



VENTURE

PRESTON STONEBROOK CENTER FOR LEASE

214.378.1212

SWC PRESTON RD & STONEBROOK PWKY
FRISCO, TX

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LOCATION

SWC PRESTON RD & STONEBROOK PKWY

AVAILABLE SPACES

SUITE 401D: 1,857 SF

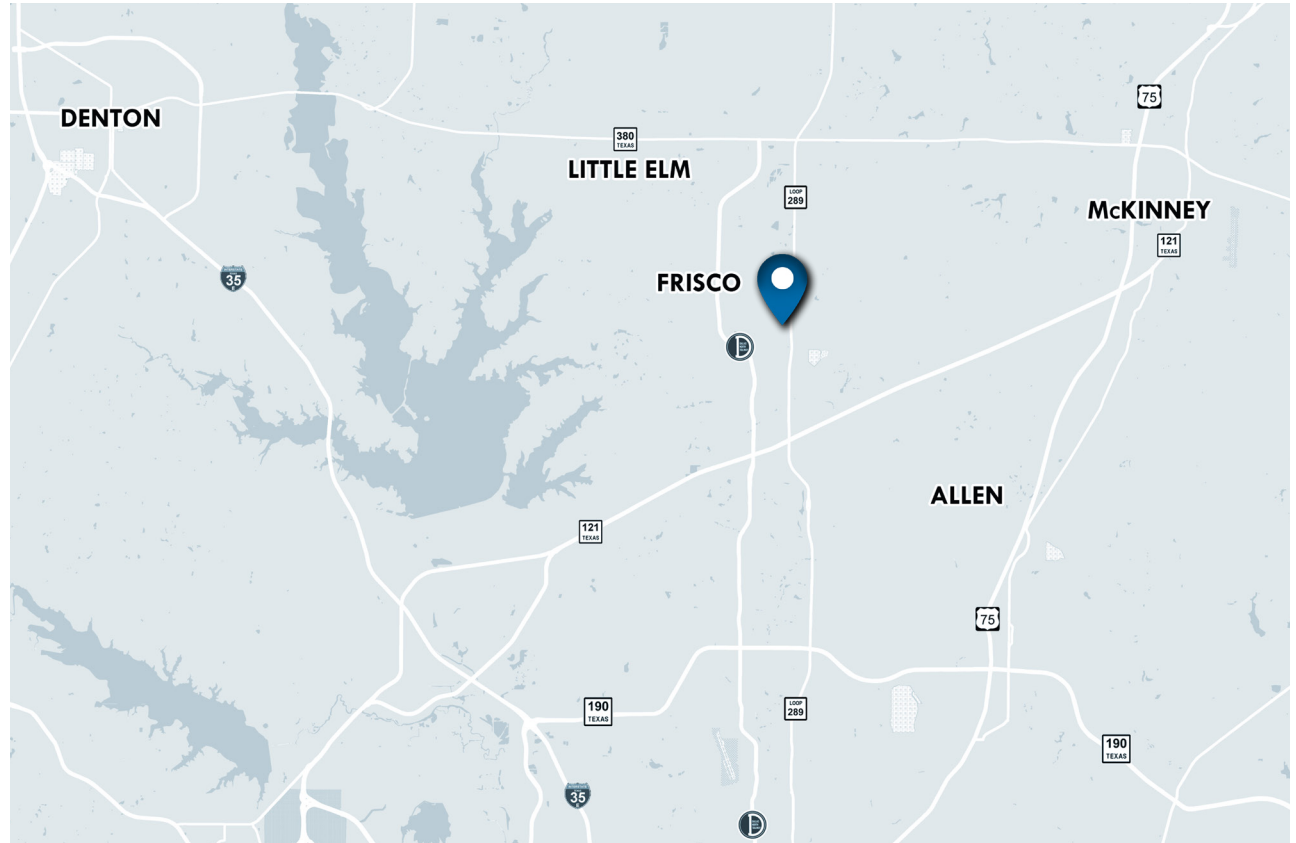
SUITE 411D: 1,875 SF

TRAFFIC COUNTS

PRESTON RD	STONEBROOK PKWY
53,744 VPD 2021	18,110 VPD 2019

PROPERTY HIGHLIGHTS

- ★ **PRESTON RD FRONTAGE**
- ★ **EASY ACCESS TO DALLAS NORTH TOLLWAY**
- ★ **2ND GEN ORTHODONTIST SPACE AVAILABLE**
- ★ **GOLDEN CORRIDOR LOCATION IN FRISCO**

