



 **VENTURE**

214.378.1212

AMY PJETROVIC
APJETROVIC@VENTUREDFW.COM

TIM HENSON
THENSON@VENTUREDFW.COM

P R E S T O N R I D G E FOR LEASE

NWC PRESTON RD & GAYLORD PKWY
FRISCO, TX

GABI SHAFF
GSHAFF@VENTUREDFW.COM

PARTNER  **XTEAM**
RETAIL ADVISORS

AVAILABLE SPACES

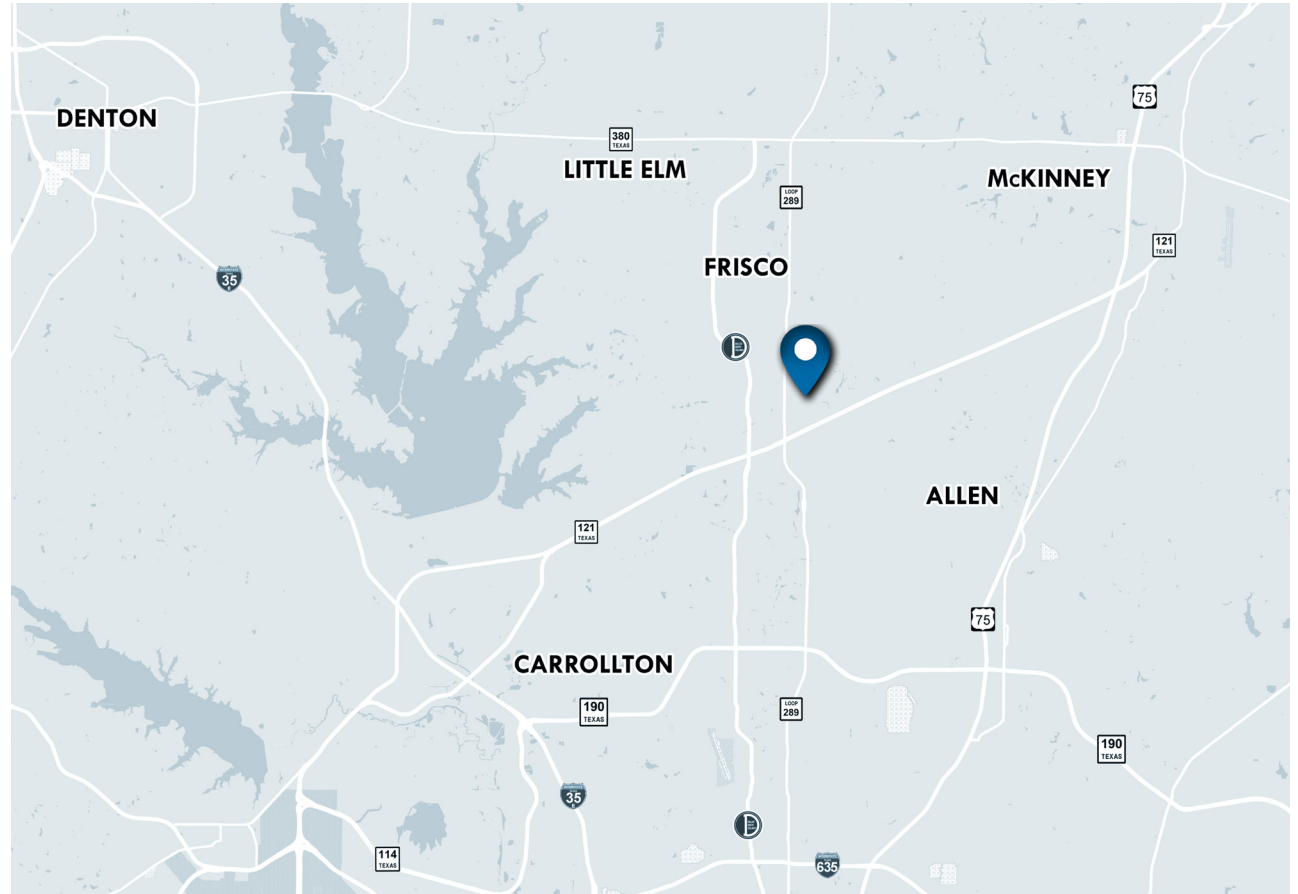
3333 SUITE 1400 3,658 SF	3259 SUITE 2 3,709 SF
3333 SUITE 112 6,400 SF	3231 SUITE 1 4,182 SF 2ND GEN RESTAURANT
3333 SUITE 108 1,200 SF	3231 SUITE 3 4,000 SF
3333 SUITE 106 1,190 SF	3211 SUITE 1 2,748 SF
3411 SUITE 1 2,650 SF	3211 SUITE 9 3,200 SF
3411 SUITE 13 1,450 SF	8250 SUITE 5 6,000 SF 2ND GEN RESTAURANT
3311 SUITE 10 1,771 SF	8300 SUITE 1 3,000 SF

