

Although the tract fronts on McCallum Boulevard and is just east of Preston Road, the deeded recorded address is 17194 Preston Road. The tract's physical size is approximately 1.607 acres or 70,000 square feet and is zoned commercial, giving it great flexibility for a wide variety of uses. The site is adjacent to a fully developed 170,000 square foot commercial shopping center anchored by a Kroger grocery store and embellished by a notable assortment of retail tenants. The submarket is rich with an assortment of office, medical and retail tenancy and executive housing is strong within a one-mile radius of the property. Two exclusive golf clubs, Preston Trail and Bent Tree Country Club, are close by. An abundance of multifamily residences can be found in assorted price points within a 3-mile radius of the tract.

SURROUNDING PROPERTIES

The New Shelton School

Preston Trail Golf Club

Bent Tree Country Club

Preston Trail Village Shopping Center



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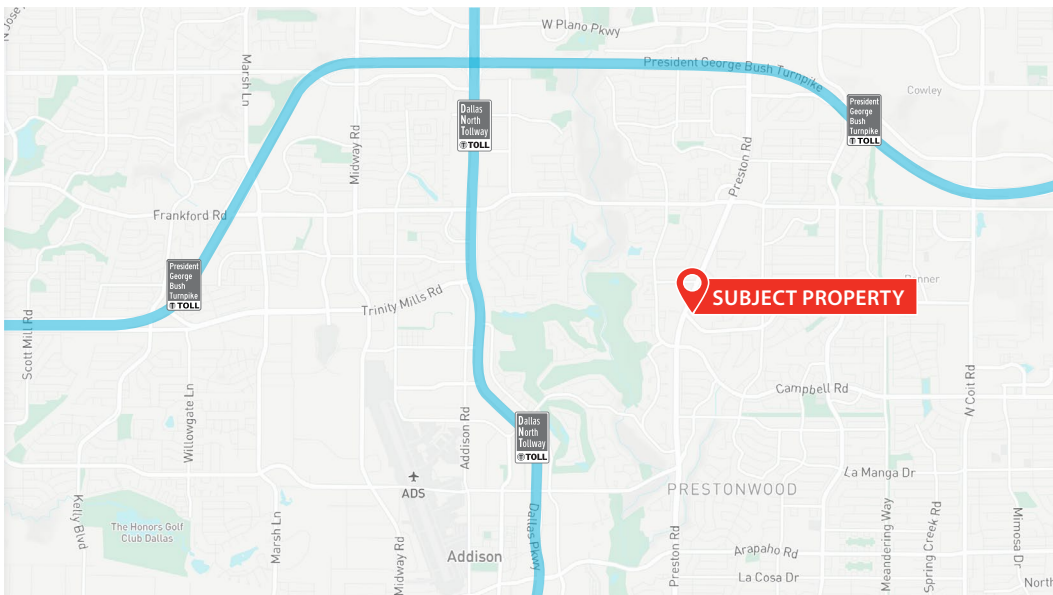
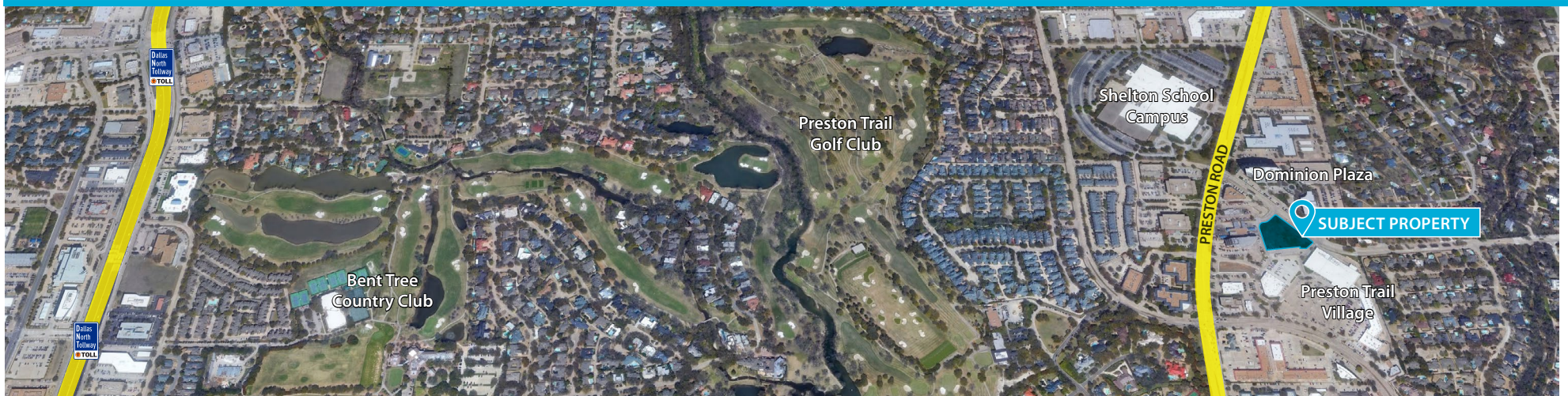
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Property Details

