

# Retail For Lease or Ground Lease

19008 Preston Rd  
Dallas, TX 75252

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**J. ELMER TURNER**

"SINCE 1898"

# RETAIL SPACE AVAILABLE OR SITE FOR GROUND LEASE

Location 19008 Preston Rd  
Dallas, TX 75252

## HIGHLIGHTS

- 4,588 sqft of retail space available
- 49,210 sqft of land for ground lease
- Prime location & identity with major signage
- Located at Preston Rd & Lloyd Dr, 0.3 miles south of the President George Bush Turnpike
- Preston Rd is a large Dallas artery which connects numerous neighborhoods and highways
- Located in a busy trade area with excellent visibility and easy access
- Preston Rd traffic counts: 54,971 VPD



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,512	131,415	383,128

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$145,135	\$146,511	\$134,877

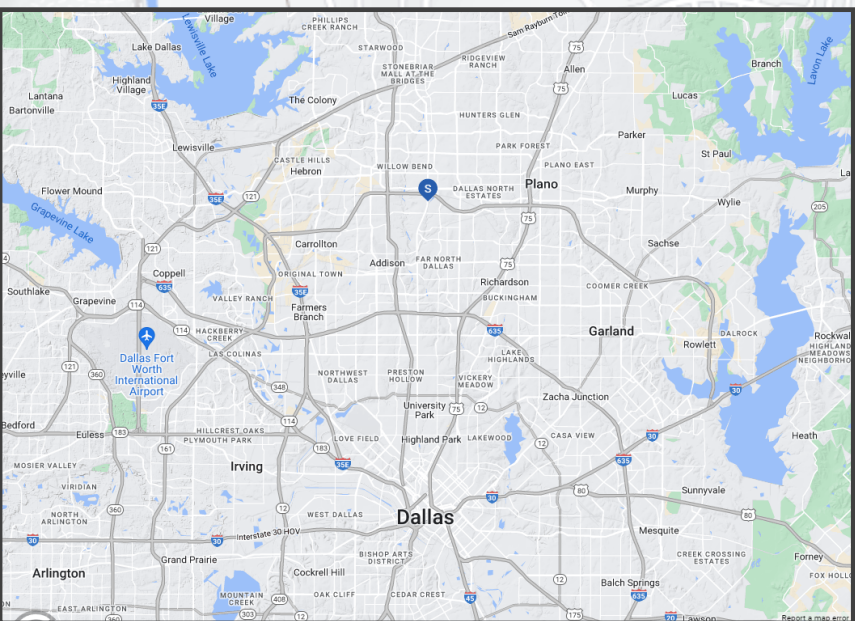
### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,224	57,697	168,780











President George Bush Turnpike

President George Bush Turnpike  
TOLL

Preston Village  
apartments

ExtraSpace  
Storage

LINCOLN CROSSING  
APARTMENTS

Valero

PRESTON BEND  
APARTMENTS

RETAIL  
SHOPPING  
CENTER

Preston Rd

POPEYES

fusion

Comerica

Schlotzsky's

QT  
QuikTrip



SITE

PRESTON  
SMILES  
Family Dentistry

Mapleshade Ln

LOWE'S

Cristina's  
GARDEN CENTER





Lloyd Dr



Preston Rd

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,134	108,496	316,032
2010 Population	13,421	112,142	335,951
2023 Population	14,512	131,415	383,128
2028 Population	14,213	131,646	387,218
2023 African American	1,900	17,200	51,145
2023 American Indian	64	621	2,450
2023 Asian	2,285	21,951	57,586
2023 Hispanic	1,826	19,856	75,152
2023 Other Race	623	7,333	29,326
2023 White	8,173	70,157	195,695
2023 Multiracial	1,456	14,075	46,667
2023-2028: Population: Growth Rate	-2.10 %	0.20 %	1.05 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	367	3,897	10,120
\$15,000-\$24,999	301	1,992	5,728
\$25,000-\$34,999	418	3,535	9,691
\$35,000-\$49,999	466	4,643	15,979
\$50,000-\$74,999	1,234	9,504	27,686
\$75,000-\$99,999	812	6,737	22,121
\$100,000-\$149,999	1,264	9,068	28,776
\$150,000-\$199,999	922	5,989	18,156
\$200,000 or greater	1,440	12,324	30,514
Median HH Income	\$100,367	\$93,417	\$90,641
Average HH Income	\$145,135	\$146,511	\$134,877

