



**VENTURE** THE PLAZA AT PRESTON CENTER FOR LEASE

214.378.1212

SEC NORTHWEST HWY & PRESTON RD  
DALLAS, TX

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## LOCATION

SEC NORTHWEST HWY &amp; PRESTON RD

## AVAILABLE SPACES

**BUILDING A  
SUITE 250  
(2ND FLOOR RETAIL)**  
9,716 SF

**BUILDING B  
SUITE 8418**  
3,611 SF

**BUILDING A  
SUITE 700**  
1,915 SF

**BUILDING C  
SUITE 4029**  
2,242 SF

**BUILDING B  
SUITE 8416**  
3,419 SF

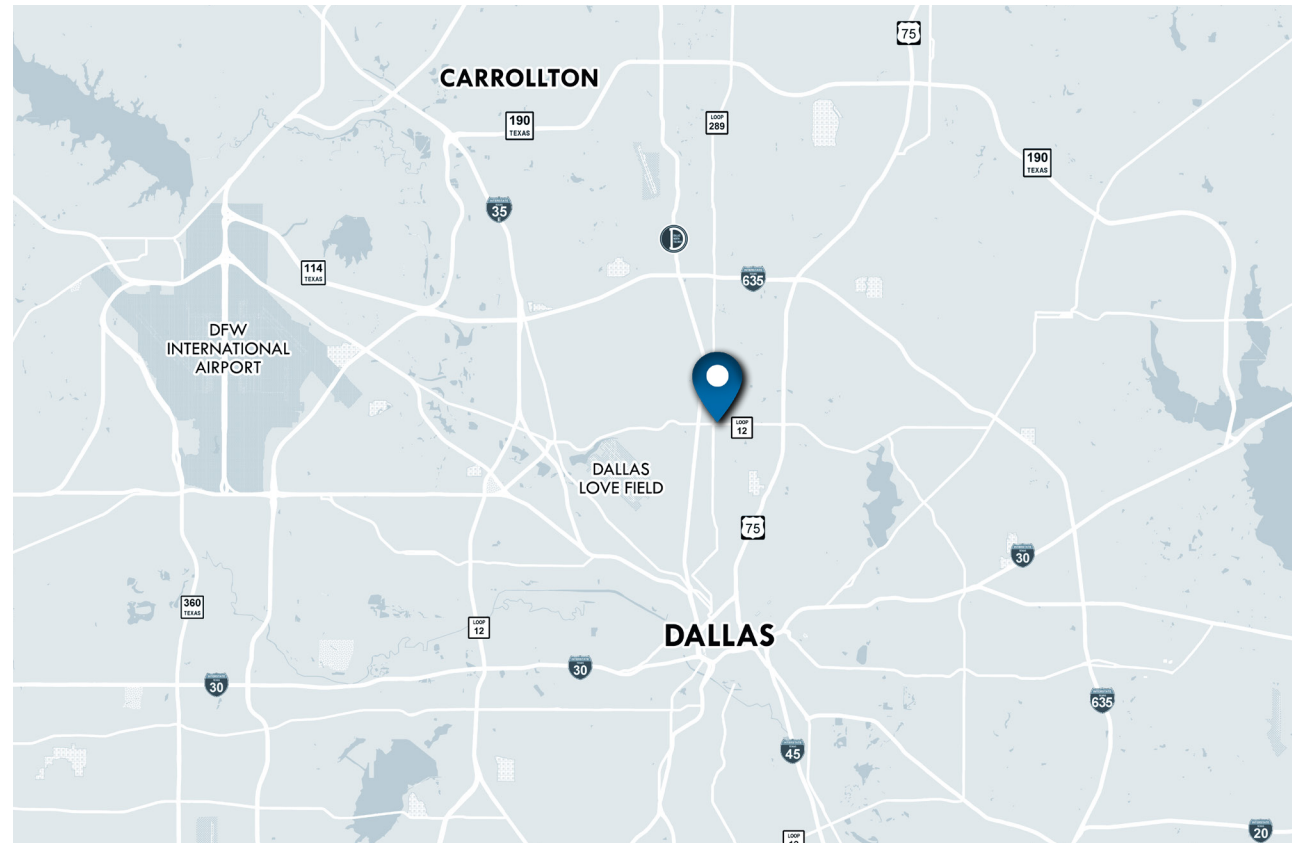
## TRAFFIC COUNTS

**NORTHWEST HWY**  
50,564 VPD 2021

**PRESTON RD**  
16,830 VPD 2021

## PROPERTY HIGHLIGHTS

- ★ EXCELLENT DAYTIME POPULATION
- ★ HIGH INCOME AREA
- ★ PRESTIGIOUS PARK CITIES SHOPPING



## 2023 DEMOGRAPHIC SUMMARY

|                         | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------|-----------|-----------|-----------|
| EST. POPULATION         | 13,949    | 140,228   | 413,469   |
| EST. DAYTIME POPULATION | 25,887    | 102,734   | 368,423   |
| EST. AVG. HH INCOME     | \$373,809 | \$222,732 | \$171,176 |

