



WORKSHOP

For lease:
NEQ Belt Line Rd &
Prestonwood Blvd
Dallas, TX 75254

VENTURE

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Metrics

NEQ Belt Line Rd & Prestonwood Blvd
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Location

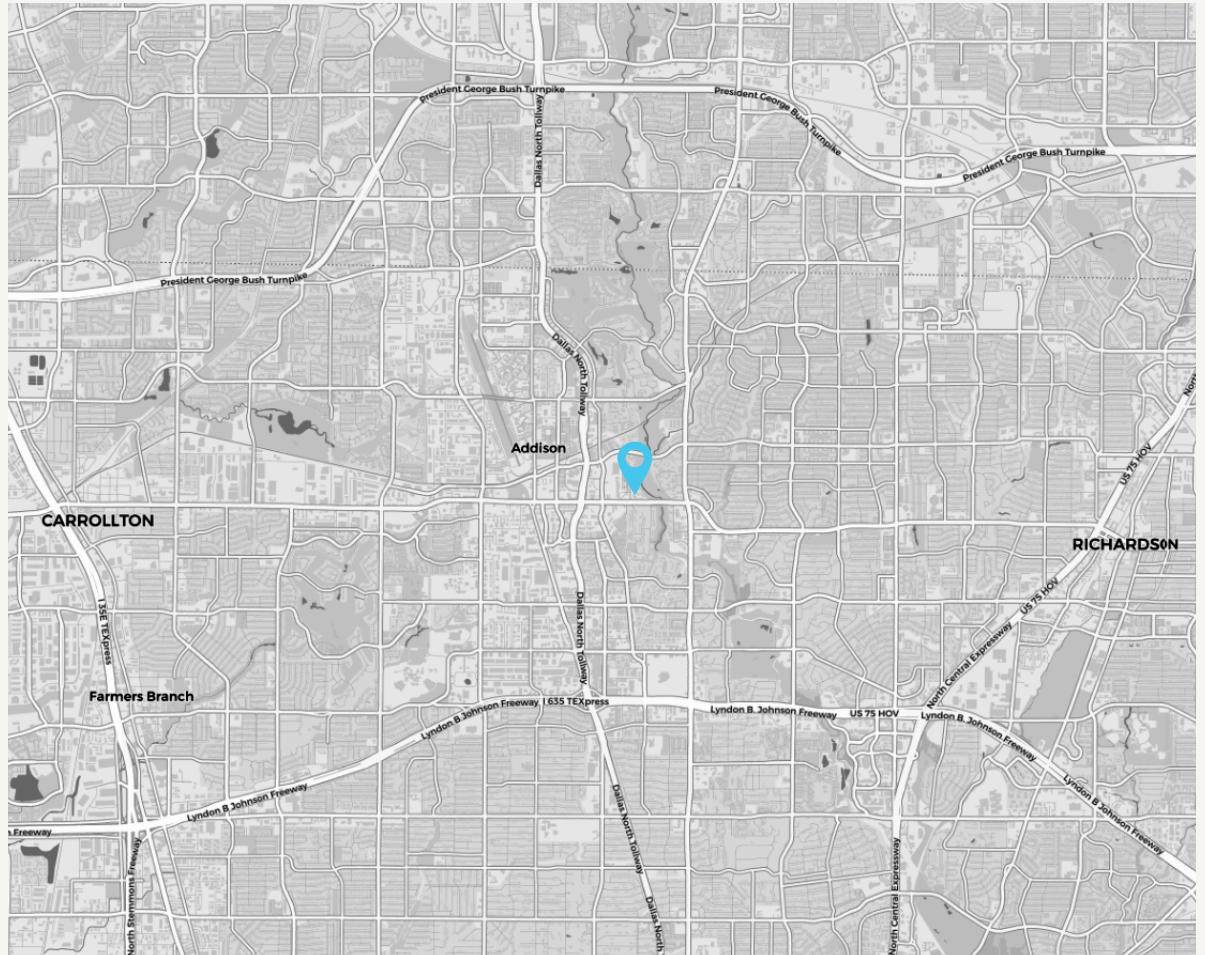
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Available Spaces

Former Restaurant (Crisp & Green)
Endcap + Patio
3,071 SF

Traffic Counts

Belt Line Rd	DNT
30,728 VPD	143,975 VPD



Area Attractions



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Property Highlights

NEQ Belt Line Rd & Prestonwood Blvd
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1. Daytime population in excess of 59,000 in a 1 mile radius
2. Highly visible to Belt Line Rd
3. Highly accessible location within close proximity to Dallas North Tollway and Preston Rd
4. Private patio and access to communal green space
5. Located in a highly walkable mixed-use property that includes 135k sf of on-site office space
6. Situated within the heart of Addison's 'Restaurant Row'



2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	30,153	138,824	390,737
EST. DAYTIME POPULATION	59,094	209,659	346,965
EST. AVG. HH INCOME	\$102,717	\$144,729	\$141,512

Site Plan

NEQ Belt Line Rd & Prestonwood Blvd
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WORK|SHOP

12 acres
SITE PLAN

1,000 ft
BELTLINE ROAD FRONTAGE

1,000 ft
GOLF COURSE VIEWS TO THE EAST

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Aerial

NEQ Belt Line Rd & Prestonwood Blvd
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Photos

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VENTURE

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.

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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.

2-10-2025



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

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 - 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.

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