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,790	53,234	147,471
2010 Total Households	6,689	52,486	150,757
2023 Total Households	7,224	57,697	168,780
2028 Total Households	7,145	58,568	172,973
2023 Average Household Size	2.00	2.18	2.22
2000 Owner Occupied Housing	3,131	23,916	69,188
2000 Renter Occupied Housing	3,376	26,548	69,996
2023 Owner Occupied Housing	3,243	26,286	74,211
2023 Renter Occupied Housing	3,981	31,411	94,569
2023 Vacant Housing	469	3,500	10,466
2023 Total Housing	7,693	61,197	179,246
2028 Owner Occupied Housing	3,270	26,773	75,683
2028 Renter Occupied Housing	3,875	31,795	97,290
2028 Vacant Housing	560	3,982	11,963
2028 Total Housing	7,705	62,550	184,936
2023-2028: Households: Growth Rate	-1.10 %	1.50 %	2.45 %

Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,353	10,521	34,211
2023 Population Age 35-39	1,101	8,942	29,259
2023 Population Age 40-44	998	8,528	26,729
2023 Population Age 45-49	945	7,731	22,932
2023 Population Age 50-54	910	7,610	22,746
2023 Population Age 55-59	870	7,075	21,084
2023 Population Age 60-64	1,002	7,509	21,663
2023 Population Age 65-69	923	6,860	18,641
2023 Population Age 70-74	741	5,730	15,113
2023 Population Age 75-79	547	4,800	12,154
2023 Population Age 80-84	294	3,015	7,591
2023 Population Age 85+	277	2,675	6,997
2023 Population Age 18+	12,271	109,474	313,913
2023 Median Age	41	38	37

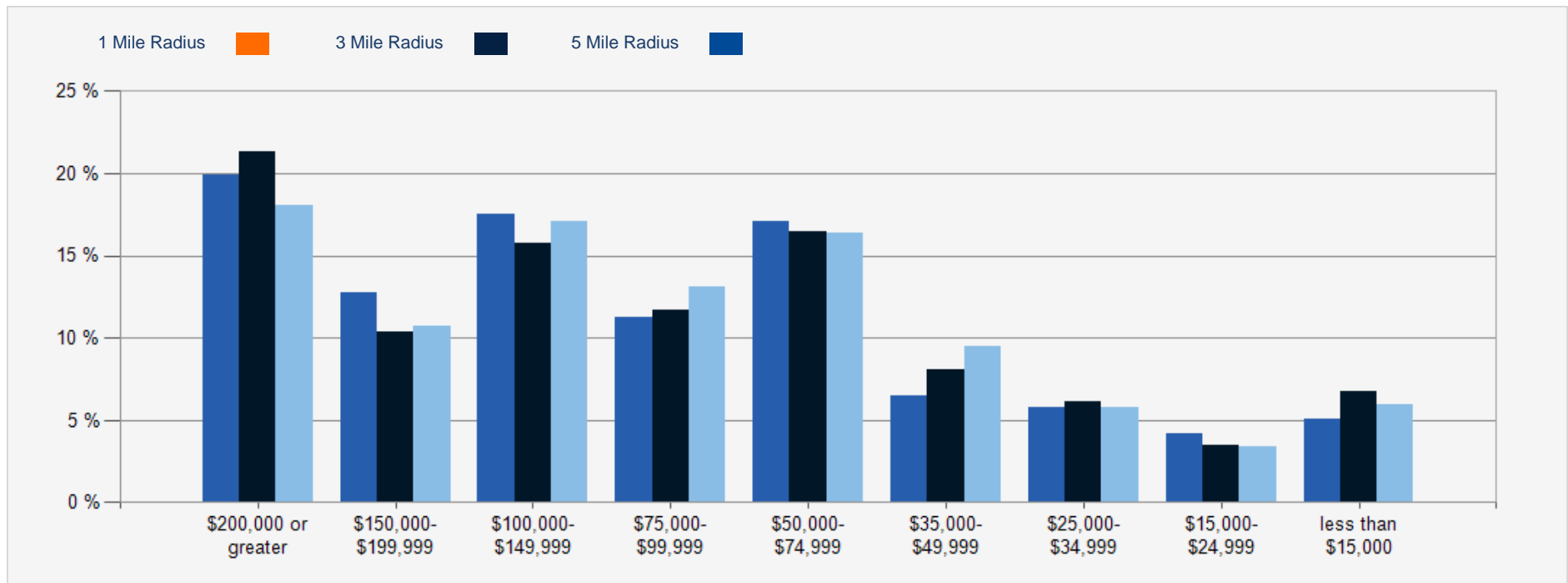
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,125	\$72,988	\$77,659
Average Household Income 25-34	\$116,145	\$107,108	\$105,334
Median Household Income 35-44	\$102,509	\$108,095	\$104,016
Average Household Income 35-44	\$149,421	\$159,492	\$146,949
Median Household Income 45-54	\$140,663	\$133,185	\$121,165
Average Household Income 45-54	\$190,173	\$187,318	\$169,950
Median Household Income 55-64	\$133,119	\$140,230	\$120,277
Average Household Income 55-64	\$182,506	\$195,521	\$170,983
Median Household Income 65-74	\$98,949	\$101,463	\$89,430
Average Household Income 65-74	\$140,041	\$156,269	\$135,529
Average Household Income 75+	\$104,730	\$112,922	\$99,786

