



214.378.1212

SEC NORTHWEST HWY & PRESTON RD DALLAS, TX

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## LOCATION

### SEC NORTHWEST HWY & PRESTON RD

## AVAILABLE SPACES

**BUILDING C SUITE 4029**2,242 SF

BUILDING F
SUITE 8408
1,182 SF

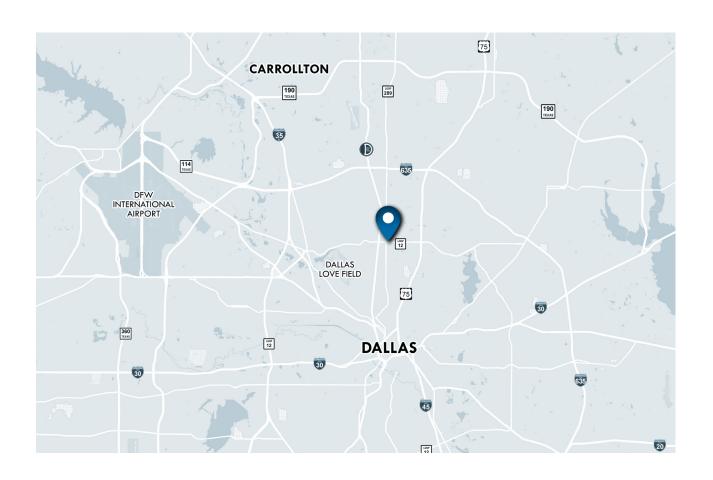
**BUILDING F SUITE 8412**1,454 SF

# TRAFFIC COUNTS

NORTHWEST HWY PRESTON RD 59,214 VPD 19,204 VPD

# PROPERTY HIGHLIGHTS

- ★ EXCELLENT DAYTIME POPULATION
- **★ HIGH INCOME AREA**
- → PRESTIGIOUS PARK CITIES SHOPPING



# 2019 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,706	156,042	452,318
EST. DAYTIME POPULATION	12,527	93,831	342,247
EST. AVG. HH INCOME	\$238,616	\$146,398	\$119,741

