



THE  
*Plaza*



**VENTURE** THE PLAZA AT PRESTON CENTER FOR LEASE

214.378.1212

SEC NORTHWEST HWY & PRESTON RD  
DALLAS, TX

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PARTNER **XTEAM**  
RETAIL ADVISORS



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

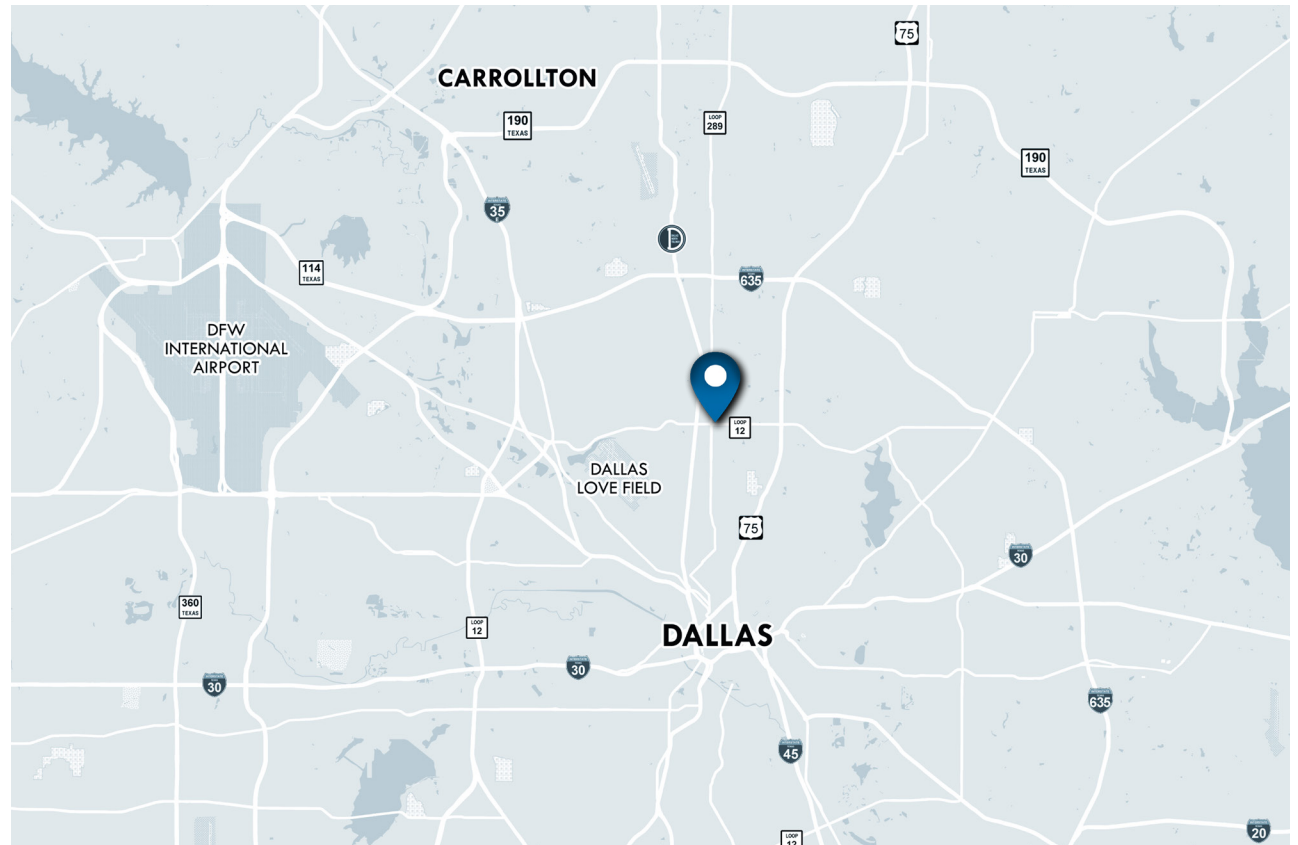
TRAFFIC COUNTS

**NORTHWEST HWY**  
59,214 VPD

**PRESTON RD**  
19,204 VPD

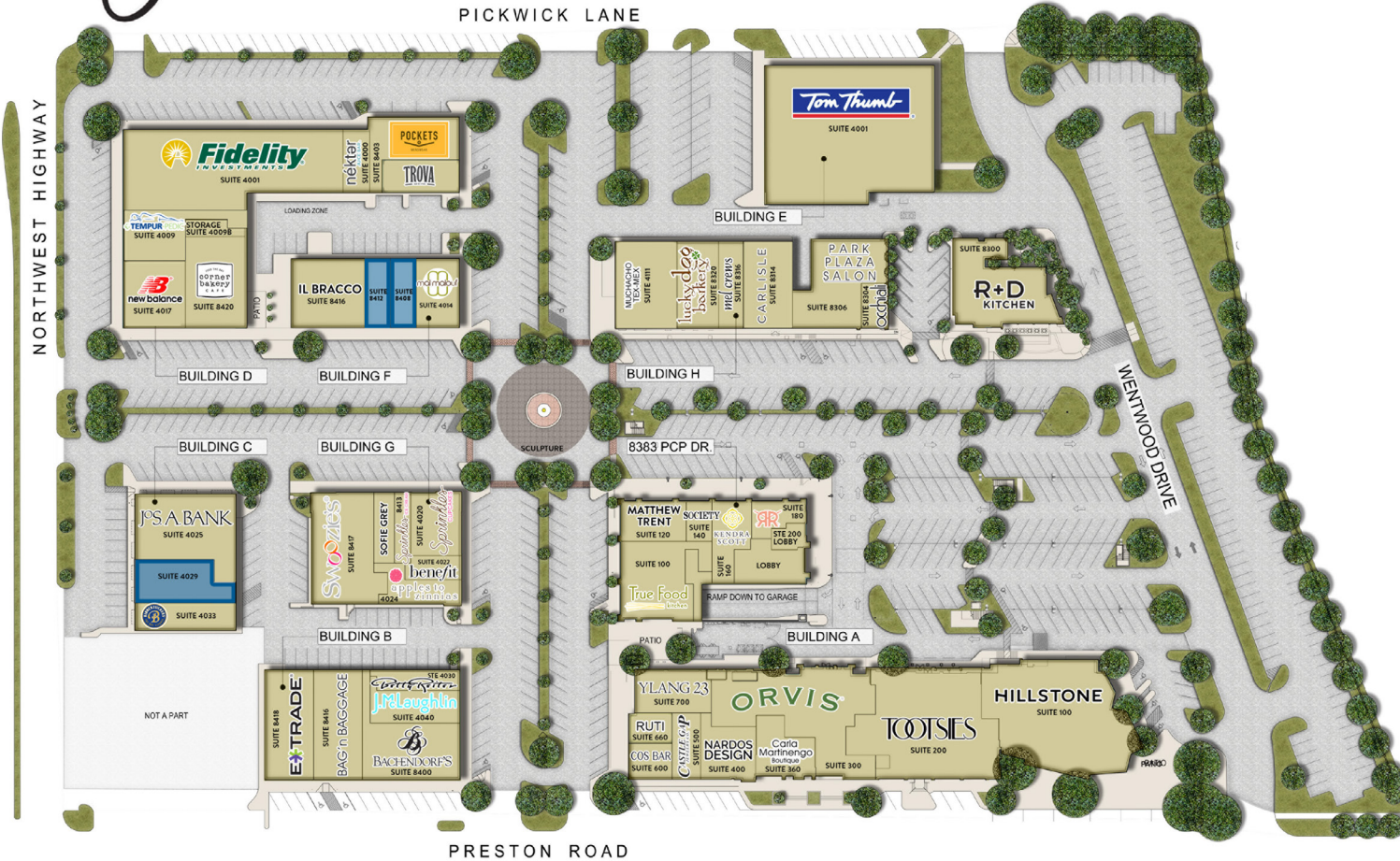
PROPERTY HIGHLIGHTS

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



2019 DEMOGRAPHIC SUMMARY

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



BUILDING A	8300 PRESTON RD	LOWER LEVEL
SUITE 100	HILLSTONE	7,500
SUITE 200	TOOTSIES	18,808
SUITE 300	ORVIS	16,490
SUITE 360	CARLA MARTINENGO	2,075
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	PRESTON RD	
SUITE 8400	BACHENDORF'S	4,485
SUITE 8416	BAG 'N BAGGAGE	3,419
SUITE 8418	E*TRADE FINANCIAL	3,611
BUILDING C	E NORTHWEST PKWY	
SUITE 4033	BIBBENTUCKERS	1,720
SUITE 4029	AVAILABLE	2,242
SUITE 4025	J'S. A. BANK	5,209
BUILDING D	E NORTHWEST PKWY	
SUITE 4017	NEW BALANCE DFW	2,773
SUITE 4009	TEMPUR-PEDIC	2,511
SUITE 4001	FIDELITY INVESTMENTS	11,012
SUITE 4009B	STORAGE	619
BUILDING E	PRESTON RD	