Location	Preston Road & McCallum Boulevard
Property Type	Land
Size	±1.62 Acres
Zoning	Multiple Commercial (MC-1)

Area Overview

- Two miles to the Dallas North Tollway
- Less than one mile to President George Bush Turnpike
- Five miles to I-635
- Four miles to Addison Airport
- 15 miles to Dallas Love Field Airport
- 22 miles to DFW Airport
- 17 miles to downtown Dallas

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Economic and Demographic Overview | Dallas-Fort Worth

The low cost of living and favorable business climate continues to attract large corporations to the Dallas/Fort Worth (DFW) metroplex, which has resulted in a substantial employment and population boom. DFW has added over half a million people to the labor force in the last five years, and the unemployment rate has fallen to 3.6%.

10,676,844

Will live in the DFW area by 2030



Dallas ranked **second** in all major metros for the **number of jobs added** over the year for August 2017 to August 2018. New York-Newark-Jersey City, NY-NJ-PA placed 1st with 136,100 jobs added.

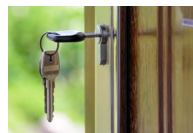


Dallas-Ft. Worth has a highly educated workforce. The area is host to **15 major universities** and **7 community college districts**, with a combined total of over **366,000** enrollees. Multiple universities have reached or are working towards **tier one** research institution status.