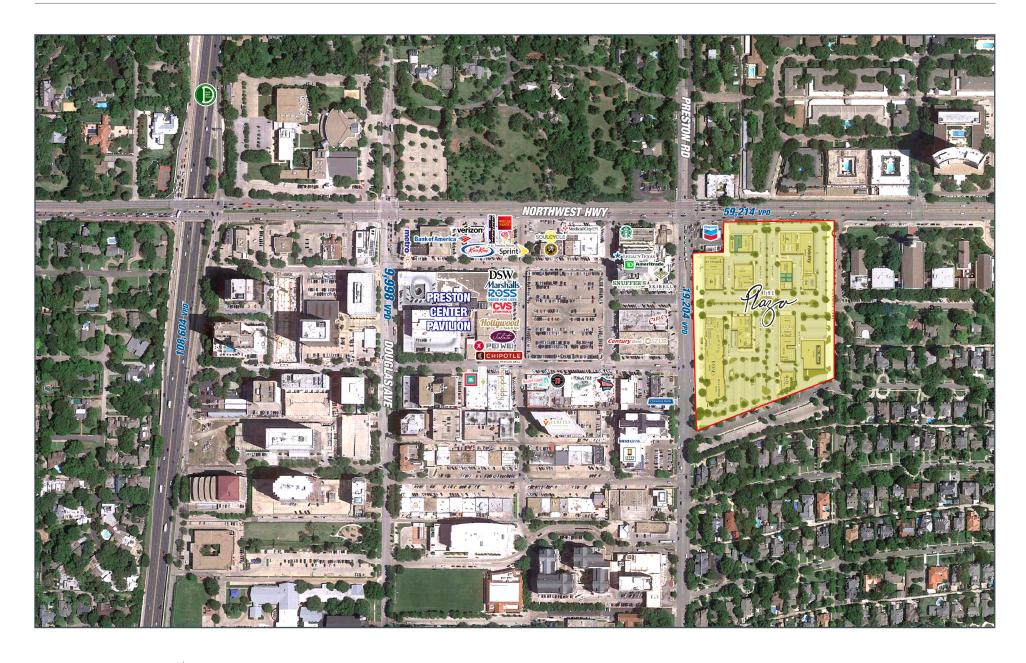




BUILDING A	LOWE	R LEVEL
	8300 PRESTON RD	
SUITE 100	HILLSTONE	7,500
SUITE 200	TOOTSIES	18,808
SUITE 300	ORVIS	16,490
SUITE 360	CARLA MARTINENGO	2,075
SUITE 300 SUITE 360 SUITE 400	NARDOS	1,939
SUITE 500	CASTLE GAP TRADING CO.	1,419
SUITE 600	COS BAR	1,200
SUITE 660	RUTI	1,024
SUITE 700	YLANG   23	1,915
BUILDING B	PRES	TON RD
SUITE 8400	BACHENDORF'S	4,485
<b>SUITE 8416</b>	BAG 'N BAGGAGE	3,419
SUITE 8418	E*TRADE FINANCIAL	3,611
	VILLANOVA DR	
<b>SUITE 4030</b>	BETTY REITER	1,182
<b>SUITE 4040</b>	J. MCLAUGHLIN	1,421
	E 110 DE1111/F	<b>-</b> -
BUILDING C	E NORTHWES	TPKWY
SUITE 4033 SUITE 4029	BIBBENTUCKERS	1,720
SUITE 4029	AVAILABLE	2,242
SUITE 4025	J°S. A. BANK	5,209
BUILDING D	E NORTHWES	T PKWY
SUITE 4017	NEW BALANCE DFW	2,773
SUITE 4009	TEMPUR-PEDIC	2,511
SUITE 4001	FIDELITY INVESTMENTS	11,012
SUITE 4009B	STORAGE	619
	PRESTON CENTER PLAZA DE	t
SUITE 8420	CORNER BAKERY CAFE	4,071
	PICKWICK LN	
SUITE 8403	NEKTER JUICE BAR	1,135
SUITE 4000	VILLANOVA DR POCKET MENSWEAR	0.040
	POCKET MENSWEAR	2,968
SUITE 4004	TROVA WINE & MARKET	1,931
BUILDING E	TROVA WINE & MARKET  VILLAN  TOM THUMB	OVA DR
BUILDING E SUITE 4001	TOM THUMB	OVA DR 15,870
BUILDING E SUITE 4001 BUILDING F	TOM THUMB  VILLAN	OVA DR 15,870 OVA DR
BUILDING E SUITE 4001	TOM THUMB	OVA DR 15,870
BUILDING E SUITE 4001 BUILDING F	TOM THUMB  VILLAN  MAL MALOUF	OVA DR 15,870 OVA DR
BUILDING E SUITE 4001 BUILDING F SUITE 4014	TOM THUMB  VILLAN MAL MALOUF  PRESTON CENTER PLAZA	0VA DR 15,870 0VA DR 2,023
BUILDING E SUITE 4001 BUILDING F SUITE 4014 SUITE 8408	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA  AVAILABLE	OVA DR 15,870 OVA DR 2,023
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8412	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA AVAILABLE AVAILABLE	OVA DR 15,870 OVA DR 2,023 1,182 1,454
BUILDING E SUITE 4001 BUILDING F SUITE 4014 SUITE 8408	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA  AVAILABLE	OVA DR 15,870 OVA DR 2,023
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8412	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA  AVAILABLE  IL BRACCO  PRESTON CENTER PL	OVA DR 15,870 OVA DR 2,023 1,182 1,454 3,200
BUILDING E SUITE 4001 BUILDING F SUITE 4014 SUITE 8412 SUITE 8416	VILLAN TOM THUMB  VILLAN MAL MALOUF PRESTON CENTER PLAZA AVAILABLE IL BRACCO PRESTON CENTER PL SPRINKLES ICE CREAM	OVA DR 15,870 OVA DR 2,023 1,182 1,454 3,200
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8416  BUILDING G	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA  AVAILABLE IL BRACCO  PRESTON CENTER PL  SPRINKLES ICE CREAM SOFIE GREY BOUTIQUE	OVA DR 15,870 OVA DR 2,023 1,182 1,454 3,200
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8412 SUITE 8416  BUILDING G SUITE 8413	VILLAN TOM THUMB  VILLAN MAL MALOUF PRESTON CENTER PLAZA AVAILABLE IL BRACCO PRESTON CENTER PL SPRINKLES ICE CREAM	OVA DR 15,870 OVA DR 2,023 1,182 1,454 3,200 AZA DR 1,135
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8418 SUITE 8416  BUILDING G SUITE 8415	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA  AVAILABLE IL BRACCO  PRESTON CENTER PL  SPRINKLES ICE CREAM SOFIE CREY BOUTIQUE SWOOZIE'S	OVA DR 15,870 OVA DR 2,023 1,182 1,454 3,200 AZA DR 1,135 1,192
