



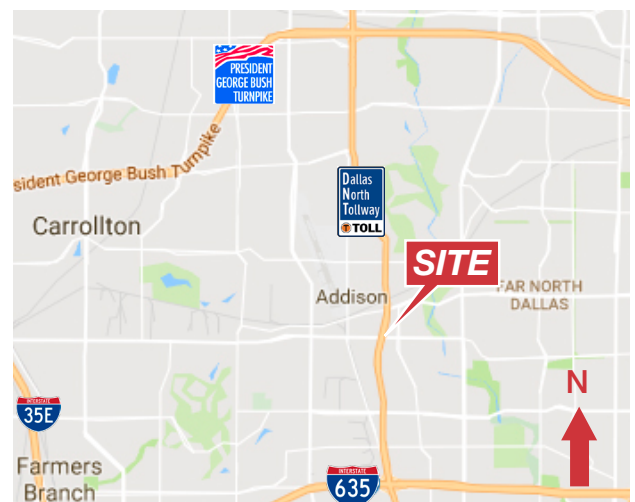
Prestonwood Court I & II 15250 & 15340 Dallas Pkwy.

Dallas, Texas 75248



Property Features

- Total Space: 51,003 SF
- Available Space:
 - Suite 2150: 5,750 SF (Divisible to 1,300 SF)
 - Suite 2630: 1,111 SF
- Pylon Signage Available
- Lease Rate: Call For Rates



Stewart Korte

214 256 7152
skorte@nairlretail.com

Andrew Shaw, CCIM

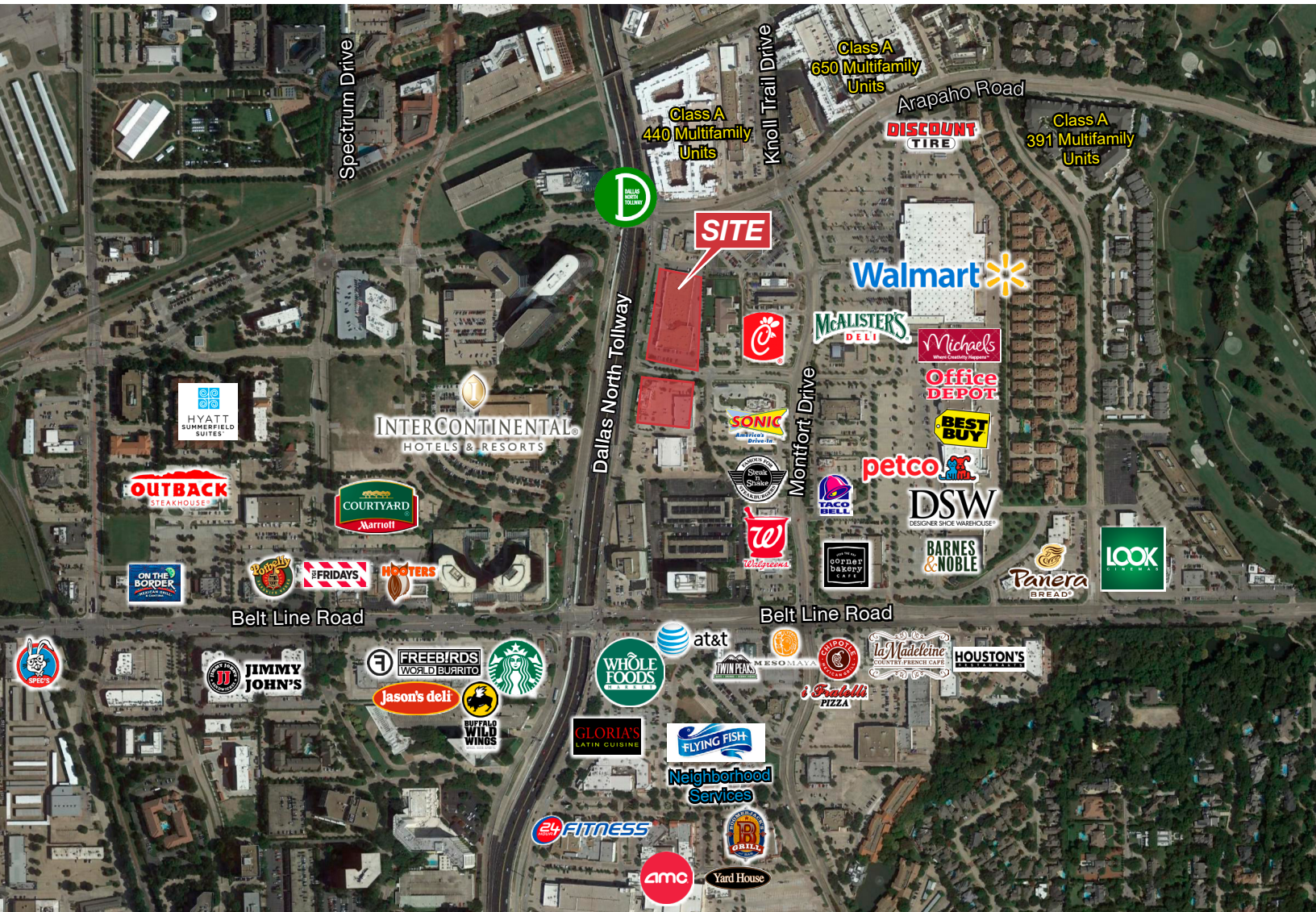
214 256 7104
ashaw@nairlretail.com

Dan Avnery

214 256 7144
davnery@nairlretail.com

For Lease
1,111-5,750 SF

Prestonwood Court I & II 15250 & 15340 Dallas Pkwy.



