

 **FOR
LEASE**

PRESTON TRAIL PLAZA

17370-17390 Preston Road
Dallas, Texas 75252



HOPKINS
IF IT'S RETAIL, THINK HOPKINS.

RANKIN GROTE

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214-384-4051 or 214-956-7881 x115

BRANDON KNIGHT

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7995 LBJ Freeway, Suite 250 | Dallas, Texas 75251
Phone: 214-956-7881 | Fax: 214-956-7899

All information pertaining to this property is from sources deemed reliable; however, Owner and Broker have not performed an independent investigation of this real estate information and acknowledge that it is subject to errors, omissions, change of price, retail or other conditions, prior to sale or lease or withdrawal without notice.



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AVAILABLE

990-3,140 S.F.



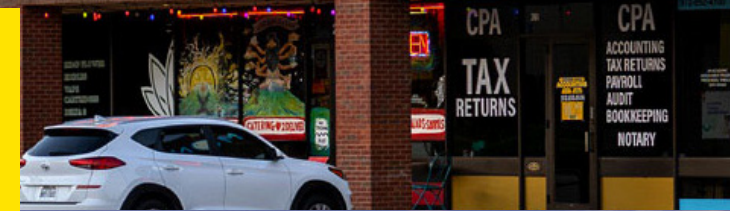
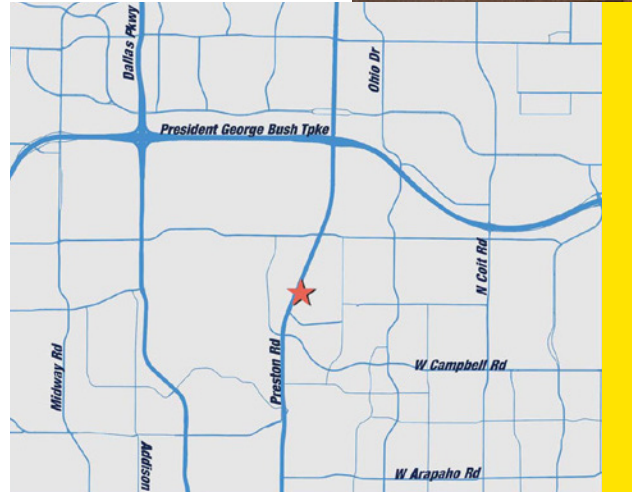
RATE

Call For Info



TRAFFIC COUNT

Preston Rd: 51,320 VPD 17



PROPERTY HIGHLIGHTS

- Preston Trail Plaza is a 90,000 SF Shopping Center Located East of Preston Rd in Dallas, TX
- Located Across from the Shelton School of Dallas
- Nearby Retailers include: Kroger, Tom Thumb, Kohls, Pizza Hut and More.
- Signalized Intersection

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	13,186	135,331	379,061
Daytime Population	17,349	214,448	598,961
Avg HH Income	\$191,191	\$130,780	\$134,952



