

320-5,000 SF Available, \$14+E



Property Description

This attractive two-story, wood frame, brick veneer Georgian style building is located in the popular Bent Tree/Quorum office sub-market of Dallas south of Frankford Rd and close to President George Bush Turnpike and North Dallas Tollway. The building is comprised of executive office space of various sizes and access to a conference room on the first floor. Max. contiguous space is 5,000 sf. Amenities include reception area with receptionist, two private entrances, front and rear, breakroom, conference room, and ample parking.

The office space is located on the second floor of the 2 story structure and has been completely renovated. The space can either be executive suites or leased

For More Information:

Robin Scruggs 214 734 9045
rscruggs@emersonscomm.com

to a single tenant. Landlord provides a reception in the main lobby with a receptionist. Property also has a completely equipped employee breakroom. Ample parking in this off street complex makes this property an ideal location for attorneys, CPA's, real estate or insurance agents.

Location Description:

Property is located on Preston Rd. one block south of Frankford in Far North Dallas and the Bent Tree/Quorum submarket. Convenient to the George Bush Turnpike and North Dallas Tollway. Shopping and various restaurants are minutes away. The Georgetown Office Community is a complex of two story Georgian style brick buildings on a campus off Preston Rd.

Highlights:

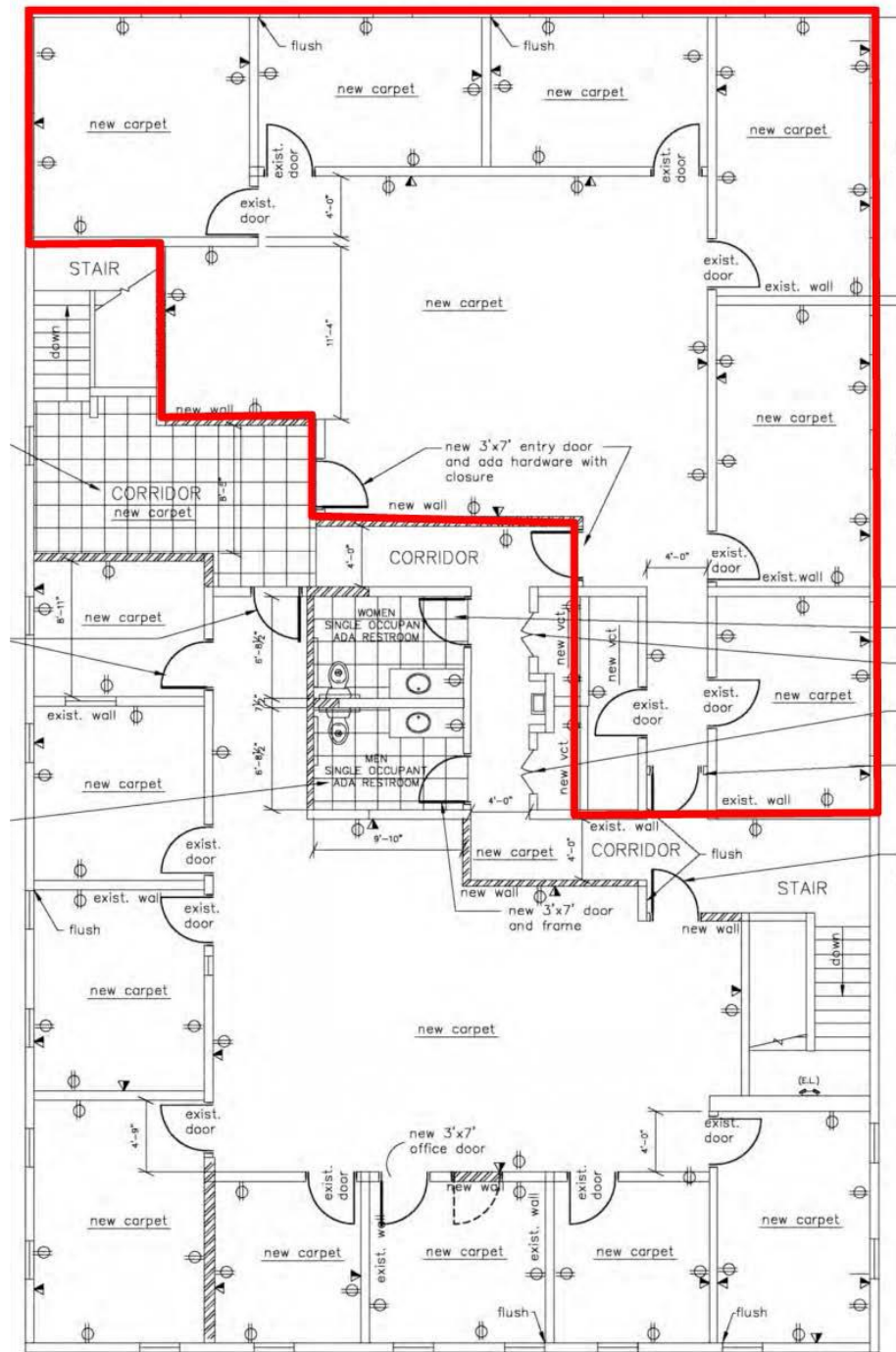
- Full service
- Receptionist provided
- Employee breakroom
- Min. 1 year lease
- 5000 sf Rentable. 5000 sf contiguous. 130 sf min. divisible
- Parking: 5:1000 sf
- Good freeway access
- Preston Rd. address
- Close to restaurants and shopping