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,198	9,796	30,989
2028 Population Age 35-39	1,126	9,431	30,796
2028 Population Age 40-44	1,011	8,404	27,671
2028 Population Age 45-49	1,024	8,403	25,900
2028 Population Age 50-54	858	7,246	21,860
2028 Population Age 55-59	839	7,171	21,451
2028 Population Age 60-64	841	6,702	19,592
2028 Population Age 65-69	881	6,865	19,432
2028 Population Age 70-74	802	6,381	17,252
2028 Population Age 75-79	644	5,397	14,064
2028 Population Age 80-84	390	4,162	10,334
2028 Population Age 85+	325	3,318	8,471
2028 Population Age 18+	11,998	110,244	318,863
2028 Median Age	43	39	39

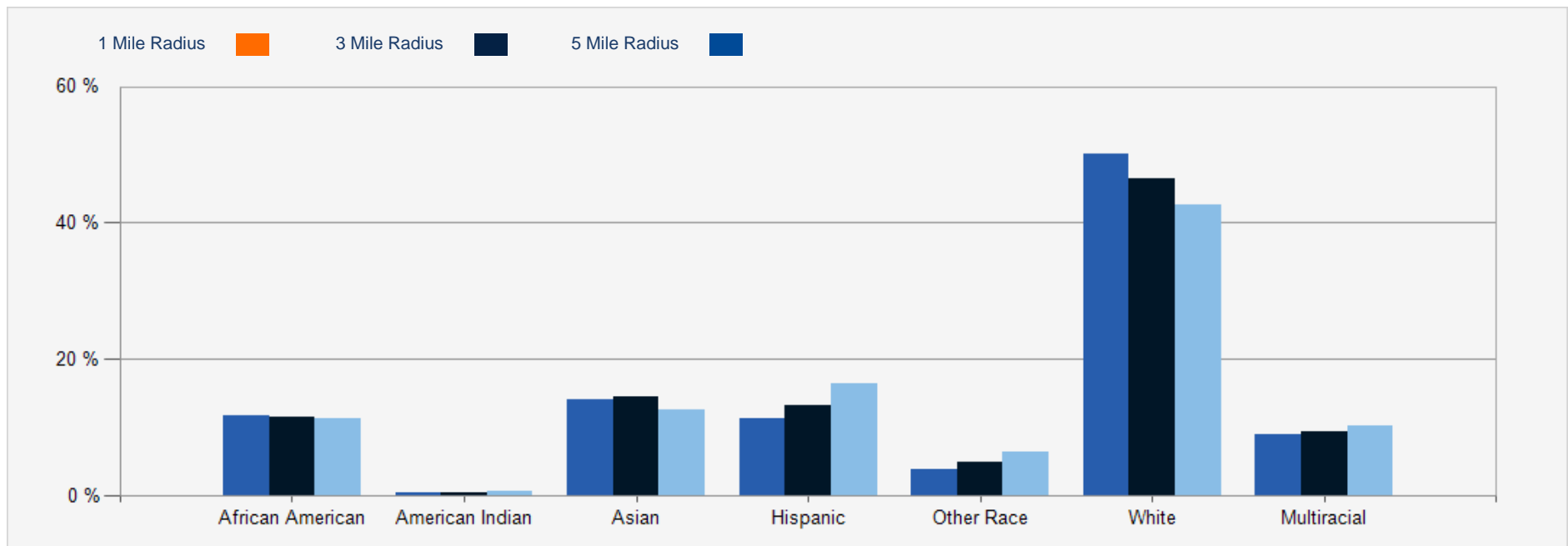
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,965	\$82,199	\$85,699
Average Household Income 25-34	\$127,502	\$126,952	\$122,527
Median Household Income 35-44	\$111,306	\$110,773	\$108,389
Average Household Income 35-44	\$163,088	\$166,550	\$156,443
Median Household Income 45-54	\$150,663	\$144,277	\$130,978
Average Household Income 45-54	\$202,393	\$200,534	\$183,548
Median Household Income 55-64	\$148,878	\$153,746	\$134,502
Average Household Income 55-64	\$199,963	\$211,507	\$187,477
Median Household Income 65-74	\$108,646	\$112,190	\$101,078
Average Household Income 65-74	\$157,282	\$174,204	\$153,896
Average Household Income 75+	\$120,218	\$133,865	\$119,928



