THE SHOPS AT PRESTON TRAIL



PRESTON & CAMPBELL
DALLAS, TX

SHOP COS. DEV.

THE SHOPS AT PRESTON TRAIL



PROJECT SCOPE

The Shops at Preston Trail is located at the southeast corner of Preston Rd & Campbell Rd in the heart of North Dallas. This high-traffic intersection is the confluence of amazing neighborhoods, exemplary schools, world class country clubs, and healthy employment. We believe the area is under served for better offerings in F&B , fitness, and services. SHOP intends to make physical improvements to the property while elevating the tenant mix, in keeping with our other success stories.

DETAILS

- Densely populated area with high income neighborhoods surrounding
- Traffic Counts over 70k VPD at intersection
- Strong daytime population
- Situated across from Preston Trail Golf Club

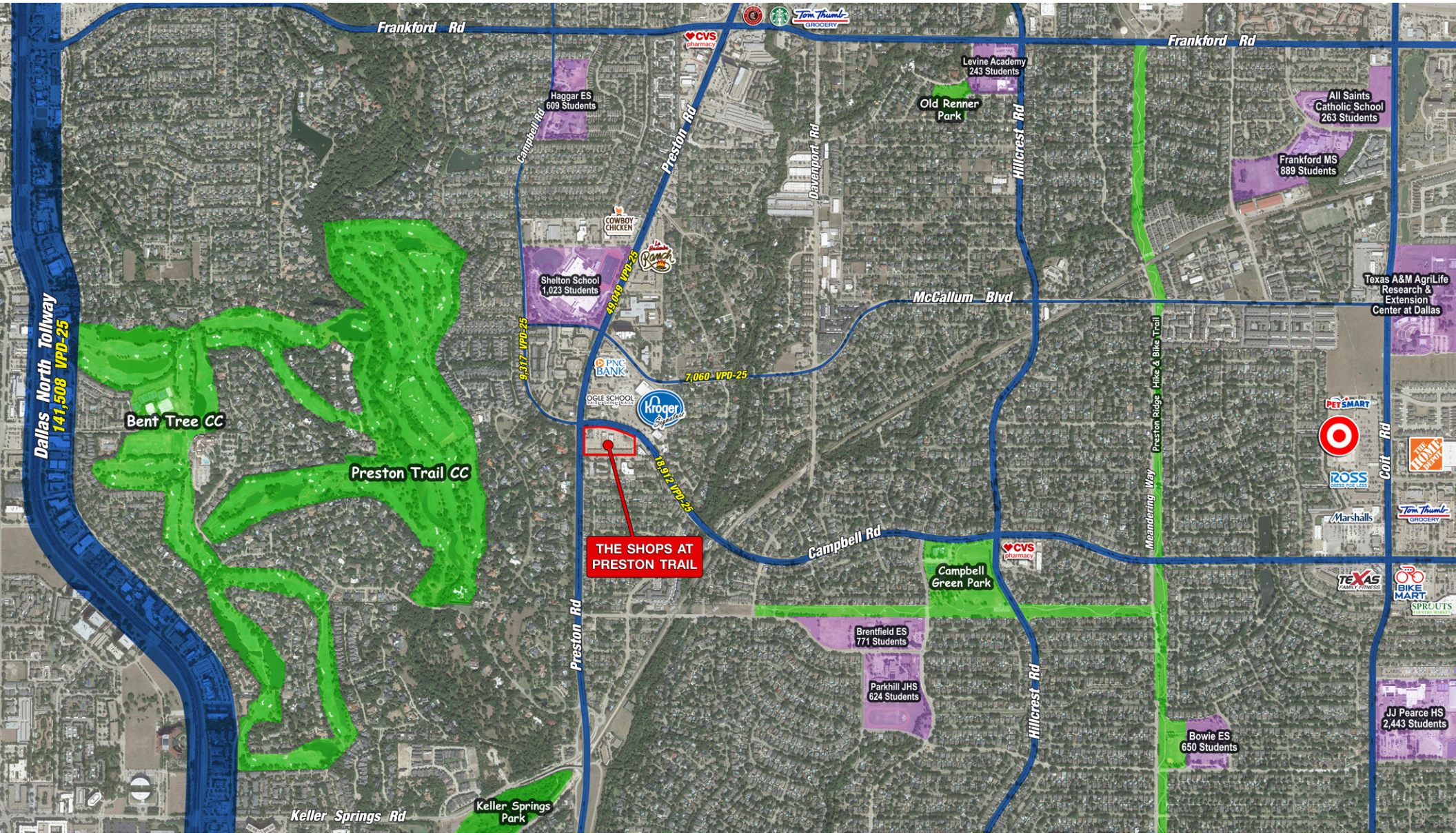
TRAFFIC COUNTS

• Preston Rd	49,049 VPD-25
• Campbell Rd	18,912 VPD-25

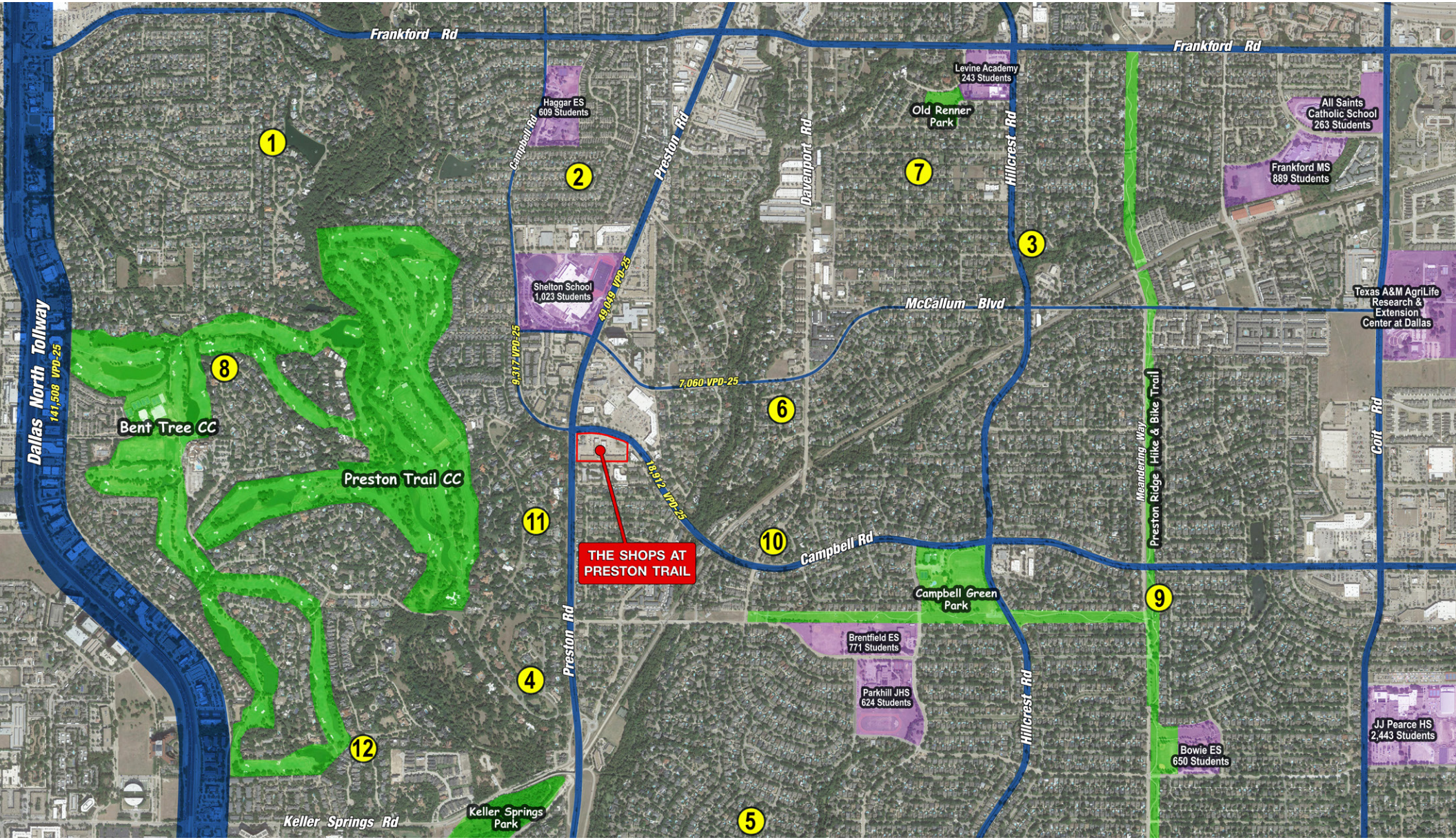
AREA ATTRACTIONS

DEMOGRAPHICS	1 mile	3 mile	5 mile
Est. Population	10,475	152,948	380,312
Avg. HH Income	$191,191	$130,780	$134,952
Total Housing Units	4,751	73,922	170,840
Daytime Population	15,070	205,277	540,243
Median Home Value	$673,024	$83,810	$503,776