TRAFFIC COUNTS

PRESTON RD 50,712 VPD	GAYLORD PKWY 22,338 VPD
---------------------------------	-----------------------------------

PROPERTY HIGHLIGHTS

- ★ **SITE IS ADJACENT TO STONEBRIAR MALL, THE #2 MALL IN DFW BASED ON SALES VOLUMES**
- ★ **HYATT REGENCY HOTEL IS UNDER CONSTRUCTION ON A LOCATION IN STONEBRIAR CONSISTING OF 15 STORIES, 295 ROOMS & CONFERENCE CENTER EXPECTED TO BE AT LEAST 50,000 SF BETWEEN NORDSTROM & DILLARDS ATTACHED TO THE GROUND FLOOR OF THE MALL**

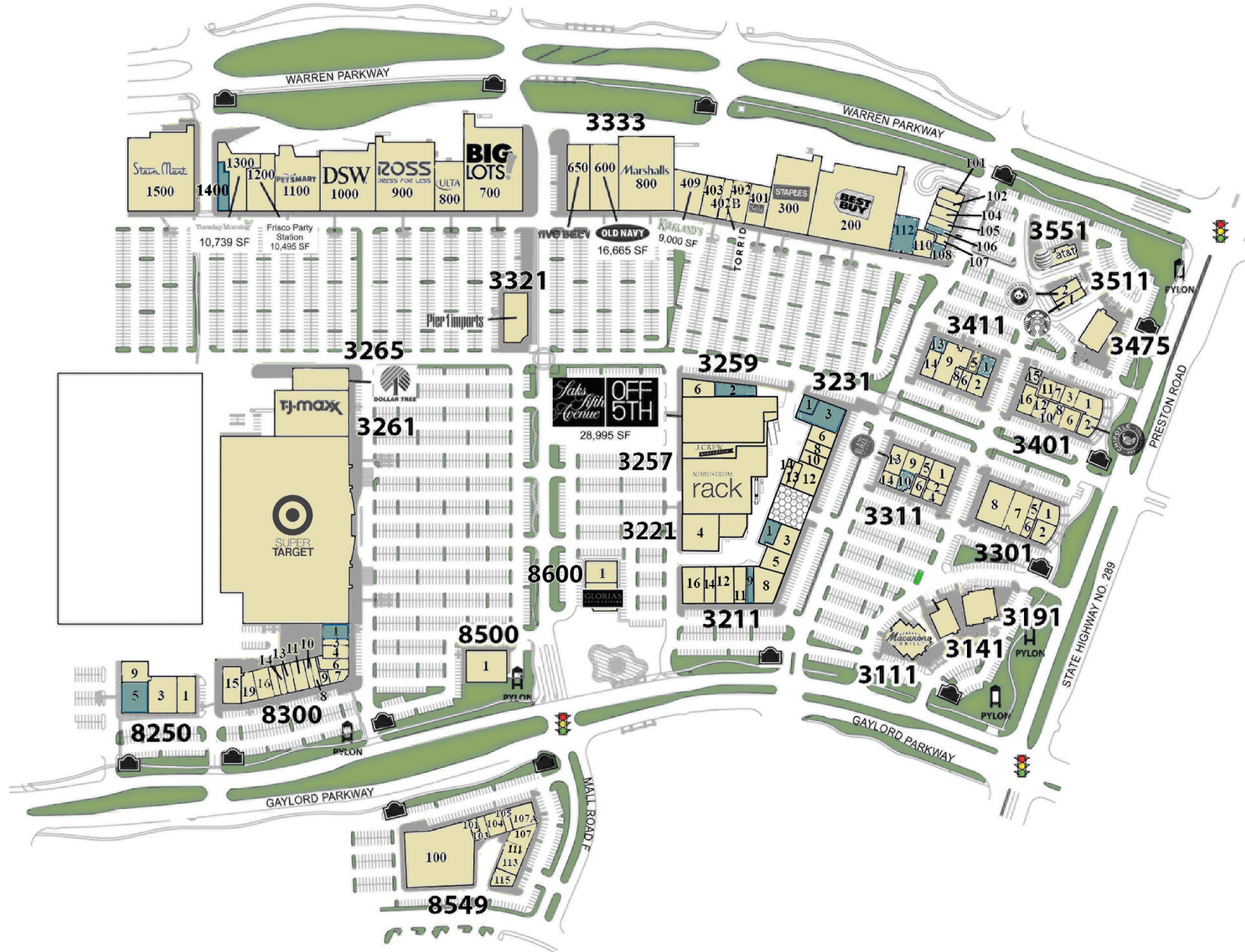


2019 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,008	111,549	298,853
EST. DAYTIME POPULATION	16,263	94,461	142,412
EST. AVG. HH INCOME	\$105,339	\$135,113	\$142,247

