

13370 PRESTON ROAD | DALLAS, TEXAS 75240

Preston Village

VISTA PROPERTY CO.

MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

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

- 1,453 SF & 2,369 SF End Cap Spaces (2nd Gen Medical)
- 6,710 SF 2nd Gen Gym
- 9,000 SF Available 10/1/26

LEASE RATES

Please Call for Rates

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2026 Population	20,826	141,543	374,056
Daytime Population	36,353	236,586	551,564
Average Household Income	$114,577	$155,695	$160,435

Traffic Counts **I-635:** 249,564 VPD | **Preston Rd:** 49,917 VPD



AREA RETAILERS

99¢ only STORES. ALDI TARGET ROOMS TO GO amc THEATRES LA FITNESS.

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POPULATION			
2026 Total Population	20,826	141,543	374,056
2031 Total Population	21,691	146,923	381,517
2010 Total Population	17,928	125,761	334,960
2020 Total Population	19,081	136,419	368,143
2026-2031 Annual Rate	0.82%	0.75%	0.40%
2026 Median Age	35.7	37.0	37.5
HOUSEHOLDS			
2026 Total Households	9,965	66,739	167,351
2031 Total Households	10,539	70,393	173,385
2010 Total Households	7,892	55,355	144,757
2020 Total Households	8,728	62,048	159,534
2026-2031 Annual Rate	1.13%	1.07%	0.71%
RACE AND ETHNICITY			
2026 White Alone	37.6%	50.1%	52.3%
2026 Black Alone	16.7%	14.3%	14.6%
2026 American Indian Alone	1.0%	0.8%	0.8%
2026 Asian Alone	4.6%	5.8%	7.1%
2026 Two or More Races	21.5%	14.6%	11.5%
2026 Hispanic Origin	44.3%	31.1%	27.2%

	1 MILE	3 MILES	5 MILES
INCOME			
2026 Average Household Income	$114,577	$155,695	$160,435
2026 Median Household Income	$69,233	$89,586	$91,741
2026 Per Capita Income	$53,487	$73,208	$71,907
EDUCATION (AGE 25+)			
9th - 12th Grade, No Diploma	7.7%	3.4%	3.7%
High School Graduate	22.4%	12.2%	12.6%
GED/Alternative Credential	1.1%	1.8%	1.8%
Some College, No Degree	11.0%	13.6%	13.8%
Associate Degree	5.0%	5.9%	6.3%
Bachelor's Degree	30.1%	36.9%	34.5%
Graduate/Professional Degree	18.9%	22.5%	23.1%
EMPLOYEED (16+ BY OCCUPATION)			
2026 Total	12,360	87,560	220,487
White Collar	54.8%	72.1%	71.6%
Services	25.7%	14.0%	13.7%
Blue Collar	19.5%	13.9%	14.7%

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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.

11-3-25

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage acnvines, 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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's dunes and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 dunes 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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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 dunes 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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 written 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 confidennal information or any other information that a party specifically instructs the broker in written not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This nonce 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 nonce below and retain a copy for your records.

VPC Property Services, Inc.	9004601	colton@vistapropertyco.com	214.234.2555
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colton Wright	550365	colton@vistapropertyco.com	214.234.2574
Designated Broker of Firm	License No.	Email	Phone
Mason duPerier	9004601	mason@vistapropertyco.com	214.234.2573
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate´s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____