AERIAL


Frankford Rd
Frankford Rd
Dallas North Tollway
141,508 VPD-25
Haggar ES
609 Students
Campbell Rd
Preston Rd
CVS pharmacy
Tom Thumb GROCERY
Levine Academy
243 Students
Old Renner Park
Davenport Rd
Hillcrest Rd
All Saints Catholic School
263 Students
Frankford MS
889 Students
COWBOY CHICKEN
Shelton School
1,023 Students
49,049 VPD-25
McCallum Blvd
Texas A&M AgriLife Research & Extension Center at Dallas
9,317 VPD-25
PNC BANK
7,060 VPD-25
OGLE SCHOOL
Kroger Signature
Preston Ridge Hike & Bike Trail
PETSMART
Coit Rd
Bent Tree CC
Preston Trail CC
18,912 VPD-25
THE SHOPS AT PRESTON TRAIL
Meandering Way
ROSS
Marshalls
Tom Thumb GROCERY
Campbell Rd
CVS pharmacy
Campbell Green Park
TEXAS FAMILY FITNESS
BIKE MART
SPROUTS
Brentfield ES
771 Students
Parkhill JHS
624 Students
Hillcrest Rd
JJ Pearce HS
2,443 Students
Bowie ES
650 Students
Keller Springs Rd
Keller Springs Park

NEIGHBORHOOD HOME VALUES & SCHOOLS



NEIGHBORHOOD HOME VALUES & SCHOOL



#1 $1,990,000



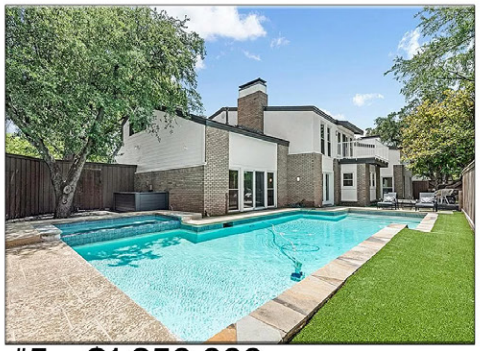
#2 $647,000



#3 $1,300,000



#4 $7,510,000



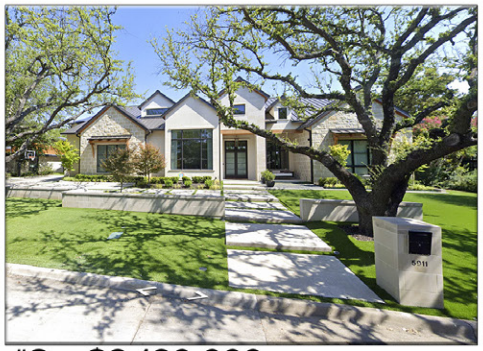
#5 $1,250,000



#6 $990,000



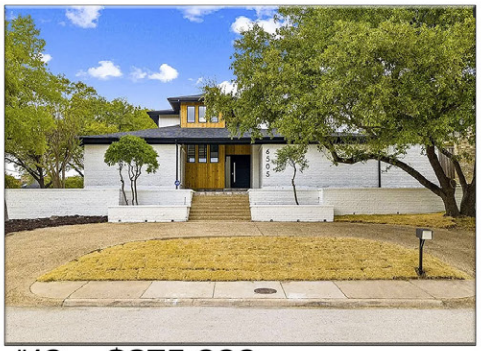
#7 $784,000



#8 $3,120,000



#9 $1,170,000



#10 $975,000



#11 $2,450,000



#12 $2,490,000

PROPERTY PHOTOS









DEMOGRAPHICS

	1 mile	3 miles	5 miles
2025 Population			
2025 Total Population	10,475	152,948	380,312
2025 Household Population	10,455	148,524	371,473
2025 Family Population	7,992	97,849	264,474
2025 Population Density (Pop per Square Mile)	3,336.9	5,410.7	4,843.0
2010-2016 Population: Annual Growth Rate			
2025 Daytime Population			
2025 Total Daytime Population	15,070	205,277	540,243
2025 Daytime Population: Workers	10,397	141,560	377,679
2025 Daytime Population: Residents	4,673	63,717	162,564
2030 Population Estimate	1 mile	3 miles	5 miles
2030 Total Population	10,253	154,808	387,736
2016-2021 Population: Annual Growth Rate	-0.43	0.24	0.39
2030 Household Population	10,234	150,384	378,897
2030 Family Population	7,803	98,735	268,713
2030 Population Density (Pop per Square Mile)	3,266.2	5,476.5	4,937.5
2025 HH Income	1 mile	3 miles	5 miles
2025 Median Household Income	$125,767	$83,810	$87,689
2025 Average Household Income	$191,191	$130,780	$134,952
2025 Per Capita Income	$87,371	$63,343	$60,621
2025 Educational Attainment			
Bachelor's Degree & Greater Total %	70%	62%	57%
Bachelor's Degree %	39.41%	37.82%	35.61%
Graduate & Professional Degree %	30.15%	24.01%	21.87%
2025 Households			
2025 Total Households	4,751	73,922	170,840
2010 Owner-occupied Housing Units			
2025 Median Home Value	$673,024	$572,902	$503,776
2025 Age			
2025 Median Age	45.4	35.9	37.1

SHOP cos.

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EQUAL HOUSING OPPORTUNITY

INFORMATION ABOUT BROKERAGE SERVICES

TREC TEXAS REAL ESTATE COMMISSION

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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