Property Photos:



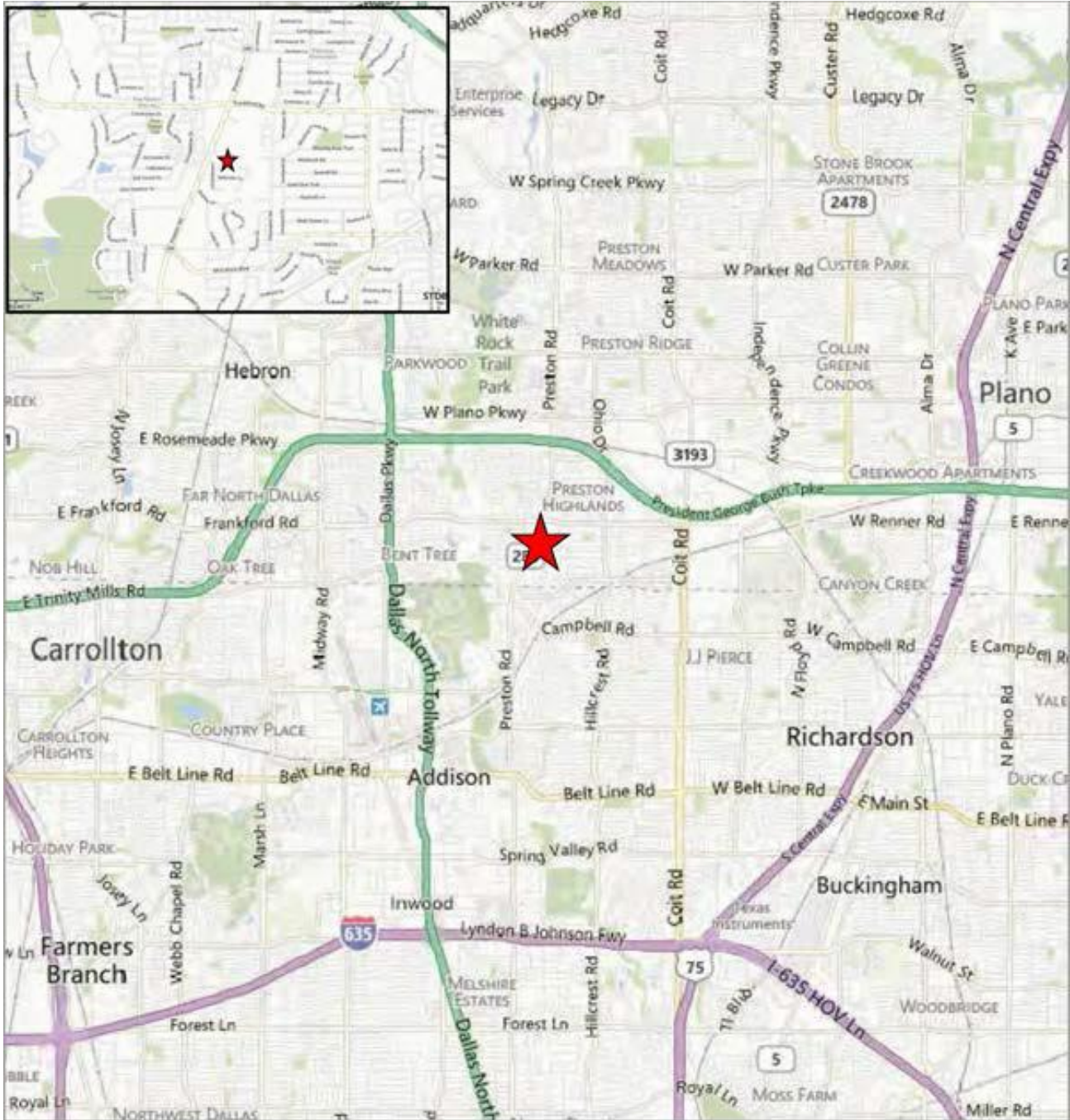


Site Plan:



1 SECOND FLOOR PLAN
A2-9 SCALE: 3/16" = 1'-0"

Location Map:



Aerial:

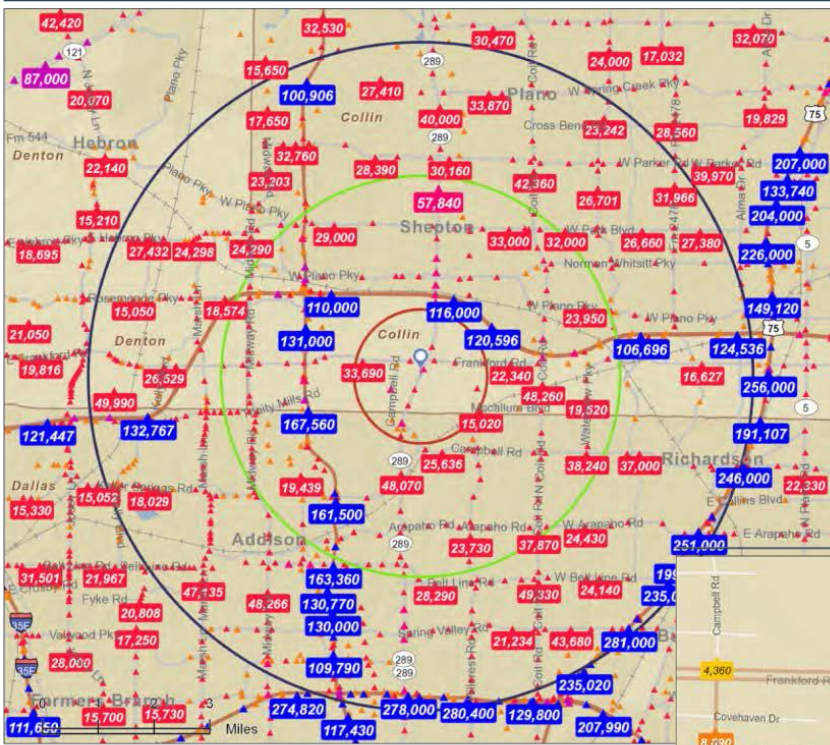


Traffic Counts:

Traffic Count Map

17750 Preston Rd
17750 Preston Rd, Dallas, Texas, 75252, Dallas, TX
Ring: 1, 3, 5 Miles

Latitude: 32.99475
Longitude: -96.799333



Traffic Count Map - Close Up

17750 Preston Rd
17750 Preston Rd, Dallas, Texas, 75252, Dallas, TX
Ring: 1, 3, 5 Miles

Latitude: 32.99475
Longitude: -96.799333



Average Daily Traffic Volume
Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Average Daily Traffic Volume
Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2011 MPSI (Market Planning Solutions Inc.), Systems Inc. d.b.a. DataMetrix®

©2014 Esri

Source: ©2011 MPSI (Market Planning Solutions Inc.), Systems Inc. d.b.a. DataMetrix®

©2014 Esri

March 24, 2014

Demographics:

2010 Census Profile

17750 Preston Rd
 17750 Preston Rd, Dallas, Texas, 75252, Dallas, TX
 Ring: 5 mile radius

Latitude: 32.994750486
 Longitude: -96.79933306

	2000	2010	2000-2010 Annual Rate
Population	332,264	344,103	0.35%
Households	145,507	153,338	0.53%
Housing Units	153,989	165,859	0.75%
Population by Race			
		Number	Percent
Total		344,104	100.0%
Population Reporting One Race		334,160	97.1%
White		234,021	68.0%
Black		37,157	10.8%
American Indian		1,966	0.6%
Asian		30,584	8.9%
Pacific Islander		174	0.1%
Some Other Race		30,258	8.8%
Population Reporting Two or More Races		9,944	2.9%
Total Hispanic Population		73,458	21.3%
Population by Sex			
Male		168,611	49.0%
Female		175,492	51.0%
Population by Age			
Total		344,102	100.0%
Age 0 - 4		22,025	6.4%
Age 5 - 9		20,307	5.9%
Age 10 - 14		19,701	5.7%
Age 15 - 19		19,791	5.8%
Age 20 - 24		24,878	7.2%
Age 25 - 29		33,957	9.9%
Age 30 - 34		29,234	8.5%
Age 35 - 39		25,389	7.4%
Age 40 - 44		23,425	6.8%
Age 45 - 49		25,674	7.5%
Age 50 - 54		25,005	7.3%
Age 55 - 59		20,922	6.1%
Age 60 - 64		17,611	5.1%
Age 65 - 69		12,390	3.6%
Age 70 - 74		8,504	2.5%
Age 75 - 79		6,398	1.9%
Age 80 - 84		4,589	1.3%
Age 85+		4,304	1.3%
Age 18+		270,016	78.5%
Age 65+		36,185	10.5%
Median Age by Sex and Race/Hispanic Origin			
Total Population		35.4	
Male		34.3	
Female		36.7	
White Alone		40.4	
Black Alone		30.1	
American Indian Alone		30.0	
Asian Alone		32.9	
Pacific Islander Alone		27.7	
Some Other Race Alone		26.5	
Two or More Races		24.3	
Hispanic Population		26.9	

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

March 24, 2014

Demographics:

Demographic and Income Profile

 17750 Preston Rd
 17750 Preston Rd, Dallas, Texas, 75252, Dallas, TX
 Ring: 5 mile radius

 Prepared by Benjamin Phillips, CCIM
 Latitude: 32.994750486
 Longitude: -96.79933306

Summary	Census 2010	2013	2018		
Population	344,103	354,362	381,604		
Households	153,338	157,884	170,033		
Families	85,478	87,420	93,360		
Average Household Size	2.23	2.23	2.23		
Owner Occupied Housing Units	69,803	70,709	77,431		
Renter Occupied Housing Units	83,535	87,176	92,602		
Median Age	35.4	36.1	36.8		
Trends: 2013 - 2018 Annual Rate	Area	State	National		
Population	1.49%	1.48%	0.71%		
Households	1.49%	1.50%	0.74%		
Families	1.32%	1.43%	0.63%		
Owner HHs	1.83%	1.84%	0.94%		
Median Household Income	5.24%	4.00%	3.03%		
Households by Income		2013	2018		
		Number	Percent	Number	Percent
<\$15,000		15,549	9.8%	15,382	9.0%
\$15,000 - \$24,999		14,058	8.9%	10,727	6.3%
\$25,000 - \$34,999		15,997	10.1%	12,432	7.3%
\$35,000 - \$49,999		21,446	13.6%	17,679	10.4%
\$50,000 - \$74,999		27,383	17.3%	27,876	16.4%
\$75,000 - \$99,999		17,226	10.9%	26,357	15.5%
\$100,000 - \$149,999		23,073	14.6%	30,692	18.1%
\$150,000 - \$199,999		9,583	6.1%	12,858	7.6%
\$200,000+		13,569	8.6%	16,029	9.4%
Median Household Income		\$58,593		\$75,637	
Average Household Income		\$90,862		\$107,937	
Per Capita Income		\$40,581		\$48,186	
Population by Age		Census 2010	2013	2018	
		Number	Percent	Number	Percent
0 - 4		22,025	6.4%	21,602	6.1%
5 - 9		20,307	5.9%	21,090	6.0%
10 - 14		19,701	5.7%	20,226	5.7%
15 - 19		19,791	5.8%	20,138	5.7%
20 - 24		24,878	7.2%	26,437	7.5%
25 - 34		63,191	18.4%	62,102	17.5%
35 - 44		48,814	14.2%	50,255	14.2%
45 - 54		50,679	14.7%	49,347	13.9%
55 - 64		38,533	11.2%	42,010	11.9%
65 - 74		20,894	6.1%	24,333	6.9%
75 - 84		10,987	3.2%	11,971	3.4%
85+		4,304	1.3%	4,849	1.4%
Race and Ethnicity		Census 2010	2013	2018	
		Number	Percent	Number	Percent
White Alone		234,021	68.0%	236,138	66.6%
Black Alone		37,157	10.8%	39,660	11.2%
American Indian Alone		1,966	0.6%	2,025	0.6%
Asian Alone		30,584	8.9%	32,110	9.1%
Pacific Islander Alone		174	0.1%	194	0.1%
Some Other Race Alone		30,258	8.8%	33,202	9.4%
Two or More Races		9,944	2.9%	11,033	3.1%
Hispanic Origin (Any Race)		73,458	21.3%	80,837	22.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

