



— 13370 PRESTON ROAD | DALLAS, TEXAS 75240

Preston Village



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PROPERTY HIGHLIGHTS

- 56,901 neighborhood retail shopping center with excellent frontage on Preston Rd, just north of 635.
- Directly across from the \$4 billion Dallas Midtown mixed-use development.
- All major 635/Preston road improvements have been completed
- 4 curb cuts off Preston Rd and 2 Pylon Signs

AVAILABILITY

- 1,226 SF In-Line Space
- 1,453 SF End Cap Space
- 6,710 SF 2nd Generation Gym

LEASE RATES

Please Call for Rates

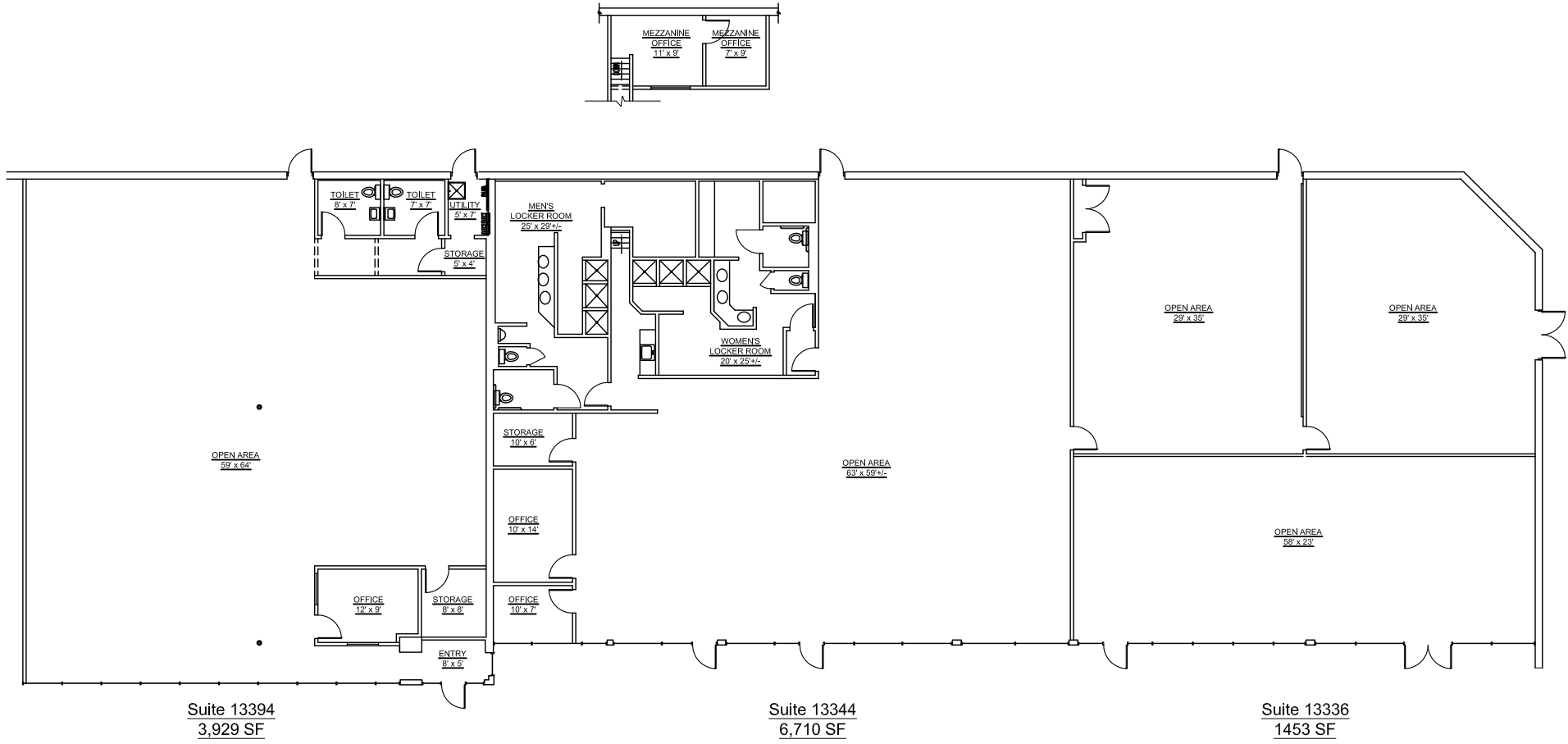
DEMOGRAPHICS

	1 mile	3 miles	5 miles
2023 Population	25,958	143,407	371,620
Daytime Population	39,534	268,971	555,978
Average Household Income	\$88,416	\$125,681	\$127,042
Traffic Counts	I-635: 249,564 VPD Preston Rd: 49,917 VPD		