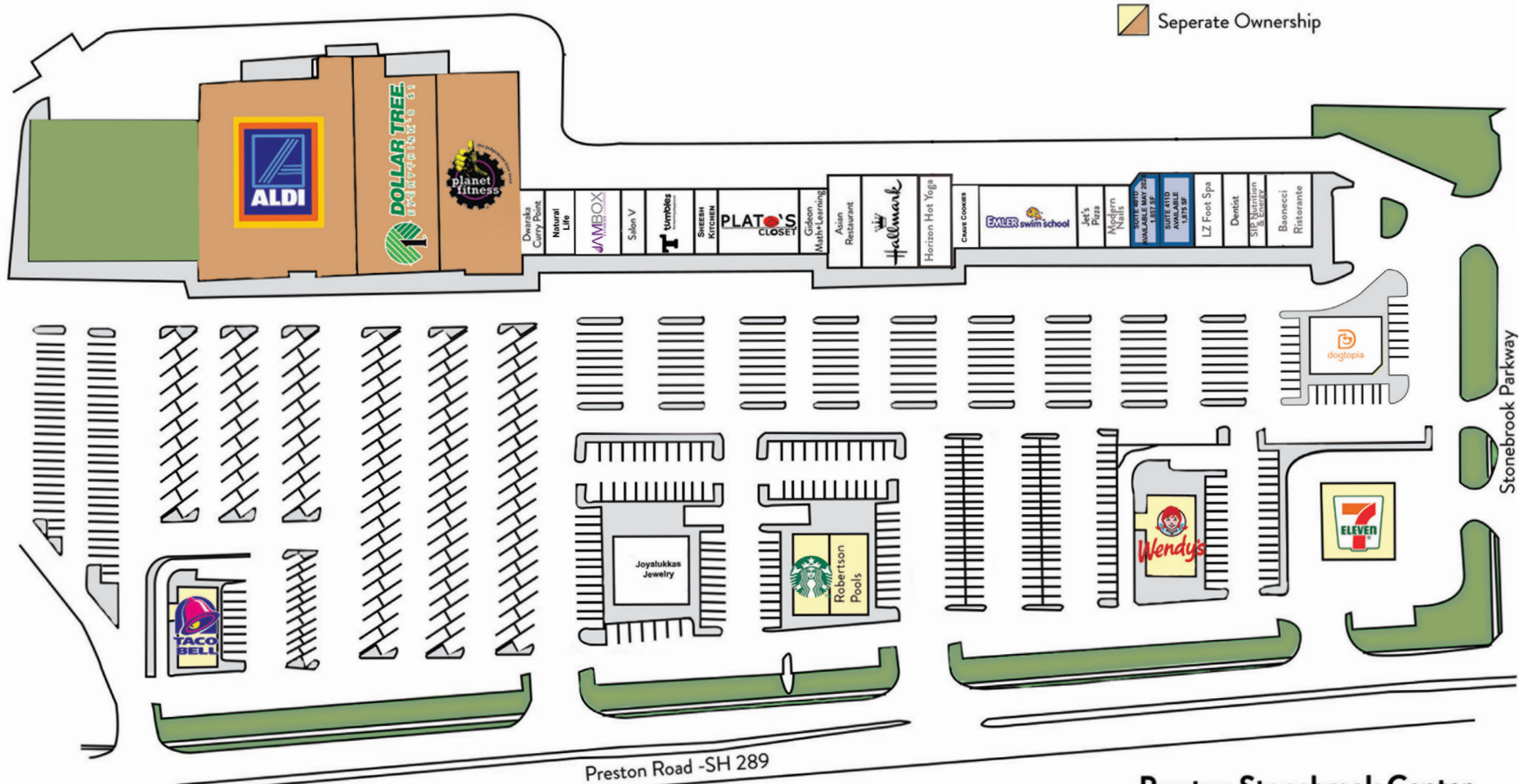


2024 DEMOGRAPHIC SUMMARY

AREA ATTRACTIONS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	17,956	101,503	312,362
EST. DAYTIME POPULATION	6,495	53,581	131,9226
EST. AVG. HH INCOME	\$116,068	\$164,510	\$190,440