Demographics

	1 MILE	3 MILES	5 MILES
Total Population	21,245	142,489	437,078
Total Households	11,875	65,751	180,574
Average Household Size	1.70	2.00	2.20
Average Household Income	\$89,503	\$103,307	\$98,190
Daytime Population	34,788	145,083	282,006

Source: CoStar 2020

Traffic Counts

- Dallas North Tollway @ Belt Line Rd. 318,360 VPD
- Belt Line Rd @ Montfort 43,400 VPD
- Dallas North Tollway @ Arapaho 121,935 VPD

Source: CoStar 2017

Traffic Generators



4851 LBJ Freeway 10th Floor
Dallas TX 75244
214 256 7100
nairl.com

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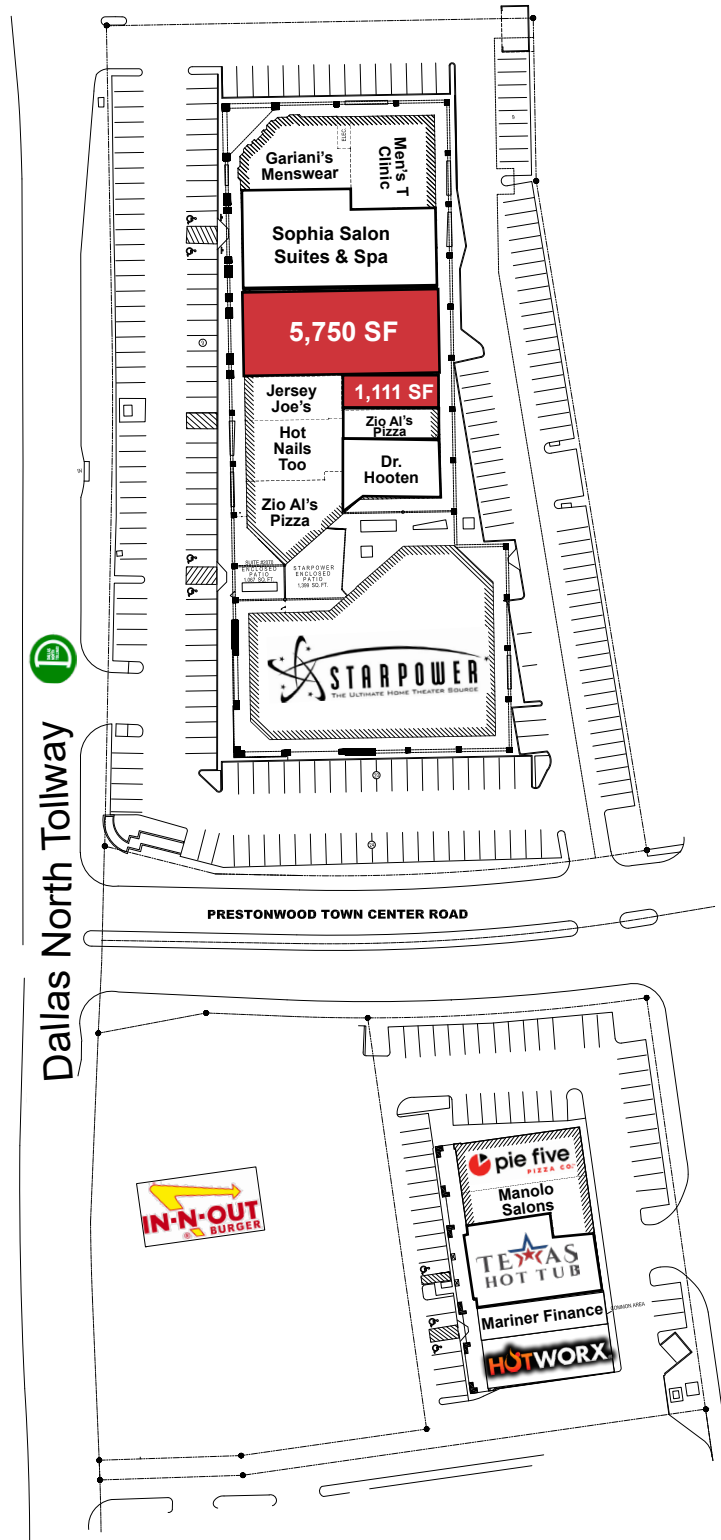
For Lease

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PRESTONWOOD COURT I

Tenant	Square Feet
Gariani's Menswear	2,395
Men's T Clinic	2,600
Sophia Salon Spa	6,211
Available	5,750
Jersey Joe's	1,425
Available	1,111
Hot Nails Too	2,000
Dr. Hooten	2,000
Zio Al's Pizza	2,000
Starpower	13,147
Zio Al's Pizza	1,029



PRESTONWOOD COURT II

Tenant	Square Feet
Pie Five	2,200
Manolo Salons	1,848
Texas Hot Tub	3,529
Mariner Finance	1,500
Hotworx	2,180



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:
 - 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.

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.

Robert Lynn Company	405391	mmiller@robertlynn.com	214-256-7100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@robertlynn.com	214-256-7100
Designated Broker of Firm	License No.	Email	Phone
Dan Avnery	568106	davnery@nairlretail.com	214-256-7100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Stewart Korte	636456	skorte@nairlretail.com	214-256-7100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date