



18,898 SF

JUNIOR ANCHOR BOX | SWC LBJ FWY (I-635) & PRESTON RD, DALLAS, TX 75230

Features

- 18,898 SF junior box available
- Highly visible from 635
- Large pylon signage on 635 and Preston Road
- Ingress/egress from 635 frontage right at storefront

FOR LEASE

TOTAL SF: 18,898

CONTACT FOR MORE INFORMATION

NNN: \$7.85 EST.

Traffic Counts

IH-635	256,608 VPD
Preston Road	41,749 VPD

Demographics

	YEAR: 2023	1 MILE	3 MILE	5 MILE
Total Population		15,336	136,612	308,281
Daytime Population		44,540	249,073	577,457
Average Household Income		\$128,139	\$126,969	\$129,298
5 Year Population Growth		2.91%	2.75%	1.30%

Area Retailers & Businesses

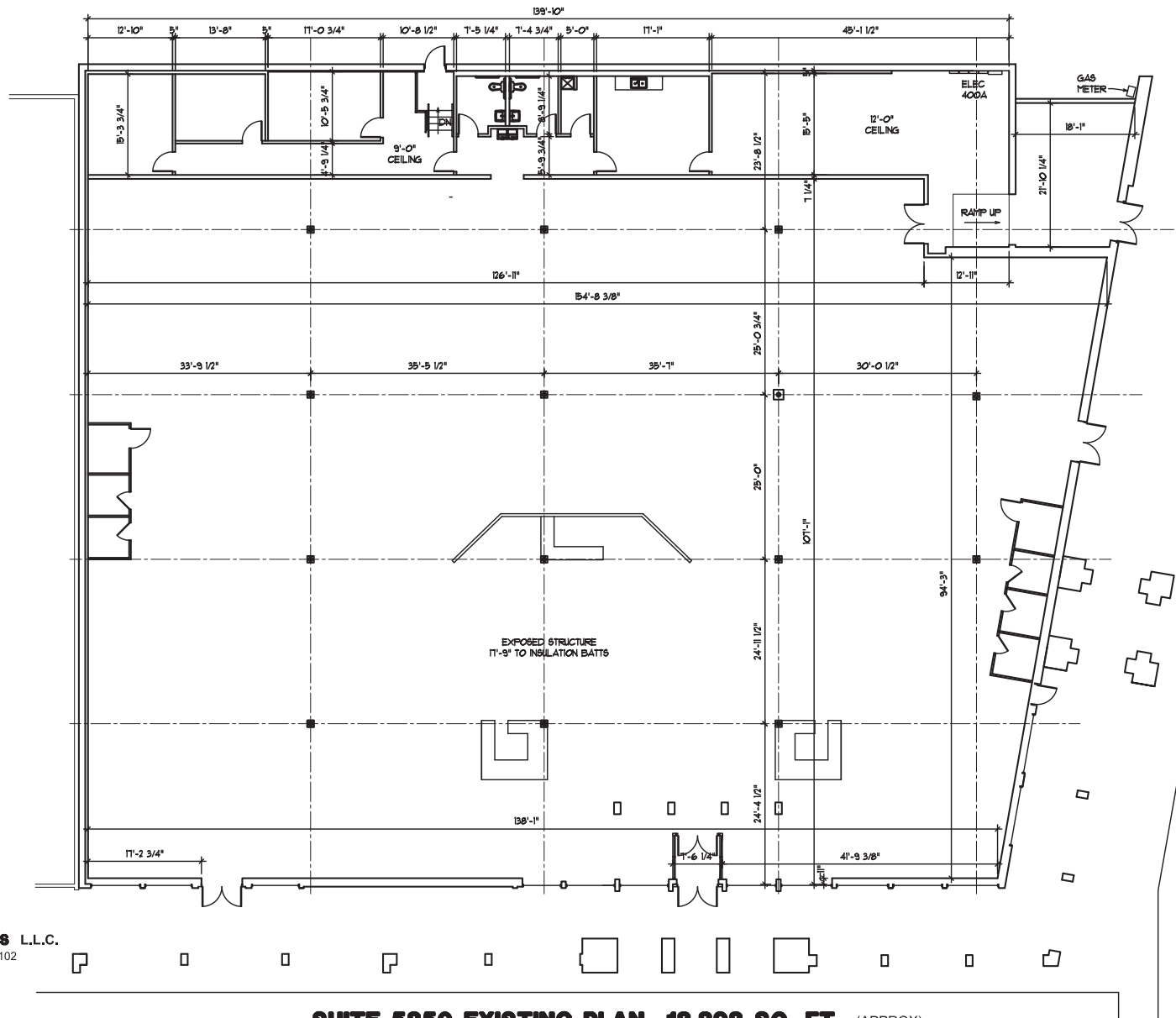


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SUITE 5850 EXISTING PLAN 18,898 SQ. FT. (APPROX)
 1/16" = 1'-0"

SUITE 5850
 PRESTON VALLEY
 SHOPPING CENTER
 PRESTON / LBJ FREEWAY
 DALLAS, TEXAS
 6-4-24



PRESTON VALLEY SHOPPING CENTER

SWC OF LBJ FWY (I-635) & PRESTON RD, DALLAS, TX 75230



Available Space	
104*	3,595 sf
112	3,750 sf
121	1,884 sf
130*	700 sf
5850	18,898 sf

*Occupied but available

Pending Lease

Current Tenants

100	Chili's Grill & Bar	5,972 sf
104	S&H Flooring	3,595 sf
105	India Palace	5,000 sf
108	Nail Spa INC.	5,000 sf
115	Sazon Tex-Mex	2,883 sf
117	Hollie World	1,035 sf
124	Ukie Style	1,500 sf
128	Jerry's Artarama Art Supplies and Framing	10,285 sf
130	Legacy Tailor	700 sf
132	Creative Stitches	3,500 sf
129	Maple Leaf Diner	4,500 sf
135	Le Reve Gelato & Patisserie	1,632 sf
136	Inspire Chiropractic	1,800 sf
138	Terry Costa	16,650 sf
248	Bank of America	600 sf

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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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 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 on 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 listening 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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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