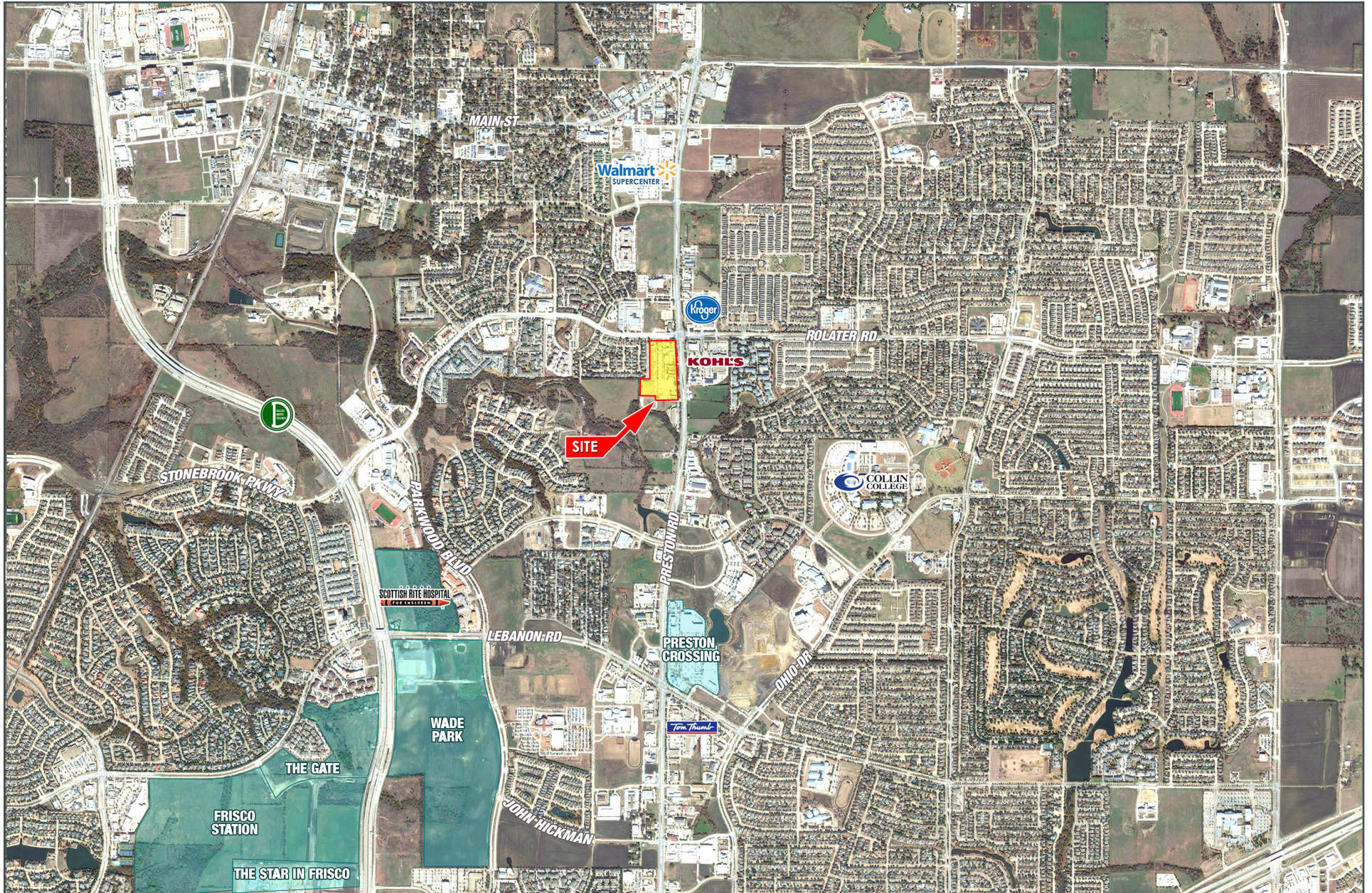


Tenant	Suite	Square Feet
Dwarka Curry Point	101A	1,400
Natural Life	111A	1,400
JamBox Fitness	123A	2,800
Salon V	131A	1,418
Tumbles	135A	2,798
Sheesh Kitchen	151A	1,400
Plato's Closet	161A	4,859
Gideon Math and Learning	191A	1,400
Thai Green Village	201B	2,440
J's Hallmark	211B	3,934
Horizon Hot Yoga	221B	3,450

Tenant	Suite	Square Feet
Crave Cookies	301C	1,447
Emler Swim School	321C	5,577
Jet's Pizza	331C	1,750
Modern Nails	341C	1,750
Available	401D	1,857
Available	411D	1,875
LZ Foot Spa	421D	1,444
Dr. Robert Neal Dentist	431D	1,954
SIP Nutrition & Energy	441D	1,069
Baonecci Ristorante	451D	3,019
Dogtopia	7227	4,512
Joyalukkas Jewelry	7055	5,015

Preston Stonebrook Center
Frisco, Texas







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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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amanda Throckmorton Welles	649514	awelles@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker’s Name	License No.	Email	Phone
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Agent’s Supervisor’s Name	License No.	Email	Phone
Easley B. Waggoner, Jr.	433572	ewaggoner@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

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Date