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8412 SUITE 8416  BUILDING G SUITE 8413 SUITE 8415 SUITE 8417	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA AVAILABLE IL BRACCO  PRESTON CENTER PL  SPRINKLES ICE CREAM SOFIE GREY BOUTIQUE SWOOZIE'S  VILLANOVA DR	OVA DR 15,870 OVA DR 2,023 1,182 1,454 3,200 AZA DR 1,135 1,192 4,259
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8415 SUITE 8415 SUITE 8417  SUITE 8417	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA  AVAILABLE  IL BRACCO  PRESTON CENTER PL  SPRINKLES ICE CREAM SOFIE CREY BOUTIQUE SWOOZIE'S  VILLANOYA DR  SPRINKLES CUPCAKES	OVA DR 15,870 OVA DR 2,023 1,182 1,454 3,200 AZA DR 1,132 4,259
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8412 SUITE 8416  BUILDING G SUITE 8415 SUITE 8417  SUITE 8417  SUITE 4020 SUITE 4020 SUITE 4022	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA AVAILABLE IL BRACCO  PRESTON CENTER PL  SPRINKLES ICE CREAM SOFIE GREY BOUTIQUE SWOOZIE'S  VILLANOYA DR  SPRINKLES CUPCAKES BENEFIT COSMETICS	1,182 1,454 3,200 2,057 1,135 1,135 1,135 4,259 2,057 890
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8415 SUITE 8415 SUITE 8417  SUITE 8417	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA  AVAILABLE  IL BRACCO  PRESTON CENTER PL  SPRINKLES ICE CREAM SOFIE CREY BOUTIQUE SWOOZIE'S  VILLANOYA DR  SPRINKLES CUPCAKES	OVA DR 15,870 OVA DR 2,023 1,182 1,454 3,200 AZA DR 1,132 4,259
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8412 SUITE 8413 SUITE 8413 SUITE 8417  SUITE 8417  SUITE 4020 SUITE 4020 SUITE 4024	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA  AVAILABLE  AVAILABLE  IL BRACCO  PRESTON CENTER PL  SPRINKLES ICE CREAM SOFIE GREY BOUTIQUE  SWOOZIE'S  VILLANOYA DR  SPRINKLES CUPCAKES  BENEFIT COSMETICS  APPLES TO ZINNIAS	OVA DR 15,870 OVA DR 2,023 1,182 1,454 3,200 AZA DR 1,135 1,192 4,259 2,057 890 1,600
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8416  BUILDING G SUITE 8415 SUITE 8415 SUITE 8417  SUITE 4020 SUITE 4020 SUITE 4024 BUILDING H	TOM THUMB  WILLAN  MAL MALOUF  PRESTON CENTER PLAZA  AVAILABLE AVAILABLE IL BRACCO  PRESTON CENTER PL SPRINKLES ICE CREAM SOFIE CREY BOUTIQUE SWOOZIE'S  VILLANOYA DR SPRINKLES CUPCAKES BENEFIT COSMETICS APPLES TO ZINNIAS  PRESTON CENTER PL	OVA DR 15,870 OVA DR 2,023 1,182 1,454 3,200 AZA DR 1,135 1,192 4,259 2,057 890 1,600 AZA DR
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8416  BUILDING G SUITE 8415 SUITE 8415 SUITE 8417  SUITE 4020 SUITE 4020 SUITE 4024 BUILDING H	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA  AVAILABLE  AVAILABLE  IL BRACCO  PRESTON CENTER PL  SPRINKLES ICE CREAM SOFIE CREY BOUTIQUE  SWOOZIE'S  VILLANOYA DR  SPRINKLES CUPCAKES  BENEFIT COSMETICS  APPLES TO ZINNIAS  PRESTON CENTER PL  R+D KITCHEN	1,182 1,454 3,200 2,023 1,182 1,454 3,200 AZA DR 1,132 4,259 2,057 890 1,600 AZA DR 4,804
