

PRESTON CENTER | BERKSHIRE COURT RETAIL

DALLAS, TX | 8411 PRESTON ROAD #116 [LOCATION ON BERKSHIRE LANE]



AVAILABILITY: 1,234 SF

NNN: \$17.30 PSF

LEASE RATES: PLEASE CALL

AREA RETAILERS:



california
PIZZA KITCHEN



Ameritrade



FORM
SALON AND HAIR EDUCATION

Maravilla

Kia

Former Modern Acupuncture space is available now with one designated parking space.

DEMOGRAPHICS:

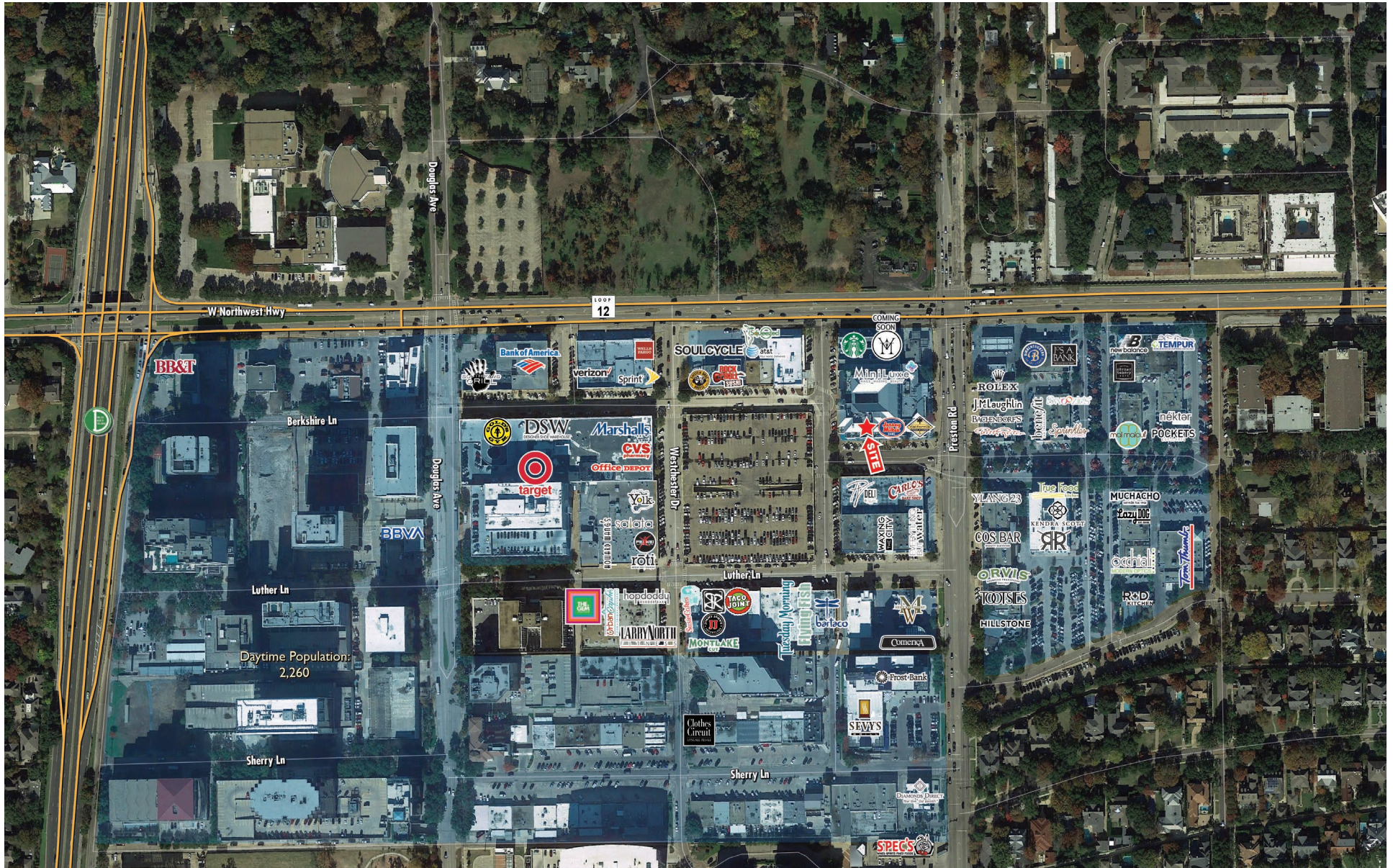
	1 MILE	3 MILE	5 MILE
2019 Population	12,987	136,665	428,330
2019 Total Households	5,640	60,949	189,879
2019 Daytime Population	24,490	197,362	650,513
2019 Average HH Income	\$290,929	\$170,247	\$131,053

