



 **VENTURE**

**10759 PRESTON RD FOR LEASE**

**10759 PRESTON RD  
DALLAS, TX**

**MICHAEL GEISLER**  
MGEISLER@VENTUREDFW.COM

**AMANDA T. WELLES**  
AWELLES@VENTUREDFW.COM

LOCATION

10759 PRESTON RD

AVAILABLE SPACES

11,977 SF

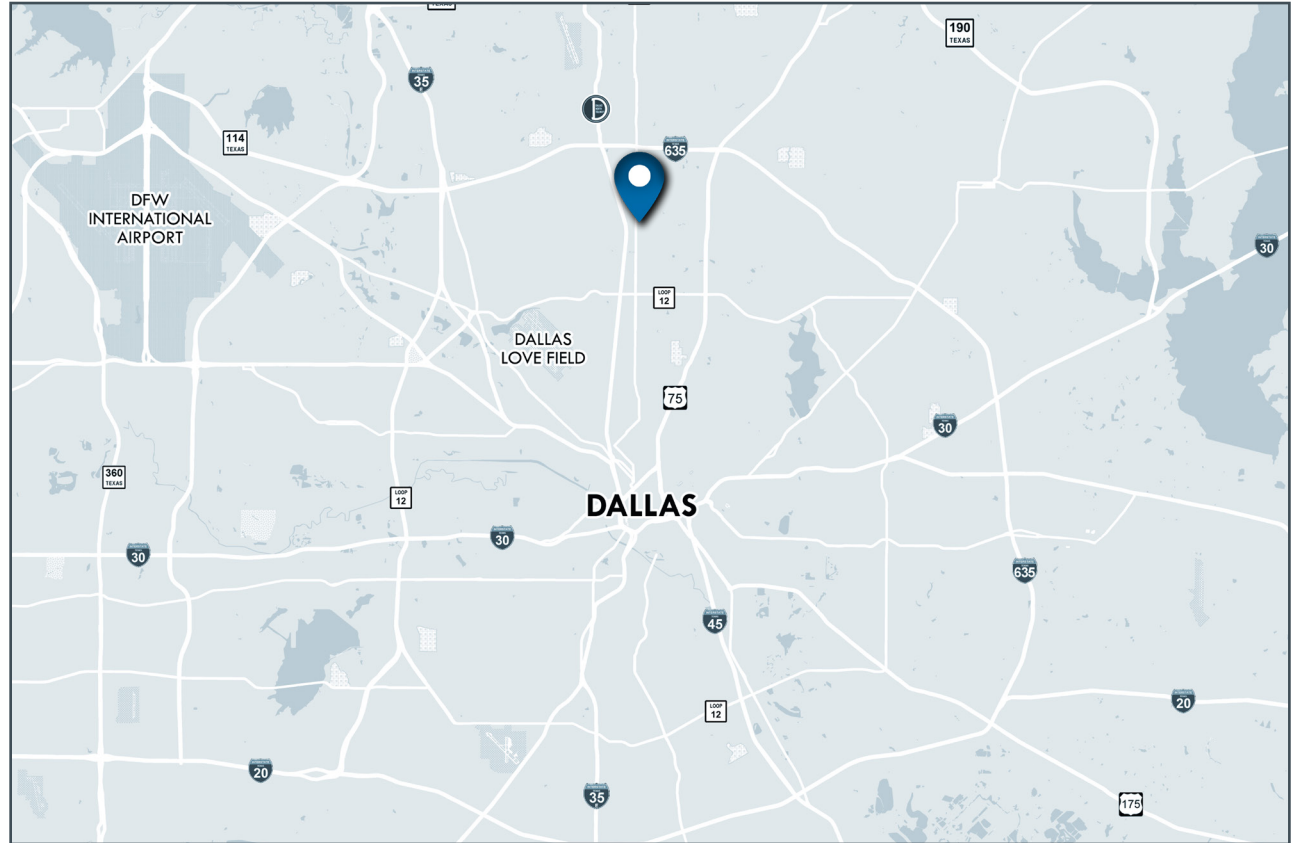
TRAFFIC COUNTS

ROYAL LN  
31,145 VPD

PRESTON RD  
29,644 VPD

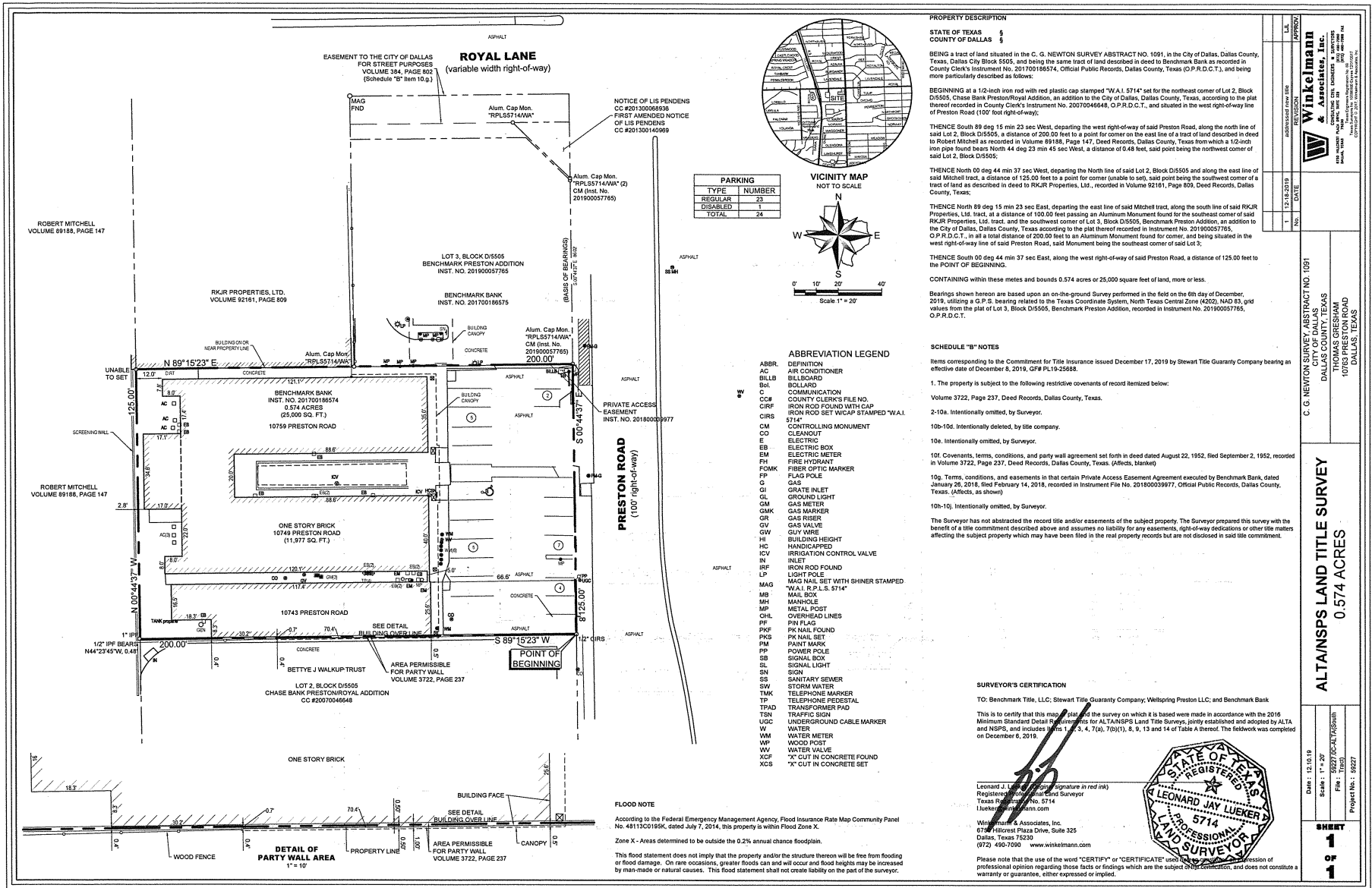
PROPERTY HIGHLIGHTS

- ★ PRIME PRESTON ROAD FRONTAGE
- ★ FREESTANDING PYLON SIGN



2020 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,773	108,884	434,192
EST. AVG. HH INCOME	\$359,851	\$198,188	\$130,721
EST. DAYTIME POPULATION	4,315	128,580	302,589



**Winkelmann & Associates, Inc.**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS  
 No. 5714  
 1100 West Loop West, Suite 200  
 Dallas, Texas 75208  
 Phone: (214) 635-1100  
 Fax: (214) 635-1101  
 www.winkelmann.com

**ALTANSPS LAND TITLE SURVEY**  
 CITY OF DALLAS  
 DALLAS COUNTY, TEXAS  
 CHASE BANK PRESTON/ROYAL ADDITION  
 10759 PRESTON ROAD  
 DALLAS, TEXAS