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8416  BUILDING G SUITE 8416  SUITE 8415 SUITE 8415 SUITE 8417  SUITE 4020 SUITE 4020 SUITE 4024  BUILDING H SUITE 8300 SUITE 8300 SUITE 8300	TOM THUMB  WILLAN  MAL MALOUF  PRESTON CENTER PLAZA AVAILABLE AVAILABLE AVAILABLE IL BRACCO  PRESTON CENTER PL SPRINKLES ICE CREAM SOFIE CREY BOUTIQUE SWOOZIE'S  VILLANOYA DR SPRINKLES CUPCAKES BENEFIT COSMETICS APPLES TO ZINNIAS  PRESTON CENTER PL R+D KITCHEN CCCHIALI MODERN OPTICS	1,182 1,454 1,454 1,454 1,135 1,192 4,259 2,057 890 1,600 AZA DR 4,804 850
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8412 SUITE 8416  BUILDING G SUITE 8413 SUITE 8415 SUITE 8417  SUITE 4020 SUITE 4024  BUILDING H SUITE 8300 SUITE 8300 SUITE 8308	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA  AVAILABLE  IL BRACCO  PRESTON CENTER PL  SPRINKLES ICE CREAM SOFIE CREY BOUTIQUE SWOOZIE'S  VILLANOVA DR  SPRINKLES CUPCAKES BENEFIT COSMETICS APPLES TO ZINNIAS  PRESTON CENTER PL  R+D KITCHEN  OCCHIALI MODERN OPTICS PARK PLAZA SALON	1,182 1,454 3,200 2,057 1,192 4,259 2,057 890 1,600 AZA DR 4,804 850 4,049
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8415 SUITE 8415 SUITE 8415 SUITE 8417  SUITE 4020 SUITE 4020 SUITE 4024  BUILDING H SUITE 8300 SUITE 8304 SUITE 8304 SUITE 8304 SUITE 8304 SUITE 8304	TOM THUMB  WILLAN  MAL MALOUF  PRESTON CENTER PLAZA AVAILABLE BL BRACCO  PRESTON CENTER PL SPRINKLES ICE CREAM SOFIE GREY BOUTIQUE SWOOZIE'S  VILLANOYA DR SPRINKLES CUPCAKES BENEFIT COSMETICS APPLES TO ZINNIAS  PRESTON CENTER PL R+D KITCHEN OCCHIALI MODERN OPTICS PARK PLAZA SALON CARLISLE	1,182 1,454 3,200 AZA DR 1,135 1,192 4,259 2,057 890 1,600 AZA DR 4,804 4,804 4,804 4,804 4,804 4,919 3,193
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8412 SUITE 8416  BUILDING G SUITE 8413 SUITE 8415 SUITE 8417  SUITE 4020 SUITE 4022 SUITE 4024  BUILDING H SUITE 8300 SUITE 8308 SUITE 8308 SUITE 8316	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA  AVAILABLE  IL BRACCO  PRESTON CENTER PL  SPRINKLES ICE CREAM SOFIE CREY BOUTIQUE SWOOZIE'S  VILLANOVA DR  SPRINKLES CUPCAKES BENEFIT COSMETICS APPLES TO ZINNIAS  PRESTON CENTER PL  R+D KITCHEN OCCHIALI MODERN OPTICS PARK PLAZA SALON CARLISLE MEL CREWS	1,182 1,454 3,200 AZA DR 1,135 1,192 4,259 2,057 890 1,600 AZA DR 4,804 850 4,049 3,193 1,500
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8415 SUITE 8415 SUITE 8415 SUITE 8417  SUITE 4020 SUITE 4020 SUITE 4024  BUILDING H SUITE 8300 SUITE 8304 SUITE 8304 SUITE 8304 SUITE 8304 SUITE 8304	TOM THUMB  WILLAN  MAL MALOUF  PRESTON CENTER PLAZA AVAILABLE BL BRACCO  PRESTON CENTER PL SPRINKLES ICE CREAM SOFIE GREY BOUTIQUE SWOOZIE'S  VILLANOYA DR SPRINKLES CUPCAKES BENEFIT COSMETICS APPLES TO ZINNIAS  PRESTON CENTER PL R+D KITCHEN OCCHIALI MODERN OPTICS PARK PLAZA SALON CARLISLE	1,182 1,454 3,200 AZA DR 1,135 1,192 4,259 2,057 890 1,600 AZA DR 4,804 4,804 4,804 4,804 4,804 4,919 3,193
