



PRESTON CAMPBELL SHOPPING CENTER FOR LEASE

8235 Douglas Ave
Suite 720
Dallas, Texas 75225
T 214.378.1212
venturedfw.com

SEC PRESTON RD & CAMPBELL RD
DALLAS, TX



TONYA HAGOOD THAGOOD@VENTUREDFW.COM

LOCATION

SEC PRESTON RD & CAMPBELL RD
DALLAS, TX

AVAILABLE SPACES

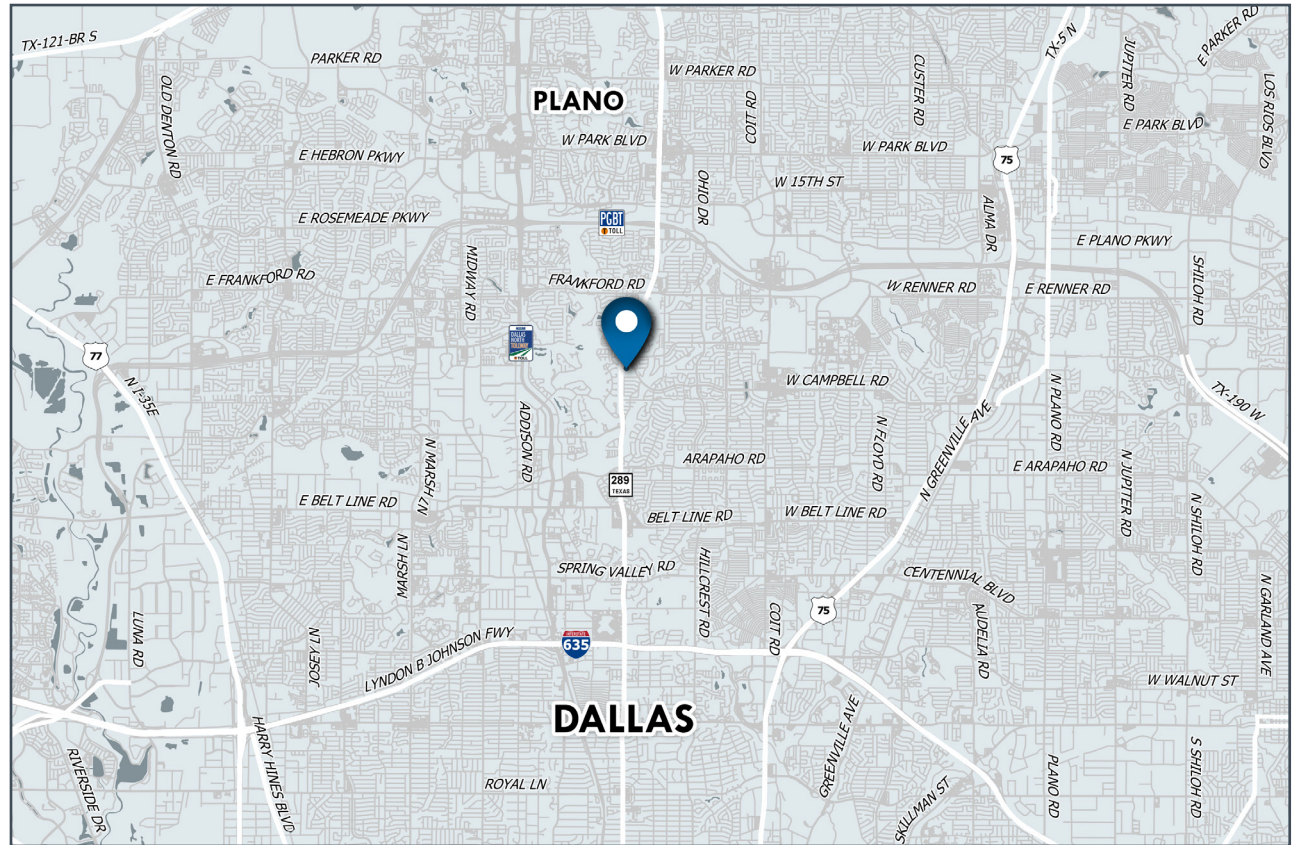
SUITE A-102 1,065 SF	SUITE A-104 1,200 SF	SUITE A-112 905 SF
SUITE A-119 1,200 SF	SUITE A-120 1,276 SF	SUITE A-128 780 SF
SUITE A-130 990 SF	SUITE A-134 2,000 SF	SUITE A-138 3,677 SF
SUITE B-106 1,260 SF	SUITE B-110 1,200 SF	SUITE B-112 1,210 SF
SUITE B-114 1,920 SF	SUITE B-120 2,435 SF	SUITE B-122 1,420 SF
SUITE B-125 1,180 SF	SUITE B-126 900 SF	

