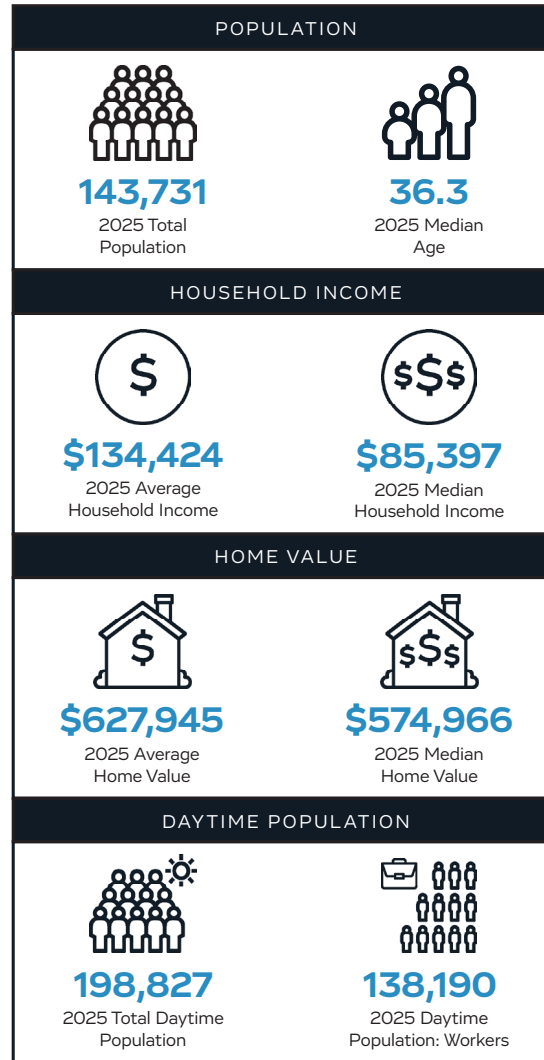


# DEMOGRAPHICS

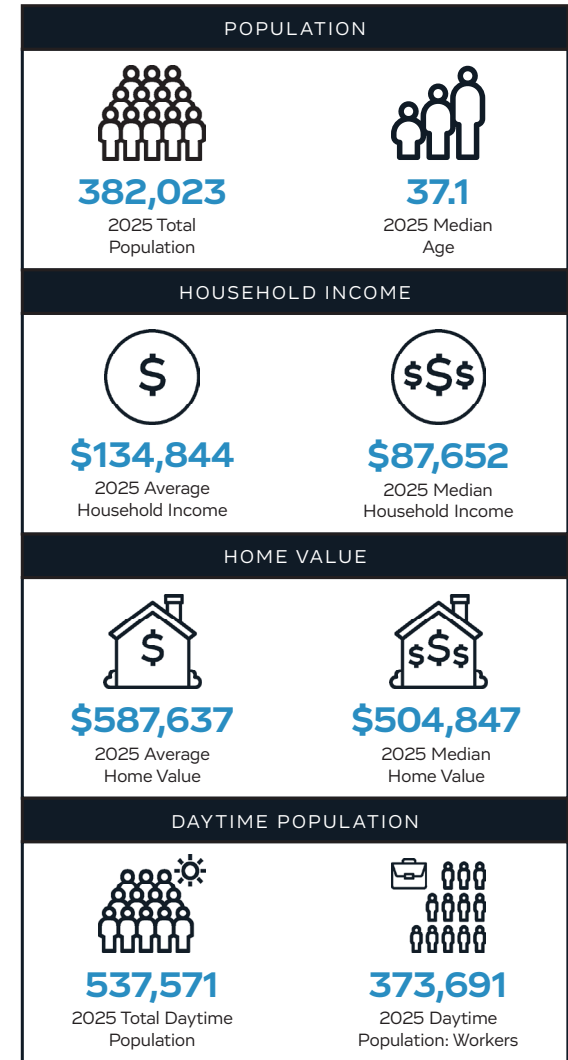
## 1 MILE



## 3 MILE



## 5 MILE





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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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