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8412 SUITE 8416  BUILDING G SUITE 8413 SUITE 8415 SUITE 8417  SUITE 4020 SUITE 4022 SUITE 4024  BUILDING H SUITE 8300 SUITE 8308 SUITE 8308 SUITE 8316	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA  AVAILABLE  IL BRACCO  PRESTON CENTER PL  SPRINKLES ICE CREAM SOFIE CREY BOUTIQUE SWOOZIE'S  VILLANOVA DR  SPRINKLES CUPCAKES BENEFIT COSMETICS APPLES TO ZINNIAS  PRESTON CENTER PL  R+D KITCHEN OCCHIALI MODERN OPTICS PARK PLAZA SALON CARLISLE MEL CREWS	1,182 1,454 3,200 AZA DR 1,135 1,192 4,259 2,057 890 1,600 AZA DR 4,804 850 4,049 3,193 1,500
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8412 SUITE 8416  BUILDING G SUITE 8413 SUITE 8415 SUITE 8417  SUITE 4020 SUITE 4022 SUITE 4024  BUILDING H SUITE 8300 SUITE 8308 SUITE 8308 SUITE 8316	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA  AVAILABLE  LI BRACCO  PRESTON CENTER PL  SPRINKLES ICE CREAM SOFIE CREY BOUTIQUE SWOOZIE'S  VILLANOVA DR  SPRINKLES CUPCAKES BENEFIT COSMETICS APPLES TO ZINNIAS  PRESTON CENTER PL  R+D KITCHEN OCCHIALI MODERN OPTICS PARK PLAZA SALON CARLISLE MEL CREWS LUCKY DOG BARKERY	1,182 1,454 3,200 AZA DR 1,135 1,192 4,259 2,057 890 1,600 AZA DR 4,804 850 4,049 3,193 1,500
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8416  SUITE 8416  SUITE 8416  SUITE 8415 SUITE 8417  SUITE 4020 SUITE 4022 SUITE 4024  BUILDING H SUITE 8304 SUITE 8304 SUITE 8314 SUITE 8316 SUITE 8316 SUITE 8320  SUITE 4111	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA  AVAILABLE IL BRACCO  PRESTON CENTER PL  SPRINKLES ICE CREAM SOFIE GREY BOUTIQUE SWOOZIE'S  VILLANOYA DR SPRINKLES CUPCAKES BENEFIT COSMETICS APPLES TO ZINNIAS  PRESTON CENTER PL  R+D KITCHEN OCCHIALI MODERN OPTICS PARK PLAZA SALON CARLISLE MEL CREWS LUCKY DOG BARKERY  VILLANOYA DR MUCHACHO TEX-MEX	15,870  OVA DR 2,023  1,182 1,454 3,200  AZA DR 1,192 4,259  2,057 890 1,600 AZA DR 4,804 850 4,049 3,193 1,500 2,483
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8416  BUILDING G SUITE 8413 SUITE 8415 SUITE 8417  SUITE 4020 SUITE 4020 SUITE 4020 SUITE 4024  BUILDING H SUITE 8300 SUITE 8304 SUITE 8308 SUITE 8316 SUITE 8316 SUITE 8316 SUITE 8316 SUITE 8316 SUITE 8316	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA  AVAILABLE  IL BRACCO  PRESTON CENTER PL  SPRINKLES ICE CREAM SOFIE CREY BOUTIQUE SWOOZIE'S  VILLANOVA DR  SPRINKLES CUPCAKES BENEFIT COSMETICS APPLES TO ZINNIAS  PRESTON CENTER PL  **PA BUTCHEN OCCHIALI MODERN OPTICS PARK PLAZA SALON CARLISLE MEL CREWS LUCKY DOG BARKERY  VILLANOVA DR  WULHACHO TEX-MEX  CENTER PLAZA DR	OVA DR 15,870 OVA DR 2,023 1,484 3,200 1,182 4,259 1,192 4,259 1,600 4,249 4,804 8,804 8,049 4,049 4,049 4,248 3,193 1,500 2,483
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8416  SUITE 8416  SUITE 8416  SUITE 8415 SUITE 8415 SUITE 4020 SUITE 4022 SUITE 4024  BUILDING H SUITE 8304 SUITE 8304 SUITE 8314 SUITE 8316 SUITE 8316 SUITE 8316 SUITE 8317 SUITE 8318	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA AVAILABLE IL BRACCO  PRESTON CENTER PL SPRINKLES ICE CREAM SOFIE CREY BOUTIQUE SWOOZIE'S  VILLANOYA DR SPRINKLES CUPCAKES BENEFIT COSMETICS APPLES TO ZINNIAS  PRESTON CENTER PL R+D KITCHEN CCHIALI IMODERN OPTICS PARK PLAZA SALON CARLISLE MEL CREWS LUCKY DOG BARKERY  VILLANOYA DR MUCHACHO TEX.MEX ENTER PLAZA DR TRUE FOOD KITCHEN	OVA DR 15,870 OVA DR 2,023 1,484 1,484 1,135 1,195 2,057 870 4,259 4,259 4,259 4,804 4,804 4,804 3,193 1,500 2,483 3,500
