

PRESTON RIDGE

FOR LEASE

FRISCO, TEXAS

NWC PRESTON & GAYLORD PKWY

AMY PJETROVIC

TIM HENSON



AVAILABLE



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

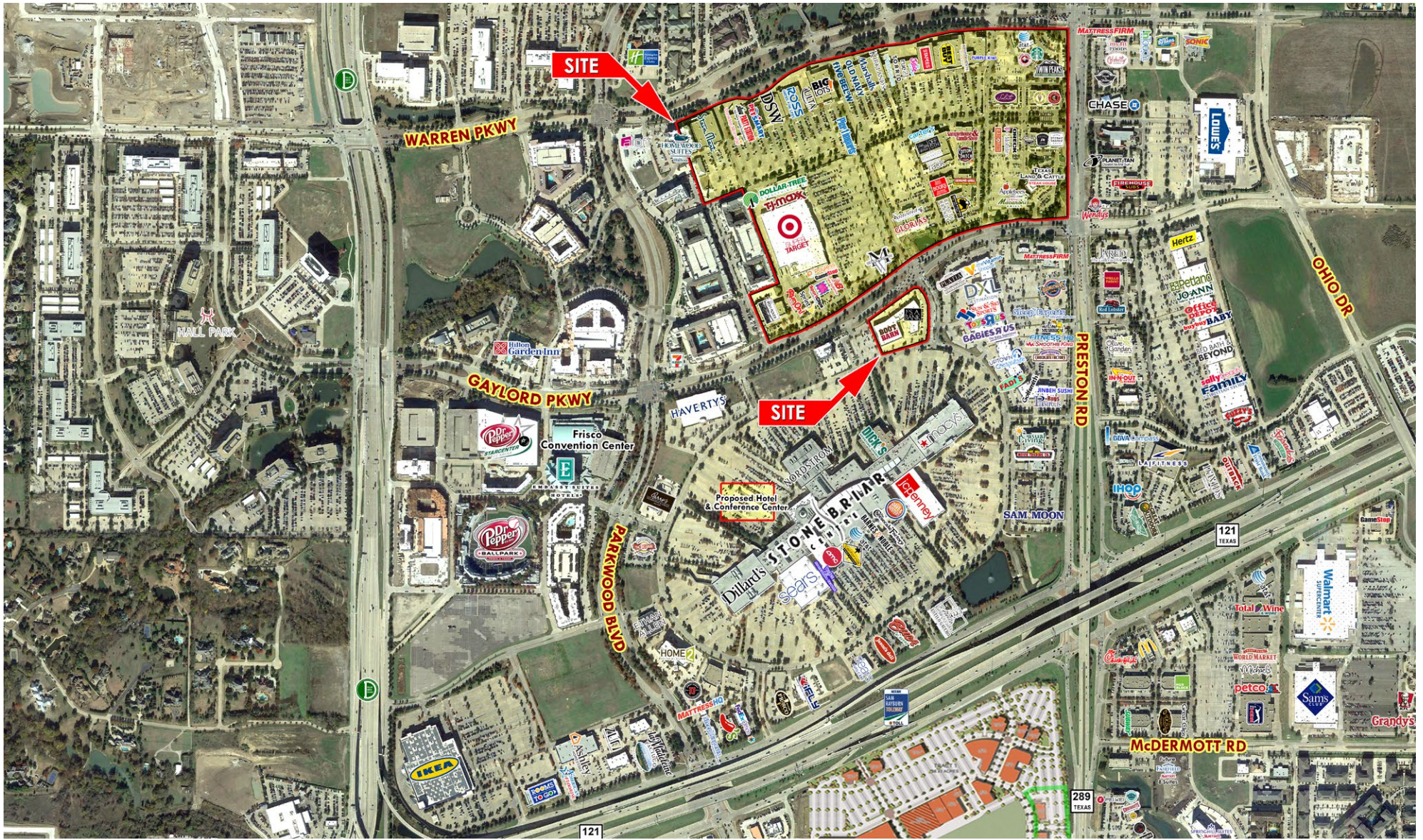


SUITE #	Tenant	SF
SUITE # 3333		
500	Stein Mart	37,543
1400	AVAILABLE	3,658
1200	Frisco Party Station	10,495
1300	Tuesday Morning	10,739
1100	PetSmart	19,353
1000	DSW	25,000
900	Ross	30,187
800	Ulta Beauty	10,800
700	Big Lots	37,500
600	Old Navy	16,665
650	Five Below	8,363
800	Marshalls	30,000
409	Kirkland's	9,000
403	Maurices	5,314
402B	Torrid	2,750
402	Carter's	5,000
401	Justice	6,466
300	Staples	23,942
200	Best Buy	46,078
101	Western Federal Credit Union	2,000
102	Kolache Heaven	1,320
104	Oudi Wellness	2,269
105	AVAILABLE (Former Salon)	1,750
106	Topline Nails	1,190
107	Sam's Cleaners	880
108	Purple Kiwi	1,200
110	America's Best Contacts & Eyeglasses	3,417
112	AVAILABLE	6,400
SUITE # 3551	AT&T	3,865
SUITE # 3511		
1	Starbucks	2,000
2	Panda Express	2,500
SUITE # 3475	Twin Peaks	6,620
SUITE # 3401		
2	Chipotle	2,420
6	Laser Away	2,520
8	Marble Slab Creamery	1,100
10	Color Me Mine	1,500
15	Zero Degrees	1,200
16	AVAILABLE - 2nd Gen Restaurant	3,000
1	Mash'd	4,502
12	Ultimate Sports Nutrition	1,788
7	Vapor Lab	1,200
11	Heena Salon	1,926
3	Al's Formal Wear	1,200
SUITE # 3411		
1	A-Cute Kid Urgent Care	2,650
2	Salon Di Lusso	2,200