## AREA ATTRACTIONS

HILLSTONE  
RESTAURANT & LOUNGE

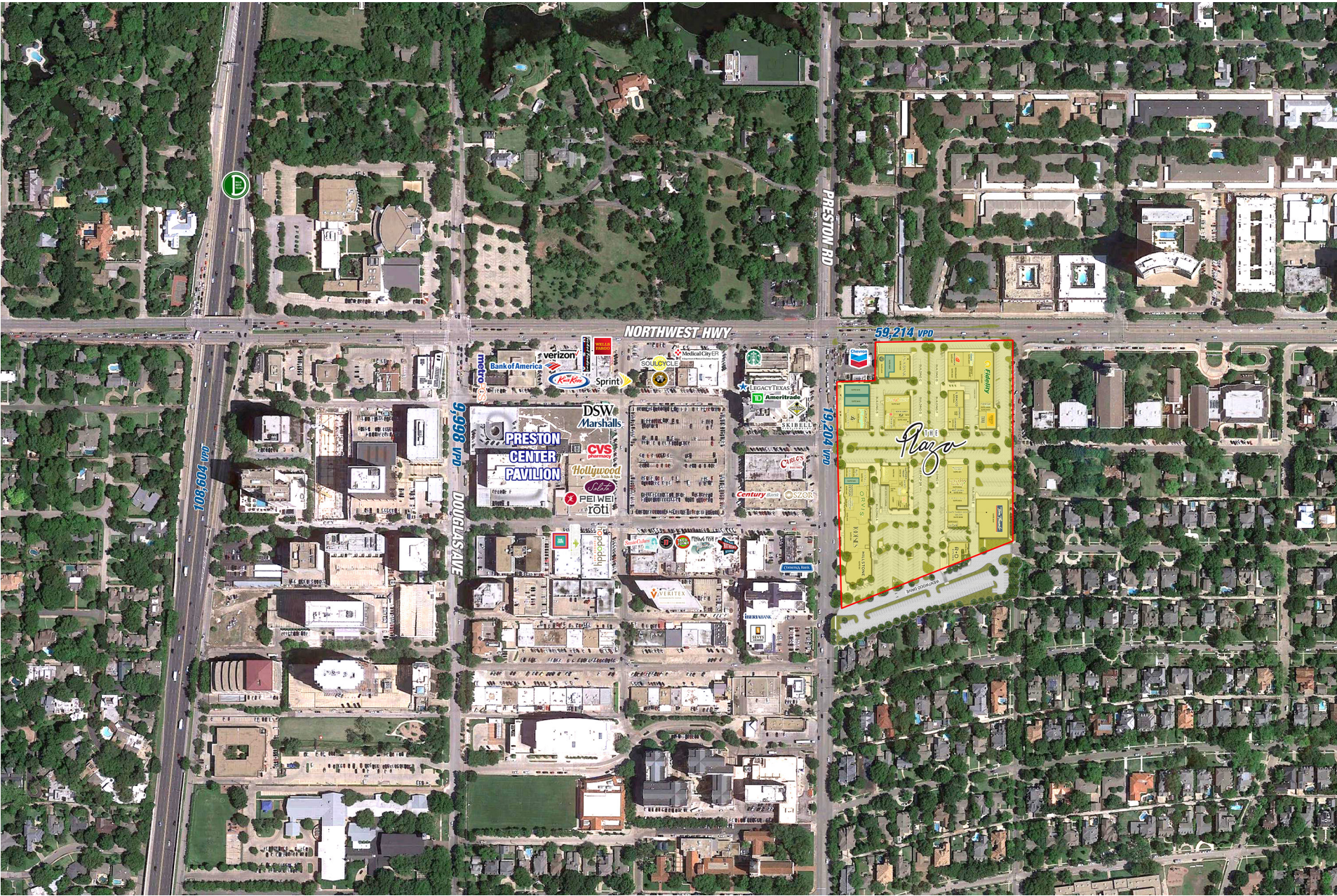
**R+D**  
KITCHEN

THE  
*Plaza*  
DALLAS, TX



| BUILDING A                   | 8300 PRESTON RD                       | LOWER LEVEL  |
|------------------------------|---------------------------------------|--------------|
| SUITE 100                    | HILLSTONE                             | 7,500        |
| SUITE 200                    | TOOTSIES                              | 9,562        |
| <b>SUITE 250</b>             | <b>AVAILABLE</b>                      | <b>9,716</b> |
| SUITE 300                    | ORVIS                                 | 16,490       |
| SUITE 360                    | CARLA MARTINENGO                      | 2,075        |
| SUITE 400                    | NARDOS                                | 1,939        |
| SUITE 500                    | NARDOS DESIGN                         | 1,419        |
| SUITE 600                    | COS BAR                               | 1,200        |
| SUITE 660                    | FRANCES VALENTINE                     | 1,024        |
| <b>SUITE 700</b>             | <b>AVAILABLE</b>                      | <b>1,915</b> |
| BUILDING B                   | PRESTON RD                            |              |
| SUITE 8400                   | BACHENDORF'S                          | 4,485        |
| <b>SUITE 8416</b>            | <b>AVAILABLE</b>                      | <b>3,419</b> |
| <b>SUITE 8418</b>            | <b>AVAILABLE</b>                      | <b>3,611</b> |
| SUITE 4030                   | VILLANOVA DR<br>BETTY REITER          | 1,182        |
| SUITE 4040                   | J. MCLAUGHLIN                         | 1,421        |
| BUILDING C                   | E NORTHWEST PKWY                      |              |
| SUITE 4033                   | BIBBENTUCKERS                         | 1,720        |
| <b>SUITE 4029</b>            | <b>AVAILABLE</b>                      | <b>2,242</b> |
| SUITE 4025                   | J'S. A. BANK                          | 5,209        |
| BUILDING D                   | E NORTHWEST PKWY                      |              |
| SUITE 4017                   | NEW BALANCE DFW                       | 2,773        |
| SUITE 4009                   | TEMPUR-PEDIC                          | 2,511        |
| SUITE 4001                   | FIDELITY INVESTMENTS                  | 11,012       |
| SUITE 4009B                  | STORAGE                               | 619          |
| SUITE 8420                   | PRESTON CENTER PLAZA DR<br>RESTAURANT | 4,071        |
| SUITE 8403                   | PICKWICK LN<br>NEKTER JUICE BAR       | 1,135        |
| SUITE 4000                   | VILLANOVA DR<br>POCKET MENSWEAR       | 2,968        |
| SUITE 4004                   | TROVA WINE & MARKET                   | 1,931        |
| BUILDING E                   | VILLANOVA DR                          |              |
| SUITE 4001                   | TOM THUMB                             | 15,870       |
| BUILDING F                   | VILLANOVA DR                          |              |