AREA ATTRACTIONS



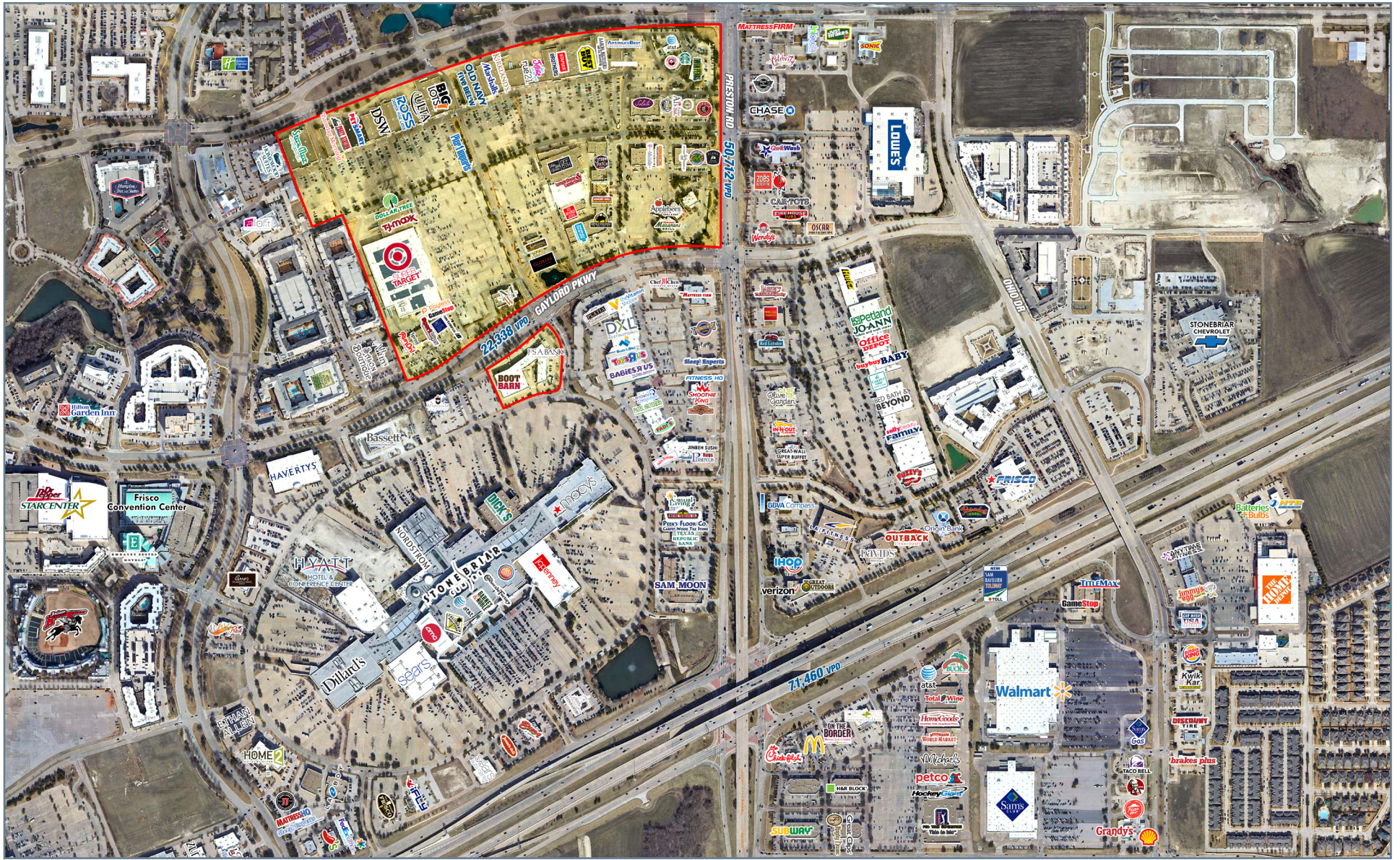


BLDG	STE #	TENANT	SF
3333	1500	Stein Mart	37,543
1400	AVAILABLE		3,658
	1300	Tuesday Morning	10,739
	1200	Frisco Party Station	10,495
	1100	PetSmart	19,353
	1000	DSW	25,000
	900	Ross	30,187
	800	Ulta Beauty	10,800
	700	Big Lots	37,500
	500	Marshalls	30,000
	650	Five Below	8,363
	600	Old Navy	16,665
	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
112	AVAILABLE		6,400
	110	America's Best Contacts & Eyeglasses	3,417
108	AVAILABLE		1,200
	107	Sam's Cleaners	880
106	AVAILABLE		1,190
	105	Dallas Designer Handbags	1,750
	104	Oudi Wellness	2,269
	102	Kolache Heaven	1,320
	101	Western Federal Credit Union	2,000
3551	SA	AT&T	3,865
3511	1	Starbucks	2,000
	2	Panda Express	2,500
3475	SA	Twin Peaks	6,620
3411	1	AVAILABLE	2,650
	2	Salon Di Lusso	2,200
	5	Sharkey's Cuts for Kids	1,000
	6	EmbroidMe	1,353
	8	Unrefined Bakery	1,149
	9	Amish Showcase	6,755
13	AVAILABLE		1,450
	14	Salata	2,650
3401	1	Mash'd	4,502
	2	Chipotle	2,420
	3	Al's Formal Wear	1,200
	6	Laser Away	2,520
	7	Vapor Lab	1,200

BLDG	STE #	TENANT	SF
3401	8	Marble Slab Creamery	1,100
(CONT)	10	Color Me Mine	1,500
	11	Heena Salon	1,926
	12	Ultimate Sports Nutrition	1,788
	15	Zero Degrees	1,200
	16	Biscuit	3,000
3311	1	Porto Porto	2,960
	2	The Dough Dough	1,305
	4	Oreck	1,661
	5	Roll & Poke	1,725
	6	T-Mobile	1,500
	9A	Popcorn	1,600
	9B	Quick Repair	1,050
10	AVAILABLE		1,771
	13	Blaze Pizza	3,375
	14	Flames	1,735
3301	1	Piada	3,000
	2	Corner Bakery Cafe	3,039
	5	Floyd's Barber Shop	1,500
	6	Tropical Smoothie Cafe	1,200
	7	Castle Nails	5,637
	8	Chennai Cafe	8,300
3111	SA	Romano's Macaroni Grill	7,600
3141	SA	Applebee's	4,997
3191	SA	Kelly's Craft Tavern	7,246
3321	SA	Pier 1 Imports	8,990
3265	SA	Dollar Tree	9,120
3261	SA	TJ Maxx	25,000
3259	2	AVAILABLE	3,709
	6	Rally House	4,000
3251	1400	Sakes Off 5th	28,995
		J Crew Mercantile	6,000
		Nordstrom Rack	33,239