5	Sharkey's Cuts for Kids	1,000
13	Qwik Pack & Ship	1,450
14	Salata	2,650
6	EmbroidMe	1,353
8	Unrefined Bakery	1,149
9	Amish Showcase	6,755

SUITE #	Tenant	SF
SUITE # 3301		
1	Piada	3,000
2	Corner Bakery Cafe	3,039
8	Chennai Cafe	8,300
7	Castle Nails	5,637
5	Floyd's Barber Shop	1,500
6	Tropical Smoothie Cafe	1,200
SUITE # 3311		
1	SuperChix	2,960
2	Onsite Cellular Repair	1,305
4	Oreck	1,661
6	T-Mobile	1,500
9	Cornfetti	1,600
9	Quick Repair	1,050
10	Preston Ridge Dental	1,771
13	Blaze Pizza	3,375
14	Flames	1,735
5	Chopsticks Noodle & Grill	1,725
SUITE # 3191	AVAILABLE - 2nd Gen Restaurant	7,246
SUITE # 3141	AVAILABLE - 2nd Gen Restaurant	4,997
SUITE # 3111	Romano's Macaroni Grill	7,600
SUITE # 3231		
1	AVAILABLE - 2nd Gen Restaurant	4,182
3	Avenue	4,000
6	SampleHouse & CandleShop	3,000
8	Sushi Zen	2,000
12	Cotton Patch Cafe	4,500
13	Frisco Fit Nutrition	1,500
14	Games Workshop	1,256
10	AVAILABLE	2,292
SUITE # 3211		
3	Genghis Grill	4,000
5	Testosterone Centers of Texas	3,000
8	Buffalo Wild Wings	6,200
12	Tactical 5.11	5,000
16	Beauty Brands Salon	6,000
9	AVAILABLE	3,200
11	Hand & Stone Massage	3,287
14	Music & Art Center	3,000
1	Jessica's Beauty Supply	2,748
SUITE # 3259	AVAILABLE	13,742
SUITE # 3251		
1400	Sakes Off 5th	28,995
	J Crew Mercantile	6,000
	Nordstrom Rack	33,239
SUITE # 3221		
4	Half Price Books	10,000