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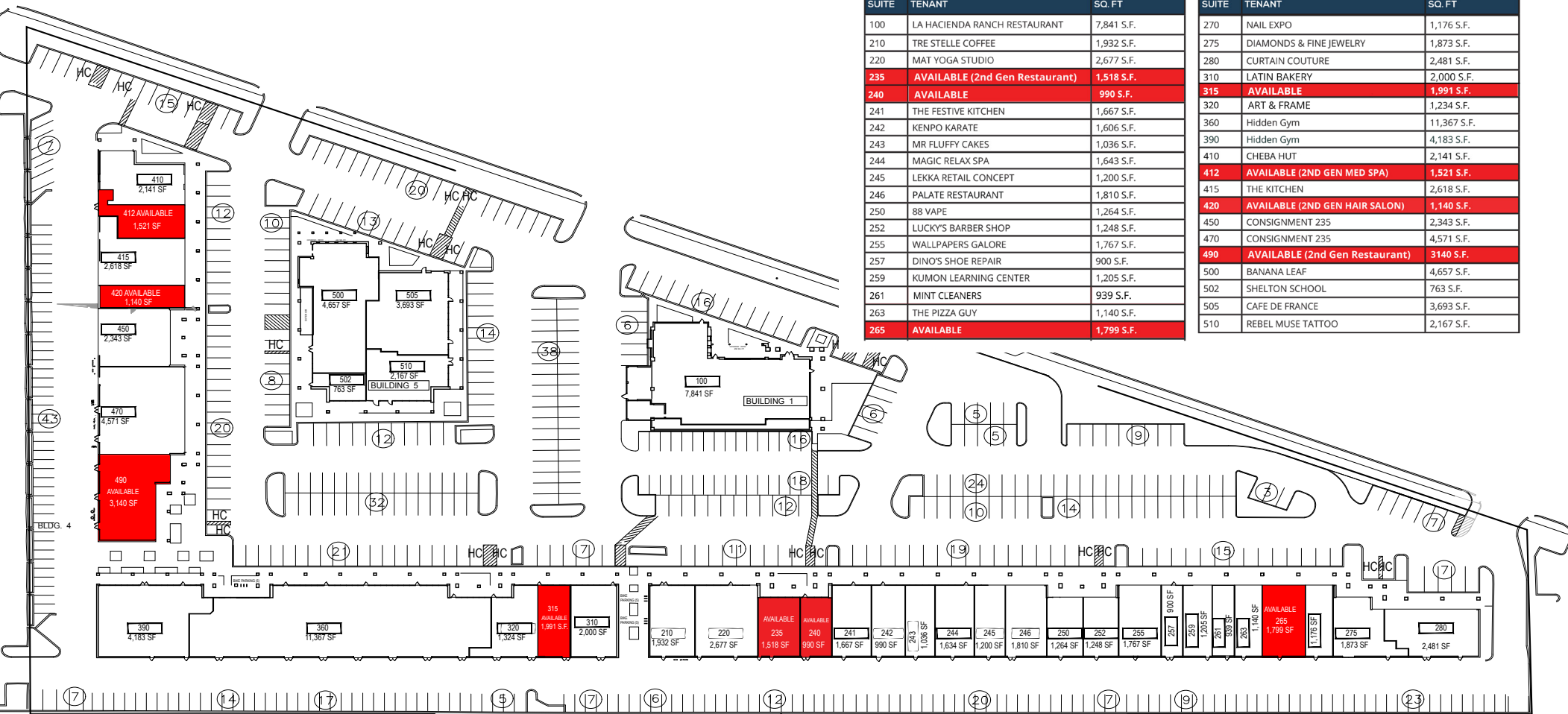
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SUITE	TENANT	SQ. FT	SUITE	TENANT	SQ. FT
100	LA HACIENDA RANCH RESTAURANT	7,841 S.F.	270	NAIL EXPO	1,176 S.F.
210	TRE STELLE COFFEE	1,932 S.F.	275	DIAMONDS & FINE JEWELRY	1,873 S.F.
220	MAT YOGA STUDIO	2,677 S.F.	280	CURTAIN COUTURE	2,481 S.F.
235	AVAILABLE (2nd Gen Restaurant)	1,518 S.F.	310	LATIN BAKERY	2,000 S.F.
240	AVAILABLE	990 S.F.	315	AVAILABLE	1,991 S.F.
241	THE FESTIVE KITCHEN	1,667 S.F.	320	ART & FRAME	1,234 S.F.
242	KENPO KARATE	1,606 S.F.	360	Hidden Gym	11,367 S.F.
243	MR FLUFFY CAKES	1,036 S.F.	390	Hidden Gym	4,183 S.F.
244	MAGIC RELAX SPA	1,643 S.F.	410	CHEBA HUT	2,141 S.F.
245	LEKKA RETAIL CONCEPT	1,200 S.F.	412	AVAILABLE (2ND GEN MED SPA)	1,521 S.F.
246	PALATE RESTAURANT	1,810 S.F.	415	THE KITCHEN	2,618 S.F.
250	88 VAPE	1,264 S.F.	420	AVAILABLE (2ND GEN HAIR SALON)	1,140 S.F.
252	LUCKY'S BARBER SHOP	1,248 S.F.	450	CONSIGNMENT 235	2,343 S.F.
255	WALLPAPERS GALORE	1,767 S.F.	470	CONSIGNMENT 235	4,571 S.F.
257	DINO'S SHOE REPAIR	900 S.F.	490	AVAILABLE (2nd Gen Restaurant)	3140 S.F.
259	KUMON LEARNING CENTER	1,205 S.F.	500	BANANA LEAF	4,657 S.F.
261	MINT CLEANERS	939 S.F.	502	SHELTON SCHOOL	763 S.F.
263	THE PIZZA GUY	1,140 S.F.	505	CAFE DE FRANCE	3,693 S.F.
265	AVAILABLE	1,799 S.F.	510	REBEL MUSE TATTOO	2,167 S.F.

