



## First State Bank Plaza

18800 Preston Rd, Dallas, TX 75252

**SCHERER INVESTMENTS**  
REAL ESTATE INVESTMENT COMPANY



**Alfi Scherer**

Scherer Investments, Inc.  
4800 Hedgcoxe Rd, Suite 100, Plano, TX 75024  
[alfi@schererinvestments.com](mailto:alfi@schererinvestments.com)  
(972) 788-2222 Ext: 101



# First State Bank Plaza

\$21.00 /SF/YR

First State Bank Plaza is located off of Preston Road and George Bush Freeway. These buildings have maximum visibility and signage opportunities along Preston Road. The office complex provides ample drive up parking spaces both in front and behind the building. This property is zoned for office (medical and general) and retail use.

- Excellent Frontage on Preston Road
- Great Signage Opportunities
- Generous Amount of Visitor Parking Spaces
- Minutes from George Bush Turnpike
- Office/Retail Available

For more information visit:

<https://www.loopnet.com/Listing/18800-Preston-Rd-Dallas-TX/17482335/>



Rental Rate:	\$21.00 /SF/YR
Total Space Available:	5,433 SF
Max. Contiguous:	2,880 SF
Property Type:	Shopping Center
Center Type:	Strip Center
Center Properties:	2
Frontage:	172' on Preston Rd
Gross Leasable Area:	19,944 SF
Walk Score ®:	72 (Very Walkable)
Transit Score ®:	31 (Some Transit)
Rental Rate Mo:	\$1.75 /SF/MO

### Suite 110

Space Available	2,553 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Physical Therapy
Space Type	Relet
Space Use	Office/Medical
Lease Term	5 - 10 Years

Suite 110 is situated along Preston Road, facing northbound traffic with maximum signage visibility. This space was previously utilized as a physical therapy office. The suite contains 2 individual treatment rooms, a large open treatment room, and a breakroom.

### Suite 314

Space Available	2,880 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Medical
Lease Term	5 - 10 Years

Suite 314 is located in a prime corner position facing Preston Road with excellent visibility and signage options. This suite was previously utilized by a General Practitioner that built out the suite with ample amenities and a versatile layout. This suite contains a large lobby and reception area, three private offices, six exam rooms, nurses station, lab, file room, breakroom, and a laundry room.

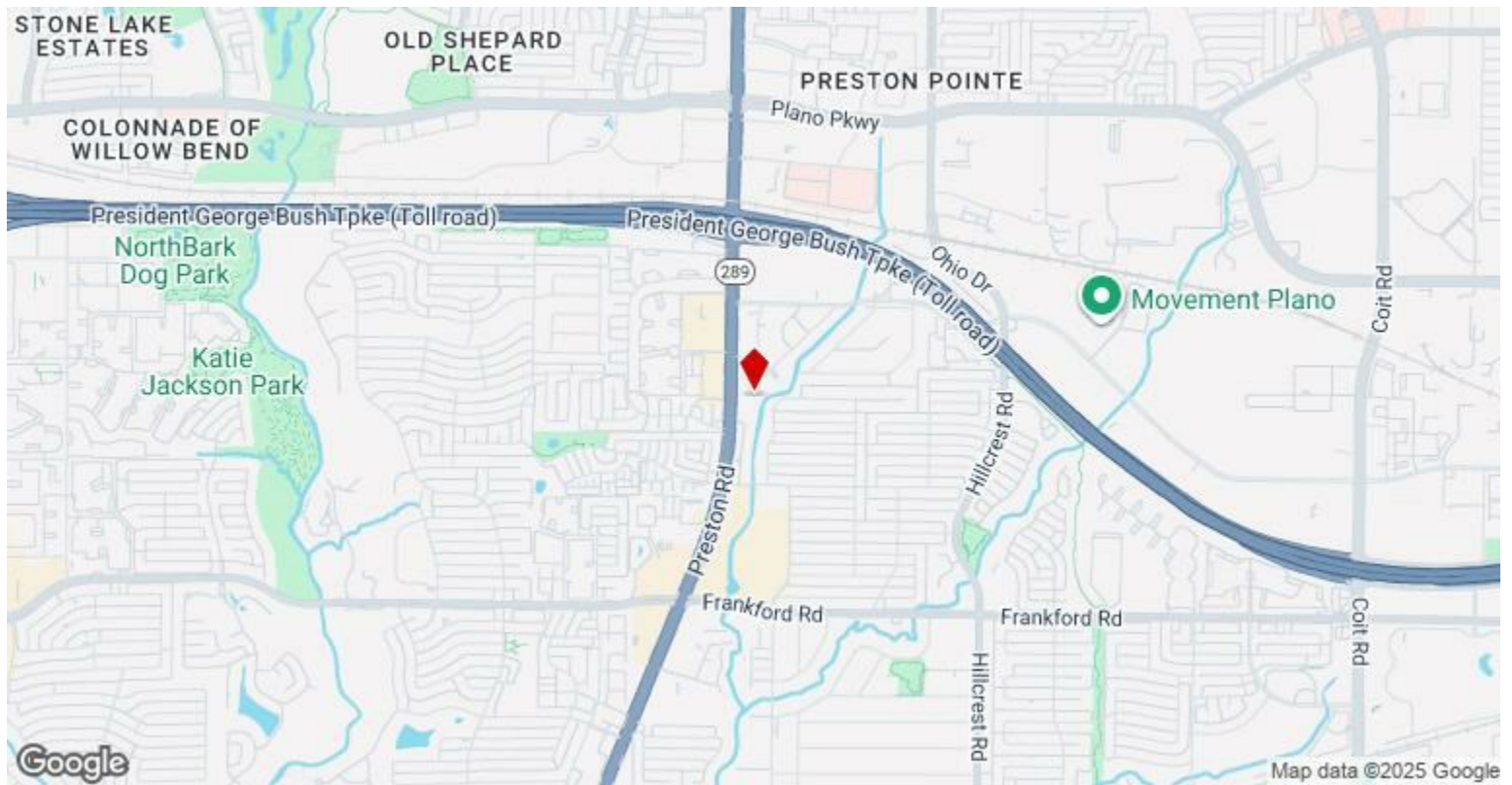
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
State Farm	2,391	Current Tenant
Maxim Medical Supplies	2,868	Current Tenant
Ace Academy	2,280	Current Tenant
Preston Smiles LLC	2,218	Current Tenant
Revolution Chiropractic	1,600	Current Tenant
Vital Wellness & Weightloss	1,960	Current Tenant





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Come tour First State Bank Plaza today! For all inquiries, please contact Liesel Scherer or Alfi Scherer.  
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# Property Photos





## Property Photos