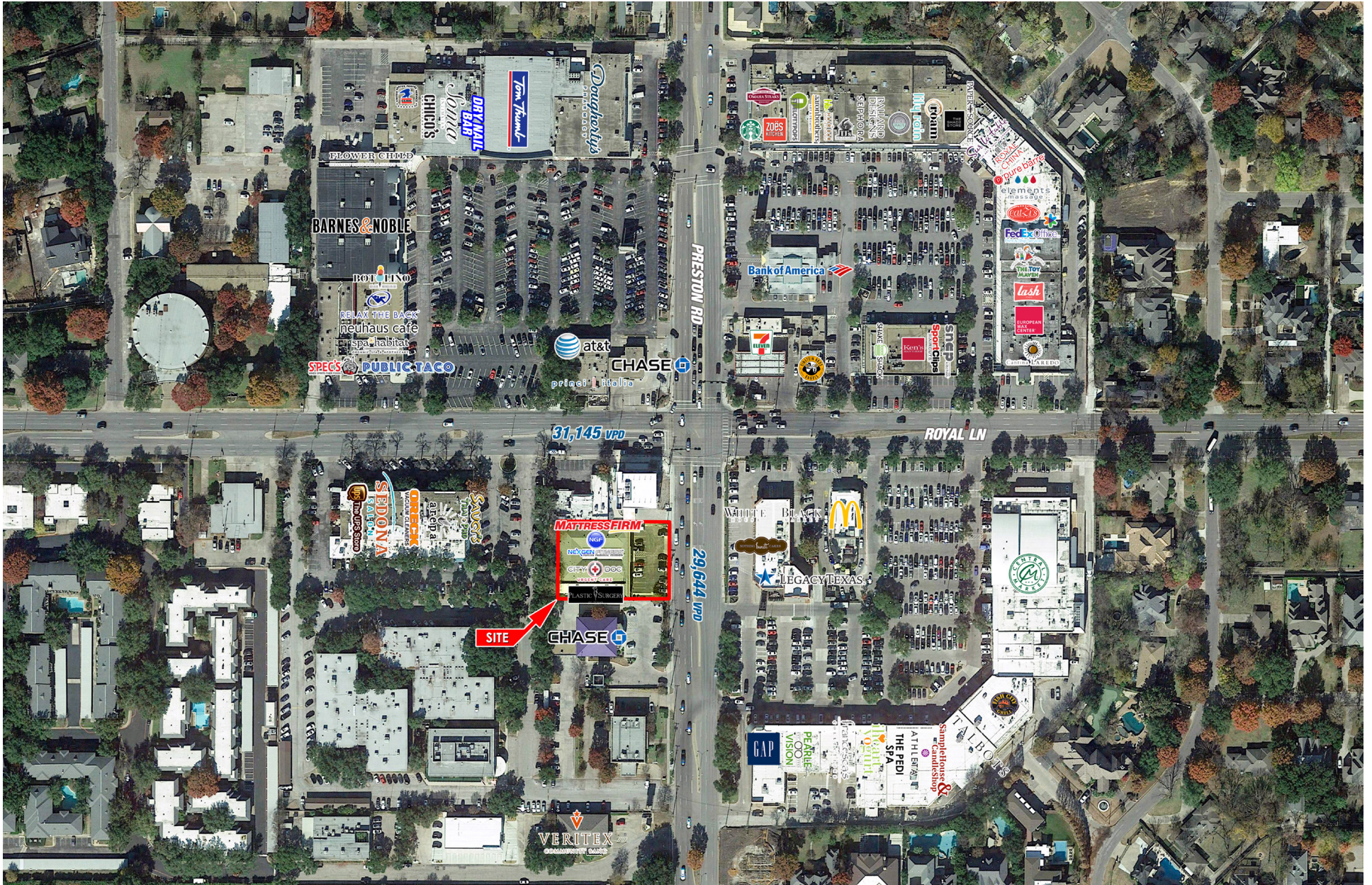
**0.574 ACRES**

**SHEET 1 OF 1**

Date: 12.10.19  
 Scale: 1" = 20'  
 Sheet: 69227(05X) (9/20/19)  
 File: 1 - (T-03)  
 Project No.: 59227

Leonard J. Luker (signature in red ink)  
 Registered Professional Land Surveyor  
 Texas Instrument No. 5714  
 luker@winkelmann.com  
 Winkelmann & Associates, Inc.  
 6780 Hillcrest Plaza Drive, Suite 325  
 Dallas, Texas 75220  
 (972) 490-7500 www.winkelmann.com

Please note that the use of the word "CERTIFY" or "CERTIFICATE" is only a representation of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.







8235 DOUGLAS AVE  
SUITE 720  
DALLAS, TEXAS 75225  
T 214.378.1212  
[VENTUREDFW.COM](http://VENTUREDFW.COM)

**MICHAEL GEISLER**

Founding Principal | Managing Partner  
214.378.1212  
[mgeisler@venturedfw.com](mailto:mgeisler@venturedfw.com)

**AMANDA T. WELLES**

Vice President  
214.378.1212  
[awelles@venturedfw.com](mailto:awelles@venturedfw.com)

LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

\*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



## 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.

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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Amanda Throckmorton Welles</b>	<b>649514</b>	<b>awelles@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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