AREA RETAILERS



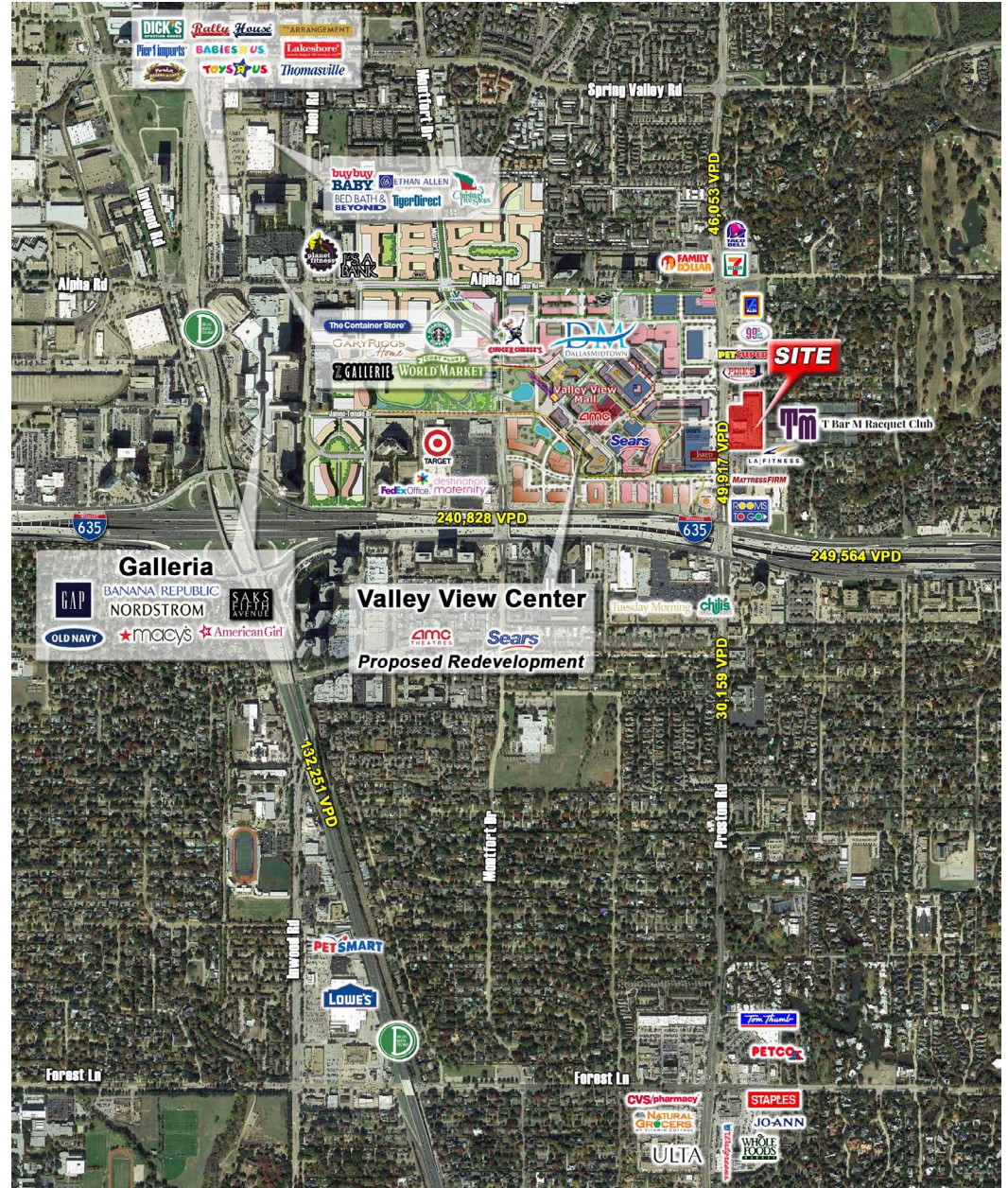




Preston Village
Suites 13394, 13344, 13336

As-Built Floor Plans
TOTAL SF: 12,092





	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	25,958	143,407	371,620
2028 Projected Population	26,979	146,530	377,226
2020 Census Population	24,601	139,214	367,984
2010 Census Population	23,306	126,939	331,971
Projected Annual Growth 2023 to 2028	0.77%	0.43%	0.30%
2023 Median Age	33.3	36.5	37.9
HOUSEHOLDS			
2023 Estimated Households	13,260	65,776	162,319
2028 Projected Households	13,917	67,899	166,369
2020 Census Households	12,409	63,332	160,053
2010 Census Households	11,381	56,034	145,764
Projected Annual Growth 2023 to 2028	0.97%	0.64%	0.49%
RACE AND ETHNICITY			
2023 Estimated White	33.6%	48.2%	50.9%
2023 Estimated Black or African American	22.5%	15.1%	14.6%
2023 Estimated Asian or Pacific Islander	7.0%	6.5%	8.5%
2023 Estimated American Indian or Native Alaskan	0.9%	1.8%	1.8%
2023 Estimated Other Races	18.8%	14.6%	11.4%
2023 Estimated Hispanic	39.4%	31.5%	27.0%

	1 MILE	3 MILES	5 MILES
INCOME			
2023 Estimated Average Household Income	\$88,416	\$125,681	\$127,042
2023 Estimated Median Household Income	\$57,293	\$76,318	\$75,554
2023 Estimated Per Capita Income	\$44,817	\$57,690	\$55,614
EDUCATION (AGE 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	7.7%	5.1%	4.5%
2023 Estimated Some High School (Grade Level 9 to 11)	6.7%	3.7%	3.5%
2023 Estimated High School Graduate	15.9%	11.6%	12.1%
2023 Estimated Some College	14.1%	14.6%	15.0%
2023 Estimated Associates Degree Only	5.8%	5.8%	6.0%
2023 Estimated Bachelors Degree Only	29.7%	36.0%	35.1%
2023 Estimated Graduate Degree	18.6%	21.7%	22.1%
EMPLOYEED (16+ BY OCCUPATION)			
2023 Total	17,253	86,918	213,464
White Collar	60.5%	70.1%	71.7%
Services	21.1%	15.6%	14.5%
Blue Collar	18.3%	14.3%	13.8%

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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 sponsored by a broker 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 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. 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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

VPC Property Services, Inc.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Colton Wright

Designated Broker of Firm

Mason duPerier

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Buyer/Tenant/Seller/Landlord Initials

Date

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