

PRESTON ALEXIS VILLAGE

SEC PRESTON RD. & ALEXIS RD. | DALLAS, TX

CURRENTLY 100% LEASED



AREA OVERVIEW

Preston Alexis Village is a busy and attractive infill retail strip center located at the southeast corner of Preston Rd. and Alexis Dr., just south of Beltline in far North Dallas. Easily accessible from the Dallas Tollway and LBJ, the property is situated in a strategic spot along Preston Rd., a major north-south throughfare that connects numerous neighborhoods and highways from Downtown Dallas to Frisco. Additional benefits include its close proximity to the dense Dallas Galleria area office node and routine exposure from daily commuters generated from the surrounding array of single-family residences, multi-family units, and many high profile retail neighbors such as Tom Thumb, CareNow, Bank of America, Urban Air, Hobby Lobby, Trader Joe's, and numerous other shops, restaurants, and banks.

PROPERTY HIGHLIGHTS

- Outstanding location with excellent visibility along the highly trafficked Preston Rd.
- Easily accessible for both northbound and southbound traffic at a signalized intersection, dedicated turn lane, and ample surface parking
- Area serves high income neighborhoods such as Preston Trail, Northwood Hills, Prestonwood, and Bent Tree as well as the surrounding array of high-density single-family residences and multi-family units
- Minutes from popular entertainment areas such as Addison, Vitruvian Park, and Dallas Galleria
- Convenient access to the Dallas North Tollway, I-635, and the Bush Turnpike



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OVERVIEW



14750 - 14770 PRESTON RD.



14754 PRESTON RD.

📍 SITE SUMMARY

LOCATION:	Southeast corner of Preston Rd. and Alexis Rd. 14750 - 14770 Preston Rd. Dallas, Texas 75254
COUNTY:	Dallas County
AVAILABLE:	Currently 100% leased
ZONING:	CR - Community Retail District, which allows for a variety of uses including retail, restaurant, medical, office, and/or financial institution
SUBMARKET:	Far North Dallas, Addison, Farmers Branch, Richardson
SIGNAGE:	Building and pylon signage available
LEASE RATE:	Please call for current lease rates & possible availabilities

DEMOGRAPHICS

 2025 POPULATION	1 MILE:	25,599	 2025 HOUSEHOLDS	1 MILE:	13,067	 2025 HH INCOME	1 MILE:	\$93,111
	3 MILE:	144,360		3 MILE:	65,810		3 MILE:	\$125,345
	5 MILE:	384,504		5 MILE:	170,233		5 MILE:	\$126,241

TRAFFIC COUNTS

 2025 VPD	PRESTON RD. (@ Alexis Dr.)	41,037 vpd
	ALEXIS RD. (@ Preston Rd.)	4,922 vpd
	PRESTON RD. (south of Belt Line Rd.)	37,953 vpd

AREA MAP



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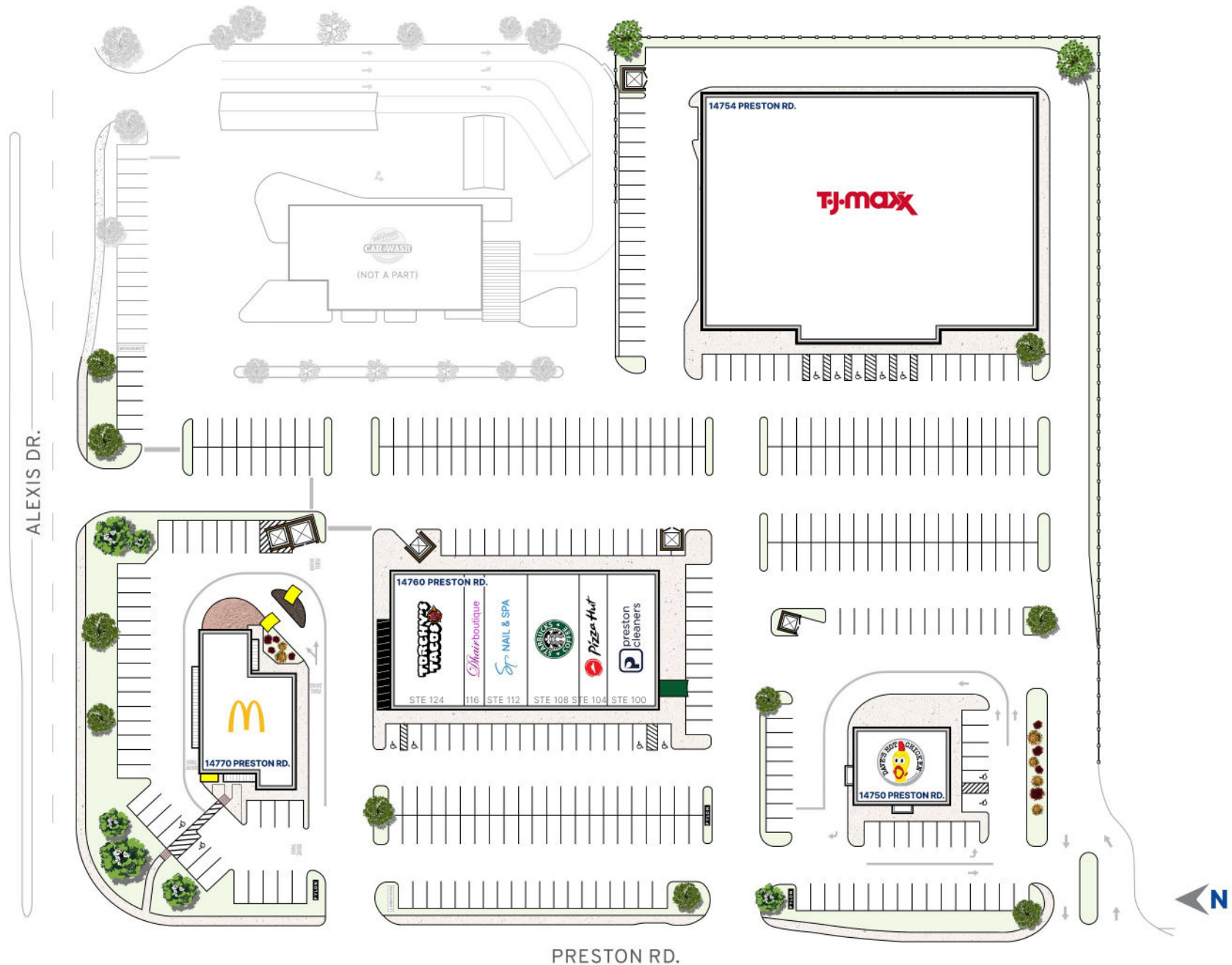
SITE PHOTOS



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SITE PLAN



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AERIAL





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 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:
 - 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.

CRESTVIEW REALTY, LLC

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(214) 343-4477

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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