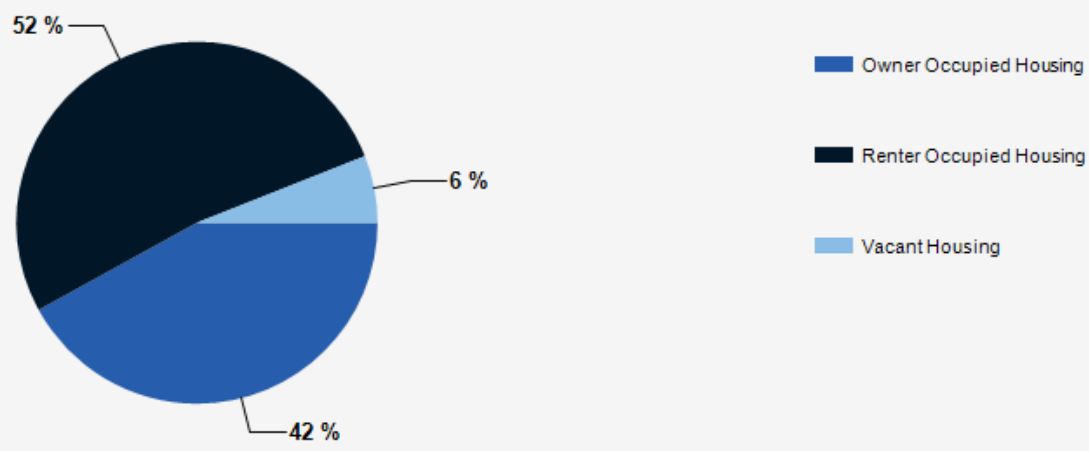
## 2023 Household Income



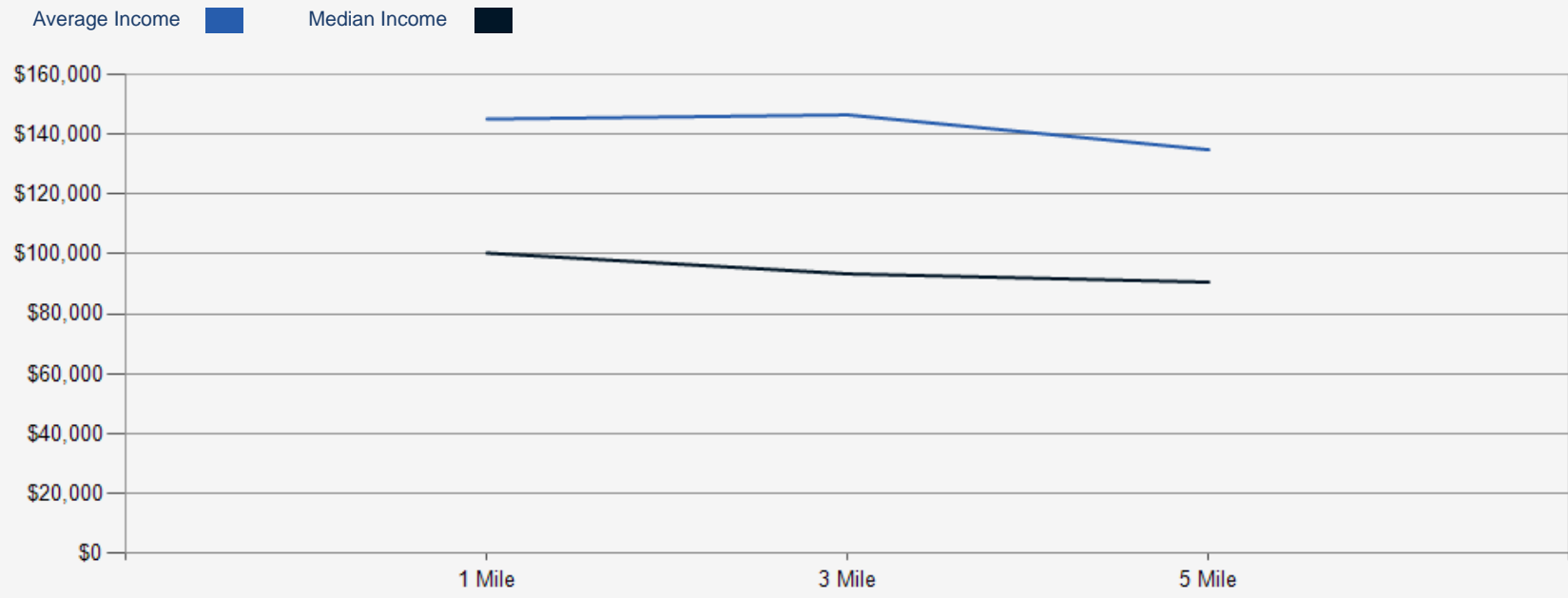
## 2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median







# 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.

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J. ELMER TURNER  
"SINCE 1898"

Buyer/Tenant/Seller/Landlord Initials

Date

Information About Brokerage Services | Retail For Lease or Ground Lease

Regulated by the Texas Real Estate Commission  
Information available at [www.texas.gov](http://www.texas.gov)  
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