\$63,812

MEDIAN HOUSEHOLD INCOME



2.86 M

TOTAL HOUSEHOLDS



3,716,000

TOTAL JOBS



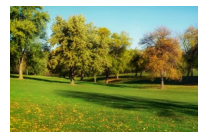
408+

CITY PARKS



34.7

MEDIAN AGE



21,014

ACRES OF TOTAL PARK LAND AREA

Market Facts

7,539,711

Total population

110,700

Jobs added in the last year

3.3%

Unemployment in Dallas

3.0%

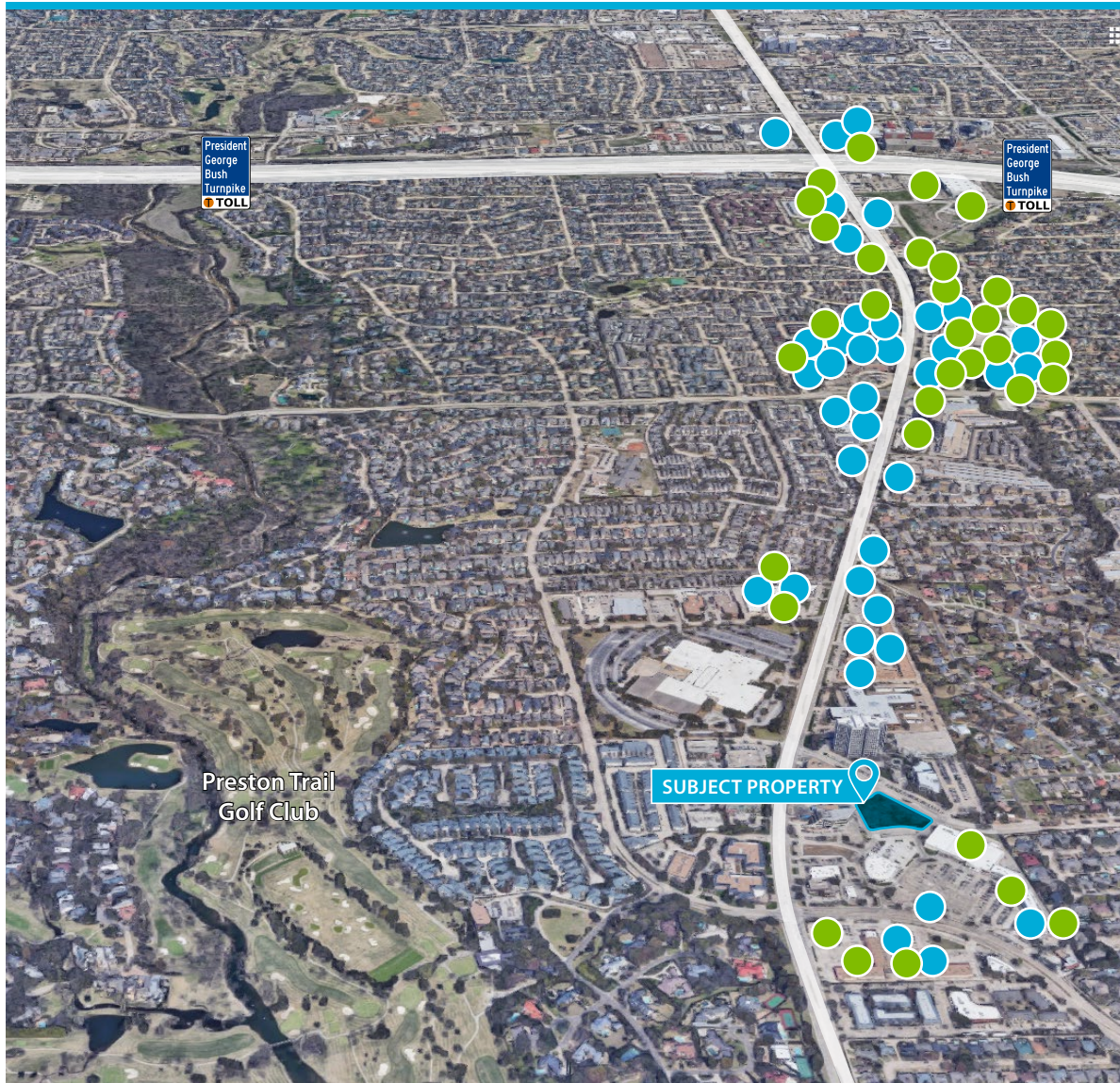
Increase in employment over the last year

#1

Places for business and career
-Forbes

29.3 Minutes

Average commute time



Restaurants

- Fajita Pete's
- Crossroads Diner
- Bahama Bucks
- McDonalds
- Deli News
- Mumbai Grill
- La Hacienda Ranch
- The Pizza Guy
- Subway
- The Kitchen Cafe
- Banana Leaf Thai Cuisine
- Cowboy Chicken
- Sharky's Bar Grill & Games
- Pizza Hut
- Café de France
- Lekka
- Blu's Barbeque Texas BBQ
- Braum's Ice Cream and Burger Bar
- Golden Chick
- Wendy's
- Whistle Britches
- Coffee House Café
- C Rolls Sushi
- Shiraz Mediterranean Grill
- Wingstop
- The Crab Station
- The Irishman Pub
- Sunny Street Café
- India Chaat Cafe
- Cadot Restaurant
- Chipotle Mexican Grill
- Jimmy John's
- Jamba Juice
- Starbucks
- Giovanni's
- Lavendou Bistro Provincial
- Casa Mama's Restaurant
- Popeye's
- Schlotsky's
- Jack in the Box
- Taco Bell
- IHOP

Retail

- Wells Fargo
- Kroger
- Move Studio
- The Color Studio & Salon
- Nail Fantasy
- North Dallas Cleaners
- Soapy Jeff's Car Wash
- Extreme Iron Pro Gym
- Magic Relax Spa
- Crown Jewel Nails
- 7-Eleven
- Top Ten Nails
- Orange Theory Fitness
- PlainsCapital Bank
- Tom Thumb
- Lucky's Barber Shop
- AT&T Store
- Sky Nails & Spa
- The UPS Store
- Comet Cleaners
- Palm Beach Tan
- The FrameSmith
- Woof Gang Bakery & Grooming
- Bath & Body Works
- Anytime Fitness
- Kohl's
- Walgreens
- Chase Bank
- North Dallas CrossFit
- Goia Hairdressing
- Verizon Wireless
- Veritext Bank
- Capeli Salon
- Metro by T-Mobil
- Lowe's
- Christina's Garden Center
- Calloway's Nursery

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Site Plan



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