TRAFFIC COUNTS:

Northwest Hwy: 51,686 VPD
Preston Road: 22,725 VPD

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THE **retail** CONNECTION

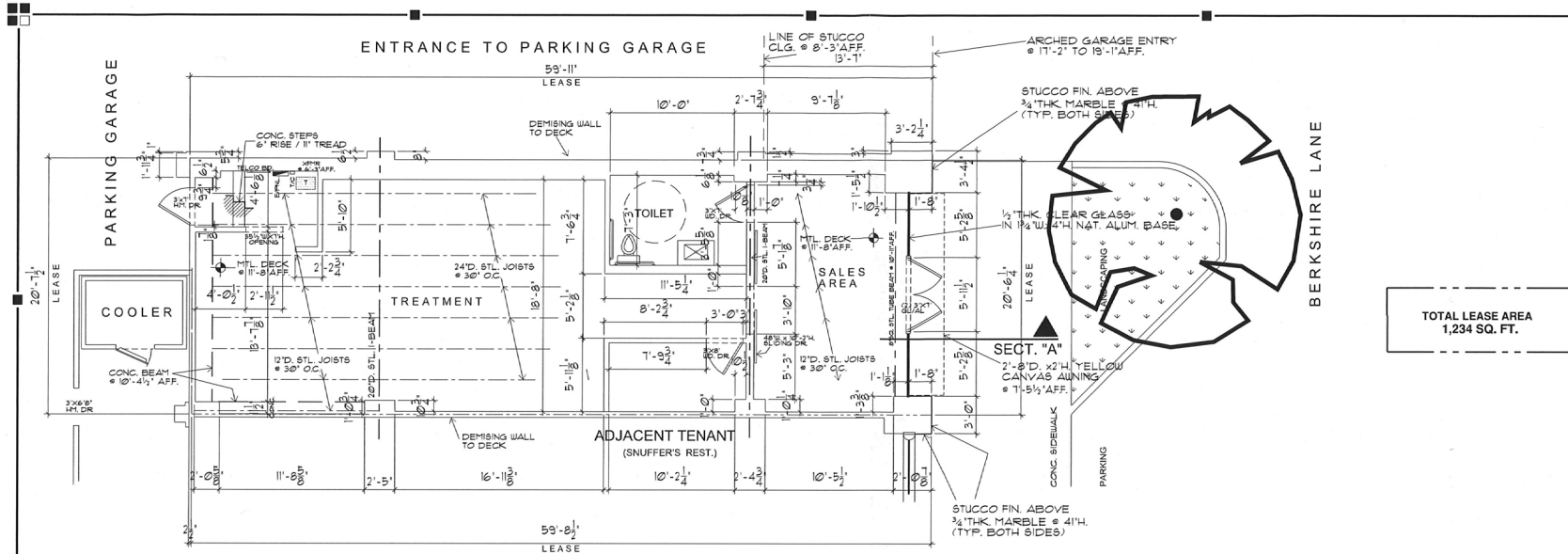
FOR MORE INFORMATION, PLEASE CONTACT:

PAUL COOKE
214.276.5282
pcooke@theretailconnection.net

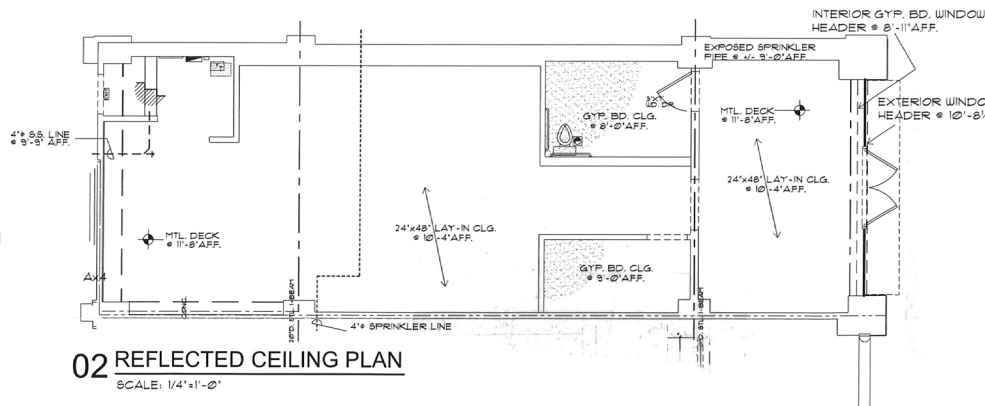
SHELLEY TAYLOR
214.572.8423
staylor@theretailconnection.net

PRESTON CENTER | BERKSHIRE COURT RETAIL

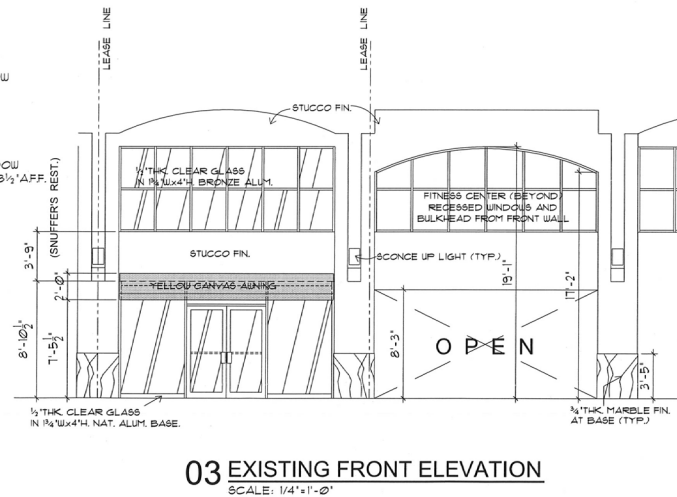
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01 EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"



02 REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"



03 EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"

CAS
ARCHITECTURAL
SERVICES, INC.
10719 Plano Rd.
Suite No. 100
Dallas, Texas 75238
972-669-1900
Fax: 972-669-2565
www.casarchitects.com

CONTRACTOR REVIEW THIS DRAWING FOR THE CLIENT FOR THEIR SPECIFIC PURPOSES AND IS NOT INTENDED FOR ANY PURPOSES EXCEPT FOR CONTRACTED REQUIREMENTS. REVIEW OF THIS DRAWING OTHER THAN PROVIDED, IS NOT INTENDED FOR ANY REASON. CONTRACTOR DOES NOT WARRANT OR GUARANTEE THAT ALL NOTED OR UNNOTED CONDITIONS HAVE BEEN UNCOVERED. CONTRACTOR'S RESPONSIBILITY IS TO THE CLIENT'S CONTRACT ONLY. THIS DRAWING IS ONE PART OF THE CONTRACTOR'S REPORT, INCLUDING PHOTOGRAPHS, NOTES AND ATTACHED MATERIALS.

TOTAL LEASE AREA
1,234 SQ. FT.

MODERN ACUPUNCTURE
BERKSHIRE COURT - SPACE #116
8411 PRESTON RD. @ BERKSHIRE LANE - DALLAS, TX. 75225

ISSUE LOG

NO.	DESCRIPTION	DATE
1	AS-BUILT SURVEY	6/16/18

PROJECT No. 6641628

SHEET TITLE FLOOR PLAN FRT. ELEV.

SHEET NO. 1

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 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.

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date