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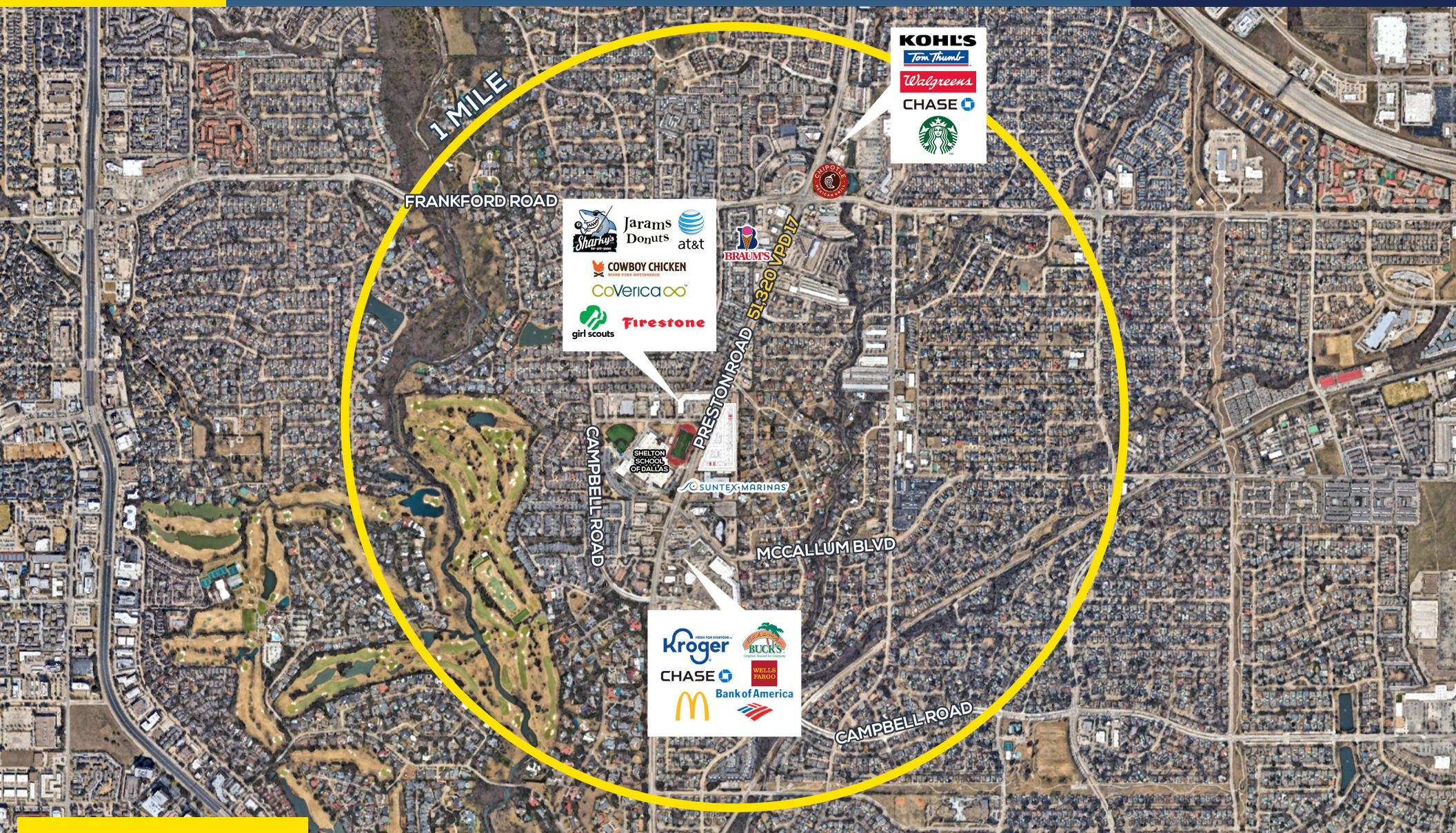
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Information About Brokerage Services !
*Texas law requires all real estate license holders to give the following information about!
brokerage services to prospective buyers, tenants, sellers and landlords."*

11/2/2015"



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 counteroffer 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."

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:"
 - o! that the owner will accept a price less than the written asking price;
 - o! that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o! 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. "

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."

Hopkins Commercial Real Estate, Inc.	417379		214-956-7881
Licensed Broker /Broker Firm Name or Primary Assumed Business Name !	License No.	Email"	Phone"
Edward Michael Schaefer	622165	schaeferedward@gmail.com	214-334-4811
Designated Broker of Firm	License No.	Email"	Phone!
Licensed Supervisor of Sales Agent/ Associate"	License No."	Email"	Phone"
Fred Rankin Grote III	711222	rg@hopkinscommercial.com	214-384-4051
Sales Agent/Associate's Name!	License No.	Email"	Phone"

Buyer/Tenant/Seller/Landlord Initials!

Date!