



THE ARBORS ON PRESTON RD FOR LEASE

214.378.1212

NEC PRESTON RD & FRANKFORD RD  
DALLAS, TX

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LOCATION

NEC PRESTON RD & FRANKFORD RD

AVAILABLE SPACES

**D-6**  
1,340 SF

**E-2**  
1,143 SF

**K-1**  
2,410 SF

**K-3**  
3,000 SF

**L (FUTURE DEV)**  
6,000 SF

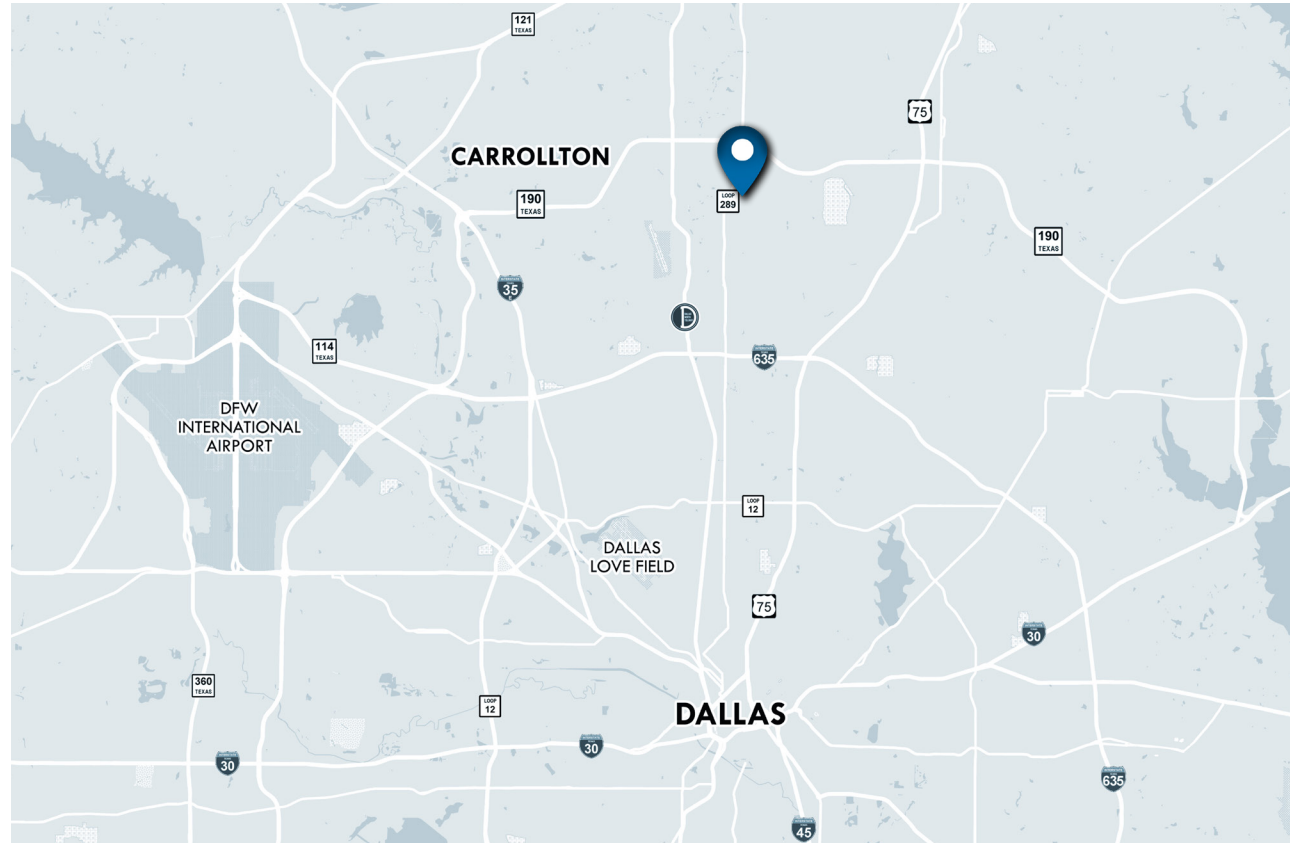
TRAFFIC COUNTS

**PRESTON RD**  
49,223 VPD 2019

**FRANKFORD RD**  
25,238 VPD 2019

PROPERTY HIGHLIGHTS

- ★ BEAUTIFUL LAKE SETTING FOR RESTAURANTS
- ★ ANCHORED BY TOM THUMB & KOHL'S
- ★ HIGH TRAFFIC INTERSECTION
- ★ UPSCALE NEIGHBORHOOD ON PRESTON ROAD



