

PRESTON TRAIL CENTER

FOR LEASE

CEDAR HILL, TEXAS

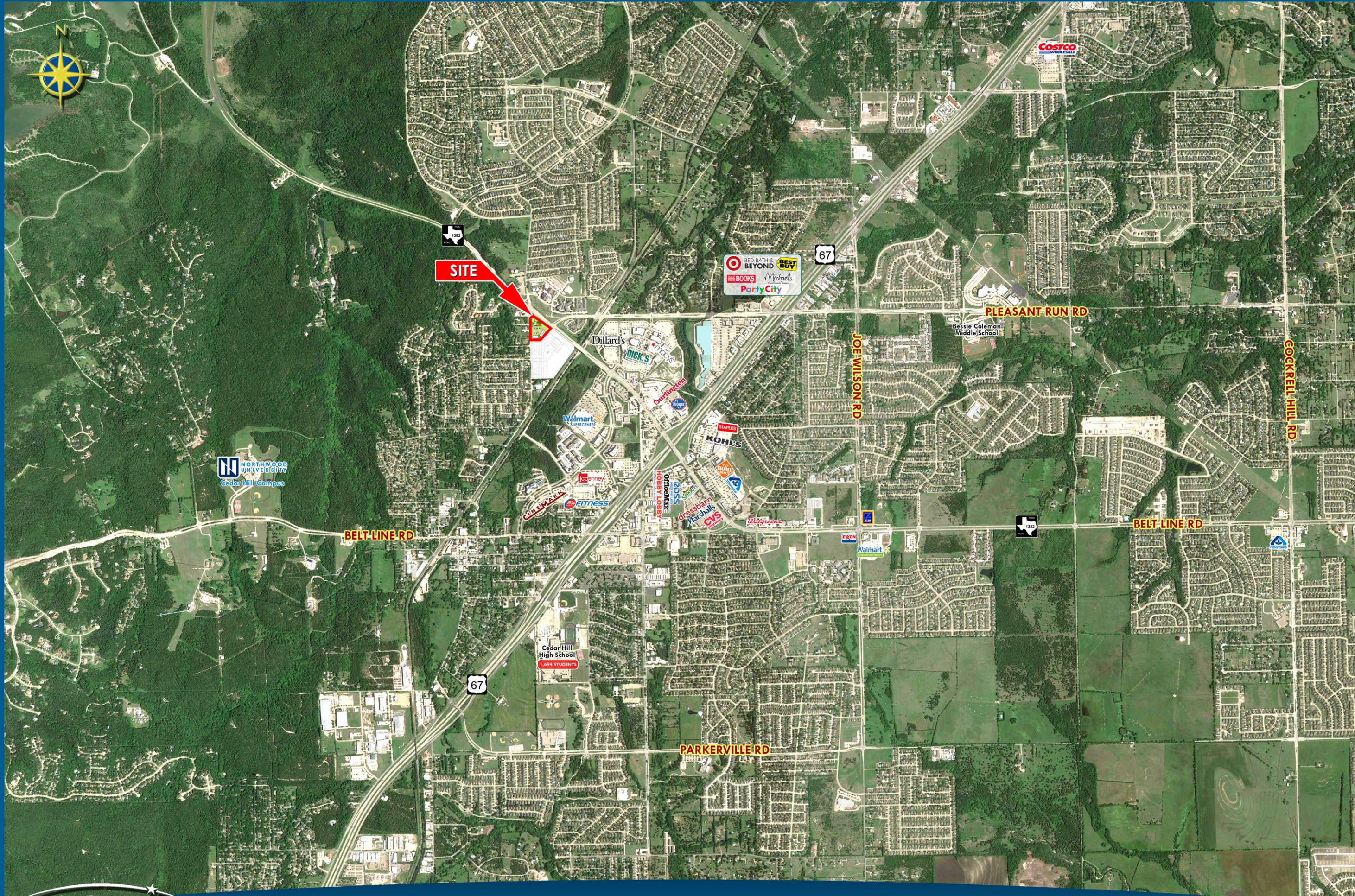
SEC FM 1382 & STRAUS RD

RYAN SMITH

CHARLOTTE COOPER



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



SITE

BED BATH & BEYOND
BEST BUY
MICHAEL'S
PARTY CITY

COSTCO

PLEASANT RUN RD

JOE WILSON RD

COCKRELL HILL RD

NORTHWOOD UNIVERSITY
Cedar Hill Campus

BELT LINE RD

BELT LINE RD

67

Cedar Hill High School
1,894 STUDENTS

WALMART

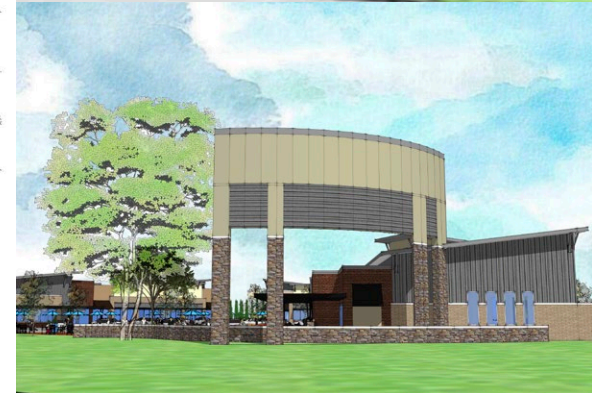
PARKERVILLE RD

VENTURE
COMMERCIAL

214.378.1212
8235 Douglas Ave, Suite 720
Dallas, TX 75225

US 67 & FM 1382/BELTLINE RD
CEDAR HILL, TX

PRESTON TRAIL CENTER



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	8,152	64,875	141,681
2017 EST DAYTIME POPULATION	5,597	16,121	37,259
2017 EST AVG HH INCOME	\$85,877	\$82,805	\$80,947

TRAFFIC COUNTS

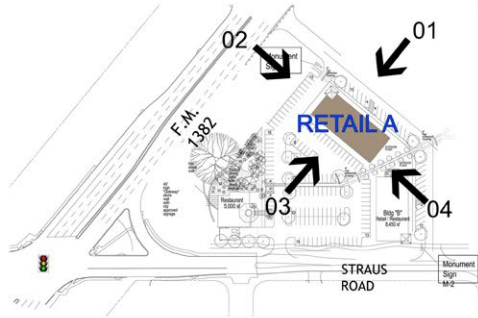
FM 1382	25,004 VPD (TXDOT 2014)
STRAUS RD	4,105 VPD (TXDOT 2014)



01 RETAIL A



02 RETAIL A



03 RETAIL A



04 RETAIL A



01 RETAIL B



02 RETAIL B



03 RETAIL B



04 RETAIL B



PLEASANT RUN ROAD ELEVATION



F.M ROAD 1382 ELEVATION