| SUITE 4014                   | LUMINARY                              | 2,023        |
| SUITE 8408                   | PRESTON CENTER PLAZA<br>EVEREVE       | 2,636        |
| SUITE 8416                   | IL BRACCO                             | 3,200        |
| BUILDING G                   | PRESTON CENTER PLAZA DR               |              |
| SUITE 8413                   | AMORINO GELATO                        | 1,135        |
| SUITE 8415                   | SOFIE GREY BOUTIQUE                   | 1,192        |
| SUITE 8417                   | SWOOZIE'S                             | 4,259        |
| SUITE 4020                   | VILLANOVA DR<br>SPRINKLES CUPCAKES    | 2,057        |
| SUITE 4022                   | BENEFIT COSMETICS                     | 890          |
| SUITE 4024                   | APPLES TO ZINNIAS                     | 1,579        |
| BUILDING H                   | PRESTON CENTER PLAZA DR               |              |
| SUITE 8300                   | R+D KITCHEN                           | 4,804        |
| SUITE 8304                   | OCCHIALI MODERN OPTICS                | 850          |
| SUITE 8308                   | EIGHTY THREE O EIGHT SALON            | 4,429        |
| SUITE 8314                   | CARLISLE                              | 3,193        |
| SUITE 8316                   | ABBEY GLASS                           | 1,500        |
| SUITE 8320                   | LUCKY DOG BAKERY                      | 2,483        |
| SUITE 4111                   | VILLANOVA DR<br>MUCHACHO TEX-MEX      | 3,500        |
| 8383 PRESTON CENTER PLAZA DR |                                       |              |
| SUITE 100                    | TRUE FOOD KITCHEN                     | 4,419        |
| SUITE 120                    | MATTHEW TRENT                         | 1,600        |
| SUITE 140                    | SOCIETY                               | 602          |
| SUITE 160                    | KENDRA SCOTT                          | 1,850        |
| SUITE 180                    | DOUBLE R                              | 1,096        |









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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:

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| <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> |
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| Sales Agent/Associate's Name                            | License No.         | Email                               | Phone               |

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Buyer/Tenant/Seller/Landlord Initials

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| <b>Easley B. Waggoner, Jr.</b>                          | <b>433572</b>       | <b>ewaggoner@venturedfw.com</b>     | <b>214-378-1212</b> |
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| <b>Amanda Throckmorton Welles</b>                       | <b>649514</b>       | <b>awelles@venturedfw.com</b>       | <b>214-378-1212</b> |
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