SUITE 4001	TOM THUMB	15,870
BUILDING F	VILLANOVA DR	
SUITE 4014	MAL MALOUF	2,023
BUILDING G	PRESTON CENTER PLAZA DR	
SUITE 8413	SPRINKLES ICE CREAM	1,135
SUITE 8415	SOFIE GREY BOUTIQUE	1,192
SUITE 8417	SWOOZIE'S	4,259
BUILDING H	PRESTON CENTER PLAZA DR	
SUITE 8300	R+D KITCHEN	4,804
SUITE 8304	OCCHIALI MODERN OPTICS	850
SUITE 8308	PARK PLAZA SALON	4,049
SUITE 8314	CARLISLE	3,193
SUITE 8316	MEL CREWS	1,500
SUITE 8320	LUCKY DOG BAKERY	2,483
8383 PRESTON CENTER PLAZA DR		
SUITE 100	TRUE FOOD KITCHEN	4,419
SUITE 120	MATTHEW TRENT	1,600
SUITE 140	SOCIETY	602
SUITE 160	KENDRA SCOTT	1,850
SUITE 180	DOUBLE R	1,096









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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:**

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**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>
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<b>Easley B. Waggoner, Jr.</b>	<b>433572</b>	<b>ewaggoner@venturedfw.com</b>	<b>214-378-1212</b>
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<b>Amanda Throckmorton Welles</b>	<b>649514</b>	<b>awelles@venturedfw.com</b>	<b>214-378-1212</b>
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