3221	4	Half Price Books	10,000
3231	1	AVAILABLE-2nd Gen Restaurant	4,182
	3	AVAILABLE	4,000
	6	SampleHouse & CandleShop	3,000
	10	Three Wings Boutique	2,292
	8	Sushi Zen	2,000
	12	Cotton Patch Cafe	4,500
	13	AR Workshop	1,500
	14	Games Workshop	1,256

BLDG	STE #	TENANT	SF
3211	1	AVAILABLE	2,748
	3	Genghis Grill	4,000
	5	Testosterone Centers of Texas	3,000
	8	Buffalo Wild Wings	6,200
9	AVAILABLE		3,200
	11	Hand & Stone Massage	3,287
	12	Tactical 5.11	5,000
	14	Music & Art Center	3,000
	16	Land's End	6,000
8250	1	RAW Fitness	5,000
	3	Salon Boutique	7,730
5	AVAILABLE-2nd Gen Restaurant		6,000
	9	Sunstone Yoga	4,150
8300	1	AVAILABLE	3,000
	3	GameStop	1,104
	4	New Balance	2,500
	6	Bath & Body Works	2,514
	7	Gigi's Cupcakes	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
	16	Ramen Hakata	2,551
	19	Norma's Cafe	3,884
	21	Run On!	5,040
8500	1	Men's Warehouse	9,450
8600	1	Sonoma Skin Works	5,000
		Gloria's	6,000
8549	100	Boot Barn	29,309
	101	Alia's Alterations	800
	103	Life Superior Foods	1,800
	104	GolfTec	2,800
	105	Drones Plus of Dallas	1,200
	107A	Jos. A. Banks	4,050
	107	Red Hot Chili Pepper	2,400
	111	Burgerim	1,500
	113	Marc Samuels Jewelers	3,800
	115	Mojitos	2,467

SA = STAND ALONE BUILDING





8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTUREDFW.COM

AMY PJETROVIC

Principal
214.378.1212
apjetrovic@venturedfw.com

TIM HENSON

Partner
214.378.1212
thenson@venturedfw.com

GABI SHAFF

Senior Retail Specialist
214.378.1212
gshaff@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.

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

Buyer/Tenant/Seller/Landlord Initials

Date



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
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Tim Henson	623244	thenson@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Gabrielle Shaff	662554	gshaff@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date