TRAFFIC COUNTS

PRESTON RD 45,391 VPD	CAMPBELL RD 14,696 VPD
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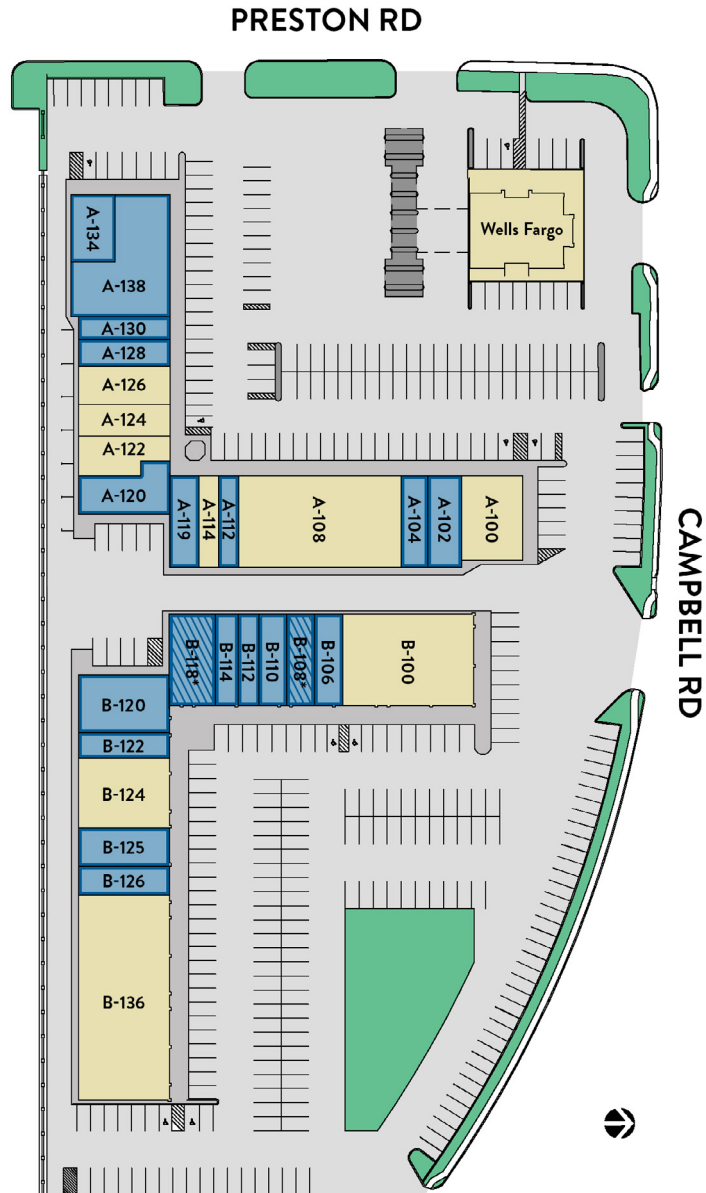
PROPERTY HIGHLIGHTS

- ★ 780 SF - 3,677 SF AVAILABLE
- ★ ABOVE AVERAGE INCOME
- ★ GREAT ACCESS & EXPOSURE
- ★ NEAR PRESTON TRAIL RESIDENTIAL



2019 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
EST. POPULATION	10,906	150,286	385,382
EST. AVG. HH INCOME	\$172,996	\$106,508	\$108,595



UNIT	TENANTS	SF
A-100	Deli News	2,200
A-102	AVAILABLE	1,065
A-104	AVAILABLE	1,200
A-108	Move Studio	6,180
A-112	AVAILABLE	905
A-114	Lena's Tailor	960
A-119	AVAILABLE	1,200
A-120	AVAILABLE	1,276
A-122	Minuteman Press	1,765
A-124	Wu Massage	1,080
A-126	Dr. Lynn Zadow, DDS	1,200
A-128	AVAILABLE	780
A-130	AVAILABLE	990
A-134	AVAILABLE	2,000
A-138	AVAILABLE	3,677
B-100	Dougherty's Pharmacy	2,880
B-106	AVAILABLE	1,260
B-108*	Newmyer Chiropractic	1,710
B-110	AVAILABLE	1,200
B-112	AVAILABLE	1,210
B-114	AVAILABLE	1,920
B-118*	Prep School for Canines	1,800
B-120	AVAILABLE	2,435
B-122	AVAILABLE	1,420
B-124	Fajita Pete's	2,405
B-125	AVAILABLE	1,180
B-126	AVAILABLE	900
B-136	Power Play Fitness	8,415

 *AVAILABLE WITH NOTICE







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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.
- **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.
- **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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Tonya Hagood	247781	thagood@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date