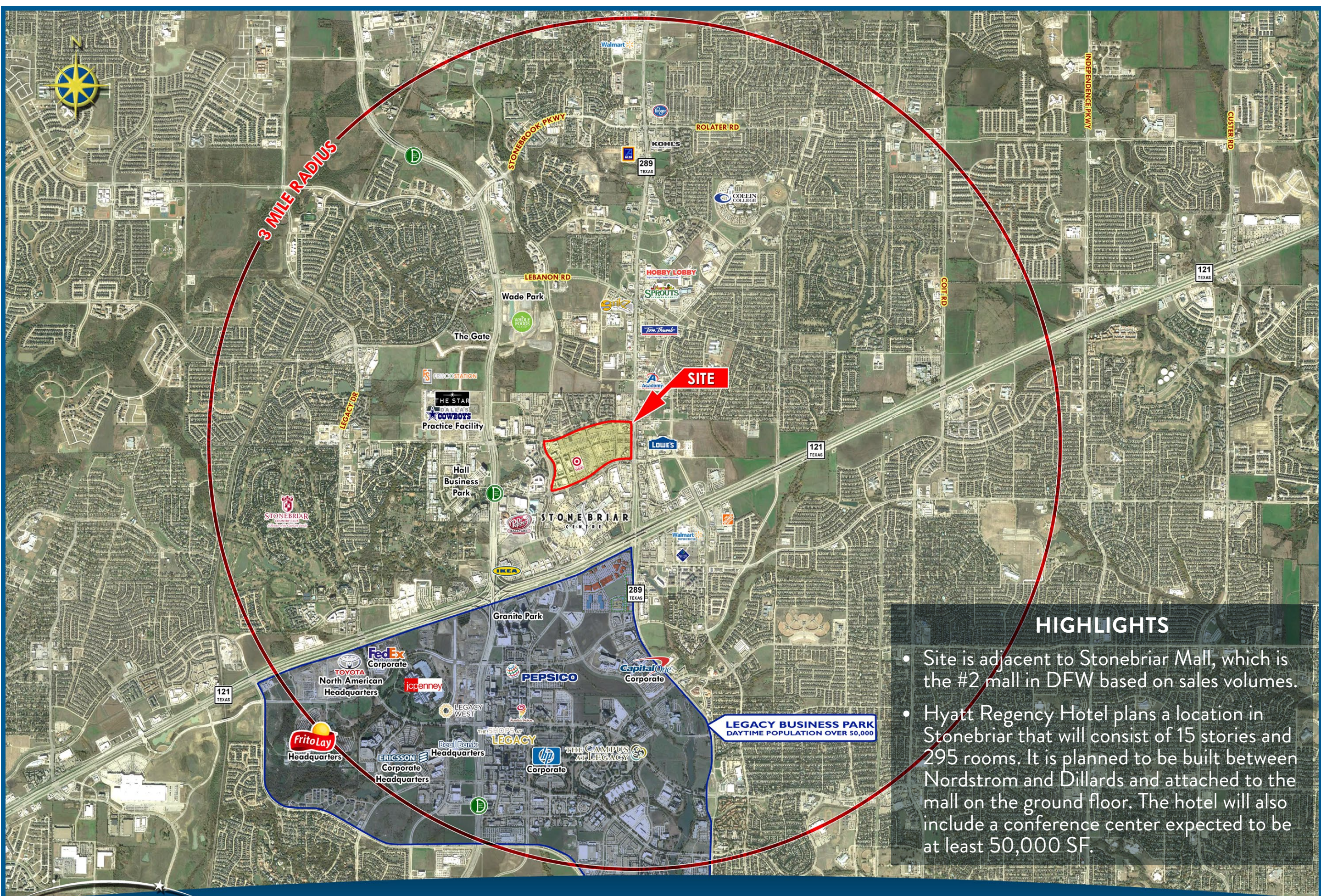
SUITE #	Tenant	SF
SUITE # 8600		
1	Sonoma Skin Works	5,000
	Gloria's	6,000
SUITE # 3321	Pier 1 Imports	8,990
SUITE # 8500	Men's Warehouse	9,450
SUITE # 3265	Dollar Tree	9,120
SUITE # 3261	TJ Maxx	25,000
SUITE # 8300		
1	Payless Shoes	3,000
4	New Balance	2,500
3	GameStop	1,104
6	Bath & Body Works	2,514
7	State Farm	1,713
8	A+ Tailoring	1,244
9	Nails America	1,350
10	Sports Clips	1,350
11	Sprint	3,000
13	Anabel's Brazilian Wax	2,000
14	Fruitealicious	1,400
15	Accent Dental	1,600
19	Norma's Cafe	3,884
21	Run On!	5,040
16	Ramen Hakata	2,551
SUITE # 8250		
1	AVAILABLE (12/31/2017)	5,000
3	Salon Boutique	7,730
5	AVAILABLE - 2nd Gen Restaurant	6,000
9	Sunstone Yoga	4,150
SUITE # 8549		
100	Boot Barn	29,309
101	Alla's Alterations	800
103	Life Superior Foods	1,800
104	GolfTec	2,800
105	Drones Plus of Dallas	1,200
107 A	Jos. A. Banks	4,050
107	Red Hot Chili Pepper	2,400
111	AVAILABLE	1,500
113	Marc Samuels Jewelers	3,800
115	Mojitos	2,467

PRESTON RIDGE



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	8,376	106,776	281,766
2017 EST DAYTIME POPULATION	17,136	109,920	172,066
2017 EST AVG HH INCOME	\$106,603	\$134,591	\$138,646

TRAFFIC COUNTS	
PRESTON ROAD	55,273 VPD
GAYLORD PKWY	21,917 VPD
WARREN PKWY	16,959 VPD



HIGHLIGHTS

- Site is adjacent to Stonebriar Mall, which is the #2 mall in DFW based on sales volumes.
- Hyatt Regency Hotel plans a location in Stonebriar that will consist of 15 stories and 295 rooms. It is planned to be built between Nordstrom and Dillards and attached to the mall on the ground floor. The hotel will also include a conference center expected to be at least 50,000 SF.

LEGACY BUSINESS PARK
DAYTIME POPULATION OVER 50,000



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.

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Agent’s Supervisor’s Name Amy Pjetrovic	License No. 550374	Email apjetrovic@venturedfw.com	Phone 214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