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8416  BUILDING G SUITE 8415 SUITE 8415 SUITE 8417  SUITE 4020 SUITE 4022 SUITE 4024  BUILDING H SUITE 8300 SUITE 8308 SUITE 8308 SUITE 8316	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA  AVAILABLE  IL BRACCO  PRESTON CENTER PL  SPRINKLES ICE CREAM SOFIE CREY BOUTIQUE SWOOZIE'S  VILLANOVA DR  SPRINKLES CUPCAKES BENEFIT COSMETICS APPLES TO ZINNIAS  PRESTON CENTER PL  R+D KITCHEN OCCHALI MODERN OPTICS PARK PLAZA SALON CARLISLE  LUCKY DOG BARKERY  VILLANOVA DR  MUCHACHO TEX-MEX  ENTER PLAZA DR  TRUE FOOD KITCHEN  ATRUE FOOD KITCHEN  MATTHEW TRENT	OVA DR 15,870 2,023 1,1824 3,200 AZA DR 1,1352 4,259 2,057 890 4,040 4,040 4,040 1,150 4,040 4,0
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8416  BUILDING G SUITE 8415 SUITE 8415 SUITE 8417  SUITE 4020 SUITE 4022 SUITE 4024  BUILDING H SUITE 8300 SUITE 8308 SUITE 8308 SUITE 8316	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA AVAILABLE IL BRACCO  PRESTON CENTER PL  SPRINKLES CIC CREAM SOFIE GREY BOUTIQUE SWOOZIE'S  VILLANOYA DR SPRINKLES CUPCAKES BENEFIT COSMETICS APPLES TO ZINNIAS  PRESTON CENTER PL  R+D KITCHEN OCCHIALI MODERN OPTICS PARK PLAZA SALON CARLISLE MEL CREWS LUCKY DOG BARKERY  VILLANOYA DR MUCHACHO TEX.MEX  ENTER PLAZA DR TRUE FOOD KITCHEN MATTHEW TRENT SOCIETY	OVA DR 15,870 2,023 1,182 1,454 3,520 4,259 2,057 890 1,135 1,135 1,135 1,135 1,135 1,135 1,235 1,450 4,259 2,057 890 1,450 800 1,50
BUILDING E SUITE 4001  BUILDING F SUITE 4014  SUITE 8408 SUITE 8416  SUITE 8416  SUITE 8416  SUITE 8415 SUITE 8415 SUITE 4020 SUITE 4022 SUITE 4024  BUILDING H SUITE 8304 SUITE 8304 SUITE 8314 SUITE 8316 SUITE 8316 SUITE 8316 SUITE 8317 SUITE 8318	TOM THUMB  VILLAN  MAL MALOUF  PRESTON CENTER PLAZA  AVAILABLE  IL BRACCO  PRESTON CENTER PL  SPRINKLES ICE CREAM SOFIE CREY BOUTIQUE SWOOZIE'S  VILLANOVA DR  SPRINKLES CUPCAKES BENEFIT COSMETICS APPLES TO ZINNIAS  PRESTON CENTER PL  R+D KITCHEN OCCHALI MODERN OPTICS PARK PLAZA SALON CARLISLE  LUCKY DOG BARKERY  VILLANOVA DR  MUCHACHO TEX-MEX  ENTER PLAZA DR  TRUE FOOD KITCHEN  ATRUE FOOD KITCHEN  MATTHEW TRENT	OVA DR 15,870 2,023 1,1824 3,200 AZA DR 1,1352 4,259 2,057 890 4,040 4,040 4,040 1,150 4,040 4,0











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## MICHAEL GEISLER

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AMANDA T. WELLES

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



# **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
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



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- 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
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Easley B. Waggoner, Jr.	433572	ewaggoner@venturedfw.com	214-378-1212



# **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.

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Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Amanda Throckmorton Welles	649514	awelles@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	