

Preston Village

SEC Preston Road & Dilbeck Lane, Dallas, TX

Location:

- Southeast corner of Preston Road and Dilbeck Lane. Preston Village lies at the traffic light north of LBJ Freeway across from Valley View Center.

Property Summary:

- Recent redevelopment/renovation of over 60,000 sf of retail space included new, modified façade elevations and roof line modifications to draw more attention to the tenants. Improvements to color schemes enhanced aesthetic appeal and increased traffic to the center. Landscaping and signage improvements further increase Preston Village's presence.
- Chase Bank is currently under construction.
- Freestanding restaurant with drive-thru available.

Area Retail:

- Preston Village lies in close proximity to two major shopping destinations: Valley View Center and the Dallas Galleria. Local area retailers include Target, AMC Theatres, JC Penney, Sears and Foley's.

Traffic:

- Preston Village is located just off of LBJ Freeway, one of the most highly traveled corridors in the DFW Metroplex. LBJ Freeway conducts a daily bidirectional traffic flow of over 250,000 VPD, while Preston Road carries 52,504 VPD.



DEMOGRAPHICS			
Radius	Population	Daytime Pop.	Avg. HH Income
1 Mile	10,009	54,349	\$73,867
2 Miles	26,232	171,352	\$89,571
3 Miles	59,773	396,433	\$87,469

*Source: Claritas 2011

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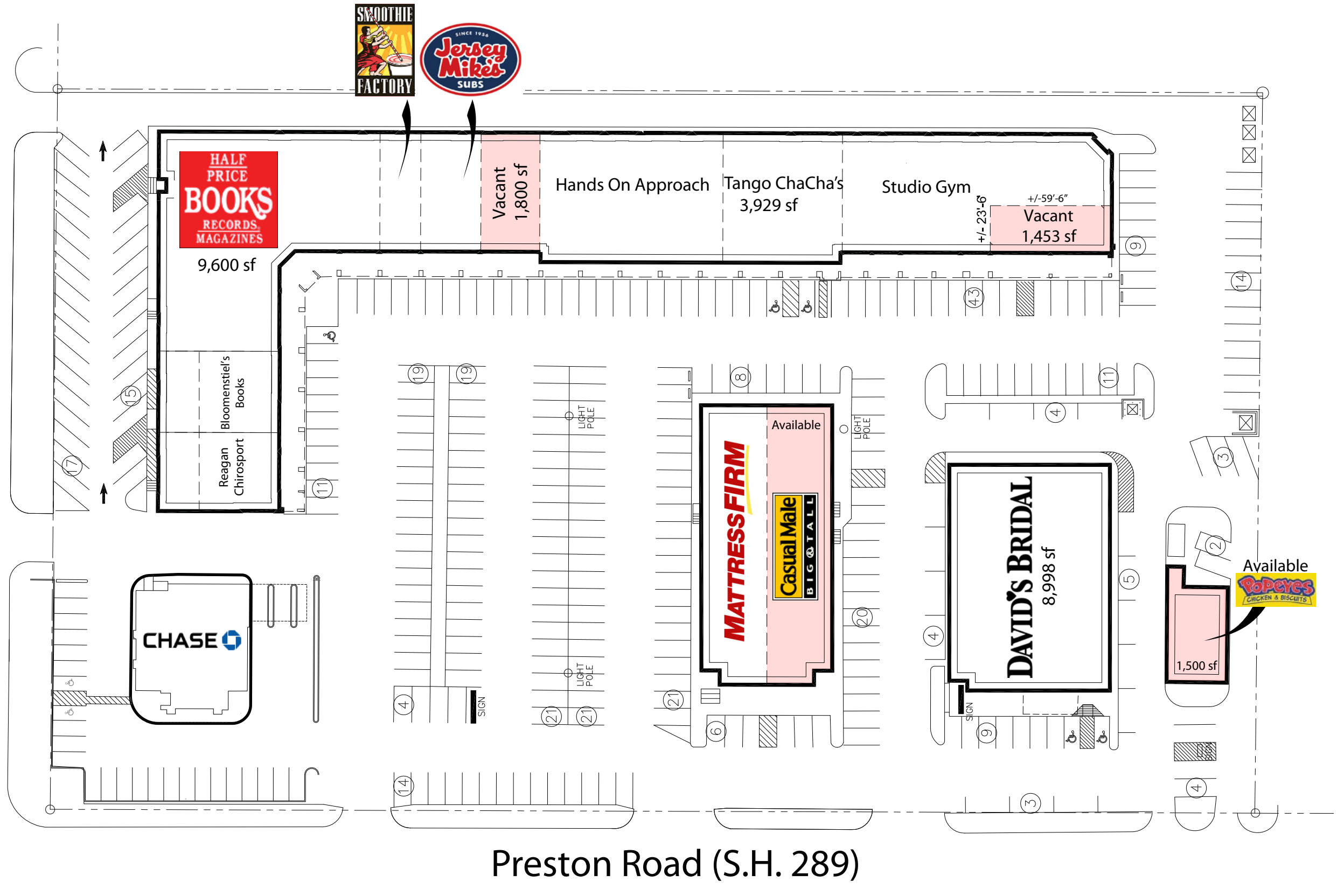


VISTA

PROPERTY CO.

Preston Village Shopping Center
Dallas, TX

Dilbeck Drive



Preston Road (S.H. 289)