March 24, 2014

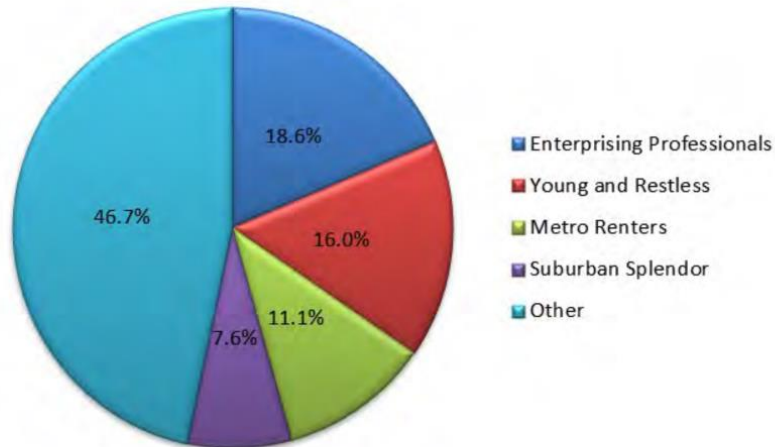
5,000 SF

Life Style Report

 17750 Preston Rd.
 Dallas, TX

Marc McKinney, GRI

Top Tapestry Segments



Enterprising Professionals: This fast-growing market is home to young, educated, working professionals, with a median age of 32.4 years. Single or married, they prefer newer neighborhoods with townhomes or apartments. The median household income is \$71,018. This segment is ranked second of all the Community Tapestry markets for labor force participation, at 75 percent. Their lifestyle reflects their youth, mobility, and growing consumer clout. Residents rely on cell phones and PCs to stay in touch. They use the Internet to find their next job or home, track their investments, and shop. They own the latest electronic gadgets. Leisure activities include yoga, playing Frisbee and football, jogging, going to the movies, and attending horse races and basketball games. These residents also travel frequently, both domestically and overseas

Young and Restless: Change is the constant in this diverse market. With a median age of 28.7 years, the population is young and on the go. About 85 percent of householders moved in the last five years. Young and Restless householders are primarily renters, living in apartments in multiunit buildings. Almost 60 percent are single person or shared households. This educated market has the highest labor force participation among all the Community Tapestry segments, at 76 percent, and the highest female labor force participation, at 73 percent. The median household income is \$45,236. Residents use the Internet daily to visit chat rooms, play games, obtain the latest news, and search for employment. They read computer and music magazines and listen to public radio. They watch movies in the theater and on DVD, attend rock concerts, play pool, go dancing, and exercise weekly at a gym.

Metro Renters: Metro Renters residents are young (approximately 30 percent are in their 20s), well-educated singles beginning their professional careers in some of the largest U.S. cities such as New York City, Chicago, and Los Angeles. The median age is 33.8 years; the median household income is \$57,662. As the name Metro Renters implies, most residents are renting apartments in high-rise buildings, living alone or with a roommate. Their interests include traveling, reading two or more daily newspapers, listening to classical music and public radio programs, and surfing the Internet. For exercise, they work out regularly at clubs, play tennis and volleyball, practice yoga, ski, and jog. They enjoy dancing, attending rock concerts, going to museums or the movies, and throwing Frisbees. Painting and drawing are favorite hobbies. Politically, this market is liberal.

Suburban Splendor: These successful suburbanites are the epitome of upward mobility, just a couple of rungs below the top, situated in growing neighborhoods of affluent homes with a median value of \$442,916. Most households are composed of two-income, married-couple families with or without children. The population is well educated and well employed, with a median age of 41.5 years. Home improvement and remodeling are a main focus of Suburban Splendor residents. Their homes feature the latest amenities and reflect the latest in home design. Residents travel extensively in the United States and overseas for business and pleasure. Leisure activities include physical fitness, reading, visiting museums, or attending the theater. This market is proactive in tracking investments, financial planning, and holding life insurance policies

*In reference to a 5 mile radius
 Information Source: ESRI 2012*



Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K