2023 DEMOGRAPHIC SUMMARY

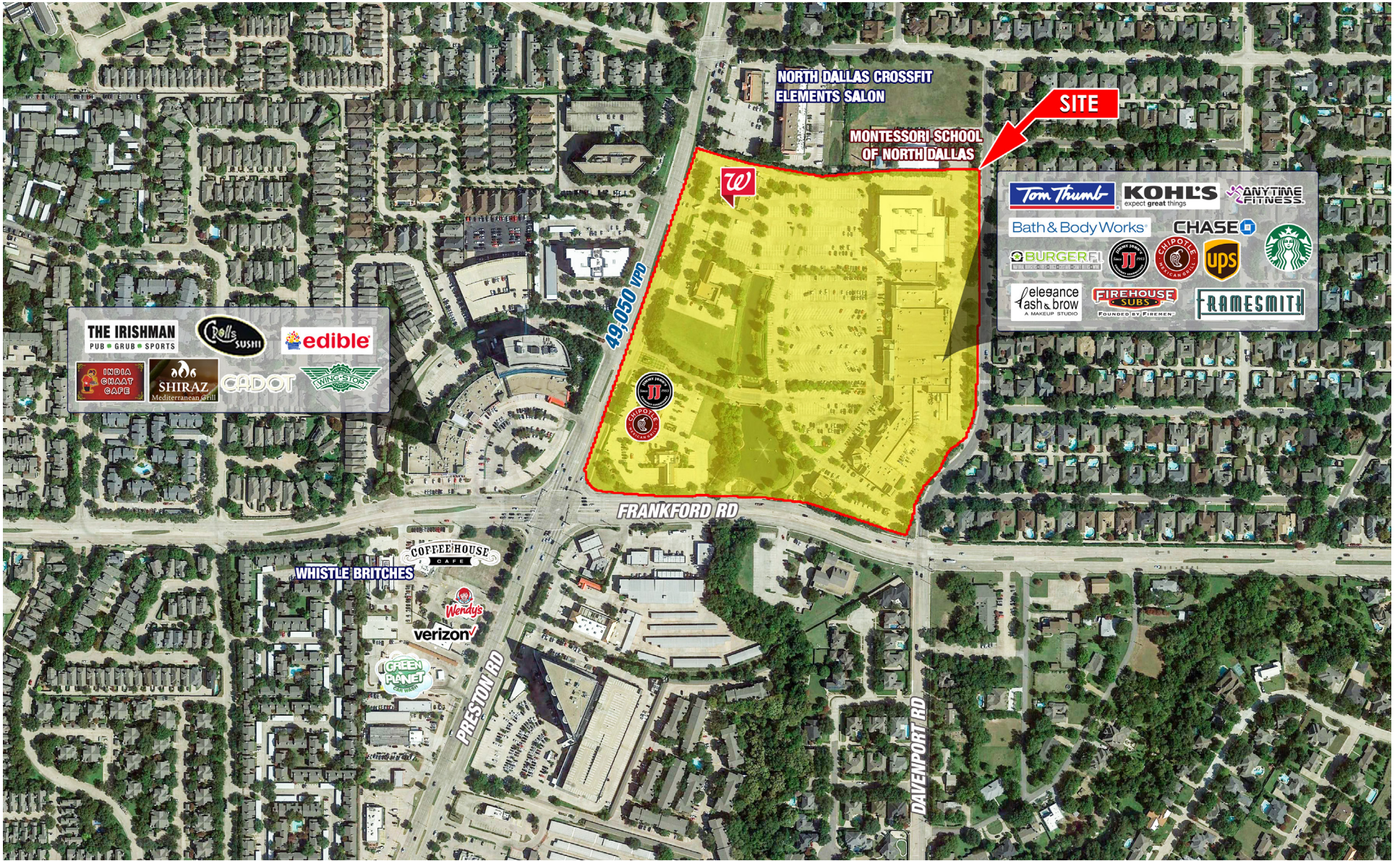
	1 MILE	3 MILES	5 MILES
EST. POPULATION	18,073	147,963	389,606
EST. DAYTIME POPULATION	10,936	99,278	293,224
EST. AVG. HH INCOME	\$151,326	\$136,046	\$134,071

AREA ATTRACTIONS





SUITE #	TENANTS	SF
A-1	Kohl's	93,000
B-1	Rejuve Med Spa	4,000
B-5	Storage	1,940
B-2	Anytime Fitness	5,005
B-3	Phenix Salon Suites	4,745
C-1	Tom Thumb	55,820
D-1	Bath & Body Works	2,674
D-2	Spectrum	2,956
D-3	Scrambler	3,210
D-4	L'Unique Jewlery	1,232
D-5	Venice Nails	2,161
<b>D-6</b>	<b>AVAILABLE</b>	<b>1,340</b>
D-7	Elegant Lash	1,660
D-8	Club Pilates	1,911
D-9	UPS Store	1,537
D-10	Firehouse Subs	1,766
D-11	Vida Salon	1,519
D-12	Starbucks	1,906
D-13	Framesmith	2,947
D-14	Comet Cleaners	2,654
D-15	Woof Gang Bakery	1,666
E-1	Speranza	3,030
<b>E-2</b>	<b>AVAILABLE</b>	<b>1,143</b>
F-1	Walgreens	18,054
G-1	Chase	6,869
H-1	Wells Fargo	4,500
I-1	Chipotle	2,000
I-2	Sports Physicians and Ortho	3,000
I-3	Jimmy John's	2,000
<b>K-1</b>	<b>AVAILABLE</b>	<b>2,410</b>
K-2	Apex Realty	2,517
<b>K-3</b>	<b>AVAILABLE (2<sup>ND</sup> Gen Restaurant)</b>	<b>3,000</b>
<b>L</b>	<b>FUTURE DEVELOPMENT</b>	<b>6,000</b>









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

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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 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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Easley B. Waggoner, Jr.</b>	<b>433572</b>	<b>ewaggoner@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





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Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Amanda Throckmorton Welles</b>	<b>649514</b>	<b>awelles@venturedfw.com</b>	<b>214-378-1212</b>
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